

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
JANUARY 16, 2013**

The Luray Planning Commission met on Wednesday, January 16, 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
Larry Hakel
Pam Flasch
Ronald Good
Mark Malone
Brian Sours

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.

APPROVAL OF MINUTES:

A motion was made by Commissioner Hakel and seconded by Commissioner Sours that the minutes of November 14, 2012 be adopted as presented. The vote was as follows:
YEA: Commissioners Campbell, Hakel, Flasch, Good, Malone and Sours.

APPROVED: 6-0

NEW BUSINESS:

Request for Wall Sign Signage Size Increase: Mr. Brian Hines (Representing Dollar General Store)

Mr. Webb stated that the old IGA site has been bought by Dollar General. They have requested a significant increase for their wall sign. They would like to double the size of the allowable sign size from 25 square feet to 50 square feet. The size exception allows up to 56 square feet if the design incorporates certain criteria. This sign proposal does not meet those elements. Mr. Webb felt that with the other site improvement being made, that this would be an acceptable compromise.

Mr. Chrisman asked about the colors, and Mr. Webb said it will be a standard yellow and black sign. It was noted that the sign design incorporated a bright yellow background.

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Chairman Campbell agreed with Mr. Webb.

Mr. Chrisman questioned about their potential use of a sign on the existing poles at the road. Mr. Webb said they wanted a 16 foot by 10 foot double sided sign there. The Code only allows 32 square feet per side. Mr. Webb said he advised those folks that they could not have a 160 square foot sign and must conform to the maximum. He indicated to them that a monument style sign was preferred.

Mr. Chrisman asked if they would be willing to reduce the size of the sign at the road since they were increasing the size of the sign at the building. Mr. Webb said he didn't think so. Mr. Chrisman asked if they meet the square foot per linear size of the building. Mr. Webb said yes. Commissioner Malone asked they are asking for a sign that's 2' X 25'. Mr. Webb stated that is correct.

Commissioner Good asked is that the only thing we are looking at. Mr. Webb replied that's all. Commissioner Good stated I think we have said a lot of times that we want to help businesses and I'm ready to move that we approve their request. Motion was seconded by Commissioner Flasch with the vote as follows: YEA: Commissioners Hakel, Campbell, Flasch, Good, Malone, and Sours. **APPROVED: 6-0**

Review: Potential Rezoning Request: Hite Springs Drive

Mr. Chrisman stated that the owners are trying to get a general feel for the Commission's thoughts on this potential rezoning. They would like to rezone the outer parcel to B1 and leave the inner parcel R1. The property is bounded on two sides by M1, one side by R1 and across the railroad tracks by B1.

The property itself is on Hite Springs Drive but it backs up to the Wallace plant. Essentially the previous owner subdivided this parcel into a rather unique division as you can see by the survey plat. Ultimately, the current owners would like to pursue the possibility of aligning the property zoning with the actual property use for at least the last ten years. The inner parcel is 1.4 acres and includes the house, garage and an old barn that is used for storage. The outer parcel is 2.02 acres and has no structure located on it currently, but eventually, it says in the report, they would like to build an equipment storage building on the western side of that property.

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Commissioner Campbell asked how long has there been a business there. Mr. Chrisman stated the parcels had been used in this configuration for at least the last ten years by the previous and current owners. Commissioner Campbell recommended considering a rezoning to M1, and thus all proposals would require a SUP. Another option would be to rezone to B1, but limit the by-right uses to the construction of an equipment storage building. In any event, it will be a unique configuration with the inner lot being zoned differently from the outer lot that is adjacent on three sides.

Commissioner Malone relayed a concern about so many by-right uses in B1, and whether there would be any additional traffic. Mr. Chrisman agreed that the M1 would be a better fit, and the number of trips would be the same according to the applicant. Commissioner Hakel asked about a possible increase in rain water run-off from a new building. The group discussed various requirements to alleviate these issues during the SUP process.

The remainder of the Commission generally agreed with this concept, and offered no other comments. Staff was instructed to relay this information to the potential applicants. The continued use of their home in the inner R1 parcel as an electronic office would still be permissible. The Commission discussed the need for a proper cul-de-sac at the end of Hites Spring Road and the need for a fire hydrant in that area.

Potential Rezoning Request: N. Bank Street (Mr. Danny Chu)

Mr. Webb stated Mr. Chu has approached the Town about rezoning his car wash which is currently R-3 to B-1. He would like to convert the car wash's structure into mini-storage units. These units would then require a SUP. The group discussed that several parcels in this area are already B-1.

Commissioner Hakel asked about the history of the building. Did he own it and then it was rezoned and now it's non-compliant? Mr. Chrisman stated there is a small section of B-1 there on Bank Street, and this parcel seems to have just gotten left out.

Commissioners Hakel and Flasch agreed that this would be a suitable rezoning to B-1 given the other uses in the area.

Commissioner Campbell stated we will have time if it comes up again to go by and take a look at it and I think it's a good idea for any commission member any time we get a

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potential rezoning for us to go out and take a look at the area and then we understand what that neighbor is talking about.

Mr. Chrisman stated we should always try to work with individuals who are trying to do the right thing in terms of rezoning and eliminating non-conforming uses. The Commission agreed.

The group led by Mr. Webb, discussed security fencing, site lighting and landscaping requirements that could all be part of the SUP process.

Mr. Chrisman stated the lighting and the site layout would really be the only thing that might impact neighbors on these types of storage applications.

Commissioner Campbell stated what we are actually doing now is putting this on hold. Mr. Webb stated I will tell them to go ahead and apply. We will handle the rezoning and then handle the special use.

Potential Ordinance Amendment: Adding “Mini-Storage Units” as a “use by special permit” in the M1 zoning district

Mr. Webb opened the discussion, and Commissioner Sours noted that M1 allows “storage warehouses” under Section 407.1 (p). The group agreed that this seemed to already allow storage type buildings as a SUP in M1.

The Commission discussed the need to add a special listing of its own as “mini storage buildings” within the M1. The groups agreed that mini storage unit applications need to be located in B1 and M1 only.

OLD BUSINESS:

Proposed Ordinance Amendment: Allowing Bed and Breakfast operations in entire R2 zoning district by special use permit

Mr. Webb stated that previous conversations with the Commission indicated no change for the current B & B specifications in the Code. The one point still under discussion is whether the Commission would like to review allowing B&B’s in other R2 sections of Town where larger lots and historic structures exist.

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The Commission consensus was that they prefer naming specific streets where this would be appropriate as a SUP, rather than opening up all of R2 to the B&B's.

Commissioner Campbell stated I am willing to bend but I still think we ought to be more considerate of the neighbors. There are definitely areas in R-2 that should not even be considered for B&B. When we went over this, we even got ordinances from Williamsburg and other areas to try to bring it together for Luray. At the same time, our thinking was to keep it in Luray. Before we make any drastic changes, I would like for the Commission members to have the opportunity to look on your zoning map in the areas we are talking about and then bring back some suggestions. Mr. Webb stated I can bring back a list of streets that would be recommended and we can look at the map.

Mr. Webb stated I'll come back with some suggestions and look at the map next meeting.

Review: Results of the Comprehensive Plan Community Work Session and Online Survey

Mr. Webb updated the Commission on the progress of the surveys, and the content that was included. He mentioned that the full plan is being prepared by Mr. Chase Suddith as a part-time employee of the Town. Mr. Webb indicated that the full revised and updated Comp Plan would be to the Commission either in February or March.

Commissioner Campbell asked Ligon if he attended the VDOT meeting on Leakesville Road. Mr. Webb said that he hadn't but that it dealt only with the turn lane in front of the high school entrance.

Mr. Webb updated the Commission on the proposed project for enhancement along North Broad Street.

Commissioner Campbell opened the floor for questions or other topics from Commission members, especially the newer members. Commissioner Hakel indicated his interest in the training for the two new members, and received feedback from them on their progress. He stated there is a lot more to the job that what most people realize.

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Commissioner Campbell thanked everyone for attending. Commissioner Hakel moved that the meeting be adjourned at 8:20 p.m.

Byran Chrisman
Assistant Town Manager

ATTEST:
