

**REGULAR MEETING OF  
LURAY PLANNING COMMISSION  
FEBRUARY 13, 2013**

The Luray Planning Commission met on Wednesday, February 13, 2013 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:

Clifton Campbell  
Pam Flasch  
Ronald Good  
Mark Malone  
Brian Sours  
Grace Nowak

Absent: Larry Hakel

Others Present:

Bryan Chrisman, Assistant Town Manager  
Ligon Webb, Town Planner  
Jason Spitler, Town Attorney

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

**Introduction of New Planning Commissioner: Ms. Grace Nowak**

Commissioner Campbell welcomed Grace Nowak to the Commission and wished her a long and successful term with us. Ms. Nowak lives on Fairview Road and has been in the Luray-Stanley area for about 12 years. She lived in Michigan and was on the Planning Commission in the city of Catlin which is a suburb of Grand Rapids, Michigan. Each Commissioner introduced themselves along with Messrs. Webb, Chrisman and Jason Spitler, Town Attorney.

**APPROVAL OF MINUTES:**

A motion was made by Commissioner Flasch and seconded by Commissioner Sours that the minutes of the January 16, 2013 meeting be adopted as presented. The vote was as follows: YEA: Commissioners Campbell, Flasch, Good, Malone, Sours and Nowak.

**APPROVED: 6-0**

**MINUTES**  
**FEBRUARY 13, 2013**  
**PAGE 2**

**PUBLIC HEARINGS:**

**Rezoning Request – RZ13-1.**

Mr. Webb stated the first public hearing is a rezoning request from Mr. Chu. He is requesting to rezone an R3 (High-Density Residential) zoned parcel to B1 (General Business). If rezoned to B1, the applicant intends to apply for a special use permit in order to convert the existing car wash into mini-storage units. In the B1 zoning district, mini-storage units are allowed only by special use permit. He realizes that he will have to come back and apply for a special use permit which will also require an additional public hearing. The actual address is 40 North Bank Street and in your packets I have given you the ad and a description of what he wants to do.

The Commission reviewed the provided zoning maps, and discussed the process for SUP.

Commissioner Good stated it seems like what Ligon said that the property has been business use. Commissioner Campbell stated it does adjoin B1 so it's not spot zoning.

Commissioner Malone stated it was mentioned in the last meeting and it looked to me that it would be more proper to be B1 based on everything else that is in the area.

Chairman Campbell opened the Public Hearing for comment. There was no one who spoke on the issue, so therefore he closed the Public Hearing.

A motion was made by Commissioner Flasch that we rezone the parcel from R3 to B1 and seconded by Commissioner Good. The vote was as follows: **YEA:** Commissioners Campbell, Flasch, Good, Malone, Sours, and Nowak. **APPROVED: 6-0** Commissioner Campbell stated it will be sent to Council for their approval.

**MINUTES**  
**FEBRUARY 13, 2013**  
**PAGE 3**

**Special Use Permit Request – SUP13-1:**

Mr. Webb stated the applicant is Mr. James Dovel. I think he knew we were doing this tonight. It is not required that the applicants come. This is an M1 parcel located behind the Town office here. This is a special use permit. I have talked to Mr. Dovel several times about this and what he wants to do. He wants to expand the existing building basically as an extension onto what's already there; essentially double the size of his existing building. He will have to go through the Building Official to get all of the plans approved.

The applicant wants to build a 100' X 40' structure that is detached from his current building. Mr. Webb stated that he will probably build a mix of unit sizes. He continued to say that the site has good access, with plenty of separation distance, and that it seems to be a pretty good spot for this use since it is an industrial area and tucked back in away from sight. There is a no survey plat available.

Commissioner Campbell stated we do have quite a bit of control here if we see fit to use it as far as the number of buildings and number of units.

Mr. Webb stated we will get a site plan from him before he is issued a business license.

Commissioner Campbell stated if he was here, we could ask him some questions.

Mr. Chrisman mentioned his concerns about taking action on items where all of the information and details have not been provided to the Commission or the Council first for their review.

Mr. Webb and Commissioner Campbell discussed the concerns and possibility of the parking area being large enough, whether it would remain graveled, the lighting in the site and whether the applicant intended to remodel his existing structure. They also discussed that some of this area would be limited access, so it would only be available during certain times.

Mr. Chrisman mentioned that this is a private road serving this and the neighboring parcels.

**MINUTES**  
**FEBRUARY 13, 2013**  
**PAGE 4**

Mr. Webb stated I think what I am hearing is that you want the parking area graveled and on top of that the Commission might want to define mini-storage units. If you are inclined to approve it with those two things, I can tell Mr. Dovel and encourage him to submit something in writing to us.

Commissioner Campbell stated I think we should definitely question the security fencing also. Evidently the County has something on storage units. It is a possibility that we can work through their Code to get some ideas.

Commissioner Campbell stated I don't have a problem with it except the details. The Commission members discussed the need for complete information from applicants before they are asked to grant approval, even with conditions.

Commissioner Good stated I think staff can handle getting these things addressed and get it before Council instead of delaying it. Staff can meet with Ligon and address those things and get the site plan and that would also come before Council in March. Commissioner Good reiterated that uses of the undeveloped property in Town are something to be encouraged. It has set there for so many years after the tannery ceased. I think it is encouraging that there is going to be a use of some more of this property.

Mr. Spitler stated you guys can actually split the hair down the middle. For instance someone could make a motion to recommend approval conditioned upon a satisfactory site plan or other issues being addressed by the time it gets to Council. Commissioner Campbell stated if you get the site plan and get it to us for comment, before it goes to council. Mr. Webb stated if you want to see a site plan, let's go ahead and table it.

Commissioner Campbell stated according to the book we need a site plan. Mr. Chrisman agreed, along with having more detailed information on the proposed operations and uses for both the existing and proposed structures.

Mr. Webb stated that we would also like to have a little more detail from Mr. Fox, the building official. The staff needs to have a site plan.

**MINUTES**  
**FEBRUARY 13, 2013**  
**PAGE 5**

Commissioner Malone stated he needs some sort of indication of whether or not we expect the applicant to get a site plan done, and then he's told that he will not be approved. Mr. Webb stated I think we are all in agreement that it's probably an OK use there; we just want more details as far as the layout. If he's going to have a storage unit out there, he'll have to produce a site plan regardless so whether it's at the beginning or after he has gotten the special use permit, he still has to do it. It's not that expensive and it's not a complicated issue. I'm not so sure he has a survey or not, that's the one thing we have to make sure he has. The group members discussed the issue of requiring the site plan and related information up front.

Mr. Spitler stated one other thing to keep in mind particularly for new members, if you would elect to table it tonight, you will have to take some action on it at our next meeting. You can table it for one month. Several of the members indicated that they would not be in attendance at next month's meeting.

Mr. Webb stated you can make a motion to approve it and get a second to vote and if that fails, your options are still recommending denial, or voting to table it. Commissioner Campbell asked the Commission what they wanted to do.

Commissioner Sours stated that he agreed with Mr. Good. I would agree to approve it based on the staff's satisfaction. Commissioner Flasch stated I think making sure that it is fenced in; that it's self-contained and has appropriate lighting for security.

Commissioner Malone stated that's kind of what I was thinking about; making a motion to approve it first and see if that got enough to go and then if it didn't, then make a motion to table it. I'm inclined to say that we approve it and make our feelings known about what we would like to see in it and Council is going to look at it.

Several members discussed that you can see this building site from 340. Landscaping as a buffer was discussed with most members concurring.

Chairman Campbell opened the Public Hearing, but there being no who spoke on the issue, the Public Hearing was then closed.

**MINUTES**  
**FEBRUARY 13, 2013**  
**PAGE 6**

A motion was made by Commissioner Good that we recommend that it be approved with the concerns that have been listed, and that staff will look at those and the site plan and see if all these conditions are met. The motion was seconded by Commissioner Sours and the vote was as follows: YEA: Commissioners Campbell, Flasch, Good, Malone, Sours and Nowak. **APPROVED: 6-0**

Mr. Webb stated he has lighting, security, fencing, landscaping, no storage outside; a detailed site plan, and a survey. I will write a little paragraph of approval and pass that on to Mr. Dovel tomorrow. I think that is a good plan.

Commissioner Nowak stated what about asking for trees along the border. Mr. Webb stated that's something we can definitely include in the site plan as buffering. Commissioner Nowak stated she didn't mean necessarily for screening but just to add some more trees to that area of the Town.

Commissioner Campbell stated if it is done according to what we have, then it will be very nice. Mr. Webb stated in order to meet the code, he's going to have to build a building similar to the one that is there.

**OLD BUSINESS:**

**Proposed Ordinance Amendment: Allowing Bed and Breakfast operations on additional streets/areas in the R2 zoning district by special use permit**

Mr. Webb indicated that this was a review of a concept to potentially expand the areas of R2 in Town whereby B & B operations could be utilized by SUP.

Commissioner Campbell stated one of the big things we were concerned about is parking. Some of these streets do not have space for adequate off-street parking.

Mr. Webb offered the following streets as possibilities: Amos, Blue Ridge, Cave, South Court, Terrace and Wilson.

**MINUTES**  
**FEBRUARY 13, 2013**  
**PAGE 7**

Commissioner Flasch stated that in her riding around and looking at these areas with that in mind, the one family that wants to do it is on Blue Ridge. She indicated that they seem to have the ideal situation, and they do have the right parking. As far as opening it up to the others, I just don't think we really have to do that. Bed and Breakfasts are the least successful of our tourism industry right now. We have had three closed in the last couple of years. I just don't know if people are really looking for that. Bartlett Street is also one we didn't mention, but that could be added.

Mr. Webb recommended that the Commission consider adopting all the areas they prefer to include at once rather than continually making Code changes.

Commissioner Good stated there is a possibility of a B&B on the corner of Cave Street and South Deford.

Commissioner Flasch stated right now we are actually experiencing an issue at the corner of Amos and Cave where people are parking in such a way that we can't see up the street when we want to turn left to go down the hill on Cave.

Commissioner Campbell stated since there is a potential applicant on Blue Ridge, we could recommend that it be included. Other requests could be considered later.

Commissioner Malone stated he wasn't sure if this addition would result in any negative input from the neighborhood.

Mr. Webb said he would put together a change to amend the relevant Code section and provide that.

A motion was made by Commissioner Sours to add Blue Ridge Avenue to the R-2 bed and breakfast zone and look at future area additions on a case-by-case basis. Motion was seconded by Commissioner Flasch. The vote was as follows: YEA: Commissioners Campbell, Flasch, Good, Malone, Sours and Nowak. **APPROVED: 6-0**

Mr. Webb stated that he and Chase Suddith are working on the Comprehensive Plan, and are doing some editing and layout finalization.

**MINUTES**  
**FEBRUARY13, 2013**  
**PAGE 8**

There being no further business, the meeting was adjourned at 8:05 P.M.

Byran Chrisman  
Assistant Town Manager

ATTEST:

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