

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
July 15, 2015**

The Luray Planning Commission met on Wednesday, July 15, 2015 at 7:00 p.m. in regular session. The meeting was held in the Luray Town Council Chambers at 45 East Main Street, Luray, Virginia at which time there were present the following:

Commissioners Present:

Ronald Good
Mark Malone
Tracie Dickson
John Shaffer

Absent:

Brian Sours
William Fisher
Grace Nowak

Others Present:

Charlie Hoke, Town Manager
Ligon Webb, Town Planner
Jason Spitler, Town Attorney
Trey Alger, Intern

The meeting was called to order by Chairman, Ronald Good, at 7:00 p.m. and everyone joined in the Pledge of Allegiance to the flag.

APPROVAL OF MINUTES:

A motion was made by Commissioner Shaffer that the minutes of the June 10, 2015 Regular Meeting be approved and the motion was seconded by Commissioner Malone, with the vote as follows: YEA: Commissioners Good, Malone, Dickson and Shaffer. **Approved 4-0**

REVIEW: POTENTIALLY ALLOWING BED AND BREAKFAST OPERATIONS IN THE R1 ZONING DISTRICT

The Town Planner, Ligon Webb, discussed the recent events surrounding the conversations regarding review of the town code, particularly as related to the R1 zoning district. A brief history of the "Air B & B" issue was discussed, Mr. Webb stated that essentially Air B & B was platform for marketing and bringing guests to a property. However, from his perspective, the main question has been if such a use is appropriate for every neighborhood in Luray, particularly the R1 zoning district. It was pointed out, that with the exception of R5 and R1, Bed and Breakfast operations are allowed in all other zoning districts; and that the "R5" zoning districts makes up very small "slice" of Luray's overall zoning, so therefore, the only significant zoning district which this use was not allowable was indeed the R1 district. The Town Planner stated that in the last 6 weeks or

so since this has become an issue, he has heard some in support of potentially amending the Town Code to allow for Bed and Breakfast operations – by special use permit – in the R1 district, but the majority of the comments were not in favor of such an amendment. He also described Town Council to be somewhat “lukewarm” regarding this possibility too. Therefore, Mr. Webb feels as the general consensus of the public is not to amend the code. Commissioner Ronnie Good stated he believed the subject neighborhood was different, and the R1 clearly states commercial activities are prohibited. Commissioner Mark Malone questioned other lodging operations in town, particularly if they were zoned properly for their uses. Mr. Webb stated that in his opinion these operations were indeed legal, and he pointed out that several of these operations had continuously conducted business prior to his arrival at the Town some 9 years ago. That being said, Commissioner Shaffer recommended that the Commission consider the issue as resolved for now, and if there are any other issues the Commission will address them in the future as needed.

REVIEW: AGRICULTURAL USES WITHIN TOWN LIMITS

The Town Planner made a brief presentation regarding agricultural uses in the Town of Luray. Mr. Webb stated that the existing town code has no prohibition on agricultural uses in the Town, and that the main issue has been the keeping of chickens in town. Commissioner Dickson questioned if there had been any formal complaints regarding agricultural uses, particularly chickens, and Mr. Webb stated a few calls has been made, but they were not complaints. Generally, the Planning Commissioners believed unless a formal issues regarding our ordinance (or lack thereof), the best approach would be to leave the ordinance as it is as this juncture.

There being no further business, the meeting adjourned at 8:45 P.M.

Ligon Webb
Town Planner

ATTEST:
