

**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.

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Bryan T. Chrisman  
Acting Town Manager

ATTEST: \_\_\_\_\_  
Prepared by: Brooke Newman  
Planning & Zoning Assistant