

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
February 17, 2021**

The Luray Planning Commission met on Wednesday, February 17, 2021 at 7:00 p.m., due to snow on February 10th, in regular session following the provisions established by the Emergency Ordinance for Continuity in the Government of Luray adopted by the Town Council on April 13, 2020. 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
Bill Huffman
John Shaffer
Grace Nowak

Commissioners Absent:

Tracie Dickson
Frankie Seaward

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

CONTINUITY IN THE GOVERNMENT OF LURAY

Chairman Good stated that due to the threat of transmission of COVID-19 and in recognition of the Governor's Executive Order, the Meeting is closed to the public as provided by the Emergency Ordinance adopted by Town Council on April 13, 2020.

APPROVAL OF MINUTES:

Chairman Good led a review of the January 13, 2021 meeting minutes and offered two corrections to the minutes.

Motion: Commissioner Shaffer made the motion to accept the minutes from January 13, 2021 meeting as amended. Second was by Commissioner Nowak. **YEA:** Chairman Ronald Good, Commissioners, Brian Sours, Bill Huffman, Grace Nowak, and John Shaffer. **Approved 5-0**

CITIZEN COMMENTS

No citizens provided comments prior to the meeting.

PUBLIC HEARINGS

A. SUP20-04 – 111 South Hawksbill Street

Chairman Good introduced the Special Use Permit application received from Giselle Camacho of 111 South Hawksbill Street (Tax Map No. 42A11-7-2&3) requesting the existing structure in the High-Density Residential (R3) District to operate a lodging house (Air B&B). Chairman Good explained the conditions of approval recommend by staff which included 1) Parcels 2 and 3 shall be owned by the same owner with parking on Parcel 2 for the duration of operation of the Lodging House use; 2) Occupancy of no more than six (6) guests at any one time; 3) Off-street parking is required for all guest vehicles; 4) One identification sign can be permitted on the property not exceeding four square feet on either side; 5) Meals if provided shall be served to only guests renting bedrooms in the dwelling; and 6) Obtain Town Business License; Transient occupancy tax and meals tax must be collected and remitted to the Town.

Chairman Good opened the Public Hearing and no speakers spoke

Motion: Commissioner Huffman made the motion to recommend approval to the Town Council of the Special Use Permit to operate a Lodging House at 111 South Hawksbill Street with the recommended conditions as presented. Second was by Commissioner Sours. **YEA:** Chairman Ronald Good, Commissioners, Brian Sours, Bill Huffman, Grace Nowak, and John Shaffer. **Approved 5-0**

B. SUP 21-01 Tannery Parcels (Tax Map Nos. 42A4-10-8,9,&6C)

Chairman Good introduced the Special Use Permit received from Travis Hoke to operate an automobile service garage, offices, a rental car business, and self-storage units on three parcels totaling 3.53 acres near the former Tannery (Tax Map Nos. 42A4-10-6C,8&9). All uses in the Limited Industrial (I-1) Zoning District require a Special use Permit.

Chairman Good opened the Public Hearing.

Jim McNeely of 440 Ruffner House Lane expressed concerns about the proposed development regarding the impact and maintenance of Hill House Lane, stormwater runoff concerns, and concerns about potential contaminated soils from the former tannery use. Mr. McNeely also requested that screening be maintained. Discussion between McNeely and Mr. Hoke indicated that they would develop an agreement regarding the expanded use and future maintenance of Hill House Lane.

Ken Snodgrass of 301 Hill House Lane emailed comments that stated that he has a 50' wide Right-of-Way on Hill House Lane to his property that cannot be modified without his approval.

Motion: Commissioner Nowak made the motion to recommend approval to the Town Council of the Special Use Permit to operate an automobile service garage, offices, a rental car business, and self-storage units to comply with Town Code Chapter 407 on three parcels near the former Tannery identified as Tax Map 42A-10-6C,8,&9 conditioned that the applicant and Mr. McNeely come to a verbal agreement regarding expanded use and future maintenance of Hill House Lane prior to the Town Council Public Hearing. Second was by Commissioner Huffman. **YEA:** Chairman Ronald Good, Commissioners, Brian Sours, Bill Huffman, Grace Nowak, and John Shaffer. **Approved 5-0**

UPDATES & DISCUSSIONS

A. Zoning Map Update

Chairman Good introduced the updated Zoning Map.

Mr. Burke informed the Planning Commission that the Town Attorney was investigating if the Open Space/Park Zoning District should include limited residential use on agricultural properties.

B. Zoning Ordinance Amendments

Mr. Burke updated the Planning Commission that updates previously reviewed by the Planning Commission will be scheduled for Public Hearing in the near future.

C. Split Zoned Parcels

Mr. Burke informed the Planning Commission that letters had been sent to the affected property owners of split zoned lots in the Town. Staff have received responses from about ten owners with positive response.

COMMISSION COMMENTS


The Commission discussed the ongoing COVID-19 vaccination effort in Page County.

CHAIRMAN'S COMMENTS


Chairman Good stated that the March meeting will be Wednesday, March 10th

ADJORNMENT

There being no further business, the meeting adjourned at 7:45 p.m.



Steven Burke
Town Manager



Bryan Chrisman
Assistant Town Manager

