

Town of Luray

Planning Commission Agenda

March 14, 2018

7:00P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Review of Minutes Meeting February 14, 2018**
- 5. Citizen Comments**
- 6. Public Hearings**
 - A. Fences–Proposed Amendments to Section 504 of Article V
- 7. Updates & Discussion items:**
 - A. Luray Park Board Association – Lowell Baughan
- 8. Action Items**
 - A. Fences
- 9. Comprehensive Plan 2018 – Chapter Outline**
- 10. Chairman’s Announcements**
- 11. Adjournment**

Town of Luray
PO Box 629
45 East Main Street
Luray, VA 22835
www.townofluray.com
540.743.5511



PLANNING COMMISSION

Chairman

Ronald Good

meado12@aol.com

Appointed By
Councilman Ron Vickers
Term Ends: 12-31-2018

Commission Members

Tracie Dickson

tdickson@bbandt.com

Appointed By
Councilman Jerry Dofflemyer
Term Ends: 12-31-2018

John Shaffer

john.shaffer@luraycaverns.com

Appointed By
Councilman Jerry Schiro
Term Ends: 12-31-2018

Bill Huffman

bill.huffman@luraycaverns.com

Appointed By
Council President Leroy Lancaster
Term Ends: 12-31-2020

Brian Sours

brian@richardsbus.com

Appointed By
Councilman Joey Sours
Term Ends: 12-31-2020

Gail Kyle

Gkyle50@gmail.com

Appointed By
Councilwoman Leah Pence
Term Ends: 12-31-2020

Grace Nowak

gracelowak04@gmail.com

Appointed By
Mayor Barry Presgraves
Term Ends: 12-31-2020

Town Officials:

Town Manager – Steve Burke
Assistant Town Manager- Bryan Chrisman
Town Clerk/ Treasurer- Mary Broyles
Deputy Town Clerk/ Treasurer- Danielle Babb
Planning & Zoning Assistant – Brooke Newman
Chief of Police- Bow Cook
Superintendent of Public Works- Lynn Mathews
Parks & Recreation Director- Pat O'Brien
Parks & Rec Assistant Director- Dakota McCoy
WTP Superintendent- Joey Haddock
WWTP Superintendent- Tom Brown

Commissions & Committees:

Luray Planning Commission
Luray-Page County Airport Commission
Luray Tree and Beautification Committee
Luray Board of Zoning Appeals
Luray Downtown Initiative
Luray-Page County Chamber of Commerce

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
February 14, 2018**

The Luray Planning Commission met on Wednesday, February 14, 2018 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
John Shaffer
Gail Kyle
Brian Sours
Tracie Dickson

Absent:

Others Present:

Bryan Chrisman, Acting Town Manager
Brooke Newman, Planning & Zoning Assistant
David Reed

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:

Motion: Commissioner John Shaffer made the motion to accept the minutes with noted changes from the January 10, 2018 regular Planning Commission; seconded by Commissioner Grace Nowak.

YEA: Chairman Ronald Good, Commissioners Grace Nowak, John Shaffer, Gail Kyle, Brian Sours, and Tracie Dickson **Approved 6-0**

CITIZEN COMMENTS

PUBLIC HEARINGS

UPDATES AND DISCUSSIONS

ACTION ITEMS

- A. Crazy Crow Holdings LLC – Final Subdivision Plat

Bryan Chrisman stated the only change to the plat is that the proposed 5' storm water drainage easement along Mechanic Street will become a 10' easement. After the surveyor marked the site, Mr. Chrisman made a site visit and informed Mr. David Reed that the 5' easement which was marked would not bring

the drainage structure into the easement area and a few additional feet would be needed. The changes will be made to both the plat and the deed of easement. It will be deeded to the town for maintenance so long as the property owner can still utilize the easement area. No additional changes are requested. Chairman Good inquired about the entrances to both properties. Mr. Chrisman informed the commission that the entrances would most likely be off Bixler's Ferry Road. He would not recommend any entrance be placed off of Mechanic Street or near that end of Bixler's Ferry due to visibility and safety reasons. The location of entrances will be submitted during the zoning permit application stage. Mr. Chrisman also informed the commission that the question came up regarding developmental plans during the council meeting. In this particular subdivision, there are no developmental plans. This is just a simple subdivision survey plat.

Mr. David Reed spoke regarding the expansion of the drainage easement. He stated the 10' feet would get the entire drainage area. Mr. Reed stated the applicant would like to be ensured they have the right to utilize that area to dump any storm water off of the properties.

Motion: Commissioner Grace Nowak made the motion to accept the subdivision plat; seconded by Commissioner Tracie Dickson.

YEA: Chairman Ronald Good, Commissioners Grace Nowak, John Shaffer, Gail Kyle, Brian Sours, and Tracie Dickson **Approved 6-0**

COMPREHENSIVE PLAN 2018 – CHAPTERS 13, 14, & 15

Section 13: Transportation

Mr. Chrisman informed the council the transportation plan has to be in the comprehensive plan in order to qualify for various pools of state and federal money. The transportation section will be updated to include the VDOT Plan and split out the multi modal portion with pedestrian, cycling, etc. to have their own chapter. Then we can start talking about projects like opening up the boom field to pedestrian and bicycle networks. By doing this we can connect the East Luray Shopping Center to Ninth Avenue, First Street and possibly Third to Luray Avenue. By separating this and creating its own section in the comprehensive plan we let community members know it is important to us. Chapter 13: Transportation will become primarily vehicular traffic improvements.

The Summary of the Plan will expand greatly because our transportation plan is going to get inserted verbatim into the comprehensive plan. The roundabout on page 58 is just a portion of West Main Street intersection improvements. The left option shown on this page is the current plan done by VDOT. Plans for widening of Northcott Drive and the addition of a dedicated turn lane on Northcott Drive at US 211. The final piece is the elimination of the cross over at the junction of West Main Street and US 211. Currently this is a right in, left out, right out intersection. VDOT has intended to get rid of this cross over for a variety of reasons. The lanes are on two different elevations and are tilted. Numerous cars tend to wait in the cross over. What may occur here is the removal of the cross over in its entirety and elimination of the left turn capability. This would make this intersection a right in coming off of US 211 onto West Main Street and a right out from West Main Street on to US 211. This would push traffic to the light where it can be controlled in a safer manner. This change will occur last in order to observe what the traffic does with the roundabout and the additional turn lanes on Northcott Drive. There has been a discussion with John Graves in regards to an addition of a similar dedicated turn lane on Cave Hill Road that would help split the traffic on busy days. This would be a good goal to accomplish over the next 5 to 10 years.

The intersection of West Main Street and Memorial Drive, on page 59, is in to VDOT now for final review for the QA/DC (quality assurance and quality control). Half of this was proffered by Valley Health Systems and the VDOT revenue sharing program was used to add to the total project. The biggest complaint in this area is the change in elevation when you are coming off Main Street going down into Memorial Drive. The drainage feature will be eliminated to make it a smoother transition adding drainage structure in West Main Street and down along Memorial Drive will be part of the project. There will also be some paving and restriping on West Main Street. Bids for this project will go out in spring 2018 and construction will hopefully start in the summer or fall of 2018. Commissioner Gail Kyle stated the need to widen Memorial Drive from Main Street to the nursing home. Mr. Chrisman responded that phase II of Memorial Drive corridor improvements will include the widening and drainage feature improvements on both sides as well as curb and gutter on one side and a side walk on the hospital side. There will also be empty conduits for future street lighting. This project will replace one of our completed projects in the 2018 comprehensive plan.

Commissioner Gail Kyle also mentioned the need for a light at the intersection of Court Street and Main Street. Commissioner Tracie Dickson stated that a light had been placed there and removed. Mr. Chrisman stated that it was placed there during the bridge repair process. The number of accidents that occurred there while the light was in place were far more than had ever occurred before without the signal. Commissioner Kyle inquired as to whether or not some other type of light can be placed there. Commissioner Dickson recommended an advanced warning light. Mr. Chrisman informed the commission that signals need to be a certain distance apart or the timing of the signals become critical. The memorial Drive signal is far enough away from the Main and Broad signal that it will not be an influence. Commissioner Kyle and Sours agreed that street side parking is an issue at this intersection. Commissioner Kyle suggested eliminating the parking spaces. Mr. Chrisman agreed we take a look at this again.

Commissioner Kyle suggested adding touch traffic controls at the cross walks along Main Street for our increase in tourism and our growing aging community. She recommended underground utilities to create better pedestrian access. Mr. Chrisman suggested adding a utilities section to the comprehensive plan which would talk about power, phone, cable, and fiber optics.

Section 14: Community Facilities

Mr. Chrisman asked the commission what they would consider a community facility. Commissioner Kyle's response was a pool and a community center. Mr. Chrisman suggested that the mention of a recreation center be placed in the recreation chapter of the comprehensive plan. It would consist of a pool, basketball courts and tennis courts which is in the master plan for Ralph Dean Park. As of now the only facilities mentioned in this chapter are the library and the greenway. The mention of community facilities can be moved to another chapter and Chapter 14 can become multi modal, in which the greenway can be mentioned. Commissioner Nowak inquired about a dog park. Mr. Chrisman stated it would be placed in the chapter on community facilities.

Mr. Chrisman mentioned the need for an economic development chapter in the comprehensive plan. This would outline the town's vision for economic development into the plan and would be the last chapter in the plan. Chairman Good suggested adding the industrial aspect to the economic development chapter.

Section 15: Land Use & Growth

Mr. Chrisman informed the commission there would be significant changes to this chapter. One addition will be the split zoned lots that the town is trying to eliminate. A reference to the town's zoning map will be made in this chapter and a fold out will be placed in the back of the plan. There are major properties in Luray that can be developed. The map on page 69 will be updated. A list of available properties would also be added. And Mr. Chrisman suggested a rating system for transportation, utilities, facilities in regards to these properties to make them more marketable. Chapter 15 will become a chapter on economic development.

Chairman Good spoke about the Meeting of the Minds meeting he attended. The main topics of discussion were who we are and who we are not. A large group of people attended and brought forth great ideas. Mr. Chrisman reminded the commission about the questionnaires the planning and zoning department sent out to the community and business owners. We hope to also get great feedback to assist with the comprehensive plan.

Other Business

There being no further business, the meeting adjourned at 8:51 p.m.

Bryan T. Chrisman
Acting Town Manager

ATTEST: _____
Prepared by: Brooke Newman
Planning & Zoning Assistant

**AN ORDINANCE TO AMEND SECTION 504 OF ARTICLE V OF APPENDIX A
OF THE CODE OF THE TOWN OF LURAY, VIRGINIA**

WHEREAS, the Town of Luray, Virginia (the "Town"), has previously adopted zoning regulations for fences which are codified in Section 504 of Article V of Appendix A of the Town Code; and

WHEREAS, amendments to Section 504 have been proposed that would clarify applicable zoning regulations for fences; and

WHEREAS, the Town Planning Commission and Town Council have each conducted a properly-advertised public hearing with respect to the proposed amendments; and

WHEREAS, the Town Council has received the recommendation of the Town Planning Commission with respect to the proposed amendments.

NOW, THEREFORE, be it ordained by the Council of the Town of Luray, Virginia, as follows:

1. Section 504 of Article V of Appendix A of the Code of the Town of Luray, Virginia, shall be amended and restated as follows:

504. - Fences.

504.1. Material. No fragile, readily flammable material such as paper, cloth or canvas shall constitute a part of any fence, nor shall any such materials be employed as an adjunct or supplement to any fence.

504.2. Height Limit: Residential and Commercial Districts. Fences shall not exceed a height of six feet as measured from the top most point thereof to the ground or surface, along the centerline of the fence, in a commercial or residential district, except that (a) fences on corner lots must conform to the additional requirements set forth in Section 503; and (b) fences parallel to a street right of way abutting the front yard of a lot in a residential district shall not exceed a height of four feet.

504.3. Height Limit: Industrial and Public Buildings. Fences surrounding industrial sites, public playgrounds, institutions or schools may not exceed a height of 14 feet.

504.4. No Setback Applicable. Notwithstanding any other provision of this Ordinance, a fence is not a structure and may be located along or parallel to a property line without regard to any setback or yard requirements.

(Ord. of ~~XX-XX~~-2018, § 1)

2. This Ordinance will take effect immediately.

Adopted: ~~Month XX~~, 2018

Mayor

CERTIFICATE

I certify that I am the Clerk of the Town of Luray, Virginia, and that the foregoing is a true copy of an Ordinance adopted by the Council of the Town of Luray, Virginia, on Month XX, 2018, upon the following vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Mayor Presgraves ¹				
Ronald "Ron" Vickers				
Jerry Dofflemyer				
Jerry Schiro				
Leroy Lancaster				
Joey Sours				
Leah Pence				

Date: Month XX, 2018

[SEAL]

ATTEST: _____
Clerk, Town Council of
Town of Luray, Virginia

¹ Votes only in the event of a tie.

Town of Luray
45 East Main Street
Luray, Virginia 22835

**NOTICE OF PUBLIC HEARING ON
PROPOSED AMENDMENTS TO SECTION 504 OF ARTICLE V OF
ZONING ORDINANCE**

NOTICE is hereby given pursuant to § 15.2-2204 of the Code of Virginia, as amended, that the Luray Planning Commission shall hold a public hearing on **Wednesday, March 14, 2018 at 7:00 p.m.** in the Luray Town Council Chambers located at 45 East Main Street in the Town of Luray, Virginia.

The purpose of the hearing is to receive public comments on proposed amendments to Section 504 of Article V of the Town's zoning ordinance codified as Appendix A.

The proposed amendments are summarized as follows:

1. Article V, Sections 504.1, 504.2, and 504.3 of Appendix A would be amended to include descriptive headings that are consistent with and declarative of each section's content.
2. Article V, Section 504.2 of Appendix A would be amended to include a height limit of four feet for fences parallel to a street right-of-way abutting the front yard of a lot in a residential district.
3. Article V, Section 504.4 of Appendix A would be adopted and provide that a fence is not a structure for the purposes of the zoning ordinance and may be located along or parallel to a property line without regard to any setback or yard requirements.

All interested persons may appear and present their views at the public hearing. Further information concerning the proposed amendments, including copies of the textual amendments, are available at the Town of Luray Offices, 45 East Main Street, Luray, Virginia, between the hours of 8 a.m. and 5 p.m. from Monday through Friday.

**AN ORDINANCE TO AMEND SECTION 504 OF ARTICLE V OF APPENDIX A
OF THE CODE OF THE TOWN OF LURAY, VIRGINIA**

WHEREAS, the Town of Luray, Virginia (the "Town"), has previously adopted zoning regulations for fences which are codified in Section 504 of Article V of Appendix A of the Town Code; and

WHEREAS, amendments to Section 504 have been proposed that would clarify applicable zoning regulations for fences; and

WHEREAS, the Town Planning Commission and Town Council have each conducted a properly-advertised public hearing with respect to the proposed amendments; and

WHEREAS, the Town Council has received the recommendation of the Town Planning Commission with respect to the proposed amendments.

NOW, THEREFORE, be it ordained by the Council of the Town of Luray, Virginia, as follows:

1. Section 504 of Article V of Appendix A of the Code of the Town of Luray, Virginia, shall be amended and restated as follows:

504. - Fences.

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504.2. Height Limit: Residential and Commercial Districts. Fences shall not exceed a height of six feet as measured from the top most point thereof to the ground or surface, along the centerline of the fence, in a commercial or residential district, except that (a) fences on corner lots must conform to the additional requirements set forth in Section 503; and (b) fences parallel to a street right of way abutting the front yard of a lot in a residential district shall not exceed a height of four feet.

504.3. Height Limit: Industrial and Public Buildings. Fences surrounding industrial sites, public playgrounds, institutions or schools may not exceed a height of 14 feet.

504.4. No Setback Applicable. Notwithstanding any other provision of this Ordinance, a fence is not a structure and may be located along or parallel to a property line without regard to any setback or yard requirements.

(Ord. of ~~XX-XX~~-2018, § 1)

2. This Ordinance will take effect immediately.

Adopted: ~~Month XX~~, 2018

Mayor

CERTIFICATE

I certify that I am the Clerk of the Town of Luray, Virginia, and that the foregoing is a true copy of an Ordinance adopted by the Council of the Town of Luray, Virginia, on Month XX, 2018, upon the following vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Mayor Presgraves ¹				
Ronald "Ron" Vickers				
Jerry Dofflemyer				
Jerry Schiro				
Leroy Lancaster				
Joey Sours				
Leah Pence				

Date: Month XX, 2018

[SEAL]

ATTEST: _____
Clerk, Town Council of
Town of Luray, Virginia

¹ Votes only in the event of a tie.

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Luray, Virginia 22835

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2. Article V, Section 504.2 of Appendix A would be amended to include a height limit of four feet for fences parallel to a street right-of-way abutting the front yard of a lot in a residential district.
3. Article V, Section 504.4 of Appendix A would be adopted and provide that a fence is not a structure for the purposes of the zoning ordinance and may be located along or parallel to a property line without regard to any setback or yard requirements.

All interested persons may appear and present their views at the public hearing. Further information concerning the proposed amendments, including copies of the textual amendments, are available at the Town of Luray Offices, 45 East Main Street, Luray, Virginia, between the hours of 8 a.m. and 5 p.m. from Monday through Friday.

Recommendations on where to insert vision statement?

CHAPTER 1: INTRODUCTION

- Introduction
- Community Involvement Process
- Powers of the Plan
- Planning Horizon
- Development of the Town Plan Elements
- Plan Implementation and Monitoring

CHAPTER 2: GOVERNMENT STRUCTURE

- Government Structure
- Town and County Government
- Organizational Chart

CHAPTER 3: REGIONAL SETTING & HISTORY

- Regional Setting
- Topography & Climate
- History: The Town of Luray is Established
- Luray Becomes a County Seat
- Railroad and Tourism Serve as Early Economic Engine
- Luray Caverns Becomes Tourism Anchor
- Suggestions on Replacing Bicentennial?
- How Did Luray Get Its Name?

CHAPTER 4: ECONOMY & EMPLOYMENT

- The Industrial Era and the New Economy
- Private Sector Employees
- Page County: Employment by Sector
- Page County: Unemployment Rate
- Economy & Employment Summary

CHAPTER 5: POPULATION & GROWTH

- Luray – Historic Population Trends
- Page County – Historic Population Trends
- Luray's Population as a Percentage of Overall County Population
- Population Projection
- Regional Growth Trends
- Population Characteristics
- Population & Growth Summary

CHAPTER 6: BOUNDARIES, LAND USE & ZONING

Luray's Corporate Boundaries

Existing Land Use

Methodology

Existing Land Use Pattern

Zoning

Official Zoning Map

CHAPTER 7: HOUSING

Overview: Housing

Total Number of Housing Units

Tenure & Vacancy

Rental Housing Characteristics

House Values

Types of Household Heating

Year Housing Structure Built

Housing Summary

CHAPTER 8: HISTORIC RESOURCES (maybe change title)

Historic Resources

Commercial Structures

Luray Becomes a Designated Main Street Community & LDI

Suggestions on replacing Barbee Monument Restoration?

Map: Luray Historic District

CHAPTER 9: RECREATIONAL RESOURCES

Overview: Recreational Resources

Luray-Hawksbill Greenway

Four Seasons of Adventure (events card)

Inserting Plans for Future Growth at Ralph Dean Park

CHAPTER 10: EDUCATION & HEALTHCARE

Primary and Secondary Education

Higher Education LFCC & Vo-Tech

Page Memorial Hospital & Page Free Clinic

CHAPTER 11: ARTS & CULTURE

Overview: Arts and Culture

Festivals & Events

Performing & Visual Arts

CHAPTER 12: COMMUNITY DESIGN

Town Plan Elements: Community Design & Beautification

Update Projects

CHAPTER 13: COMMUNITY FACILITIES

Town Plan Elements: Community Facilities

Greenway Extension

Recreation Park Improvements & Additional Facilities

Farmer's Market

CHAPTER 14: TRANSPORTATION

Town Plan Elements: Transportation

Replacement of Main Street Bridge

Utilities & Infrastructure

CHAPTER 15: MULTI MODAL

Insert Projects

CHAPTER 16: LAND USE & GROWTH

Town Plan Elements: Future Land Use/Growth

Zoning Map

Future Residential Growth

Insert List of Available Properties with a rating system (transportation, utilities, facilities) for marketing

CHAPTER 17: ECONOMIC DEVELOPMENT

Industrial

Property Enhancements

New Products & Services

Work Force Education