

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
November 18, 2020**

The Luray Planning Commission met on Wednesday, November 18, 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
Ligon Webb, Council Member - Elect

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.

CITIZEN COMMENTS

No citizens provided comments prior to the meeting.

APPROVAL OF MINUTES:

Chairman Good led a review of the October 14th meeting minutes

Motion: Commissioner Shaffer made the motion to accept the minutes from October 14, 2020 meeting as presented. Second was by Commissioner Huffman. **YEA:** Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Tracie Dickson, Bill Huffman, Frankie Seaward, and John Shaffer. **Approved 7-0**

PUBLIC HEARINGS

No items

UPDATES & DISCUSSIONS

A. Special Use Permit – SUP20-3 10 North Court Street

Chairman Good introduce the Special Use Permit application received from Mark & Christine Johnson of 10 North Court Street (Tax Map No. 42A10-A-49) requesting the existing structure in the Business (B1) District to operate as a three-unit apartment.

A Special Use Permit is required for apartments in the Business Zoning District. Town records do not indicate issuance of an SUP for this property, and there are no records that it was operated as an apartment prior to the adoption of the Town Zoning Code.

The applicant states that the unit currently exists as three separate units with independent water and electric service. Only two parking spaces are available on the property.

Chairman Good and Commissioner Seaward stated that they knew individuals who had previously lived at the property.

A Public Hearing will be scheduled for the December meeting.

B. Zoning Map

The Planning Commission discussed the update the official Zoning Map that includes four rezoning approvals since the 2016 Zoning Map Adoption. The Commission also approved the definition for an Open Space/Park (OSP) Zoning District.

A Public Hearing will be scheduled for the January meeting.

C. Zoning Ordinance Amendments

Steve Burke presented the Zoning Code Amendment Sections that the Planning Commission had reviewed in 2019. Due to a lack of response from the Commonwealth about the proposed amendments related to the Floodplain, the proposed amendments to that Section have been tabled from consideration.

Updates to the draft Code Amendments include the inclusion of Lodging House as a use and requiring a Special Use Permit for commercial storage of flammable or explosive liquids or gases.

A Public Hearing will be scheduled for the January meeting.

D. Split-Zoned Parcels

The Commission discussed the existence of 68 parcels in the Town limits that contain multiple zoning districts. The Commission reviewed the draft letter to alert the property owners of this condition and to offer a no-cost plan to allow the owners to rezone the properties to the most appropriate zoning classification.

Staff will mail the letter to the affected property owners. An update on the response will be provided in 2021.

COMMISSION COMMENTS

CHAIRMAN'S COMMENTS

Chairman Good stated that the date of the December Planning Commission will be Wednesday, December 14th.

Chairman Good also recommended that the Planning Commission develop letter of thanks for Mayor Barry Presgraves and Councilman Leroy Lancaster as they retire from the Town Council.

ADJORNMENT

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



Steven Burke
Town Manager



Bryan Chrisman
Assistant Town Manager