

MINUTES OF A TOWN COUNCIL WORK SESSION
TOWN OF LURAY, VIRGINIA
Tuesday, September 2, 2008

The Luray Town Council met in a work session on Tuesday, September 2, 2008 at 6:00 p.m. in the Luray Town Council Chambers located at 45 East Main Street, Luray, Virginia at which time there were present the following:

Presiding: Mayor Barry Presgraves

Council Present: Nancy Shifflett
Lonnie Arrington
William Menefee
Leroy Lancaster
Jerry Schiro
Earl "Rock" Racer

Also Present: Rick Black, Town Manager
Bryan Chrisman, Assistant Town Manager
Mary Broyles, Treasurer
Danielle Babb, Deputy Clerk-Treasurer
Ligon Webb, Town Planner

Absent: Jason Spitler, Town Attorney

The meeting was called to order by Mayor Presgraves and everyone recited the Pledge of Allegiance to the flag.

Mayor Presgraves asked for changes or additions to the agenda. Councilwoman Shifflett would like to discuss one topic at the end of the meeting.

PUBLIC HEARINGS

Town Manager, Rick Black, notified Council of three upcoming public hearings. The first public hearing will be for a special use permit for an M-1 District. The property is located at the end of Furnace Road. The proposed usage is to temporarily store and transfer household recyclables on the parcel. Mr. Henry Mikus of Page County Public Works has reviewed the site and sees no problems with using the parcel as proposed. Councilman Lancaster suggested an alternate location for housing the bins, this location would be accessed from Broad Street. Council and Staff discussed the overall aesthetics of the bin location including fencing and landscape screening. Councilman Racer advised Town Staff to speak with Mr. Mikus and see if the alternate location is feasible.

Mr. Black advised Council that the second public hearing is for Interim Financing for the Hangar Project. Page Valley Bank is the only current offer at 5.75% for a term of three years. Councilman Schiro has proposed that the Town self-finance from reserve funds. His proposal highlights that the current interest rate the Town is earning on these funds is around 1.3%.

Lastly, Mr. Black, presented the information for the public hearing for Federal Grant Acceptance to purchase real estate. Mr. Black stressed that accepting this grant obligates the Town to operate the airport for a minimum of 20 years from the date of acceptance.

PLANNING COMMISSION

Town Planner, Ligon Webb, brought to Council's attention the possibility of re-zoning two M-1 properties to R-3. The current owners of these two properties have contacted Mr. Webb due to issues with selling these homes. The owners have been unable to sell the properties because lending institutions have not loaned money due to the zoning of the properties. If these properties were rezoned to R-3 the owners could not expand beyond the current existing structure. Presently the structures do not meet set-back requirements. The Planning Commission should have a recommendation for Council at the October Council Work Session.

Mr. Webb also proposed an ordinance change that would limit the size of accessory buildings. The Planning Commission has four public hearings for its regular meeting this month that concern the size of accessory buildings. The proposed amendment was formulated by the Planning Commission based on concerns expressed by the Board of Zoning Appeals. If the proposed ordinance were adopted, owners of residential parcels could construct accessory buildings not to exceed 4% of the lot's total area. Council and Staff discussed various approaches to this issue. Also, they addressed lot size issues, height considerations, and set back issues.

LOCAL INNOVATION GRANT APPLICATION

Town Manager, Rick Black, briefed Council on the Local Innovation Grant. The grant would work basically the same as the current CDBG grant but would require an upfront commitment from property owners. Doug Meredith of LMW, PC advised Mr. Black of this option as the second phase of the CDBG Façade Program has seen an increase in participation. Current CDBG's funds would not permit for the increased participation to provide construction funding for the additional property owners. As well, the Local Innovation Grant would provide an opportunity to eliminate slum and blight from the vacant Mick or Mack building located on West Main Street. The deadline for the grant application is September 30, 2008.

LURAY TRAIN DEPOT

Town Manager Black advised that he will be submitting the application for Phase IV of the Depot. This phase will be for the museum portion of the Depot. Last year the Town was turned down, however this year has seen significant progress in construction. Mr. Black feels that this progress should be enough to permit some or all of the funding. Also, Mr. Black received a request from the Railroad Club to come before Council with ideas for the Museum.

Mr. Black addressed the issue of visitors during the construction at the Depot. Mr. Puckett of FPW will be taking pictures of all phases of the construction. Mr. Black would like to post these photos as a link to the Town's website. The construction phase would present safety issues for visitors wanting to take their own photos.

LURA Y HEIGHTS

Town Manager, Rick Black, advised Council that all concerns and questions had been identified and addressed by town staff. Town Attorney, Jason Spitler, will review the performance bond prior to recording the plat.

AIRPORT: SEWER LINE RIGHT OF WAY

Mr. Black discussed the sewer line easement that is required as a part of the Hangar Project. This will be a private easement and is necessary to provide restroom facilities at the hangar site.

CHANGES TO THE AGENDA

Town Councilwoman Shifflett questioned the special use permit for River's West Bar-B-Q. There was issue over the hours of operation. The owner would like to operate additional hours during the week.

Town Councilman Menefee also raised concerns over a short term rental that is being operated on South Court Street. Town Manager, Rick Black, advised that we may want to revisit the issue of ordinance changes for short term rentals.

ADJOURNMENT

There being no further business, Mayor Presgraves adjourned the work session of the Town Council at approximately 7:17 pm.

Barry Presgraves
Mayor

Danielle P. Babb
Deputy Clerk-Treasurer