

**REGULAR MEETING OF  
LURAY PLANNING COMMISSION  
June 10, 2020**

The Luray Planning Commission met on Wednesday, June 10, 2020 at 7:00 p.m. 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  
Grace Nowak  
Brian Sours  
Tracie Dickson  
Bill Huffman  
Frankie Seaward  
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.

**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.

Chairman Good also provided a summary of the role of the Planning Commission in the planning process and stated that the Planning Commission provided a recommendation to the Town Council.

**APPROVAL OF MINUTES:**

**Motion:** Commissioner Nowak made the motion to accept the minutes from March 11, 2020 meeting as presented. Second was by Commissioner Dickson. **YEA:** Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Tracie Dickson, Bill Huffman, Frankie Seaward, and John Shaffer. **Approved 7-0**

**CITIZEN COMMENTS**

No citizens provided comments prior to the meeting.

**PUBLIC HEARINGS**

**A. SUP 20-01 – 4 Canaan Street**

Chairman Good introduced the public hearing was to receive input on a request from Gwynne Jewell for a Special Use Permit to use the existing structure located at 4 Canaan Street, which is located in the B-1 Business District, as a residence for long-term rental. As the structure was constructed after October 1977, a Special Use

Permit is required to permit a residential use single-family dwelling in the Business District as specified in Town Code 406.2.h.

Commissioner Huffman stated that he had spoken to nearby business owners who had no concerns about the residential use.

#### **CITIZENS COMMENTS**

No citizens provided comments prior to the meeting.

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

#### **B. SUP 20-02 516 Fourth Street**

Chairman Good introduced the public hearing was to receive input on a request from Gene Knight for a Special Use Permit to install a manufactured home at 516 Fourth Street, which is located in the R-4 High-Density Residential District. A Special Use Permit is required per Town Code 404.2.e

Chairman Good indicated that installation of a home at the property would be an improvement. Commissioner Shaffer agreed.

#### **CITIZENS COMMENTS**

No citizens provided comments prior to the meeting.

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

#### **UPDATES & DISCUSSIONS**

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

Steve Burke stated that staff would schedule a Public Hearing on this Code Amendment for the July meeting.

##### **B. Zoning Ordinance Amendments**

Steve Burke said that the staff have not received any update on the review by FEMA.

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

##### **Other Discussions**

Steve Burke informed the Commission that the Town Council had referred review a Code Amendment to allow residential dwelling units in the R-2 Medium-Density Residential District and construction continues at Lord Fairfax Community College.

Bryan Chrisman informed the Commission that the dedication of General Drive to the Town would not proceed due to a request from McDonalds Corporation for the Town to purchase the property. The section of General Drive from Route 211 to the entrance to Walmart will remain private.

**CHAIRMAN'S ANNOUNCEMENTS**

No Announcements

**ADJORNMENT**

There being no further business, the meeting adjourned at 7:26 p.m.



---

Steven Burke  
Town Manager



---

Bryan Chrisman  
Assistant Town Manager