

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
AUGUST 12, 2015**

The Luray Planning Commission met on Wednesday, August 12, 2015 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
Tracie Dickson
John Shaffer
William Fisher
Brian Sours

Absent:

Grace Nowak

Others Present:

Charlie Hoke, Town Manager
Ligon Webb, Town Planner
Jason Spittler, Town Attorney

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:

Commissioner Dickson stated her name was misspelled on Page 2, last paragraph. Commissioner Malone stated there were a couple typos on page 1 regarding the Air B & B. A motion was made by Commissioner Malone that the minutes of the July 15, 2015 Regular Meeting, as corrected, be approved and the motion was seconded by Commissioner Shaffer with the vote as follows: YEA: Commissioners Good, Malone, Dickson, Shaffer and Fisher.

Approved 5-0

REVIEW: POTENTIAL REVISIONS/CHANGES TO TOWN'S PARKING ORDINANCE

Mr. Webb talked to Lowell Baughan about the Town's parking ordinance and he brought up the 1,200 feet. That is something we have always used, but in reality it would just apply to churches and we would like for it to apply to all folks that are within that distance of a public parking lot. If someone comes in and wants a parking waiver from the ordinance, look at the

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off-street and on-street parking; what they can provide; what the code says they are required to have and just take it on a case-by-case basis. The most important part was what was added to the end – 506.22. If someone wants a parking waiver, they come in and show what would be required and we look at their site and see what's reasonable to put on their site; and maybe it would also be reasonable that they could have some shared parking near them. Maybe they could set up a situation if they were having special events they could have an arrangement with a parcel or parking lot that's near them. Basically we would take it on a case-by-case basis and it would allow us some flexibility. We are reasonable but we don't have a mechanism in our code where we could review things on the case and offer the ability to work with them on the parking.

The potential revisions to the Town's Parking Requirements would be compared to the code's existing standards and reviewed by the Planning Commission and a recommendation would be made regarding the proposed parking plan and then forwarded to the Town Council for a final decision/review. If the Town Council is comfortable with the proposed parking plan, it would be approved and be subject to review if the use of the property is changed in the future.

Council seems to be agreeable and like the idea. We would like to move forward and advertise it for a public hearing in September.

Commissioner Good thinks the time is good. The Page News this week has an article on the 55 East Main opening and a dance studio in the Schewel's building. Other people have properties like the Chapman House and this is the time to do this.

Mr. Spittler stated you might want to consider a small change to 506.3 just to be consistent with the change you made to 506.1; that is the occupation of the building being a trigger as being opposed to construction or remodeling.

Mr. Webb will make those few changes and put it in the paper for a public hearing in September.

DISCUSSION: ADDING "URBAN DEVELOPMENT AREA" (UDA) TO TOWN'S COMPREHENSIVE PLAN

This is something that in order to be eligible for state funds for funding of certain transportation projects within the UDA, they will be scored higher when they apply for transportation grants. What the states requires is that high growth localities (which we are not one of and not required to have an Urban Development Area) are trying to get communities to narrow down where they want residential growth and in those areas they want to see residential growth; they want it to be dense. What we did with our Comp Plan meets the intent of an Urban Development Area. What we are going to do is change the language and put in a paragraph and make an amendment to our Comprehensive Plan.

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We are amending our code and we are going to call those areas that we have outlined and we are actually going to include a new area as well which will be the downtown area. We will add this area as a place that could be appropriate for mixed use in some housing and will also be part of our Urban Development Area. The question probably is why are we doing this. We are doing it in order to be eligible for some extra funds for our bridge grant. If the bridge was in the Urban Development Area it would score a lot higher. Winchester made the whole city an Urban Development Area. It could be something we could do for Luray. The issue is if we had an Urban Development Area our transportation projects would be eligible for additional funding. The majority of transportation funding in a state goes to urban areas; Chesterfield, Virginia Beach, Fairfax. This language is geared more toward those sort of communities. By saying areas of the town, we said the whole town outside the Caverns and places like that as an Urban Development Area. It is to help us gain favor for transportation funding which again small communities receive a small fraction of the overall piece of the pie. The state folks at VDOT are recommending that we do this to help potential more funding and the big thing is the Main Street Bridge and get some more funding for that.

This will be an amendment and is intended to help us to find some more money for the Main Street Bridge.

Mr. Webb stated we will have a special use permit next month. They have applied for a Bed & Breakfast. It's in R-4. Letters have been sent out; looks like there is plenty of parking. Just as a FYI that will be next month.

There being no further business, the meeting adjourned at 7:45 P.M.

Ligon Webb
Town Planner

ATTEST:
