

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
January 15, 2014**

The Luray Planning Commission met on Wednesday, January 15th, 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:

Larry Hakel
Ronald Good – Vice Chairman
Mark Malone
Brian Sours
Grace Nowak
Jerry Dofflemyer

Absent: Clifton Campbell

Others Present:

Ligon Webb, Town Planner
Jason Spitler

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

APPROVAL OF MINUTES:

Commissioner Malone moved that the minutes of November 13, 2013 be approved as presented. Motion seconded by Commissioner Sours with the vote as follows: YEA: Commissioners Hakel, Good, Malone, Sours, Nowak, Dofflemyer. **Approved 6-0**

New Business:

As requested by several Planning Commission members, the first items of business Town Planner Ligon Webb presented a brief powerpoint presentation regarding potentially starting a “Architectural Review Board” (ARB) in the Town of Luray. Mr. Webb discussed the State Code statutes which enable such a district, and explained that the principal requirement is that a Historic District be established and surveyed; which Luray undertook roughly 10 years ago. Mr. Webb pointed out that the State Code provides flexibility for the scope of what can (and can’t be reviewed), He presented the Town of Berryville’s ordinance which established their ARB as a model. Mr. Webb noted that Luray could in theory use such a board to simply review demolitions and (potentially) addition to identified historic structures; he also noted that ultimate authority for

appealing decisions made by the ARB lied with the Town Council. A list of local comminutes was also included which had active ARBs, and those who do not. Mr. Webb stated that he believed there is a high degree of ambivalence with establishing such a district, but (ideally) he wondered if the duties of such a board were narrow (say limited to only reviewing major additions and demolitions), and if the duties of an ARB could be charged to the Planning Commission, it could make the notion of such a board potentially more palatable. However, Mr. Webb stated that the thought of creating a new board, with 5 -7 members, which rarely meets, would not be ideal; but, the idea that the existing Planning Commission taking on such responsibilities could be a better situation; that is of course if the State Code allows for such an arrangement, which is not clear at this moment.

Members of the Planning Commission asked several questions, and the Town Planner stated that he would seek clarification regarding their questions. Commission Good asked that the Town Planner discuss specifics of such districts with nearby localities that already have established districts so to get a better feel for the issues, problems and successes that others have experienced. Mr. Webb stated that he would do so, and would try to arrange to have an official from a nearby community come and discuss this with the Planning Commission soon.

Old Business:

The Town Planner discussed Mr. Bob Borgie's impending special use permit request for a Bed and Breakfast operations in a R3 zoning district; Mr. Webb stated that he believed Mr. Borgie would request a hearing an next month's Planning Commission meeting, but if not next month, sometime in the early spring.

Being no other business to discuss, the Planning Commission adjourned at 8.45 p.m.

Ligon Webb
Town Planner

ATTEST:
