

**LURAY PLANNING COMMISSION  
WORK SESSION  
SEPTEMBER 18, 2012**

The Luray Planning Commission met on Tuesday, September 18, 2012 at 5:30 p.m. for a work 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:

Clifton Campbell  
Larry Hakel  
Pam Flasch  
Jerry Schiro  
Mark Malone  
Brian Sours

Absent: Ronnie Good

Others Present:

Ligon Webb, Town Planner

The meeting was called to order by Chairman Schiro at 5:30 p.m.

Mr. Ligon Webb stated there is no agenda for tonight and we are just going to go over the Comp Plan meeting next week. We will go over the maps and go through the process so you will know how it's going to work next week. I'll show you what we are going to be showing the public. We will have a regular meeting on October 10 and I will get the minutes from the last meeting in the packets. This is the September meeting; I have the August meeting minutes that I will give to you in October and we'll go back to normal in October. I do know we are going to have a rezoning request in October. It's the IGA building. There is an investor who has a deal with a large retailer to take the building over, rehab it, and fix it. I looked at the map and I told him it was by-right. It's in B-1. We found out that actually the back part of the lot is zoned R-3. It goes right through the front of the building. I told him we need to clean this up and zone the whole lot B-1. I will get a packet to you that explains all that before the October 10 meeting. He is not totally pressed for time but I told him we could get it to Town Council in November. He is just trying to sign a lease with them right now and doesn't want anybody to get cold feet because it's not zoned properly. The bank would probably have said something to him anyway, so I am glad we caught it when we did. It just makes sense that the whole property be zoned B-1. They are going to landscape the parking lot, improve the building and sign a 10 year lease.

Mr. Webb stated I will get the maps to you. He told Mark he will get his welcome packet to him and told Brian he will do the same thing with the code. He told the new members that we have a program you should attend in Richmond and the Town will pay for you to

**MINUTES**  
**SEPTEMBER 18, 2012**  
**PAGE 2**

attend. Classes have already started in September. We'll get you signed up for the spring classes when I get the dates and we encourage you to go.

A few of you were around when we updated the Comp Plan five years ago. They are going to come in once again to try to promote this. In the next few days we will be putting an ad in the paper, put on Facebook, and put out an e-mail on Friday. People will come and sign in; they will be given a clipboard with an answer sheet on it. Ten panels are going to be set up in order around the Warehouse. The maps will be set up and the top will show what it looks like now and the bottom will show what it could look like. There will be text describing what's going on before and after and how the traffic is changing.

We'll go through the 10 different panels based on the maps and discuss each scenario. The different areas are as follows:

West Luray – Our graphics person is still working on these.

Round-About at Northcott – Giving options for that and also an option for just turn lanes.

The Greenway extension and possible options for that to the Rec Park. Areas of the Rec Park that are still open for development and not developed.

Outside of Town Growth Area – Area off Fairview where we have public water and sewer.

Memorial Avenue – Hospital has offered funds for the stop light (\$165,000) and town is going to put in VDOT matching program. Also propose a sidewalk.

Bulldog Field – Enhanced landscaping and a crosswalk from the parking lot at Phase IV of the "Greenway over to the baseball field.

Mechanic Street and North Broad – Raised medians with landscaping.

Mechanic Street – Extend sidewalks by taking it around the curve and going down North Court and connecting to the existing sidewalk.

Luray Avenue and Amiss Avenue – Fill up dead space with landscaped area, take a right to go onto Luray Avenue and separate the traffic.

**MINUTES**  
**SEPTEMBER 18, 2012**  
**PAGE 3**

The Greenway – Couple different options. Currently stops at the bridge. Take it to the school. When get to Luray Avenue at the Rec Park and connect Ralph Dean Park to Bulldog Field.

Sidewalk from retirement community to shopping center - Going to show a sidewalk and a stripped walking path kind of on the pavement that will get them to the shopping center.

Pocket Park already being developed at the Monument – Sidewalk up Murray to Massanutten and painted area on side of road or part of the road that denotes this is for pedestrians and bikes.

Farmer’s Market in parking lot next to Uncle Buck’s Restaurant.

Everything will be set up at the Art Warehouse and the Comp Plan meeting will be held on Wednesday, September 26 and Thursday, September 27, 7:00 to 9:00 P.M. each evening. Mr. Webb will talk to Ron Vickers about getting the young people also involved.

When we get the sheets back, I will tabulate everything, then put it out on our Facebook account and website for people to see the results.

There being no further business to come before the Commission, the meeting adjourned at 6:25 P.M.

Respectfully submitted,

Ligon Webb  
Zoning Administrator

ATTEST:

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