

**REGULAR MEETING OF  
LURAY PLANNING COMMISSION  
October 10, 2018**

The Luray Planning Commission met on Wednesday, October 10, 2018 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, Chairman  
Brian Sours  
Tracie Dickson  
John Shaffer  
Bill Huffman

Absent:

Gail Kyle  
Grace Nowak

Others Present:

Steve Burke, Town Manager  
Dakota McCoy Baker, Administrative/Planning Assistant

The meeting was called to order by Chairman, Ronald Good, at 7:01p.m. and everyone joined in the Pledge of Allegiance to the flag.

**APPROVAL OF MINUTES:**

Chairman Good offered a correction to the September 12<sup>th</sup> minutes to revise the statement from "Commissioner Webb" to "Ligon Webb" and in the first paragraph on Page 2 from "on street parking" to "off street parking".

**Motion:** Commissioner Shaffer made the motion to accept the minutes as amended from the September 12, 2018 regular Planning Commission; seconded by Commissioner Dickson.

**YEA:** Chairman Ronald Good, Commissioners Brian Sours, Tracie Dickson, John Shaffer, Bill Huffman  
**Approved 5-0**

**CITIZEN COMMENTS**

There were no citizens who provided comment.

**PUBLIC HEARINGS**

Code Amendments to 705.2 and 706.2 of Article VII of Appendix A of the Code of Luray. Chairman Good opened the public hearing. No comments were made from the public. Chairman Good closed the public meeting.

**Motion:** Chairman Good requested a motion on the proposed code amendments. Commissioner Sours made the motion to approve. Seconded by Commissioner Huffman.

**YEA:** Chairman Ronald Good, Commissioners Brian Sours, Tracie Dickson, John Shaffer, Bill Huffman  
**Approved: 5-0**

## **COMPREHENSIVE PLAN 2018 – ECONOMIC DEVELOPMENT**

The Commission reviewed the updated draft of the Comprehensive Plan:

Page 30 - Commissioner Huffman noted that C. King Photography receives the photo credit for the photo taken of the Main Street Bridge.

Cover - Commissioner Huffman also noted that C. King Photography receives the photo credit for the drone photo of the Town of Luray.

Page 9 - Chairman Good noted that in the introduction, we change the verbiage of "certain development."

Page 9 - Chairman Good noted that we change the verbiage from "good development" to an alternative word. Commissioner Shaffer noted that we change the words "smart growth" as well. Commissioner Dickson mentioned that "good development" be changed to "productive development."

Page 10 - Chairman Good noted that we change "establish widths" to more appropriate terms such as "buffer zones" or "boundaries."

Page 14 - Chairman Good noted that we elaborate on the section regarding House Maintenance (Property Maintenance).

Page 2 - Commissioner Sours mentioned the term in quotations "clear edge" under the Vision Statement. He mentioned that we try and clarify that statement. Potentially "transition."

Page 11 - Commissioner Shaffer questioned the overall layout of the document.

Page 12 - Commissioner Shaffer mentioned the need for bolding of headings, with bullet points under headings for easier reading and fluency throughout the document. Consistency throughout. No more than three (3) sizes of font on each page.

Page 28 - Commissioner Huffman recommended we expand on Downtown Redevelopment to include more items aside from "Brown's Building."

Page 38 - Chairman Good noted his concern with the term "Gross Luray" under the Economic Statistics category. Town Manager Steve Burke provided clarification that those titles are just placeholders until the graphics are inserted.

Page 38 - Commissioner Shaffer recommended the change from "old cars" to "classic vehicles" under the photograph.

## **UPDATES AND DISCUSSIONS**

Town Manager Steve Burke discussed the group ARISE, a group trying to remedy the homeless problem in Page County, Virginia. He noted that ARISE contacted the Town on October 10th regarding their new office location in Luray, and that they had originally wanted to use the building as an office and a shelter for homeless citizens. They are attempting to investigate the use of local churches to provide permanent-temporary shelters during the months of November - April. The Town is actively investigating within the Town code if the use of churches for permanent-temporary housing is permissible. Town Manager Steve Burke also mentioned that he reached out to Winchester as well as Frederick County regarding the verbiage in their codes to address this situation.

Town Manager Steve Burke updated the Commission on the status of the Main Street Bridge Project, noting the recent delays from the weather. He also noted the updated structural support changes for the abutment.

The CDBG Grant was approved for the apartments by People Inc. The Town is currently working on editing their application to approve the design by People Inc. in order to proceed with the project.

## **CHAIRMAN'S ANNOUNCEMENTS**

Chairman Good stated that the next Commission Meeting will be November 14, 2018.

**ADJORNMENT**

There being no further business, the meeting adjourned at 7:40 p.m.

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Steven Burke  
Town Manager

ATTEST: \_\_\_\_\_  
Bryan Chrisman  
Assistant Town Manager