

Town of Luray

Planning Commission Agenda

October 13, 2021
7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Addition or Deletion of Agenda**
- 5. Review of Minutes – September 15, 2021 Meeting**
- 6. General Citizen Comments**
- 7. Public Hearing**
- 8. Updates & Discussions**
 - A. Rezoning – 42A9-1-7 – Baker Development, LLC**
- 9. Commission Comments**
- 10. Chairman’s Comments**
- 11. Adjournment**

The meeting will be live-streamed on the Town’s Facebook page.

Please submit any public comments concerning the agenda items through any of the following means: In person at meeting; Email – sburke@townofluray.com; Mail – Luray Town Council, Attention Steve Burke, Post Office Box 629, Luray VA, 22835; Hand Delivery – Place in exterior DROP BOX in the alcove located at the front of the Town’s Town Hall facing Main Street; or Phone – (540) 743-5511. All comments must be submitted by 5:00 pm the day of the meeting, and will be read aloud at the meeting.

Town of Luray
PO Box 629
45 East Main Street
Luray, VA 22835
www.townofluray.com
540.743.5511



PLANNING COMMISSION

Chairman

Ronald Good

meado12@aol.com

Appointed By
Councilman Ron Vickers
Term Ends: 12-31-2022

Commission Members

Tracie Dickson

tdickson@bbandt.com

Appointed By
Mayor Jerry Dofflemyer
Term Ends: 12-31-2022

Brian Sours

brian@richardsbus.com

Appointed By
Councilman Joey Sours
Term Ends: 12-31-2024

John Shaffer

john.shaffer@luraycaverns.com

Appointed By
Councilman Jerry Schiro
Term Ends: 12-31-2022

Frankie Seaward

frankieseaward@gmail.com

Appointed By
Councilman Ligon Webb
Term Ends: 12-31-2024

Bill Huffman

bill.huffman@luraycaverns.com

Appointed By
Council President Leroy Lancaster
Term Ends: 12-31-2022

Grace Nowak

gracenowak04@gmail.com

Appointed By
Councilman Jason Pettit
Term Ends: 12-31-2024

Town Officials

Town Manager – Steve Burke
Assistant Town Manager- Bryan Chrisman
Town Clerk/ Treasurer - Mary Broyles
Deputy Town Clerk/ Treasurer - Danielle Babb
Chief of Police - Bow Cook
Superintendent of Public Works - Lynn Mathews
Parks & Recreation Director - Jennifer Jenkins
WTP Superintendent - Joey Haddock
WWTP Superintendent – Todd Kellison



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: IV

Meeting Date: October 13, 2021

Agenda Item: **ADDITION OR DELETION OF AGENDA**

Suggested Motion:
(If Required)

I move that the Planning Commission add Agenda Item __ to be _____ to the agenda.

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
September 15, 2021**

The Luray Planning Commission met on Wednesday, September 15, 2021 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
Grace Nowak
Brian Sours
Bill Huffman
John Shaffer
Tracie Dickson
Frankie Seaward

Commissioners Absent:

Others Present:

Steve Burke, 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.

ADDITION OR DELETION OF AGENDA

No Changes to agenda

APPROVAL OF MINUTES:

Chairman Good led a review of the August 11, 2021 meeting minutes.

Motion: Commissioner Nowak made the motion to accept the minutes from the August 11, 2021 meeting as amended. Second was by Commissioner Sours. **YEA:** Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Bill Huffman, Frankie Seaward, Tracie Dickson, and John Shaffer. **Approved 7-0**

CITIZEN COMMENTS

No citizens provided comments prior to the meeting.

PUBLIC HEARINGS

A. SUP 21-03 – 2 Mechanic Street

Chairman Good introduced the discussion on the request from Shenandoah Valley Electric Cooperative to construct a 45'x75' metal storage building at 2 Mechanic Street (Tax Map No. 42A4-7-D-1). The property is located within the Light Industrial (M-1) Zoning District which requires a Special Use Permit to construct any structure in the Zoning District. The parcel is also located within the established AE Flood Zone with a base flood elevation of 782.0. The proposed finished floor elevation of the structure is 777.5. The applicant intends to floodproof the structure through raising all mechanical and electrical equipment at least on foot above base flood elevation and provide openings for flood water flow.

The Planning Commission also discussed the proposed tree screening along Hedge Street proposed by SVEC during the field review.

Gabe Roach with SVEC addressed a concern from a representative from FTA Luray, owner of an adjacent property, that no lighting would be installed other than that facing into the SVEC site.

Chairman Good opened the Public Hearing with no citizens speaking.

Motion: Commissioner Dickson made the motion to recommend approval to the Town Council of the Special Use Permit (SUP 21-03) for Shenandoah Valley Electric Cooperative to construct a 45'x75' storage building at 2 Mechanic Street (Tax Map No. 42A4-7-D-1) that is located in the Light Industrial (M-1) Zoning District and within the established AE Flood Zone as presented. Second was by Commissioner Sours. **YEA:** Commissioners Grace Nowak, Brian Sours, William Huffman, Tracie Dickson, Frankie Seaward, and John Shaffer. **NO:** Chairman Good. **Approved 6-1**

B. Rezoning – Luray Landing

Chairman Good introduced the discussion on the request from Baker Development Partnership LLC to rezone parcels 42A17-1-10,11,12, and 13 from Business (B-1) to Planned Neighborhood Development (PND) District and to reincorporate into the Luray Landing Planned Neighborhood Development. The parcels were originally included in the Luray Landing development but removed for anticipated commercial development. The developer intends to increase the residential development of the Luray Landing development.

Chairman Good opened the Public Hearing with no citizens speaking.

Motion: Commissioner Sours made the motion to recommend approval to the Town Council of the rezoning of parcels 42A17-1-10,11,12, and 13 from Business (B1) to Planned Neighborhood Development (PND) District and to reincorporate into the Luray Landing Planned Neighborhood Development as presented. Second was by Commissioner Huffman. **YEA:** Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, William Huffman, Tracie Dickson, Frankie Seaward, and John Shaffer. **Approved 7-0**

UPDATES & DISCUSSIONS

No Discussion

COMMISSION COMMENTS

The Planning Commission discussed the upcoming replacement of Imagination Station playground at Dean Park. Commission Sours expressed his appreciation of the construction of Jenkins Hall at the LFCC Luray Campus that recently conducted its Grand Opening.

CHAIRMAN'S COMMENTS

Chairman Good informed the public that the next Planning Commission will be on Wednesday, October 13th.

ADJORNMENT

There being no further business, the meeting adjourned at 7:18 p.m.

Steven Burke
Town Manager

Bryan Chrisman
Assistant Town Manager



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VIII-A

Meeting Date: October 13, 2021

Agenda Item: PLANNING COMMISSION DISCUSSION
Item VIII-A – Rezoning – 42A9-1-7&7A

Summary: The Planning Commission is requested to discuss a request from Baker Development Partnership LLC to subdivide and rezone parcel 42A9-1-7A from Business (B1) to Planned Neighborhood Development District (PND) and to reincorporate into the Luray Landing Planned Neighborhood Development. Parcel 7 is to remain Business, while Parcel 7A with the stormwater pond is to be rezoned to PND.

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: N/A (A Public Hearing will be scheduled for your November Meeting)

Page County, Virginia

Tax Map #:	Property Address:	Account #:
42A9-1-7	N/A	23262

General

Owners Name:	BAKER DEVELOPMENT PARTNERSHIP LLC		
Mailing Address:	822 HOOK HILL RD LURAY VA 22835		
Zoning:	B1		
Year Built:	0		
Acreage:	1.8		
Description:	INST#06-4898 L7 STORMWATER EASEMENT		
Grouped With:	N/A		
Assessment Information		Sale information	
2021 Land Value	\$18,000	Transfer Date:	0/0/0
2021 Improvement	\$0	Sales Price:	\$0
2021 Total Value	\$18,000	Grantor:	\$0
Total Land Area (acres)	1.80	Deed Book:	N/A
2016 Total Value	\$70,000	Deed Page:	0
		Plat Book:	N/A
		Plat Page:	0
		Instrument Number:	2006-4898

Details

Exterior Information		Interior Information		Building SqFt:	0
Year Built:	N/A	Story Height:	0	Basement SqFt:	0
Occupancy Type:	Vacant Land	# of Rooms:	0	Finished Basement SqFt:	0
Foundation:	N/A	# of Bedrooms:	0	Interior Walls:	N/A
Ext. Walls:	Unknown	Full Bathrooms:	0	Heating:	N/A
Roofing:	N/A	Half Bathrooms:	0	A/C:	N/A
Roof Type:	N/A	Floors:	N/A		
Garage:	N/A				
Garage - # Of Cars:	0				
Carport:	N/A				
Carport - # Of Cars:	0				
Utilities		Other Information		Site Information	
Water:	Public Water Available	Fireplace:	0	Zoning Type:	B1
Sewer:	Public Sewer Available	Stacked Fireplace:	0	Terrain Type:	On
Electric:	Yes	Flue:	0	Character:	Rolling/Sloping
Gas:	No	Metal Flues:	0	Right of Way:	Public
Fuel Type:	N/A	Stacked Flues:	0	Easement:	Paved
		Inop. Flues/FP:	0		

Page County, Virginia

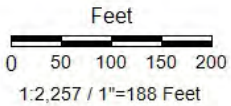
Legend

- US Highways
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Title: Parcels

Date: 10/6/2021



DISCLAIMER: THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressly or implied, but no limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional. Please call Page County, VA for specialized products. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Page County, VA expressly disclaims any liability for loss or damage arising from the use of said information by any third party. In addition use of Virginia Base Mapping Program (VBMP) statewide aerial photography requires the following disclaimer: "Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination."



Town of Luray
Zoning – Property Subdivision
Application No.:

Please provide a four (4) survey plats prepared by a licensed surveyor by the Commonwealth of Virginia with this application.

Application: [] Preliminary Minor (<4 lots) [] Preliminary Major
[] Final Minor (<4 lots) [] Final Major
[x] Sketch Plat

Surveyor Information:

Surveyor Name Kevin Blankenship
Company Name Racey Engineering, PLLC
Surveyor VA Lic No.: 0403002800 Exp. Date: 06-30-22

Parcel Information:

Original Page County Tax Map Number(s) & Lot Sizes (sf/ac)
42A9-1-7 (1.8 acres)

Proposed Tax Map Number(s) & Lot Sizes (sf/ac)
42A9-1-7 (0.8069 acres) - B1
42A9-1-7A (0.9970 acres) - Luray Landing PND

Comments/Notes

I hereby certify that the information provided on this application is correct and meets all Town, County, and Commonwealth requirements, and further attest that all required permitting will be received prior to commencing construction. (See Article II, Section 302 of Luray Code of Ordinances, townofluray.com)

Signature of Applicant

8/27/21
Date

Please provide a 3” high by 5” wide area on the survey plat for the Town’s approval stamp

The applicant shall record the final subdivision plat in the Page County Clerk of Circuit Court’s office within six (6) months of approval, and a copy of the recorded plat and receipt shall be provided to the Town Zoning Administrator. Any plat not recorded within the six month time shall be deemed null and void.

Approval of a preliminary plat shall not constitute acceptance of a subdivision for recording and does not constitute a guarantee of approval of the final plat



Town of Luray
Zoning Permit Application
Application No.:

I, as owner or authorized agent for the property described below, do hereby certify that I have the authority to make this application for a Zoning Permit for the activity described below and as show on any attached plans or specifications, that the information provided is correct and that any construction/use will conform to the regulations of the Town's Zoning Ordinance and other codes of the Town of Luray, County of Page, and Commonwealth of Virginia, as applicable.

Application: [] Site Development [x] Rezoning [x] Property Subdivision [] Special Use Permit [] Boundary Line Adjustment [] Zoning Variance

Applicant Information:

Applicant Name RODNEY JENKINS
Company Name BAKER DEVELOPMENT PARTNERSHIP, LLC
Address 822 HOOK HILL RD, LURAY, VA 22835
Phone: (540) 219-7881 Email: rodneyjenkins@gei-va.com

Property Owner Information:

Owner Name BAKER DEVELOPMENT PARTNERSHIP, LLC
Address 822 HOOK HILL RD, LURAY, VA 22835
Phone: (540) 219-7881 Email: rodneyjenkins@gei-va.com

Property Information:

Site Address Lot 7 - General Drive
Page County Tax Map Number 42A9-1-7 Town Zoning District B1

Request Information:

Nature of Request (Describe Fully) Subdivide Lot 7 to separate the SWM easement and rezone separated lot as PND to be incorporated back into the Luray Landing PND. The purpose for this request is to assign responsibility of maintaining this section of the SWM pond to the Luray Landing HOA.

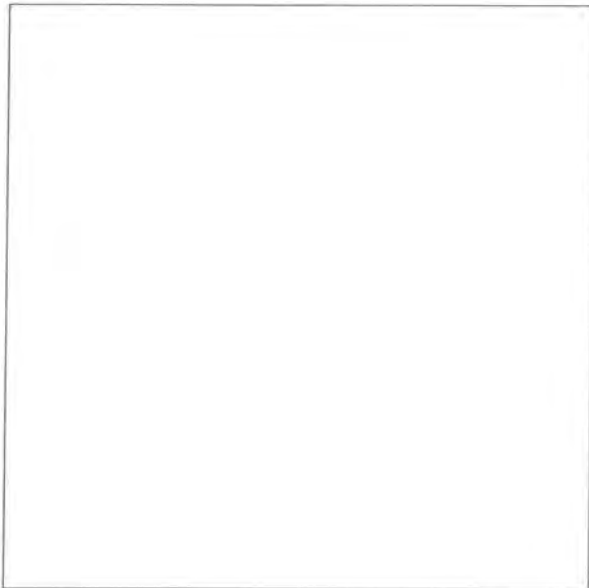
See Appropriate Application Appendix for Additional Information Required with Your Application

Signature of Applicant

8/27/21
Date

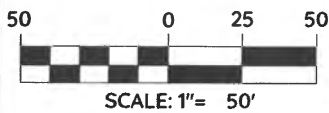
Please Complete Additional Application Form for Your Specific Request

TOWN APPROVAL



CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	92.50'	36.56'	18.52'	22°38'39"	36.32'	N 16°30'13" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°27'19" E	41.69'
L2	S 86°10'56" E	32.87'



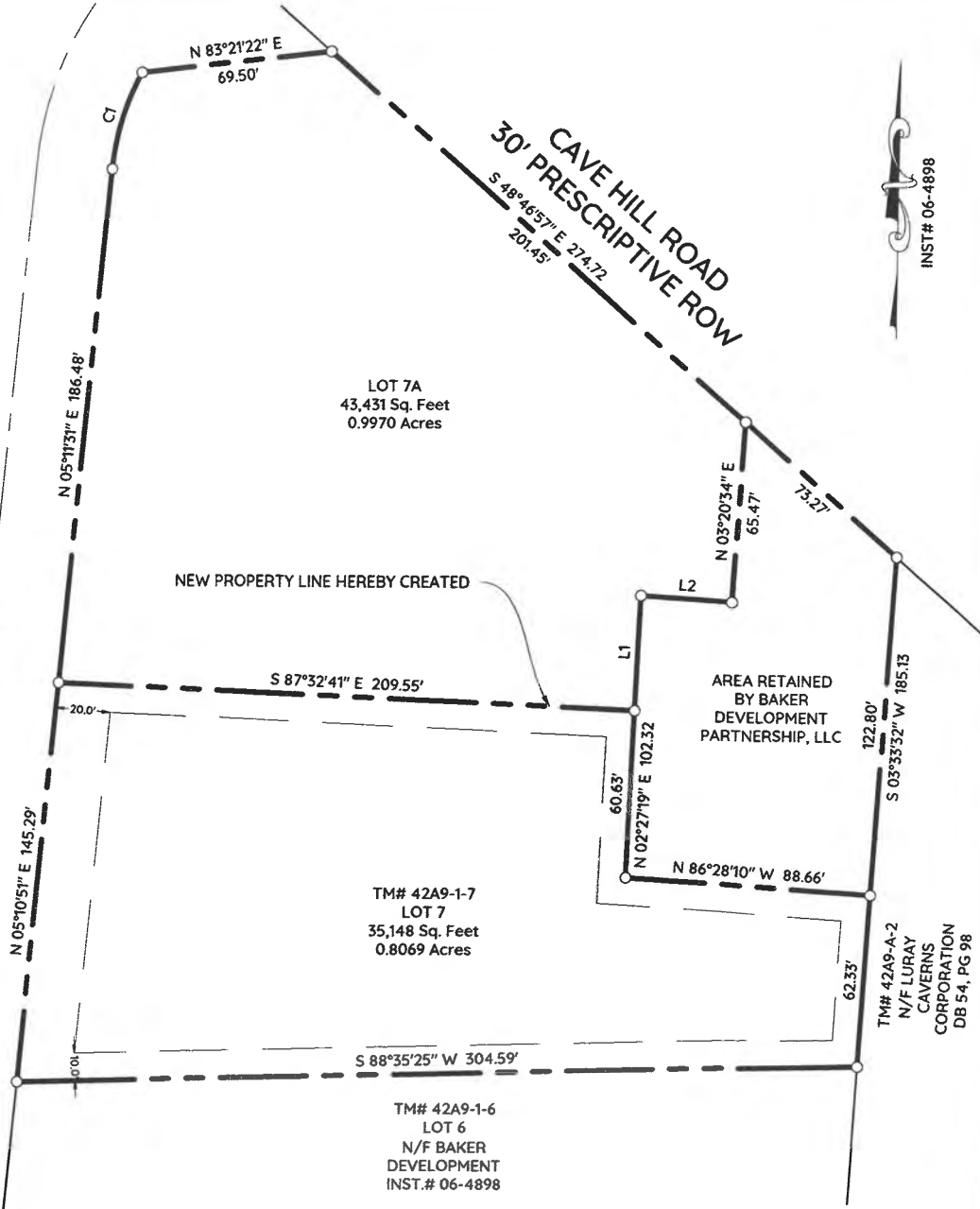
RACEY PROJECT #
SHEET 1 OF 2

PLAT SHOWING A SUBDIVISION ON THE
LANDS OF

LOT 7
BAKER DEVELOPMENT
PARTNERSHIP, LLC

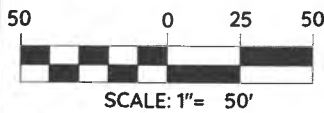
LURAY MAGISTERIAL DISTRICT
PAGE COUNTY, VA
8/26/2021

GENERAL DRIVE (55' ROW)



NOTES:

1. BOUNDARY INFORMATION TAKEN FROM THE LAND RECORDS OF PAGE COUNTY, VIRGINIA
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON.
3. NO FLOOD INFORMATION GIVEN OR DETERMINED FOR THIS PARCEL.



EXHIBIT



RACEY PROJECT #
SHEET 2 OF 2

PLAT SHOWING A SUBDIVISION ON THE
LANDS OF

**LOT 7
BAKER DEVELOPMENT
PARTNERSHIP, LLC**

LURAY MAGISTERIAL DISTRICT
PAGE COUNTY, VA
8/26/2021