

**REGULAR MEETING OF THE
LURAY PLANNING COMMISSION
APRIL 11, 2012**

The Luray Planning Commission met on Wednesday, April 11, 2012 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:

Tom Potts
Clifton Campbell
Larry Hakel
John Meaney
Pam Flasch
Ronald Good
Joey Sours

Others Present:

Rick Black, Town Manager
Ligon Webb, Town Planner
Jason Spitler, Town Attorney

Chairman Tom Potts called the meeting to order and everyone joined in the Pledge of Allegiance to the flag.

APPROVAL OF MINUTES:

A motion was made by Commissioner Good that the minutes of March 14, 2012 meeting be approved as modified. Motion was seconded by Commissioner Hakel. The vote was as follows: YEA: Commissioners Hakel, Sours, Campbell, Potts, Flasch, Meaney and Good. **APPROVED: 7-0**

NEW BUSINESS:

Baker Development Partnership, LLC: Proposed Modifications to Luray Landing's Development Plan

Mr. Rick Black stated we have a proposal that has been submitted to redesign the Master Plan of Luray Landing. About half of it is still in the County which I believe would have to go through the friendly boundary line adjustment process before the plan could be totally free. There is a section of it where there are three lots that are proposed that join the little road coming from West-Lu subdivision and don't front on a public road. This road is going to have to be extended so that all three of these lots face on a public road. The other thing I had was by definition of what cul-de-sacs are; this cul-de-sac that serves these lots in this area which are primarily in the county exceeds our cul-de-sac length

MINUTES
APRIL 11, 2012
PAGE 2

over 500 feet. What I would suggest that they do is extend this 50 foot right-of-way through this lot to where the VDOT right-of-way will eventually be where 652 would be relocated. If the 50 foot right-of-way is just extended to this property line that would take care of that problem. This cul-de-sac here, Gun Smoke Court, is about 25 or 30 feet longer than what the cul-de-sac regulations are. A variance would take care of that but I don't think we can do the variance until it is administratively denied. As far as the overall plan, I don't have any problem with supporting the overall plan that's here, but there are things that need to be cleaned up so that we actually have the authority to do it, which is to get it in the town; the boundary line adjustment, then the variance, and then the inclusion in the actual plan.

Mr. Racey stated this used to be our loop on that map. They sold that to the town to benefit the airport and that's why the cul-de-sac. It was a rather lengthy process to arrive at that, so we are really hoping that we can work those details out and save this plan.

Mr. Black stated once that road is built that will be up to the airport and VDOT.

Commissioner Hakel asked where does it stand with the county. Mr. Black stated they received notification that the boundary line adjustment is required and they have no objections to it.

Commissioner Meaney stated item 6 under Suggested Actions "Keep in mind multi-modal issues such as pedestrian and bicycle access". I haven't seen anything about bicycle access. Mr. Black stated we don't have anything in our code that requires it.

Commissioner Potts stated getting back to the question about pedestrian access; one of the things that we did look at and I'm looking to see if it's retained here, was that you are able to walk around in green space and access over here on Cave Hill all the way out to Frontier Avenue. Mr. Black stated there are sidewalks throughout the development. I'm talking about the green space itself. That walkway that's left between the buildings there that is marked as O.4 and literally the green space extends behind that property there all the way around to O.S.1. That's all part of community property. It looks like it comes down and there's no space there but there is supposed to be space between that cul-de-sac on Davis Circle there; that fine narrow line there is supposed to be walkable the entire distance so the community has pedestrian access all the way through to all the green space. You have access off of Baker Drive and off of Frontier Avenue. Commissioner Sours asked how would it connect up here past Rae Court. Commissioner Potts stated just across the street.

MINUTES
APRIL 11, 2012
PAGE 3

Mr. Black asked are there things that you believe need to be added to this or you would like to see in here. Mr. Webb stated one thing on this one it says previously approved that open space; this was O.S. 2; I thought it was always approved. This might be an older one. Mr. Black replied this was the very first version. That was always approved, that open space right here. Mr. Racey stated this comes off the platted version; that's the original master plan so that's an amendment to that. Mr. Webb stated it was approved with that open park kind of in the middle of it – O.S. 2 on this one right here and I think this is what they had submitted originally but they agreed to move that space over there. Just note that.

Commissioner Potts stated you do confirm that parameter space marked here as green space is walkable at the back of the properties there all the way around to O.S. 4. Mr. Black replied yes.

Commissioner Potts stated the Town Ordinance says that cul-de-sacs are supposed to be 500 and this one is 525. How do you satisfy that? Mr. Black stated it has to be short enough for a variance issue if applied for. Mr. Webb stated I guess the question before this is how that process works. It needs to be denied first. You guys recommend and not approve it until everything is done. Commissioner Potts stated we don't do anything until it is administratively denied and then get the variance and then come back to you. We actually already have a variance hearing in May but I guess the issue is it needs to be part of the town before we can issue a variance so it might push that off so all of this can be brought into the town. It is not a very difficult process at all as far as bringing it into the town; it's pretty straightforward.

Commissioner Good stated he had a question that may have been answered or discussed when this was originally done. Is there a concern about traffic there where you come out of this development by McDonalds and Liberty; it kind of gets backed up in there now getting out of McDonalds or going in to Wal-Mart and Flotzies and all that.

Commissioner Campbell stated that it was questioned but depending on traffic going out on the back side – Mr. Black stated on 652 when its relocated when that part of the property is developed there will be at least one and that part extended to the end of Pioneer Court, then there will be two access points out to 652. Mr. Racey stated not only that but that does get rebuilt from the traffic light down past McDonalds and gets wide with an additional turning lane in there. It's actually a double stacked turning lane. Commissioner Good stated I'm sure that was discussed but I wasn't here.

MINUTES
APRIL 11, 2012
PAGE 4

Commissioner Potts stated let's not send them away and then come up with a "just remembered" next time. If you have anything that you are concerned about, make it known now.

Commissioner Flasch stated she had one more question. In granting a variance for Gunsmoke Court, it's based on the plan to extend Pioneer Court as a through street. So that will be noted in all the variance. Mr. Black stated any of the variance will only deal with stuff that is in the town. Commissioner Flasch stated but by the time this happens, this will be in the town too, right. Mr. Black said yes, but we don't anticipate a variance being used for that cul-de-sac. It would be much better if we had an entrance on 652.

OLD BUSINESS

Preliminary Plat Submittal – Mr. Bob Harrison

Mr. Webb stated he talked to Bob today about this. The first thing, I talked to Rick before the meeting and what I really think that he has submitted and he has not paid the fee, and looking at the preliminary plat shows what we pointed out last time. In reality I believe what we have here and Bob just wants feedback for what he's doing or wants to do. This is really a sketch plat. No fees have been paid. I believe it's more of a sketch plat. He's really asking for an initial feedback and I told him our concerns. The first one was he has a special use permit for 26 spaces. He needs 11 more feet over on the back part to meet those 26 spaces. He has told me today that what he is planning on doing is some of the apartments over at the Laurence; I think he has 6 apartments and he only needs 3. He wants to consolidate it into office space, so he believes that the parking requirement will go down. He won't need as many parking spaces. He basically wants to kind of revise his special use permit. I talked to Jason about what he needs to do for that to properly proceed. I think what we can do; and that's why I said what do you want to do with the front lot. In the special use permit we want to clearly understand what you are going to change and then we have concerns if you divide this parcel off and you say maybe for townhouses, then you are still going to need parking for that. Lay those things out in a letter. That's a very small portion of land and I don't know how realistic it is to put townhouses on 5,000 square feet and parking in the rear.

Commissioner Sours stated it would be nice to know a real good realistic use of it because it would be a shame to just have the land go unused because it is so small that it is worthless. Mr. Webb stated I think we can just write him a letter and say here are our

MINUTES
APRIL 11, 2012
PAGE 5

concerns. He is really going to have a hard time doing anything with this lot with parking. Commissioner Campbell stated he has a problem with that lot being that far away from the building; 1,200 feet. Even if they had a handicap spot there, I could not make it up that hill to that building. It doesn't make sense to me to have the parking lot that far away. Who is going to use it?

Mr. Spittler stated there is nothing about the request that makes any sense to me. Commissioner Potts stated it is already agreed that he can count it as his parking. Mr. Black stated based on the way our ordinance is written, he can. Mr. Webb stated the 1,200 feet is something that can be addressed separately. Commissioner Campbell stated under the special use permit he can, but if he changes that, then he changes the whole thing.

Commissioner Meaney stated am I missing something. Was it not his recommendation to take care of things. Mr. Webb stated it's not really denial; it's more we are giving him feedback. I believe this is more of a sketch plat; it's not an ordinary plat. Commissioner Sours stated it does have to be a denial there, right, because we can't table it again. Mr. Webb stated with a sketch plat you just really provide them feedback. He hasn't paid the fee and he hasn't done all the necessary items for a preliminary plat. I think we just write him a nice letter saying this is sketch plat, here is a list of issues. We think it is a good idea but we don't see how you are going to use 5,000 square feet. We are inclined to deny it.

2012 COMPREHENSIVE PLAN UPDATE – PROPOSED STUDY AREA 2 LONG-RANGE IMPROVEMENTS

Mr. Webb stated remember we broke the town down into seven study areas. We are on the second one; we are just taking our time on this; not in any rush. Not all of the study areas are going to have a lot of different proposed improvements. You'll see Study Area 2 we call the Court Street area. Remember your map. We will go back to the West Luray one just to refresh your memory. This was our plan for West Main and 211. This project actually has money ready to be spent. I had a meeting with VDOT a couple weeks ago and this is something that hopefully will be done within the next 18 to 24 months and it will be a done project. We've got the money and we are working and we've met with them and showed them these plans and they are supportive of them and like the idea. Already in the afternoon no one is making left hand turns. Just go ahead and close that and then we go to Leaksville. Since this down here is going to be closed off, we had talked about doing a left turn lane here or a right turn lane but really all we need was this right here because all of your traffic that comes off here is most likely going to be turning

MINUTES
APRIL 11, 2012
PAGE 6

to go to the school or potentially going straight. We do this little island here, a little raised island with landscaping that would keep the right turn lanes and the left turn lanes coming in here; keep them separated at that point. This traffic would yield, this traffic would come in, so we had a left turn lane here, so we decided that since most of the traffic is – why would you go down here and double back. Most traffic is going to be going left so what's the need for a left turn lane. You are going to be going left anyway, yielding to this traffic, so instead of putting turn lanes in, we just figured this divider with people going left and people going right, you would kind of keep them separated and this lane would yield to this lane coming in. The VDOT guys thought this was a better improvement plus costly and makes sense. Commissioner Potts stated this would be a no left turn intersection period. Mr. Webb stated you can go left here and there are a few houses here you could go left and then go right down here to go this way, but it would just seem like if you are going to go to the east, you would just take a right unless you lived in this area; three or four houses; pretty much everyone coming out of here is going to go right, that's the feeling.

Commissioner Campbell stated are you eliminating the right turn because if you have traffic coming off the by-pass – Mr. Webb stated right turn here, right. Commissioner Campbell stated it's a right turn instead of a left turn. Mr. Webb stated right turn; did I say that? Commissioner Campbell stated now you go back to Leaksville Road, why would you need a left turn lane because you are eliminating a right turn lane here. Mr. Webb stated right, there is no left turn here. Commissioner Campbell stated that's what we were talking about. This is what we were questioning. It should be a right turn into Leaksville Road and no left turn out. Mr. Webb stated we were just sort of thinking if you were coming off here, this by-pass, I don't know what the traffic data will tell you but you will probably see a 50-50 split; people taking a right, right here or going straight. Commissioner Campbell stated there is going to be quite a few people taking a right there. Mr. Webb stated correct. Commissioner Campbell stated right now I am watching that pretty close. People make a right turn onto Leaksville Road. Mr. Webb stated I guess the question is would they need a right turn lane here to get people off of this road. The traffic study will play this out a little more and determine if that is needed. Right now we are leaving it out but there is a possibility we need a right turn lane here. We were sort of thinking if you did not and the traffic study didn't support it – Commissioner Campbell stated otherwise you would have them to go to Northcott coming back to Main Street off the by-pass and then actually make a U turn back. If they are coming off the by-pass back here – Mr. Webb stated if you are coming from here, you can still go and if you live here, you can still come back this way. That left turn would not be – they will probably keep the sign up “School Hours No Left Turn” but you could still go left here but how many cars are going to be making this movement. Commissioner Potts stated I

MINUTES
APRIL 11, 2012
PAGE 7

think we ought to make it a right turn. Mr. Webb stated right only. Commissioner Potts said yes. Mr. Webb stated my only thought was that you are just going to have so few people that would be going left because you have to do it for the houses back here and they will still probably keep that sign here "No left during school hours".

Commissioner Sours stated this little island is going to make it even more dangerous to make a left. Mr. Webb stated I will make a note of that. They will do a form of traffic study and that is something that will probably come out of that. Commissioner Meaney stated Ligon, your main concern is the three or four houses, is that it. Mr. Webb stated for that left turn right. Those people would have to come out here and go back around to get here. Two people I have talked to that live there do not have any problem closing that down.

Commissioner Campbell stated all those people who go Leaksville are coming back from Leaksville and a lot of them are going to Wal-Mart. So they should make a right turn, go down to Northcott. Mr. Webb stated if they are going to Wal-Mart, they would come up here and can only go right anyway. They can't go left. Commissioner Campbell stated you are talking about a left turn lane. If you have a left turn, anybody can use it. It's not going to be just for these four houses. Mr. Webb stated you couldn't get across here, you would have to circle back around so I just think they naturally; and maybe that's why we didn't talk about it too much, my only concern about the left turn here would probably be the two people that live here. Everybody else will probably go right and come back down here.

Commissioner Flasch stated if they have someone in school and they are doing that on a regular basis, that could be a major inconvenience. Mr. Webb stated during school hours, I would say that they could still outside school hours go left here. See what I am saying; it wouldn't be prohibited. Commissioner Flasch stated I guess there is no way to say "resident traffic only". Mr. Webb stated probably not, but that's a good point, I think that's something that we can definitely bring up with the VDOT people.

Commissioner Meaney stated suppose there was a fire at one of those three or four houses. Commissioner Campbell stated we would go through it anyway.

Commissioner Sours stated what would be the total; I know you said there was funding for this. What would be the total that would come out of town coffers? Mr. Webb stated this is all part of our six year funding plan. We have \$1 ½ million. The funny thing about it is that we feel, and we are working on this now, if we could administer these projects in town, we could do it for a lot less than a \$1 ½ million and have maybe \$300,000 to \$500,000 left over. We are working on that right now.

MINUTES
APRIL 11, 2012
PAGE 8

Commissioner Campbell stated this was suggested about seven years ago. Mr. Webb stated we have had this six year plan money of \$1 ½ million for at least six or seven years. Commissioner Campbell stated we do need a longer access off of the by-pass. That could be straightened out some.

Mr. Webb stated this is what we have now; you can see the poles here and that's what we have right now. We are just adding this right turn lane here; this would be a straight and left, so we're not really doing anything but just putting this in for the right hand traffic. If this is closed down here, everyone is going to be coming into town this way. Another option, not totally correct, but another possibility, something of this measure and then the last possibility – it would take a little while for the people to get use to driving, especially the people coming from the high school. Think about it safety wise; what's this. It's going to slow them down. This configuration is the typical configuration and someone said to me cul-de-sac but a roundabout and I said what is this. This is probably more of a hazard stopping going out, waiting for people to go in and out of traffic; you are cutting your yielding. I think that works a lot better and once people get used to it. This makes it a conditional sort of thought that they did here. Fortunately VDOT doesn't like this; a cul-de-sac and I know of only one person who is against it. I'm actually surprised how many people were supportive of the roundabout idea. We don't have a lot around these parts but most people seem to be very receptive of the idea. Plus a gateway to the town, people coming to the Caverns; that would be a pretty impressive looking entrance to the town and Caverns. You landscape this and it would really look nice.

Commissioner Sours asked what did you say was the cost of the roundabout. Mr. Black stated \$500,000 but I think we could do it cheaper. Commissioner Sours stated so if we self-administer it, in theory we could get both of these done. Mr. Webb stated we don't know the total cost, but if we self-administer it, I think we could probably do it for the \$1 1/2 million. I don't know, but we could probably do the projects for about half of it.

Mr. Webb stated this is Study Area 2 which we call South Court; I don't have the map, but you might remember it, it's Court Street; kind of goes back toward Forest Hills, comes up through Memorial Drive. Here we talked about a light at this intersection. The hospital has given us \$165,000 for this light. We need to find out when the deadline is and we are going to take that money and apply for matching funds through VDOT. If you have money up front, you can apply to a matching program and we would like to use that matching program to do some sort of sidewalk connection to the hospital. We talked about this side; this is not set in stone, but I believe this is the best spot for a light and

MINUTES
APRIL 11, 2012
PAGE 9

sidewalk with a crosswalk right here at the existing sidewalk; probably get 7 to 8 feet off this road and also make accommodations for future connections to this parcel; sidewalks and curb down here. You can see a crosswalk, a sidewalk. If we were able to get matching funds for \$165,000 to take care of the light and we get matching funds, we will have \$165,000 to cover the crosswalk and sidewalk. I did a rough estimate and trying to figure out the worst case scenario what this would cost based on the typical sidewalk per linear foot or whatever. I think I have estimated going way out there in numbers somewhere around \$90,000. If we get matching funds, we should have more than enough money to pay for a sidewalk all the way down here.

Commissioner Potts stated I see survey stakes out there at that intersection now. Is there anything going on. Mr. Webb asked Rick what were the survey guys doing for VDOT; they're just looking at the right-of-way over here. Mr. Black stated VDOT is not doing anything. We're trying to establish where the parking lines are out there to try and make this intersection somewhat comply. The through traffic is on the turn. With the increased school traffic, they come through there; people taking the short cut to get away from Main Street. You have a whole lot more younger drivers that are going through this intersection. Mr. Webb asked do you need a sidewalk in the plan from here to there. Commissioner Campbell stated you probably have mostly enough right-of-way up there to put that in except when you get down just below Holtzman Oil. Mr. Webb replied I think so.

Mr. Webb stated that's everything for the Study Area 2. Commissioner Potts asked what about the entrance to Forest Hills. Mr. Webb replied yes, is that something you would like to see soon. It comes in at a 30° angle. Commissioner Potts stated it's not just a bad angle; it's the hill. Mr. Webb stated and it's not like this where it is sort of flat in here then you got some sight distance, you are on a hill, you are going downwards, you are at a really funny angle. I hadn't thought about what improvements could be done to that. You are not going to get a better sight distance even if you brought it in at 90°; you are going to have poor sight distance. Commissioner Campbell stated in the winter time you have a lot of vehicles sliding through that stop sign. Commissioner Potts asked do you have any idea if it's practical to lower the hills so that you can see the road out there. Mr. Black stated I would think you would have to. Commissioner Potts stated I sat here through several meetings of folks telling us how since they have been annexed, they have been bastard children of Luray and ignored by the Town Council and nothing done about sidewalks and streets and all this sort of stuff. Mr. Black stated we have done a lot of drainage work out there. Commissioner Potts said yes, you have in the past year. I would certainly like to be able to say the town would do something about their entrance.

MINUTES
APRIL 11, 2012
PAGE 10

Mr. Webb stated do you want us to try to propose an improvement here as part of the long term planning. I'm sure there's something that can be done. I think it would have to be done in here as opposed to right here. I think you could do something and that might probably be a good idea to make this one big road and choke it down to where you would have to come to a more of a T section. Commissioner Hakel stated I think we owe it to the community to take a look at it and come up with some kind of alternative. Mr. Webb stated I will note that one as another one in this Study Area 2; that's a good idea. You might remember one of the things that we talked about and I looked at it with our person who helps us make some maps and things and we talked about maybe somehow connecting some sort of a connection here to the Greenway and looking up those poles and right-of-way; I did not see any way – when you get down here you have this intersection; I just saw no way to put a sidewalk or a multi-use path back to here. I couldn't figure it out in my mind so I just left it off. I meant just on South Court Street Extended this along here; some sort of sidewalk coming around but then you have to cross right here; it would be a terrible place to cross, so I thought we would focus our energy since the Greenway ends right here; this is Study Area 4, if I forget, is to show maybe this greenway coming down along here, thinning around here and then coming up right to the stub of First Street. Coming around here, coming around this corner, coming up around this field and coming across right here as the next phase in the Greenway. Doesn't have to happen anytime soon but if it came right here, then it would connect to the school, so kids could come out of school, get on the Greenway and go downtown and go everywhere else. Another thing about this option if you were to connect the Greenway and come around here, and come right here to First Street and have a crossing and maybe keep on going up to the Rec Park which is another phase right here; that would be eligible for what they call safe route to school money or something like that because it would open up the school to the Greenway. Commissioner Flasch stated it would also stay on flat land. Mr. Webb stated just like it is now and you can see right here at the river it just seems like a perfect – you could just keep going across the Oscar Sours Bridge and if you look at it; when you come to the end here, you could just do a cross, keep on going and you can see that the typography is perfect, you just come right around and stop right there; there's a phase. Commissioner Potts asked is there a First Street continuation dedicated. Mr. Webb stated I don't know, but we can find it out; regardless you could bring the Greenway around – wrap it around here and then just do a crossing; put ballards and cross across the street here, even if it is, where is it going to go; is it going to go to the river. Commissioner Potts stated the reason I was asking was if it's dedicated, then there is a right-of-way already existing and we don't have to worry about fighting the battle to get an access across all this private land. Mr. Webb stated I do think it's important if we do show – I think this is 5 or 6, one of the later study areas, is to contact this land owner, I think it is Mr. Nelson and say this is what we are thinking, we don't want to offend you or

MINUTES
APRIL 11, 2012
PAGE 11

anything or show maps of your property, but would you be supportive. Hopefully he would be.

Commissioner Campbell stated with the Greenway, you don't need a sidewalk from 340, they could use the Greenway as a sidewalk all the way to the next sidewalk and also there's a technicality; there is no Court Street Extended. Legally it is South Court Street. Mr. Webb stated fortunately with the school being right here and connected to that Greenway, a lot of these grants like the Safe Routes to School; if you could say we build 300 feet or whatever it is of Greenway and we connect our Greenway system to the elementary and middle school, I think you have really done something and that really stands out. You would open up a lot of the town. Another phase that could be in the plan is getting it just a little further. It's a 20 year plan, so we are not talking about building it tomorrow or anything like that, but, of course, if we can pursue grant options in the next few years, let's do it; then the next logical phase is to somehow bring it into the Recreation Park- Bulldog Field to the Recreation Park. I think that would be pretty awesome. Does everyone like that idea? Commissioner Flasch stated Bobby Wells was recently talking about that Safe Routes to School program as part of this grant she is working on right now. Mr. Webb stated Stanley just got some money and it comes up every winter or maybe in the fall; they have the application – I do think contacting Mr. Clark and let him know, he can say heck no, it doesn't mean we can't put it there and doesn't mean it can't go there. I think if we let him know as sort of a thank you, we would really like your input, would be a good way to start. I don't know him, but if he's like his son, he is pretty reasonable. I don't know what use that land would be. Some people don't want their land for any use. It just seems logical to me to take it to First Street and connect the school.

Mr. Webb stated we will come back not next month, probably June, and do 3 and 4, do a couple more and hopefully be done with all the study areas by this summer. Of course some of you will be moving on but you will still be involved in the process and if we have any new people come along, we will bring them on as well and get them up to date. If everyone is OK with all of this, then that's great.

Commissioner Hakel stated he had somebody that might volunteer to be on the Planning Commission and is already experienced; Chris Deibert. Mr. Webb asked if he is interested and Mr. Hakel replied I think so. Commissioner Hakel stated he has been through the training. Mr. Webb asked where was he on the Planning Commission. Commissioner Hakel replied he was on the Page Planning Commission. Mr. Webb stated if anyone knows anybody else that would be interested, don't hesitate to inform us.

MINUTES
APRIL 11, 2012
PAGE 12

Commissioner Potts asked if there was any further business. He asked for a motion to adjourn. A motion to adjourn was made by Commissioner Flasch and seconded by Commissioner Campbell. Motion carried and meeting adjourned at 8:37 P.M.

Respectfully submitted,

Richard Black
Town Manager

ATTEST:
