

**REGULAR MEETING OF  
LURAY PLANNING COMMISSION  
July 14, 2021**

The Luray Planning Commission met on Wednesday, July 14, 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  
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.

**ADDITION OR DELETION OF AGENDA**

No Changes to agenda

**APPROVAL OF MINUTES:**

Chairman Good led a review of the June 16, 2021 meeting minutes.

**Motion:** Commissioner Dickson made the motion to accept the minutes from the June 16, 2021 meeting as amended. Second was by Commissioner Shaffer. **YEA:** Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Bill Huffman, Tracie Dickson, Frankie Seaward, and John Shaffer. **Approved 7-0**

**CITIZEN COMMENTS**

No citizens provided comments prior to the meeting.

**PUBLIC HEARINGS**

**A. Code Amendment – Article IV, Section 412 – Open Space/Park (OSP)**

Chairman Good introduced the consideration of a Code Amendment to amend Article IV, Section 412 – Open Space/Park (OSP). The Code Amendment will establish and define the Open Space/Park Zoning District for conserving natural resources, promoting outdoor recreation areas, and protecting existing undeveloped areas. By right uses in the OSP District will include public parks, recreational areas, forests, preserves, conservation areas, agriculture, and cemeteries. Public service facilities, bed and breakfast homes, commercial recreational facilities, and campgrounds are uses considered by Special Use Permit.

No speakers spoke at the Public Hearing.

**Motion:** Commissioner Nowak made the motion to recommend approval of the Code Amendments as presented. Second was by Commissioner Huffman. **YEA:** Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Bill Huffman, Tracie Dickson, Frankie Seaward, and John Shaffer. **Approved 7-0**

### **B. Code Amendment – Article III, Section 302 – Zoning Districts**

Chairman Good introduced the consideration of a Code Amendment to amend Article III, Section 302 – Zoning Districts to include the Open Space/Park (OSP) Zoning District.

No speakers spoke at the Public Hearing.

**Motion:** Commissioner Sours made the motion to recommend approval of the Code Amendments as presented. Second was by Commissioner Shaffer. **YEA:** Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Bill Huffman, Tracie Dickson, Frankie Seaward, and John Shaffer. **Approved 7-0**

### **C. Valley Care Management Properties**

Chairman Good introduced the discussion of the rezoning request for the Valley Care Management Properties. Valley Care Management requests rezoning of split-zoned parcels 42A4-A-37 (124 North Hawksbill Street), 42A4-9-1 (122 North Hawksbill Street), and 42A4-A-49 (120 North Hawksbill Street) to Business (B1) Zoning District from the existing split zonings that include Business (B1), High Density Residential (R3), and Light Industrial (M1).

No speakers spoke at the Public Hearing.

Tyler Austin with Racey Engineering spoke on behalf of Valley Care Management Properties to discuss the request. Mr. Austin indicated that the need for rezoning originated from the split zoned properties and the boundary line adjustment on two of the properties to expand the parking lot for the health care facility

**Motion:** Commissioner Shaffer made the motion to recommend approval of the Code Amendments as presented. Second was by Commissioner Huffman. **YEA:** Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Bill Huffman, Tracie Dickson, Frankie Seaward, and John Shaffer. **Approved 7-0**

## **UPDATES & DISCUSSIONS**

### **A. Zoning Map Update**

Chairman Good introduced the discussion on the updated Zoning Map.

Mr. Burke informed the Planning Commission that staff were waiting the finalization of the split-zoned lot rezoning and a future request from the Town to rezone their park properties to Open Space/Park (OSP) to produce the final Zoning Map.

## **COMMISSION COMMENTS**

The Planning Commission discussed the Luray Meadows Apartment project and the opening of the Creekside Commons.

Bryan Chrisman updated the Commission on the Memorial Drive Road Improvements Project. The project is currently in the Right-of-Way Acquisition Phase with all right-of-way having been secured. The project is

anticipated to be advertised for construction bids in the Fall. The project will include widening Memorial Drive from West Main Street to the Page Memorial Hospital. Stormwater improvements and construction of a sidewalk along the east side of the road are also part of the project.

Mr. Chrisman also informed the Commission that the Northcott Drive Roundabout project has slowed in progress. It is anticipated that the project could be advertised for construction bids in late Fall.

The Commission also discussed the apparent slow progress on construction of the ABC Store on General Drive.

#### **CHAIRMAN'S COMMENTS**

Chairman Good informed the public that the next Planning Commission will be on Wednesday, August 11<sup>th</sup>.

#### **ADJORNMENT**

There being no further business, the meeting adjourned at 7:25 p.m.



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Steven Burke  
Town Manager



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Bryan Chrisman  
Assistant Town Manager

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