

**REGULAR MEETING OF  
LURAY PLANNING COMMISSION  
March 11, 2020**

The Luray Planning Commission met on Wednesday, March 11, 2020 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  
Tracie Dickson  
Bill Huffman  
Frankie Seaward (Arrived at 7:06 pm)  
John Shaffer

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.

**APPROVAL OF MINUTES:**

**Motion:** Commissioner Shaffer made the motion to accept the minutes from February 12, 2020 meeting as presented. Second was by Commissioner Nowak.

**YEA:** Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Tracie Dickson, Bill Huffman, and John Shaffer.

**Approved 6-0**

**CITIZEN COMMENTS**

No citizens spoke

**PUBLIC HEARINGS**

**A. Code Amendment – Urban Agriculture - Chapters 202 & 517**

**CITIZENS COMMENTS**

No citizens spoke

**Motion:** Commissioner Nowak made the motion to recommend approval to Town Council as presented. Second was by Commissioner Sours.

**YEA:** Chairman Good and Commissioners Grace Nowak, Tracie Dickson, Brian Sours and Bill Huffman, and John Shaffer.

**Approved 6-0**

## UPDATES & DISCUSSIONS

### A. Code Amendment – Artisan Manufacturing – Chapters 202 & 406

Steve Burke stated that Town Council had expressed concerns about possible noise and fumes associated with potential artisan manufacturing and the effect it could have on adjacent properties and businesses. The Planning Commission expressed understanding of this concern. Commissioner Dickson inquired if other localities allowed artisan manufacturing by-right or through a Special Use Permit. Bryan Chrisman responded that some included prohibitions of excessive noise or odors with the by-right use, but that would result in challenging enforcement on existing businesses. The Planning Commission concurred to consider a Code Amendment with artisan food and beverage manufacturing by-right and artisan manufacturing considered through a Special Use Permit.

A Public Hearing on this Code Amendment will be scheduled for the April meeting.

### B. Zoning Ordinance Amendments

Steve Burke said that the staff is working with the Town Attorney on the language and will provide an updated draft once it is completed. An inquiry to FEMA resulted in response on the progress of their review.

The Planning Commission agreed to continue the consideration of the Code Amendments once the FEMA review was completed.

### Other Discussions

Steve Burke presented an overview of the proposed FY 2021 Capital Improvement Program Projects that will be included in the recommended FY 2021 Budget to Town Council later this month.


The Planning Commission will consider affirming the FY 2021 Capital Improvement Program conforms with the Comprehensive Plan at the April Meeting.

## CHAIRMAN'S ANNOUNCEMENTS

No Announcements

## ADJORNMENT

There being no further business, the meeting adjourned at 7:24 p.m.

  
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Steven Burke  
Town Manager

  
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Bryan Chrisman  
Assistant Town Manager