

**REGULAR MEETING OF  
LURAY PLANNING COMMISSION  
SEPTEMBER 10, 2014**

The Luray Planning Commission met on Wednesday, September 10, 2014 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  
Brian Sours  
Grace Nowak  
Jerry Dofflemyer  
John Shaffer

Absent: Mark Malone  
Tracie Dickson

Others Present:

Charlie Hoke, Town Manager  
Ligon Webb, Town Planner

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.

Chairman Good welcomed John Shaffer. Commissioner Shaffer stated he was very pleased to be here and hopes he can be of assistance.

**APPROVAL OF MINUTES:**

Commissioner Nowak pointed out two changes in spelling in the minutes. On the first page, Brian Sours; "Sours" should be capitalized and on page two, the last paragraph, change the word "want" to "went". Commissioner Good had a change on Page 7, third paragraph. Sentence should read: "Aren't the restroom structures along the greenway in the floodplain?" Mr. Webb noted that "VCR" at the bottom of that paragraph should be "DCR".

A motion was made by Commissioner Sours that the minutes be approved as corrected. Motion seconded by Commissioner Good with the vote as follows: YEA: Commissioners Good, Sours, Nowak, Dofflemyer and Shaffer. **Approved 5-0**

**MINUTES**  
**SEPTEMBER 10, 2014**  
**PAGE 2**

**PUBLIC HEARING:**

**RZ14-1: Request of Angela & Steven Griffith to Rezone ~16,000 Square Foot Parcel From R1 (Low-Density Residential) to B1-C (General Business with Conditions)**

Mr. Webb stated we talked about this last month. He and Commissioner Good went out and looked at the site. This was built in 1996 on his mother's property. At one time he was thinking about doing a garage there for his own use. In town we don't have any guidelines on how large accessory buildings can be. The existing accessory structure is 36' X 60'. In September 2008 Mr. Griffith came in and wanted to convert this to a house but it didn't meet the house setbacks, so he applied for a variance through the Zoning of Appeals Board and they gave him a variance. After receiving a variance to convert the accessory building into a single-family residence, the applicants have chosen not to do so to date. During the summer of 2014 the applicants approached the Town Planner about potentially utilizing the existing accessory building as the location of professional offices, or a limited number of other commercial uses. He told them it would be a good idea to consider using this as an office but as far as rezoning it to B1, there are certain things that it just wouldn't be practical that it be used for. Through the submitted proffer statement, the applicants have voluntarily limited the by-right uses of the property. If approved, the submitted proffers would "run with the land" and transfer with the title to the property. Town Staff would be able to enforce compliance with the submitted proffers as it does with other portions of the Town Code. Any desired modification of the proffers would require public notification and public hearings. Also, all B1 "special uses" would require public hearings as well.

Mr. Webb stated one of the neighbors called and asked a few questions and he feels everyone in the area seems to be OK with it. Commissioner Good asked if you would talk about the notice requirements. Mr. Webb stated the requirement is anyone who touches their property should be notified. Anyone across the street does not have to be notified but he will notify them anyway. He tries to go above and beyond the minimum requirement. The way this property is laid out, the only person who had to be notified was the one right beside of it which is his mother. He notified the apartment owner, the two across the street, the shopping center; the Baughans, so everyone has seen the letter that was sent by certified mail and advertised for two weeks in the *Page News & Courier*.

Commissioner Good opened the Public Hearing.

There being no one present to speak at the public hearing, the public hearing was closed.

There being no further discussion, a motion was made by Commissioner Sours to approve the rezoning request presented by Angela & Steven Griffith. Motion was seconded by

**MINUTES**  
**SEPTEMBER 10, 2014**  
**PAGE 3**

Commissioner Nowak with the vote as follows: YEA: Commissioners Good, Sours, Nowak, Dofflemyer and Shaffer. **Approved: 5-0**

**OLD BUSINESS:**

**Sign Ordinance Updates**

Mr. Webb stated he is happy with all the changes and the only thing we had was the off-premise signs. Council has decided the way they want to go forward on that. It's up to you to make a recommendation or you can leave it like it is. Council has expressed the opinion that they wanted to keep it as it is, which is basically the signs are prohibited anywhere off premise. As a group that is what they have voted on. If they want to change that, it is their prerogative. We will take what we have here and send it on to Council.

Mr. Hoke stated we did everything to make sure that the council members were aware of the issue that off-premise signs were prohibited and they did not comment. Mr. Webb stated this will probably come back to us again for a public hearing in November.

Commissioner Good stated he was in favor of the language as it was before and wanted to state that he is opposed to the changed language. He thinks we should be encouraging businesses. Commissioner Nowak stated she thinks we should keep it as it used to be rather than changing it. She too thinks that we should be encouraging businesses.

After discussion on sandwich board signs, a motion was made by Commissioner Sours that the Commission recommend to Council the other potential option in yellow (option 2) of the sign ordinance because it gives the specific distance as opposed to the current one. Commissioner Good stated that's the paragraph at the bottom of page 5, paragraph (f) and then 1, 2 and 3. Motion was seconded by Commissioner Nowak. There being no further discussion, the vote was as follows: YEA: Commissioners Good, Sours, Nowak, Dofflemyer and Shaffer. **Approved 5-0**

**Floodplain Ordinance Updates**

Mr. Webb stated he is updating and trying to understand it a little better but is still working through that process. This will be something he will get to you in October. We are basically just updating our floodplain ordinance. The State and Federal Government wants all localities to be updated. It only affects a small portion of properties in the town. The last update was in 1996.

**MINUTES**  
**SEPTEMBER 10, 2014**  
**PAGE 4**

There being no further business, a motion to adjourn was made by Commissioner Sours and seconded by Commissioner Dofflemyer. Motion carried. Meeting adjourned at 8:36 P.M.

Ligon Webb  
Town Planner

ATTEST:

---

DRAFT