

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

The Luray Planning Commission met on Wednesday, January 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:  
Clifton Campbell  
Larry Hakel  
John Meaney  
Pam Flasch  
Ronald Good  
Joey Sours

Absent: Tom Potts

Others Present:  
Ligon Webb, Town Planner

Vice Chairman Clifton Campbell 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 Flasch that the minutes of November 16, 2011 meeting be approved as presented. Motion was seconded by Commissioner Meaney. The vote was as follows: YEA: Commissioners Hakel, Sours, Campbell, Flasch, Meaney and Good. **APPROVED: 6-0**

**PUBLIC HEARING: ADOPTION OF A REVISED OFFICIAL ZONING MAP**

Mr. Webb stated this is a public hearing on the zoning map. Our zoning map was made in conjunction with the Northern Shenandoah Planning District Commission. I have two large maps in my office and we updated it last in September 2009. The goal here is all the divisions and things like that which are taking place are reflected on this map. There are also two zoning changes which you might remember; the hospital which is now B1 and then that little spot that we rezoned for the Caverns is now B1. What we do is we always keep the old maps on file and actually tack the new map right over it so if there is ever any controversy, we can go back and look at the old ones. Is there anything here that you see is wrong or you have any questions about.

Commissioner Good had a question. What is the PND that's on Court Street over to Leaksville Road? Mr. Webb stated that's the planned neighborhood development and that was rezoned PND back in 2006 or 2007. They have 120 some acres and those are in

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R2, R3, R4 and R5. R2 and R3 is what it used to be; now its PND. Mr. Good asked what are their plans. Mr. Webb stated he has a copy of the whole plan and it's a neighborhood style plan and would actually connect right here to Forest Hills and it's just really a mix of townhouses and single family homes. I think it was 400 and some units. I have the plan and can show it to you. They have seven phases in that development, I believe, and when they rezoned it in 2006, they acted like they were going to start it, and put a lot of money into the engineering plans and going forward and it's still on the books and we still have all the engineering plans but it's on hold until further notice.

Commissioner Campbell stated all in all we made one big boo boo over next to the elementary school. We spot zoned R5 for an apartment building that ten years ago hasn't developed and the land is for sale. Tried to get it back in R3 originally, and it was not acceptable by council because it was spot zoned.

Commissioner Campbell stated this is open for a public hearing. Would anyone like to come forward? He asked how do you all feel about it. Mr. Webb stated it might be another 3 or 4 years before we do another one. There being no one to speak at the public hearing, it was closed. A motion was made by Commissioner Hakel that we adopt this as our official zoning map and seconded by Commissioner Sours. The vote was as follows: YEA: Commissioners Hakel, Sours, Campbell, Flasch, Meaney and Good.  
APPROVED: **6-0** It will now be passed to Council.

**2012 COMPREHENSIVE PLAN UPDATE: DISCUSSION CONCERNING  
PROPOSED PROCESS FOR UPDATING PLAN**

Mr. Webb stated this is my idea of updating the Comprehensive Plan. I wrote this to the Council and just copied it to you. The State Code requires localities to update comprehensive plans every 5 years. We updated the comprehensive plan in 2007 and it was a successful update. My idea on this one is that we copy our comprehensive plan done in 1993 that was done by the Regional Planning Commission. It was done in-house with a little outside help on the 2007 one. It took a step up and I tried to be a little more aggressive in our planning efforts and you can see I pointed out some of the things that have been implemented since the last update – landscaping, lighting, recycling program; these are all recommendations that were in the 2007 plan. My idea for the 2012 was to sort of use a lot of the information in the 2007 plan. Demographic and economic data will need updating/rewriting in order to reflect data from the 2010 census. I really haven't gotten into the 2010 census. In 2007 we were working on 2006 census measurement. Now we have 2010 census measurement and that's easy to update. We go

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back through and see what's changed, so that's just going in and looking at the different changes, population, things like commuting and all kinds of information and you can look at the retail sales in the town; it's amazing what information is out there. So I'll do all that starting very soon. What I really wanted to do was, and as I suggested, my idea of "study" areas is really kind of make this almost a capital improvements plan as well as a comprehensive plan. I know right now our plan is kind of vague and has a written text of what to do. I would like to make this a real heavy visual document. Have that in there as well as a section as to what we can do to each area of the town. A lot of the things out in in District 1 which I call west Luray; I know we already have a VDOT project out there with the turn lanes at the school. There are some things that you already know, that are kind of in the pipeline but some of the things could be just totally new ideas. We are looking at long term; we are not necessarily saying that we are not going to fund this; we are just really trying to see where improvements need to be made; small things to big things. That's the idea, with an emphasis on what things look like now and what they can look like. The overall concept is, as I have said, the theme would sort of enhance economic and social development planning capital improvements. Before we put together a committee, that was a good idea then, and I think it wouldn't be a bad idea now, but I think what you guys are here for and I want to start next month looking at you bringing back something in the next month on District 1 and 2. Here are some ideas and we will go back and forth and when you guys are comfortable with them, then we can invite people living in that specific study area to come in and look at this and then take it to council and go on to the next one. We will use most of 2012; by the time we finish this and I update the demographics and merge this into a new document, we are talking probably October or November before we are done.

Commissioner Campbell stated in the meantime what we should be doing is jotting down things in these areas and bringing them back for discussion. There are sidewalks in our last plan. Mr. Webb stated we talked about sidewalks but we didn't say where. We should put it in the neighborhoods. Commissioner Campbell stated there are a lot of little things we can come up with to inject into the plan and be beneficial down the road. We usually think five to ten years ahead. Actually, on a comprehensive plan, you can plan up to 20 years. Mr. Webb stated this is an example – VDOT is doing a study on 340 from Berryville to Luray. They pick one area of Luray that might be a 340 project and this was right here at Bulldog Baseball Field. We had just talked about how this is a gateway coming out of town; you don't really hit the Luray sign until you get here, but you have the greenway and people really only cross the street when there is some kind of activity over here. I think most people park on this side. That could be a conversation; is it really necessary to have a crosswalk. I have someone who can do some visuals and we could get some really nice graphics. If they see it, they believe it. Make the plan really heavy

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visuals before and after, what utilities underground might look like in this neighborhood, what a median strip would look like, median plantings. We will invite people who live in the neighborhoods to come and look at it and give us their feedback at a Planning Commission meeting.

Commissioner Meaney asked this would include like taking electrical and telephone lines down and put them underground. Mr. Webb stated anything that improves utilities, sidewalks, drainage; anything that you can think of that might be an improvement or make traffic flow better or safer for pedestrians; any of those things. That's the kind of idea to go forward on.

Commissioner Campbell stated that District 1 should be fairly easy because it's pretty much developed. I know part of the plans we talked about was closing the crossover. Show a picture of what that might look like. We also talked about potentially doing a round-about at Carillion; Northcott. VDOT is looking into that with our 6 year money. I just applied for a grant to replace the bridge. I received notice of the grant right after the council meeting, probably December 10. It's a federal grant and we have to have the application in by January 19<sup>th</sup>. It's a quick process with four pages of information, plus the businesses submitted a few support letters, an engineering evaluation, saying the bridge was in poor shape, and it's in D.C. now. It's probably a shot in the dark. Commissioner Campbell asked when did he think he would get it and Mr. Webb replied April or May. Commissioner Campbell stated one thing that we were hoping on the Northcott - West Main, is that the people that have the development across the road would be involved in it. They have an entrance coming out on West Main on their plan. Commissioner Sours stated you are talking about the PND. Mr. Webb answered "yes". Commissioner Campbell stated when that's developed, we would like for them to be a part of the financial responsibility. Mr. Webb stated a round-about there would be good for them because right now they are looking at realigning Northcott and if it was a round-about, they wouldn't necessarily have to come into it. It wouldn't have to be aligned up; you could come in from the side so it wouldn't have to affect the caverns entrance there so much. Mr. Webb stated that would be really good for them and we have already talked to them about that and the caverns loves the idea. It really just would be the cost of a round-about as opposed to putting a turn lane. You could get the same benefits by putting in a couple turn lanes at a much lower cost. If it's something that is financially feasible, but as far as traffic goes, it would be a no brainer.

Commissioner Meaney asked what was the duration of the bridge project. Mr. Webb stated if we get the grant money, I think it would be by the end of 2014. If we were actually awarded the funds, it would be a two and one-half year process. We are also

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talking about building it back in a way that it still maintains its historic look. That bridge was built in 1934 and there has been a bridge there since the town was built.

Commissioner Campbell asked how is the hospital coming along. Mr. Webb stated they have submitted all of their engineering plans and shipped out the plans to our review person and Bryan is reviewing them and right now we are looking at probably having the engineering review of the plans done in the next couple of months. They are shooting for May as a ground breaking ceremony.

Commissioner Good asked if there is anything we can do through the Comprehensive Plan to help the vacant buildings in town? Small town all over seem to have this same issue with vacancies.

Commissioner Campbell stated we have lost all of the senior bus trips through town. Mr. Webb stated I know they came a few years ago looking for some money from council and they talked about their service being in jeopardy. Commissioner Campbell stated he was thinking more about the shuttle we had. Something like that would be beneficial. What we really should promote in that is that the Caverns be involved. Pick them up there and visit downtown and take them back.

Commissioner Hakel moved that the meeting be adjourned and seconded by Commissioner Good. The motion carried and meeting was adjourned at 7:52 P.M.

Respectfully submitted,

Ligon Webb  
Town Planner

ATTEST:

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