

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
NOVEMBER 14, 2012**

The Luray Planning Commission met on Wednesday, November 14, 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
Ronald Good
Mark Malone
Brian Sours

Absent: Pam Flasch

Others Present:

Jerry Schiro, Interim Town Manager
Bryan Chrisman, Assistant Town Manager
Ligon Webb, Town Planner
Jason Spittler, Town Attorney
Dot Pendley, Shenandoah Planning Commission

The meeting was called to order by Vice Chairman Campbell at 7:00 p.m. and everyone joined in the Pledge of Allegiance to the flag.

Vice Chairman Campbell stated we have a visitor with us tonight. Mr. Webb introduced Dot Pendley from the Shenandoah Planning Commission. Vice Chairman Campbell thanked her for joining us tonight.

Vice Chairman Campbell welcomed Mr. Schiro. Mr. Schiro stated that can no longer serve on the Planning Commission because he has been appointed to the Interim Town Manager's position. He thanked the Commission for their confidence and hard work, and asked that they continue on their important, but often unseen, mission. Vice Chairman Campbell thanked Mr. Schiro for his service, and indicated that the Commission looked forward to working with him in his new role.

Mr. Webb stated he had reviewed the By-Laws of the Commission, and didn't see any specific language that talks about how to replace the Chairman. He indicated that unless there was some objection, Mr. Campbell could serve out the term, and that the Commission should consider appointing a new Vice Chair. No one had any objections or comments.

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Mr. Webb stated he continues to evaluate and tabulate the comments from the surveys, and will present something to the Commission in January. He indicated that he hoped to have a draft of the entire new Comprehensive Plan for the Commission in January as well. Several members indicated that they would like to see the whole document, in addition to the maps.

APPROVAL OF MINUTES:

Hearing no corrections or additions to the minutes of October 10, 2012, Chairman Campbell stated they stand approved as presented.

Mr. Webb stated that the review of the maps was a very popular and well-received topic. He discussed the various formats of obtaining information including the public meetings, the on-line surveys, and meeting local groups such as the Rotary Club. Mr. Webb said he had about a minimum of 75 responses on each map so far. Mr. Webb went through each map, and provided the score to the Commission. He indicated that he would be providing a listing of all of the individual notes and comments to the Commission as part of the Plan document.

Vice Chairman Campbell indicated that the sidewalk in the various presentations seemed to gain a good bit of favorable responses.

Commissioner Hakel asked Mr. Webb if he has received any comments on planning needs other than those shown in the maps, such as the Forest Hills entrance onto Mill Creek Road. Mr. Webb said no, and that the intersection mentioned was just a poor design that could not be easily changed. Mr. Chrisman agreed, and stated that this was the best, and really the only option, that the developer had when the subdivision as started. Mr. Chrisman stated he had visited the site twice with VDOT and short of taking land and one or more homes, there is really no way to alter this intersection. The sight distance here meets the requirements, and the number of accidents has been low.

The Commission then discussed several options for improving the intersection, as well as alternate intersections for traffic to move through. The consensus was that this was a difficult intersection for people to navigate, but that there weren't any real viable options for improvement at this point.

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Commissioner Malone mentioned the line of sight issues at the intersection of South Court Street and West Main Street. The discussion focused on the parking along West Main Street, and how that limited available sight distance. Short of eliminating Main Street parking, there really is no viable option here either. Most of the Commission agreed that removing parking on Main Street would not be a popular issue with the Council or the public.

Commissioner Campbell complimented Mr. Webb on the job that has been completed so far on the Plan, and indicated that maybe the lack of comment could be attributed to the level of confidence that the public has in their Commission, Council, and local government. Mr. Webb thanked the Commission for their support and input thus far in the process.

Commissioner Sours asked if the proposed Comp Plan would contain economic projections that would impact the operating budget. Mr. Webb stated our duty right now is to just put the Plan together. It is not necessary to put into the financial plans. The next phase of implementing the Plan is for the Town staff and Council to figure out how the prioritized items can be completed and financed.

Commissioner Good asked if the remainder of the Plan would contain all of the updated statistical items and census data. Mr. Webb stated we will take what was written in the previous Plan, and reformat those and make new goals and objectives for the new Plan.

Commissioner Campbell asked if there is anything new to report under the Old Business items. Mr. Webb stated we can defer these items to future months. He was still awaiting information on various items for both the campground and bed & breakfast proposals.

Mr. Webb indicated that he still believes that the Commission should consider recommending that we open it up to the older R-2 areas of town for Bed & Breakfasts as a Special Use. He also commented that he thought the number of rooms allowable should be increased from three to six.

Commissioner Hakel and Vice Chairman Campbell discussed the various areas of Town that could be considered for this expanded use, such as Cave Street and Blue Ridge Avenue.

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Mr. Webb stated that there were no items for a December meeting. Vice Chairman Campbell agreed there was no reason for a meeting.

There being no further business, a motion was made by Commissioner Hakel and seconded by Commissioner Sours that the meeting be adjourned. Motion carried and the meeting adjourned at 7:50 P.M.

Byran Chrisman
Assistant Town Manager

ATTEST:
