

Town of Luray

Planning Commission Agenda

May 15, 2019
7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Review of Minutes Meeting April 10, 2019**
- 5. Citizen Comments**
- 6. Public Hearing**
 - A – SUP 19-02 Home Occupation – 315 First Street**
 - B – SUP 19-03 Single Family Dwelling in B1 District – 42A9-A-35A**
 - C – Code Amendment – Definition of Single-Family Dwelling**
- 7. Updates & Discussions**
 - A - FY 2020 Luray Capital Improvement Program**
- 8. Chairman’s Announcements**
- 9. 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: 12-31-2022

Commission Members

Tracie Dickson

tdickson@bbandt.com

Appointed By
Councilman Jerry Dofflemyer
Term Ends: 12-31-2022

John Shaffer

john.shaffer@luraycaverns.com

Appointed By
Councilman Jerry Schiro
Term Ends: 12-31-2022

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

Frankie Seaward

frankieseaward@gmail.com

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

Grace Nowak

gracenowak04@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 – Dawn Shores
Chief of Police- Bow Cook
Superintendent of Public Works- Lynn Mathews
Parks & Recreation Director- Dakota McCoy
Parks & Rec Assistant Director- Morgan Housden
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
April 10, 2019**

The Luray Planning Commission met on Wednesday, April 10, 2019 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
Grace Nowak
Brian Sours
Tracie Dickson
Bill Huffman
Frankie Seaward

Absent:

Commissioner John Shaffer

Others Present:

Steve Burke, Town Manager
Bryan Chrisman, Assistant Town Manager
Dawn Shores, Planning & Zoning Assistant

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

APPROVAL OF MINUTES:

Motion: Commissioner Nowak made the motion to accept the minutes. Second was by Commissioner Huffman.

YEA: Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Tracie Dickson, Bill Huffman and Frankie Seaward.

Approved 6-0

CITIZEN COMMENTS

There were no citizens who provided comment.

PUBLIC HEARINGS

A- Comprehensive Plan Adoption

CITIZEN COMMENTS

There were no citizens who provided comment.

Steve Burke noted that staff will be adding in some of the references in the online version.

Motion: Commissioner Sours made the motion recommending approval to Town Council. Second was by Commissioner Nowak.

YEA: Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Tracie Dickson, Bill Huffman and Frankie Seaward.

Approved 6-0

B- Code Amendments Chapters 74 & 302

CITIZEN COMMENTS

There were no citizens who provided comment.

Steve Burke, Chapter 74-112, 113, 115 and 116 would be amended to provide that housing numbering is assigned by the Page County Administrator and Section 302 would be amended to include Planned Neighborhood Development District and Luray Enterprise Zone as Town zoning districts.

Motion: Commissioner Huffman made the motion recommending adoption of the code to Town Council. Second was by Commissioner Dickson.

YEA: Chairman Ronald Good, Commissioners Grace Nowak, Brian Sours, Tracie Dickson, Bill Huffman and Frankie Seaward.

Approved 6-0

UPDATES & DISCUSSIONS

A. SUP 19-02-315 First Street (R4 District) Home Occupation

Steve Burke, application at 315 First Street located in the R4 District for a hair salon in the basement there is a separate entrance and there will be one or two clients and there will be no advertisement.

General discussion on an up coming SUP to build a single-family dwelling in the Business (B-1) zoning district.

There will be a public hearing at the next Planning and Commission hearing.

CHAIRMAN'S ANNOUNCEMENTS

Chairman Good stated next Commission Meeting will be May 15, 2019.

ADJORNMENT

There being no further business, the meeting adjourned at 7:34 p.m.

Steven Burke
Town Manager

ATTEST: _____
Dawn M. Shores
Planning/Zoning Assistant



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VI-A

Meeting Date: May 15, 2019

Agenda Item: PLANNING COMMISSION PUBLIC HEARING & CONSIDERATION
VI-A – SUP 19-02 – 315 First Street (R-4 Residential District) Home Occupation

Summary: The Planning Commission is requested to conduct a public hearing to receive public input on a request from Jayme Marston of 315 First Street for a Special Use Permit to operate a Home Occupation in the R-4 High Density Residential District. The request is to operate a hair salon in the basement of the residence that has a separate entrance and driveway.

Home occupations are permitted in the R-4 District with an approved Special Use Permit per Town Code Section 404.2.1

The Town Code defines a home occupation as “ Any professional service and/or business occupation within a dwelling and clearly incidental thereto carried on by a member, or members, of the family residing on the premises, with no advertising sign displayed other than a name plate not exceeding four square feet in area on each side of the plate, and no exterior evidence that the building is being used for any purpose other than a dwelling. Home occupations are required to obtain a Town business license, and must adhere to article V (Supplemental Regulations), [section 506](#) (parking) and [section 514](#) (professional offices) of the Town Code.”

The applicant has indicated that services will be by appointment only so off-street parking requirements should be met.

Commission Review: April 10, 2019

Fiscal Impact: N/A

Suggested Motion: I move that the Planning Commission recommend Town Council consider approval of the Special Use Permit to operate a Home Occupation of a hair salon at 315 First Street with the conditions that 1) customer parking be on site; 2) no business signage other than a four square foot name plate; and 3) the business owner obtain a business license from the Town.



Town of Luray
 Special Use Permit Application
 Application No.: 19-02

Existing Property Information:

Site Address 315 First St.
 Page County Tax Map Number 42A 11 18 55 17 Town Zoning District R4
 Total Acreage 2

Request Information:

Nature of Request (Describe property use, structure(s) construction, and affected Zoning Ordinance Sections)

Partially finished basement to be used as
Hair Salon. Hair Salon will have separate entrance
and separate driveway. Will not be "open to public"
as I am already busy with my clients.

Please include location map, plat, property deed, and impact analysis statement with your Application

I (we), the undersigned, do hereby respectfully make application and petition to the Town of Luray in order to utilize the subject property for a use which requires the issuance of a Special Use Permit. I (we) agree to comply with any conditions for the Special Use Permit required by the Town.

I (we) authorize Town of Luray officials to enter the property for site inspection purposes.

I (we) authorize the Town of Luray to place standard signage on the property necessary for notifying the public of this rezoning request during the application consideration process.

I (we) hereby certify that this application and its accompanying materials are true and accurate to the best of my (our) knowledge.

Gayme Marston
 Signature of Applicant

3-27-19
 Date

Timothy C. Marston
 Signature of Applicant

3-27-19
 Date

Gayme Marston
 Signature of Owner

3-27-19
 Date

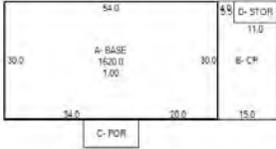
Timothy C. Marston
 Signature of Owner

3-27-19
 Date

Page County, Virginia

Tax Map #:	Property Address:	Account #:
42A11-18-55-17	315 FIRST ST	19665

General

Owners Name:	MARSTON TIMOTHY & JAYME L		
Mailing Address:	315 FIRST ST LURAY VA 22835		
Zoning:	R4		
Year Built:	1976		
Acreage:	.413		
Description:	L17-20 B55 S2 INST#02-2764-S INST#11-381-W INST#14-1762 INST#14-2066-S INST#15-1120-S		
Grouped With:	No Data		

Assessment Information		Sale information	
Land Value	\$30,000	Transfer Date:	3/8/2017
Improvement	\$160,200	Sales Price:	\$0
Total Value	\$190,200	Grantor:	\$0
Total Land Area	Y	Deed Book:	No Data
Prior Assessment	\$160,100	Deed Page:	0
		Plat Book:	No Data
		Plat Page:	0
		Instrument Number:	2017-542

Details

Exterior Information		Interior Information		Building SqFt:	
Year Built:	1976	Story Height:	1		1,620
Occupancy Type:	Dwelling	# of Rooms:	6	Basement SqFt:	0
Foundation:	Cinderblock	# of Bedrooms:	4	Finished Basement SqFt:	0
Ext. Walls:	Brick	Full Bathrooms:	1	Interior Walls:	Drywall
Roofing:	Comp Shg	Half Bathrooms:	1	Heating:	Heat Pump
Roof Type:	Gable	Floors:	Wood	A/C:	Yes
Garage:	None				
Garage - # Of Cars:	0				
Carport:	Open				
Carport - # Of Cars:	1				

Utilities		Other Information		Site Information	
Water:	Public	Fireplace:	1	Zoning Type:	R4
Sewer:	Public	Stacked Fireplace:	0	Terrain Type:	On
Electric:	Yes	Flue:	0	Character:	Rolling/Sloping
Gas:	No	Metal Flues:	0	Right of Way:	Public
Fuel Type:	Electric	Stacked Flues:	0	Easement:	Paved
		Inop. Flues/FP:	0		

Page County, Virginia

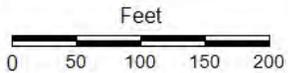
Legend

- Major Roads
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Title: Parcels

Date: 3/29/2019



DISCLAIMER: THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressly or implied, but no limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional. Please call Page County, VA for specialized products. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Page County, VA expressly disclaims any liability for loss or damage arising from the use of said information by any third party. In addition use of Virginia Base Mapping Program (VBMP) statewide aerial photography requires the following disclaimer: "Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination."



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VI-B

Meeting Date: May 15, 2019

Agenda Item: PLANNING COMMISSION PUBLIC HEARING & CONSIDERATION
VI-B – SUP 19-03 – Single-Family Dwelling in B1 District – 42A9-A-36

Summary: The Planning Commission is requested to conduct a public hearing to receive public input on a request from Edwin and Mary Broyles for a Special Use Permit to construct a single-family dwelling on Lot 42A9-A-36 in the Business (B1) District.

Construction of a single-family dwelling is permitted in the B-1 District with an approved Special Use Permit per Town Code Section 406.2.h.

The plat indicates that the parcel is located along a private alley connecting to Leaksville Road.

The applicant will need to confirm or obtain utility easements for water and sewer service to the property. The adjacent property owner has indicated that they believe their sewer lateral is located across this lot. The applicant will need to confirm any existing facilities on the property and coordinate relocation with the owner if necessary.

Commission Review: April 10, 2019

Fiscal Impact: N/A

Suggested Motion: I move that the Planning Commission recommend Town Council consider approval of the Special Use Permit to construct a single-family dwelling in the Business (B-1) District on lot 42A9-A-36 with the conditions that prior to submission of the site development plan the applicant 1) confirm or obtain utility easements for water and sewer services to the property and 2) confirm any existing facilities on the property and coordinate relocation as necessary.



Existing Property Information:

Site Address Lot 35A Leaksville Road
 Page County Tax Map Number 42A9-A-35A Town Zoning District B1
 Total Acreage 1/4

Request Information:

Nature of Request (Describe property use, structure(s) construction, and affected Zoning Ordinance Sections)

Building new single family dwelling in B1 Zone

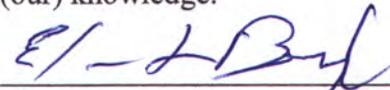
Please include location map, plat, property deed, and impact analysis statement with your Application

I (we), the undersigned, do hereby respectfully make application and petition to the Town of Luray in order to utilize the subject property for a use which requires the issuance of a Special Use Permit. I (we) agree to comply with any conditions for the Special Use Permit required by the Town.

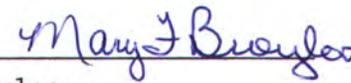
I (we) authorize Town of Luray officials to enter the property for site inspection purposes.

I (we) authorize the Town of Luray to place standard signage on the property necessary for notifying the public of this rezoning request during the application consideration process.

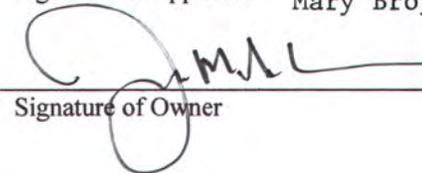
I (we) hereby certify that this application and its accompanying materials are true and accurate to the best of my (our) knowledge.


 Signature of Applicant Edwin L. Broyles

April 5, 2019
 Date


 Signature of Applicant Mary Broyles

April 5, 2019
 Date


 Signature of Owner

April 5th 2019
 Date

Signature of Owner

Date



Town of Luray
Zoning Permit Application
 Application No.: _____

I, as owner or authorized agent for the property described below, do hereby certify that I have the authority to make this application for a Zoning Permit for the activity described below and as show on any attached plans or specifications, that the information provided is correct and that any construction/use will conform to the regulations of the Town's *Zoning Ordinance* and other codes of the Town of Luray, County of Page, and Commonwealth of Virginia, as applicable. This permit application authorizes the Zoning Administrator or designee to perform reasonable site inspections as required to confirm information provided and compliance with the conditions applicable to this permit. Further I understand that any deviation from the application as requested shall require the express written approval of the Zoning Administrator.

Application: Site Development Property Subdivision Boundary Line Adjustment
 Rezoning Special Use Permit Zoning Variance

Applicant Information:

Applicant Name Edwin L. Broyles & Mary Broyles
 Company Name _____
 Address 1 Lillard Drive Luray, VA 22835
 Phone: 540-843-3602 Email: marybroyles@ymail.com

Property Owner Information:

Owner Name Jerry Schiro
 Address 142 Leaksville Road Luray, VA 22835
 Phone: 540-743-2692 Email: jschiro@cox.net

Property Information:

Site Address Lot 35A Leaksville Road
 Page County Tax Map Number 42A9-A-35A Town Zoning District B1

Request Information:

Nature of Request (Describe Fully) Special Use Permit to build single family dwelling

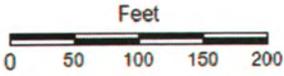
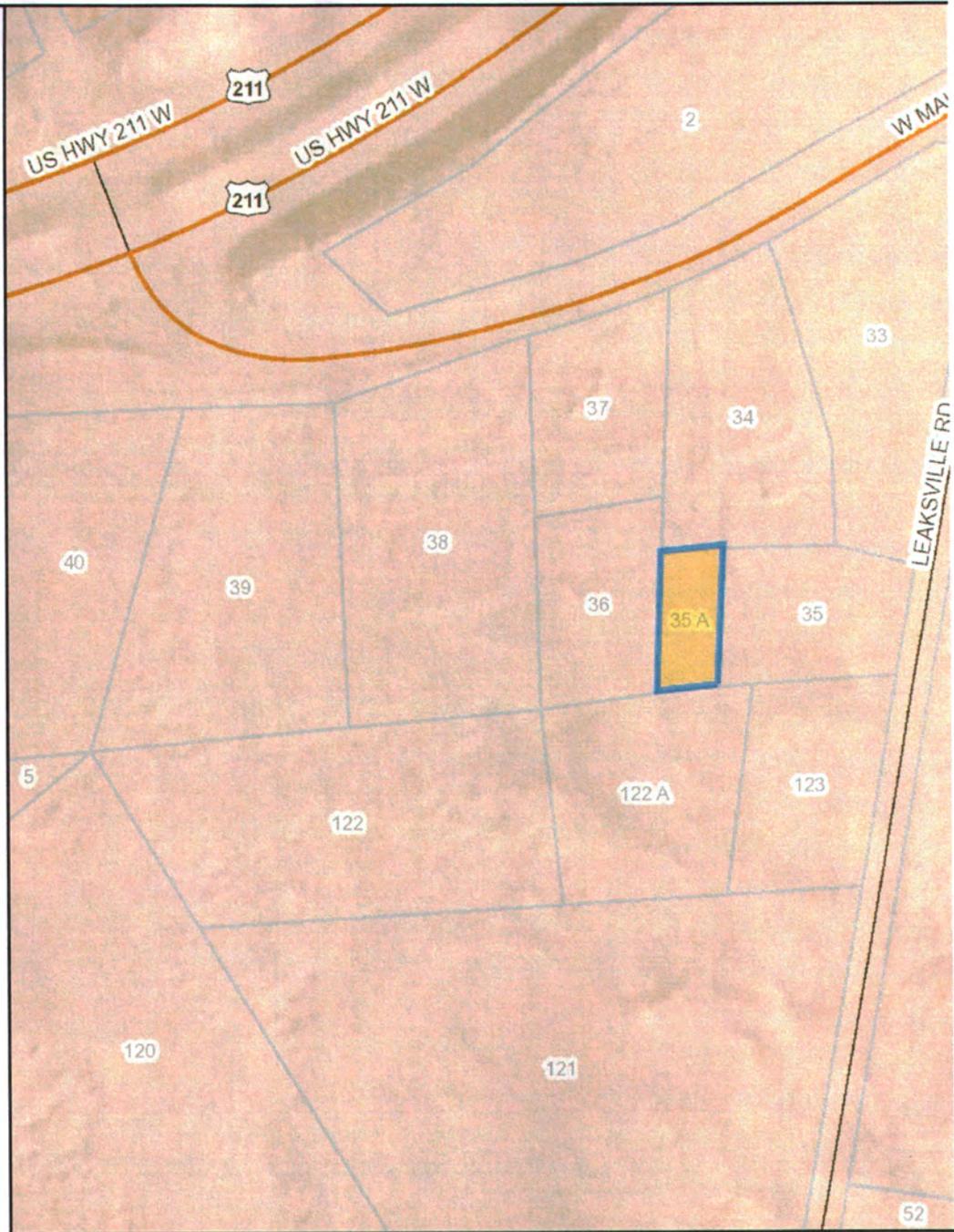
See Appropriate Application Appendix for Additional Information Required with Your Application

Edwin L. Broyles Mary F. Broyles April 5, 2019
 Signature of Applicant Edwin L. Broyles Mary F. Broyles Date

Page County, Virginia

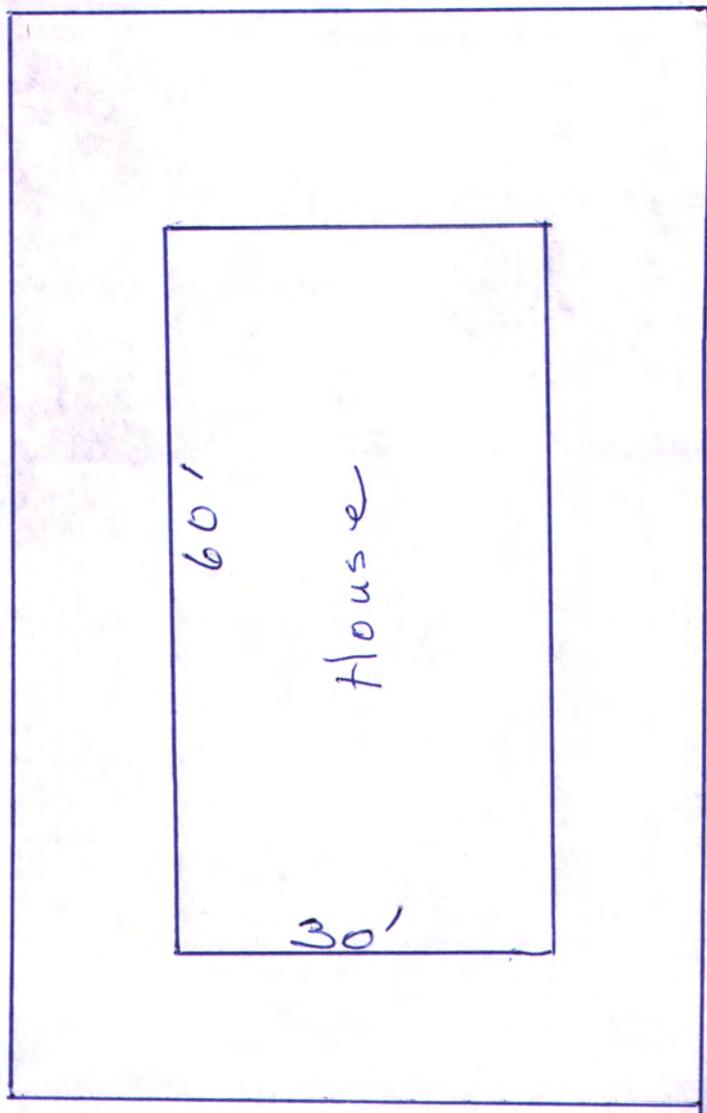
Legend

- Major Roads
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



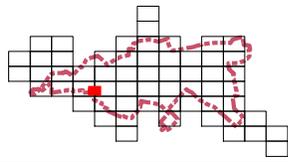
Title: Parcels

DISCLAIMER: THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressly or implied, but no limited to, the implied warr. Site-specific information is bes obtained after an onsite visit by a competent professional. Please call Page County, VA for specialized products. A enclosed information assumes all risk for the inaccuracy thereof, as Page County, VA expressly disclaims any liability for loss or damage arising, use of Virginia Base Mapping Program (VBMP) statewide aerial photography requires the following disclaimer: "Any determination of topograp property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to



- 50' -

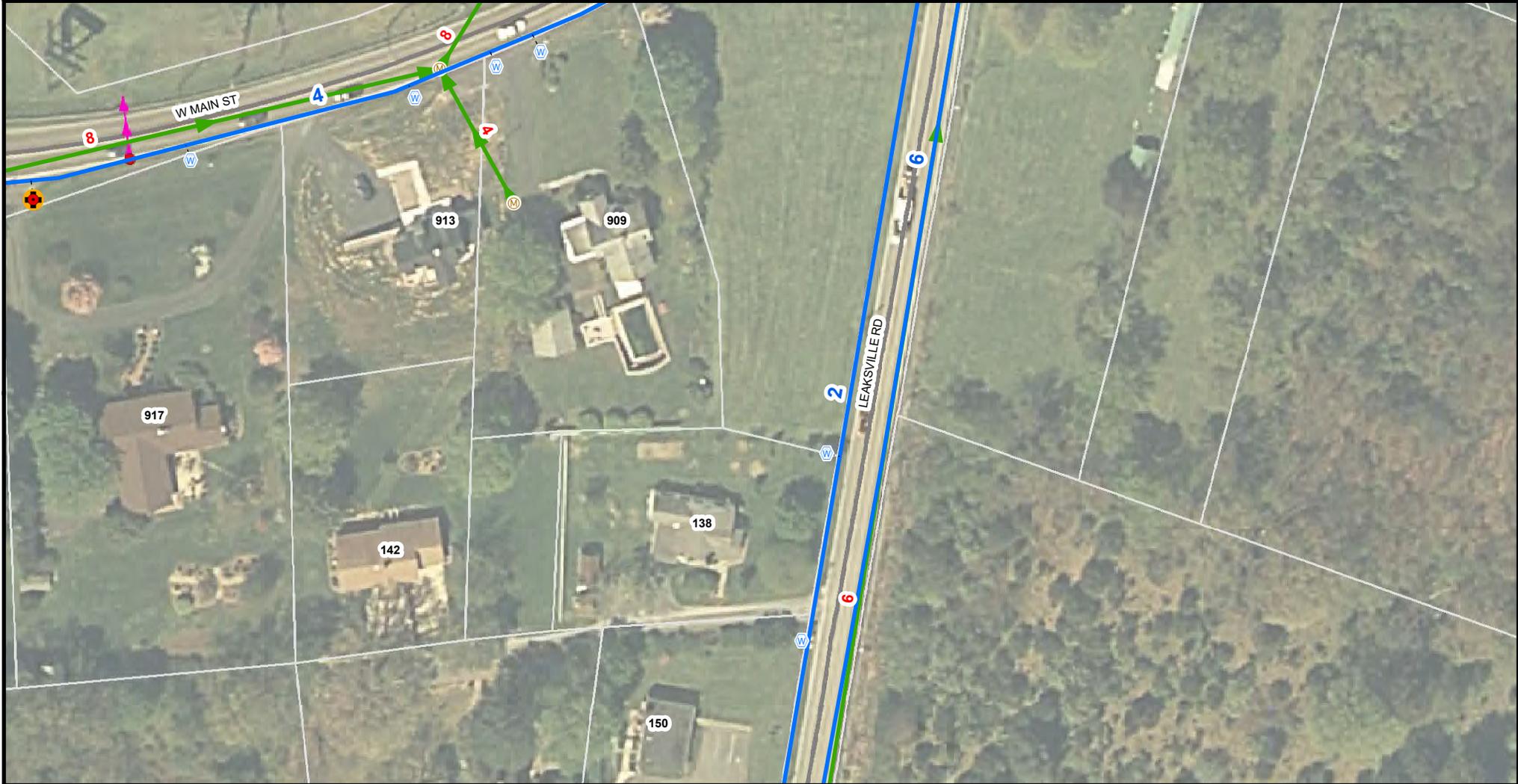
- 100' -



Town of Luray, Virginia Utilities

Page County GIS Department
Reference map only. Not for legal use.
2015 VGIN Aerial Imagery
Hillshade derived from USGS 2014 LiDAR

Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Map Generated on 4/22/2019

Base Layers

- # Address
- Road
- + Railroad
- Grid
- 2 ft contour
- 10 ft contour
- Parcel
- Luray Boundary

FEMA flood zones

Water Utility

- ⊕ Meter
- Valve
- ⊕ Tank
- ⊕ Hydrant
- ⊕ Hydrant - no valve
- Water Connection
- Waterline

Sewer Utility

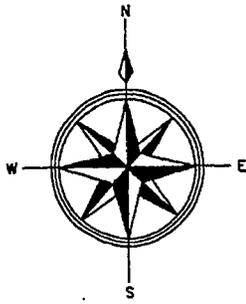
- ▲ Cleanout
- ⊕ Pump Station
- ⊕ Manhole
- Sewerline
- Force Main
- Sewerline

Stormwater

- Drop Inlet
- Street Drain
- ▲ Pipe Start/End
- ▲ Water/Pond
- ▶ Pipe
- ▶ Ditch
- ⊕ Soil Erosion

Fiber Route

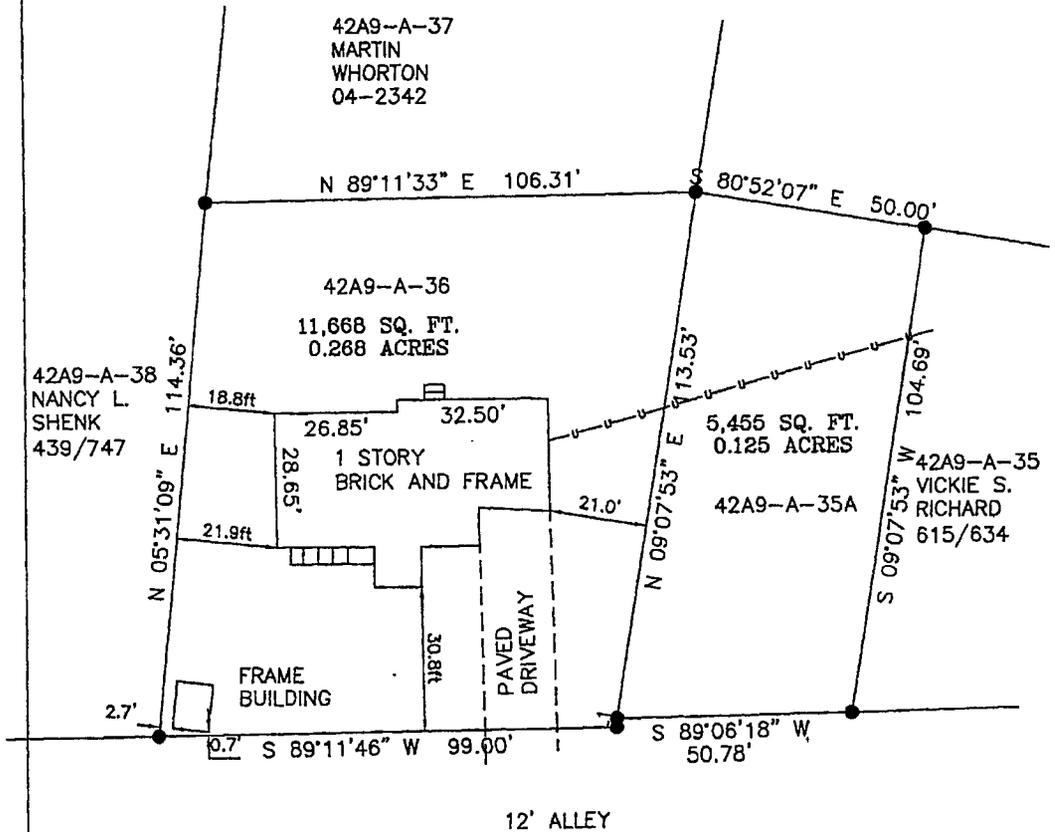
- ⊕ Pole
- Aerial
- ×××× Bore
- ×××× Plow
- ×××× Trench



- 1 = BEARINGS ARE MAGNETIC
 - 2 = SCALE 1" = 30'
 - 3 = TAX MAP = 42A9-A-35A, 36
 - 4 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
 - 5 = NO TITLE REPORT FURNISHED
 - 6 = OTHER RIGHTS OF WAY AND EASEMENTS IF ANY, ARE NOT SHOWN
- THIS PARCEL IS LOCATED IN FLOOD ZONE X

LEGEND

- = IRON PIN FOUND
- U = UTILITY LINE



LINE	BEARING	DISTANCE
L1	N 08°57'08" E	1.87'

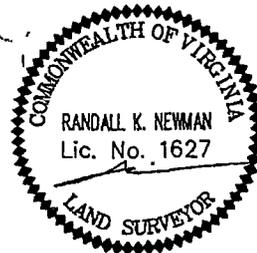
TITLE SURVEY OF TWO TRACTS OF LAND

LOCATED IN THE TOWN OF LURAY,
PAGE COUNTY, VIRGINIA.

OWNER: ROBERTA D. RUFFNER
 REFERENCE: DEED BOOK 318. PAGE 431 LOT 36
 REFERENCE: DEED BOOK 375. PAGE 329 LOT 35A
 REFERENCE: WILL BOOK 53. PAGE 538

JOB NO. P42A9-A-35A

APRIL 2, 2008



NEWMAN SURVEYING

Licensed Land Surveyor
 Mt. Jackson, Virginia 22842
 (540) 477-3730



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VI-C

Meeting Date: May 15, 2019

Agenda Item: PLANNING COMMISSION PUBLIC HEARING & CONSIDERATION
Item VI-C – Code Amendment – Single-Family Dwelling Definition

Summary: The Planning Commission is requested to conduct a public hearing to receive public input on a Code Amendment to Section 202 of Article II – Definitions of Appendix A – Zoning of the Town Code to modify the definition of “Dwelling, single-family” as follows:

Dwelling, single-family: A residential dwelling unit other than ~~a mobile home-a manufactured home~~, designed for and occupied by one family; ~~and shall include manufactured homes when placed on a permanent foundation, converted to real property, and taxed as a site-built dwelling as provided by law.~~ Manufactured homes are excluded regardless of whether they are taxed as personal or real property.

As our Town Code permits single-family dwellings in all Residential Districts, this definition would permit manufactured homes by-right rather than the intended installation with a Special Use Permit in designated Zoning Districts.

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: I move that the Planning Commission recommend adoption of the Code Amendment to Appendix A, Article II, Section 202 of the Town Code as presented.



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VII-A

Meeting Date: May 15, 2019

Agenda Item: **PLANNING COMMISSION CONSIDERATION**
Item VII-A – FY 2020 Luray Capital Improvement Program

Summary: Commission is requested to review and provide a recommendation to the Town Council that the projects included in the FY 2020 Budget and Capital Improvement Program conform with the adopted Comprehensive Plan.

Virginia Code Section 15.2-2239 requires the Planning Commission to provide a recommendation on the Capital Improvement Program for the upcoming budget year to the Town Council.

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: I move that the Planning Commission affirm that the draft projects included in the FY 2020 Capital Improvement Program with the Comprehensive Plan, and a recommendation of approval be forwarded to the Town Council.

EXPENDITURES		FY Ending	FY Ending	Budget	Proposed	Proposed	Proposed	Proposed	
Description		2016-2017	2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022	FY 2022-2023	Notes
Sewer Operation - Capital Outlay									
502-42250	8201		16,282	10,000	14,000				1/3 truck upfit
502-42250	8202	-							
502-42250	8203	42,487	-	52,000	25,000	41,000			1/3 dump flat bed truck (1)
502-42250	8205								
502-42250	8206		-						
502-42250	8214								
502-42250	8215								
502-42250	8217		4,795	12,000					
502-42250	8218		-						
502-42250	8219	24,489	-	25,000	20,000	30,000	40,000	40,000	manhole relining (3)
502-42250	8220								
502-42250	8226				0				
Totals		66,976	21,077	99,000	59,000	71,000	40,000	40,000	
Sewer Plant - Capital Outlay									
502-43250	8201		-	-					
502-43250	8202		99,573						
502-43250	8203								
502-43250	8205	-	-			25,000		25,000	
502-43250	8206				40,000				Luray Meadows PS #2 Install (town portion)
502-43250	8214	22,375							
502-43250	8215								
502-43250	8217		3,251	3,500					
502-43250	8218								
502-43250	8219		-		100,000				Luray Landing PS #1 Upgrade (town portion)
502-43250	8220								
502-43250	8226								
Totals		22,375	102,824	3,500	140,000	25,000	-	25,000	
Sewer Fund Debt Service									
502-95100	9110	277,365	290,762	298,340	303,910				\$1.25M Loan Debt Service (20 yr @4%)
502-95100	9120	115,307	106,853	98,465	89,539				
502-95100	9130	350	-						
Totals		393,022	397,615	396,805	393,449				
Total Sewer Fund Expenditures		482,373	521,516	499,305	592,449	96,000	40,000	65,000	

		EXPENDITURES	FY Ending	FY Ending	Budget	Proposed	Proposed	Proposed	Proposed	
		Description	2016-2017	2017-2018	FY 2018-2019	FY 2019-2020	FY 2020-2021	FY 2021-2022	FY 2022-2023	Notes
Police - Capital Outlay										
100-31150	8201	Machinery & Equipment	9,672	66,534	9,000	11,000	-	10,000		Expand Camera Project \$11000
100-31150	8205	Vehicles	97,221	57,996	35,000	-	46,000		35,000	
100-31150	8219	Improvement Projects		12,650	11,000	-				
100-31150	8220	Compliance		-						
100-31150	8226	Other Projects								
Total			106,893	137,180	55,000	11,000	46,000	10,000	35,000	
Streets - Capital Outlay										
100-41250	8201	Machinery & Equipment	29,259	50,486	-	7,000				1/3 snow plow,Lights,Upfit
100-41250	8205	Vehicles	42,487	2,500	-	25,000	16,000		25,000	1/3 Flat Bed Dump
100-41250	8206	Buildings & Structures		20,016						
100-41250	8220	Compliance								
100-41250	8226	Other Projects		-						
Totals			71,746	73,002	-	32,000	16,000	-	25,000	
VDOT Reimbursements										
100-41300	3140	St. Engineering/Bridge Repairs	87,077	23,738	50,000	50,000	50,000	50,000	50,000	
100-41300	5847	Snow & Ice Removal	7,419	9,763	20,000	20,000	20,000	20,000	20,000	
100-41300	5848	Storm Drainage	43,077	15,480	25,000	30,000	30,000	30,000	30,000	
100-41300	5849	Street-Sidewalk Materials	145,044	148,276	100,000	150,000	150,000	150,000	150,000	
100-41300	5850	Paving	353,837	400,488	200,000	175,000	175,000	175,000	175,000	
100-41300	5851	Street Repairs	128,598	122,760	125,000	75,000	75,000	75,000	75,000	
100-41300	6014	Materials & Supplies	39,514	71,950	30,000	50,000	50,000	50,000	50,000	
Totals			804,566	792,455	550,000	550,000	550,000	550,000	550,000	
General Properties - Capital Outlay										
100-43250	8201	Machinery & Equipment	13,167	16,282		15,000				Ruffner Plaza Bridge Exhibit/Design & Build
100-43250	8217	Replacement Projects		67,659		-				
100-43250	8218	Engineering/Surveying/Studies								
100-43250	8219	Improvement Projects	40,000	44,928	14,000	125,000				Waste Areas Reclamation \$25000 RHD Wayfinding Sign \$50,000
Totals			53,167	128,869	14,000	140,000	-	-	-	Luray Ave, Safety lights \$25000 - Cave St. Ext Swalks \$25000
Parks & Recreation - Capital Outlay										
100-71250	8201	Machinery & Equipment	15,163		-	11,000				upfit for trucks
100-71250	8205	Vehicles	49,087		49,000	30,000	55,000		35,000	4WD Pickup
100-71250	8206	Buildings & Structures		-		-	15,000	15,000	15,000	
100-71250	8214	Structures & Property Maint. & Repairs	7,822	-						
100-71250	8217	Replacement Projects		-		20,000				replace failing drainfields (1)/fixtures
100-71250	8218	Engineering/Surveying/Studies		5,760		-				
100-71250	8226	Other Projects	21,331	12,515						
Totals			93,403	18,275	49,000	61,000	70,000	15,000	50,000	
Capital Projects										
Lord Fairfax Community College				85,000	85,000	85,000	85,000	85,000		
100-94000	8500	West Main Street Bridge Replacement	59,476	12,013	250,000	375,000	-			
100-94000	8502	Revenue Sharing- Northcott/West Main	-	300	5,000	250,000	250,000			
100-94000	8600	Rev Sharing - Memorial Drive Upgrades- Phase 2	10,701	10,249	225,000	50,000	250,000			Corridor Plans
Totals			70,177	107,562	565,000	760,000	585,000	85,000	-	
General Fund Total Expenditures			1,199,952	1,257,343	1,233,000	1,554,000	1,267,000	660,000	660,000	