

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
August 15, 2018**

The Luray Planning Commission met on Wednesday, August 25, 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
Bill Huffman
Grace Nowak (Arrived Late)
Brian Sours
Tracie Dickson
Gail Kyle (Arrived Late)
John Shaffer

Absent:

Others Present:

Steve Burke, Town Manager
Bryan Chrisman, Assistant Town Manager

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.

APPROVAL OF MINUTES:

Motion: Commissioner Sours made the motion to accept the minutes as presented from the July 11, 2018 regular Planning Commission; seconded by Commissioner Dickson.

YEA: Chairman Ronald Good, Commissioners Bill Huffman, Brian Sours, Tracie Dickson, John Shaffer
Approved 5-0 (Nowak & Kyle had not arrived)

CITIZEN COMMENTS

There were no citizens who provided comment.

PUBLIC HEARINGS

Steve Burke provided a summary of the application. Commissioner Huffman stated that he spoke to the surrounding neighbors, and no one opposed the request. Commissioner Shaffer also stated that he had only received positive comments. Commissioner Nowak believed that it was a good location. Chairman Good stated that a bed and breakfast had operated in the past in a location very close to this property with no issues to the neighborhood.

Chairman Good opened the public hearing.

Ligon Webb provided comment that during his tenure with the Town, an application of this nature had been considered “by-right”, but he agreed the Special Use Permit makes sense. He believes that the application is a great use for the property. He also stated that he lived near a similar lodging house with no issues. He also stated that he felt there was sufficient on site parking.

Jamison Bradley thanks the Commission for considering his application. He also stated that he could answer any questions. Mr. Bradley also stated that the sense of community in Luray resulted in them purchasing property here. He plans to promote Luray and its history through this lodging house.

Chairman Good closed the public hearing.

Chairman Good thanked Mr. Bradley for his positive statements about Luray. He spoke about a former National Park Superintendent who chose Luray for his home above all locations in the country.

Commissioner Huffman inquired how much Mr. Bradley is planning to rent the home. Mr. Bradley stated that they plan to begin offering the rooms in May 2019, but will start with a two-night minimum on the weekends. They will work on their website and advertising. They don’t want to overburden themselves.

Chairman Good inquired as to how many bedrooms would be available. Mr. Bradley confirmed that three bedrooms would be offered.

A. SUP18-6 Jamison and Ruth Bradley 104 High Street – Lodging House Operation

Motion: Commissioner Huffman made the motion commission to recommend approval of the Special Use Permit request for Jamison and Ruth Bradley to operate a Lodging House in an R3 (High Density Residential) District with the conditions as presented. Seconded by Commissioner Nowak.

YEA: Chairman Ronald Good, Commissioners Bill Huffman, Grace Nowak, Brian Sours, Tracie Dickson, John Shaffer **Approved 6-0** (Kyle had not arrived)

Chairman Good informed Mr. Bradley that Town Council would consider the request in September. Mr. Bradley inquired about his business license and stated that they would not be including meals at the lodging house.

UPDATES & DISCUSSIONS

Bryan Chrisman provided updates on the bridge construction, the new traffic signal at Memorial Drive and West Main Street, the retaining wall project on South Court Street, and the sidewalk repairs throughout Town.

Commissioners offered compliments on the maintenance of traffic plans and the progress that the contractor is making on the Bridge project.

COMPREHENSIVE PLAN 2018 – ECONOMIC DEVELOPMENT

The Commission reviewed the current bulleted format and offered several ideas about items to be included in the Plan. Members were asked to provide any additional comments, suggestions, or questions about the draft before the September meeting.

Bryan Chrisman stated that the intent of the Plan is to focus on the future of Luray for a twenty year horizon by detailing the goals for the community and its development.

Commissioner Kyle stated that she received a number of requests for the Plan to include a dog park as a community enhancement. Ms. Kyle also stated that the Trackside Theater should be included in the Arts & Culture Section.

Members with appropriate photos that could be included in the Plan can send them to staff.

Discussion also included the desire for an open air market to be included in the Community Enhancements section.

The Plan will also include a Public Safety & Emergency Services section to address the desires of residents to have a safe community. In addition, a Quality of Life section will discuss education, healthcare, and environment.

Staff indicated that the schedule for completion of the Plan has slipped due to Brooke Newman's departure. Staff will work with the Commission to arrive at a completed Plan by the end of the year. Presentation to the public is anticipated to occur this Winter.

Members of the Planning Commission were requested to provide biographies to be included on the Town's website.

Members of the Planning Commission whose terms will expire at the end of this year are requested to provide confirmation to staff that they would like to be considered for re-appointment.

CHAIRMAN'S ANNOUNCEMENTS

Chairman Good stated that the next Commission Meeting will be September 12, 2018.

ADJORNMENT

There being no further business, the meeting adjourned at 7:59 p.m.

Steven Burke
Town Manager

ATTEST: _____
Prepared by: Bryan Chrisman
Assistant Town Manager