

**REGULAR MEETING OF  
LURAY PLANNING COMMISSION  
OCTOBER 15, 2014**

The Luray Planning Commission met on Wednesday, October 15, 2014 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  
Mark Malone  
Brian Sours  
Grace Nowak  
Tracie Dickson  
John Shaffer

Absent: Jerry Dofflemyer

Others Present:

Charlie Hoke, Town Manager  
Ligon Webb, Town Planner  
Gary L. Shirley, Racey Engineering  
Ryan Alee, People, Inc.

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:**

A motion was made by Commissioner Nowak that the minutes be approved. Motion was seconded by Commissioner Good with the vote as follows: YEA: Commissioners Good, Malone, Sours, Nowak, Dickson and Shaffer. **Approved 6-0**

**NEW BUSINESS:**

**Preliminary Plat Submittal: Luray Meadows**

Mr. Webb stated the subject 29 acre parcel was the proposed location of another potential development referred to as "Fair View Meadow". The project's owners submitted a sketch plat, preliminary plat and final plat showing 213 individual townhouse units. A significant amount of engineering work was completed for the previously proposed site layout. The final plat was conditionally approved by the Town Council provided certain items/issues were satisfactorily addressed. These issues/items to date were never satisfactorily addressed with Town staff and the final plat was never approved or recorded in official land records.

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The difference here is instead of dividing this up into multiple lots, they are looking at what was originally planned. People, Inc. has submitted a preliminary plat for review by the Planning Commission. The applicants are seeking to divide roughly 6.3 acres from the existing 29 acre parcel in order to develop seven apartment structures, containing 8 individual apartments per structure for a total of 54 individual units. The site is located on Collins Avenue directly across from the Page County Fairgrounds. The existing site is zoned R-5 (high-density residential) and apartments are a by-right use. The applicant is required to follow the Town's subdivision process in order to create/subdivide a new parcel from an existing "parent" parcel. Last summer the project was "awarded a reservation" of low-income housing tax credits by the Virginia Housing Development authority.

Mr. Webb stated we will look at the preliminary plat and if you have any questions that you would like to address with the applicant; this is the time to do it. We are looking through the proposal and seeing if there are any issues or things you would like to see changed or questions you might have.

Mr. Webb stated one concern he had was with respect to the cul-de-sacs they are showing, and he had talked to Mr. Shirley about this. Is it possible to reconstruct some sort of cul-de-sac that could be extended into three? Mr. Shirley stated the cul-de-sacs that are shown there were grazed in according to street design standards and whether they are graveled or paved regardless of being a temporary nature, the intent would be that until further development the roadway as well as the utilities that were planned for those original streets would then be continued on. The street would be continued; the extents of the cul-de-sac outside of the original street boundary would be turned back into the land that it was and the street would be extended. Under the Subdivision Street Guidelines for the town, it would probably require paving from the start even though it would be temporary.

Commissioner Good stated it is already zoned R-5 which allows for these apartments, there are no close neighbors and it adjoins industrial property with the fairgrounds across the road. It would seem to be a good location.

Mr. Webb stated you are going to go through this, get your hard calls as far as infrastructure, your building, and see if the price comes in to where it needs to be, and then you can offset the credits. Mr. Shirley stated we have already gotten the credit reservations. The equity portion of the funding is being committed from the State Housing Authority. We got the credit reservation at the end of June, so we are putting the remainder of the finance package together. The Northern Shenandoah Valley Regional Commission is committed as well. Right now we have somewhere in the ballpark of 70% of the financing committed to the project.

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Mr. Webb stated each structure has 8 units in it. Maybe 2 or 3 of them could be divided into four unit structures. If they are separated a little bit and arranged differently you could create a common open space, making it kind of a feature of the development. When you are doing single building units, it's probably cheaper to build a single building with 8 units as it is two buildings with 4 units. He just wanted it to be something that could be examined. Mr. Alle stated the way the site is parceled off is kind of limited right now as far as being able to get a centralized green space. The way it's set up right now is to work to get the buildings fit into the setbacks for the lot boundary. With this you do have the space between the buildings from front to back and behind the buildings. All of that is open to everyone since its one owner of the entire property. We know there are a couple of setbacks that we are really close on and we are talking with the architect. Maybe that's something we can ask him to investigate. It's all working with the setbacks and the original existing street alignments. It's not quite 8 units per building; one of the buildings actually has a community center in it. Right now it is shown adjoined to the one building in the corner next to the EMCO property. If the setbacks allow, Mr. Weaver mentioned he would like to separate that building from the apartments and there is an incorrect number on that lot. It says 6 apartment units and then the community building. It is 4 apartment buildings and the community building which makes the total 52 apartments instead of 54. This makes it the same number of apartments as the number of town homes that it's eliminating.

Mr. Webb stated maybe they could do a slightly different design and the difference was a 10 foot setback as opposed to a 20 foot setback. Mr. Alle stated right now the side yards are 35 and the front yards 40. We mentioned that there are some things we would like to look at and that's definitely an item we can look at. They are trying to work within what has been engineered already as far as roads and streets.

Mr. Webb stated Bryan told him that all the agreements with the Fairgrounds on the entrance had been settled long ago. Mr. Alle stated when the original owner of that property sold off parts of the grounds, that road property stayed with the parcel that is in the development. So that is not a right-of-way or anything and we actually found the recorded deed from Phase I in September 2008 where that was deeded to the Town of Luray for public use of the roadway. Mr. Webb stated on the GIS it shows that as a separate parcel and I didn't look to see who owned it. Mr. Alle said that is not the Fairgrounds property with a right-of-way or easement; that property belonged to Llewellyn Holdings, the current owner right now.

Mr. Alle stated on the original design for the town homes, we went by the VDOT subdivision street design and it has curb, gutter and sidewalks. This being a preliminary plat, it doesn't show all the engineering design. The other thing we noticed since those were never recorded is that all of that is subject to review during this process. In the original town home development, that discussion came up here with the Council. The sidewalks extend out from Collins Avenue.

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The demographics of people that are in these are low income, but they say low and moderate income is what it is now.

Mr. Alle stated it seems that there is an overwhelming need in Page County for this type of housing. There is not a good family housing choice as far as affordable housing goes. We are sensitive to the issue of tenants being able to get to and from work, and one of the major challenges we have with the project is the lack of public transportation. We applied twice; the first time we were unsuccessful and the second time we were successful. The fact of public transportation was something that really would have made the project stand out a little bit more in the application phase. The entire development is going to be paved and sidewalks in such a way that it is accessible to.

Commissioner Nowak asked if there is a specific area for a playground. Mr. Shirley stated it is not noted on your drawing. That was one of the items that just needed to have a finding. The finishing touches were getting all the setbacks mapped and then seeing what areas were available.

Commissioner Malone asked the property that is adjacent to it says Town of Luray. Mr. Webb stated that's the filtration plant off Stoneybrook Lane. Commissioner Malone asked is there any unused space in there? Mr. Webb stated that is where the filtration plant sits.

A motion was made by Commissioner Sours and seconded by Commissioner Shaffer to approve Luray Meadows (Peoples, Inc.) preliminary plat to divide 6.3 acres. The vote was as follows:  
YEA: Commissioners Good, Malone, Sours, Nowak, Dickson, and Shaffer. **APPROVED: 6-0**

**OLD BUSINESS:**

**Floodplain Ordinance Updates**

Mr. Webb has reviewed the Floodplain Ordinance, made a few recommended changes and sent it to the DCR contact. He will codify so it fits into our code. Reading over it, most of this lies on the Building Official. The Building Official is already using the floodplain ordinance for the county. We just need to bring the same ordinance for the Town. A floodplain map is kept in our office. We have approximately 46 properties in town that are in the floodplain.

Mr. Good asked if we adopt this, what happens when the Town puts up the Brown's property for sale and someone wants to come in and make a dining room beside the creek. Mr. Webb stated they would have to get a zoning variance from the Board of Zoning Appeals but they would not be able to build in the floodway. This will be on the agenda in November.

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Mr. Webb stated we are happy about our press release on Facebook. We are going to have one building going out of commission, Brown's Restaurant. We have one building, The Laurence Hotel, that in about six months or so will be looking really good. It will have apartments and possibly a restaurant. On street parking is very good around there and I suspect that any people that live there would park on the street.

There being no further business, the meeting adjourned at 8:00 P.M.

Ligon Webb  
Town Planner

**ATTEST:**

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