

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
JANUARY 14, 2015**

The Luray Planning Commission met on Wednesday, January 14, 2015 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
Mark Malone
Brian Sours
Grace Nowak
Jerry Dofflemyer
Tracie Dickson

Absent: John Shaffer

Others Present:

Ligon Webb, Town Planner
Jason Spitler, Town Attorney

The meeting was called to order by Chairman, Ronald Good, at 7:00 p.m. and everyone joined in the Pledge of Allegiance to the flag.

APPROVAL OF MINUTES:

A correction was made to the minutes. Commissioner Mark Malone was present but came late. A motion was made by Commissioner Dofflemyer that the minutes of December 10, 2014 be approved as corrected and motion was seconded by Commissioner Nowak with the vote as follows: YEA: Commissioners Good, Malone, Sours, Nowak, Dofflemyer, and Dickson.

Approved 6-0

GROUP PHOTO FOR WEBSITE

Mr. Webb took a photo of those present for the website. He will get Commissioner Shaffer next month.

PUBLIC HEARING:

SIGN ORDINANCE AMENDMENTS

Commissioner Good stated we have looked at this for several months and the advertisement was properly placed in the *Page News & Courier*.

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On page 3 of the Sign Ordinance Mr. Webb recommended that on temporary political campaign signs on private property, such signs shall only be displayed 90 days instead of 45 days. They are to be removed within 5 days after the election.

On page 4 under Sandwich Board Signs Mr. Webb stated one of the issues is within 200 feet of the business. One of the main users of the off premises signs places his sign about 350 feet away from his building, so he recommended changing the 200 feet to 350 feet.

On page 7 Mr. Webb stated we are asking property owners that have an empty sign face to put a cover over it. Also change the wording in the last sentence of (e) under Section 801.10. Take out "with a" "may request property owners such a cover with specific compliance date noted."

On page 8 Mr. Webb stated removal of nonconforming signs is the one where we put the current ordinance which basically says they need to put a value on the sign by a contractor.

On page 9 we are changing a few of the sizes of the wall signs.

On page 10 at the bottom (Section 802.3 (Signs in the Business District) if there is something or a sign situation, they can come to the Town Council, and also add that the" zoning administrator shall make a written interpretation of the ordinance, which shall be kept on file and used as a guide for future determinations."

On page 12 Mr. Webb stated we can just remove 803.4. "Variances to certain sign regulations not permitted; unless specifically authorized herein, no variance to the standards established for regulating the size of signs shall be authorized." We have already put a section in where if there is an issue or someone needs accommodation, they can take it before the Town Council.

Discussion was held on the flashing signs at gas pumps.

Commissioner Good stated with those notes that Ligon has given, are there any questions or discussion. Commissioner Good stated he liked the way this was done with the yellow highlights showing the proposed change and notes.

Commissioner Good then opened the public hearing. We advertised for two weeks. No one asking to speak, the public hearing was closed.

A motion was made by Commissioner Malone that the amendments to the sign ordinance be approved and sent to Town Council. Motion was seconded by Commissioner Sours with the vote as follows: YEA: Commissioners Good, Malone, Sours, Nowak, Dofflemyer and Dickson.

APPROVED 6-0

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Mr. Webb stated the next Council meeting will be February 9th.

DISCUSSING: POTENTIAL UPCOMING AGENDA ITEMS

Mr. Webb stated he will be going out of town March 11, our regular meeting time. It's a good chance we will have a public hearing for March. He asked if Tuesday, March 10 would be suitable to everyone? The Baughan project should be coming forth soon. It appears that Rite Aide wants to buy property in town on the corner of Memorial and Main; nothing official yet. They want to potentially build a single standing store on that corner. The only reason it's coming before the Planning Commission and Town Council is because they actually want to build a subdivision. Rite Aide only wants to buy a portion of this property and the rest will be subdivided. There are some things to consider over there. The only reason they have to come before us is they actually have to do a preliminary plat and during that time we could talk about turn lanes, sidewalks and things like that with them. They will divide off more than an acre to Rite Aide. My only real concern other than having to get the roads and turn lanes, is to figure out what they need to do with their site. My biggest concern is to make sure the building fits in some way to the area. I think they are looking at a brick building. I would like to see just a monument style sign, low profile, with a nice foundation. The engineer doing the work thinks that is what they want to do.

There being no further business, the meeting adjourned at 7:43 P.M.

Ligon Webb
Town Planner

ATTEST:
