

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

The Luray Planning Commission met on Wednesday, October 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
Ronald Good
Brian Sours
Grace Nowak

Absent: Mark Malone, Jerry Dofflemyer

Others Present:

Ligon Webb, Town Planner

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:

The Commission reviewed the minutes from the September 11, 2013 regular meeting. Since no changes were noted, Commissioner Good made a motion to approve the minutes as presented. This motion was seconded by Commissioner Hakel, and unanimously approved by a 5 – 0 vote.

New Business:

Town Planner Ligon Webb opened the meeting stating that Ms. Susan Custer's special use permits for apartments in a B1 zoning district was tabled by the Town Council. He explained that this action was taken because the definition for "apartment houses" in the Town Code did not concur with the uses(s) proposed by Ms. Custer on her B1 zoned lot. Mr. Webb noted that the existing definition for "Apartment houses" is somewhat narrow, and he had a hard time making Ms. Custer's request fit with the Town's definition. He apologized for not recognizing this earlier, but (to him) he believed the most important aspect of Ms. Custer's special use permit for apartment houses was that it (the proposed use) was clearly explained in the public advertisement, which he believes was the case. Commissioner Campbell stated the he understood how such a minor mistake could be made, and that he didn't see any big issues with adjusting the existing definition for apartment houses provided no one objected. Mr. Webb stated the new definition would essential allow Ms. Custer to develop the property, and increase the Towns' tax base, and (most importantly) provide quality affordable housing opportunities within the Town. Commissioner Good agreed that the proposed used seemed to fit well, and that making adjustments to the definition, as suggested, would be a good thing. Mr. Webb stated that he believed the Town Council had no issues with changing the definition, and he reminded the Commission that all apartment houses are required to obtain a special use permit; therefore, the Planning Commission and Town Council would always have the ability to review such requests. Mr. Webb told the Planning Commission

the ordinance amendment regarding apartment houses would be advertised this month, and be a public hearing at November's regular Commission meeting.

Old Business

The Town Planner explained that – as previously discussed – an ordinance amendment would be advertised for adding Blue Ridge Avenue as an allowable area for Bed and Breakfast operations in the R2 zoning district. He reminded Commission members that Mr. Bob Borgie had requested that Blue Ridge be added to this district, because he is interested in potentially having such an operation at his home. Mr. Webb reminded the Commission that even if Blue Ridge is added to the areas allowable for a Bed and Breakfast, Mr. Borgie would still be required to obtain a special use permit.

Being no further business, Commissioner Campbell adjourned the meeting at 7.31 p.m.

Ligon Webb
Town Planner

ATTEST:

DRAFT