

**REGULAR MEETING OF  
LURAY PLANNING COMMISSION  
December 23, 2020**

The Luray Planning Commission met on Wednesday, December 23, 2020 at 7:00 p.m. in regular session (December 16<sup>th</sup> Meeting postponed due to snow) 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  
Tracie Dickson  
Bill Huffman  
Frankie Seaward  
John Shaffer

Commissioners Absent:

Grace Nowak

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.

**CITIZEN COMMENTS**

No citizens provided comments prior to the meeting.

**APPROVAL OF MINUTES:**

Chairman Good led a review of the November 18, 2020 meeting minutes

**Motion:** Commissioner Dickson made the motion to accept the minutes from November 18, 2020 meeting as presented. Second was by Commissioner Sours. **YEA:** Chairman Ronald Good, Commissioners, Brian Sours, Tracie Dickson, Bill Huffinan, Frankie Seaward, and John Shaffer (Nowak Absent). **Approved 6-0**

**PUBLIC HEARINGS**

**A. Special Use Permit – 10 North Court Street**

Chairman Good provided a summary of SUP 20-03 to operate a three unit apartment at 10 North Court Street which is located in the Business (B1) Zoning District. No speakers spoke during the Public Hearing. An emailed comment was received from Tom and Jeanne Fink from 106 North Court Street with concerns about street parking associated with the apartment use. Planning Commission members discussed the concerns about parking. Chairman Good stated that additional egress options should be provided for new construction of second floor (or higher) apartments.

**Motion:** Commissioner Sours made the motion to recommend approval of the Special Use Permit to operate a three-unit apartment at 10 North Street as presented. Second was by Commissioner Seaward. **YEA:** Chairman Ronald Good, Commissioners, Brian Sours, Tracie Dickson, Bill Huffinan, Frankie Seaward, and John Shaffer (Nowak Absent). **Approved 6-0**

**UPDATES & DISCUSSIONS**

**A. Special Use Permit – SUP20-04 – 111 South Hawksbill Street**

Chairman Good introduce 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).

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.

Bryan Chrisman noted that off-street parking for the proposed use is located on Lot 2 and the residence is located on Lot 3. A condition of approval should require that Lots 2 and 3 be owned by the same owner as long as the Lodging House is in operation.

A Public Hearing will be scheduled for the January meeting.

**COMMISSION COMMENTS**


The Commission expressed a Merry Christmas and Happy New Year


**CHAIRMAN’S COMMENTS**

Chairman Good stated that the date of the December Planning Commission will be Wednesday, January 13th

**ADJORNMENT**

There being no further business, the meeting adjourned at 7:22 p.m.

  
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Steven Burke  
Town Manager

  
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Bryan Chrisman  
Assistant Town Manager