

**LURAY PLANNING COMMISSION
WORK SESSION
APRIL 5, 2011**

The Luray Planning Commission met on Tuesday, April 5, 2011 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:

Tom Potts
Clifton Campbell
Larry Hakel
Pam Flasch
John Meaney
Ronald Good
Joey Sours

Others Present:

Rick Black, Town Manager
Ligon Webb, Town Planner

Chairman Tom Potts called the meeting to order at 5:30 p.m.

Rick Black was present to talk to the Commission about the hospital and what has transpired since the Planning Commission met the last time. We have met with representatives of VDOT – Jeff Lineberry and Jeremy Mason, one from the Staunton District and Jeremy is our local representative out of Harrisonburg. We had them over to look at Memorial Drive and the intersection with Main Street. I think everybody was in agreement, especially them, that to add a right turn lane at that intersection creates a death trap up there, because if you have two cars side by side at that intersection, neither one of them can see. They were in agreement that this was not a good idea to pursue before there was signalization of the intersection. We talked about how to best go about that. We have also talked to them about a revenue sharing plan. Probably the intersection is not going to meet what they call warrants for signalization; it may change and it may not. There are a lot of other things; mitigating circumstances such as you can't see at the busy intersection; we can put a light there. Through the revenue sharing program, the Town puts up 50% and VDOT puts up 50%. We later met with the hospital engineer and what I believe they will be coming forth with in their next proffer statement will be to pay for the signalization of that intersection and using that money to be the Town's 50% match, which VDOT said we could do. If that goes through, then VDOT would match it with 100% of whatever they put up, that could be used for other improvements on Memorial Drive which takes that right turn lane out and puts it back to Mr. Modjeska who has already proffered to do that when he develops his property as well as the commercial entrance down there and puts the Town in a whole lot better position than what was originally brought up. If all that comes to pass it would be a good deal for the Town and also what's going on up there right now; the hospital has no storm water management, it

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all runs off. With the construction of the new clinic building and the hospital, they will have a full storm water management plan for their whole campus which is something that we sorely need up there, especially if you live down around Jackson Street because it all goes down there. It goes through there and it goes across the street and when it gets down to Jason Pettit's its deep at times. The Town has spent a lot of money down there trying to mitigate that. We will also be providing the Town with full construction plans for that corridor – widening the road, new sidewalks and things of that nature. We would at least be getting the plans and I would like with every project that goes in up there, pursue this revenue sharing thing.

Commissioner Campbell stated this is the direction we need to be going in. Commissioner Meaney asked how long has this revenue sharing project been in existence? Mr. Black stated I don't know how long the state has been doing it. They didn't do it two years ago when they had the flap with VDOT and they cut \$6 billion out of their budget; they suspended it, but they brought it back this past year and according to Jeff and Jeremy, if things look good to continue having it, they may increase funding in the future. VDOT likes it because they don't have to pay the full cost for it either. It gets 50% of it from the locality.

Mr. Webb stated whatever money we were to get together – a couple hundred thousand dollars for a light, they then match that and we can use it in that corridor zone. Mr. Black stated it has to be used for something that is going to have an impact on that light; the streets in either direction. Mr. Webb stated looking at this cycle; it is due at the end of April. They are not even looking to begin a year from now to break ground. Mr. Black stated whenever they make application for permits, then that process starts. We would certainly like to get the light up, in place and blinking for at least six months for people to see it because of the position it's in - down grade and up grade like that. Mr. Webb stated obviously a privacy fence along the whole parking lot. Mr. Webb stated hopefully what happens when the money they provide us for the light – we could build the light regardless, and if the revenue sharing doesn't come through, we still have money for the light. Once again, like Rick said, it just seems to me going through the right-of-way acquisition and work with Gary; he's already proffered to do that, so whenever that property develops and he wants to do the condos, he has already proffered it. Maybe with this money we can look at doing some things like sidewalks, street lights, guttering and add on things.

Commissioner Sours asked what level of certainty would we have if that grant money would come through when we actually break ground. Mr. Black stated the certainty that

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we would have funding for the light; we'll be covered for that. The other thing is probably better than 70%. Applications are during the month of April. Commissioner Campbell stated the thing is we haven't gotten any in quite some time in that respect. Mr. Black stated the last time the Town had any revenue sharing was re-doing parts of Main Street and that's been a while.

Commissioner Potts stated he understood from our discussion on the phone this week that, in fact, the hospital had withdrawn their proffer to do the engineering. Mr. Webb stated I think there was some confusion about that. At our last meeting, they would provide all those construction plans. Mr. Black stated he thought it would only be concept plans too. I'm surprised that they would come across with engineering drawings. Even if it's enough to get bid estimates, just short of construction plans, that would certainly be a plus in applying for future funding through the revenue sharing program. Commissioner Potts stated proffers being made in exchange for a change in the zoning on the spot, so make sure we get the full benefit to the Town in consideration for the changes that they are getting.

Mr. Black stated they are committed to \$35 million for the hospital and I think about \$10 million for the other building, so that was one of their conditions of buying this place up here is they had to provide those within five years.

Mr. Webb stated he should have their proffer statement by Friday. He will have it out to you on Friday for our meeting on Wednesday. The light solves, like their engineer was telling us, some of those turns. We have a pretty good level of service, but some of those turns are below standard service and the light solves that issue. Mr. Black stated it's very much a safety issue when you are looking at the clientele here – we have a hospital, we have a health department, nursing home, other doctors office up there – we have a lot of little old ladies that are driving around and I don't want to see one of them get T boned at that intersection. Commissioner Campbell stated it's a dangerous intersection. Mr. Black stated especially when the speed limit used to change there from 25 to 35; that was exciting.

Commissioner Potts stated be sure the attorney gets the proffer so on Wednesday night he will be able to answer right off if he endorses it. Last meeting I asked him whether he recommended approval and he said "no", there's a whole group of legal issues that are not addressed here. Commissioner Campbell stated I don't think we need to push the hospital for everything. I like the idea of Modjeska and MontVue being involved here. Mr. Black stated he has already proffered that so I think it's up to him when he develops his property that he needs to make good on that. Mr. Webb stated if he is going to come forward and say I'll donate to the hospital; problem solved. I think this pushes it back – when that property develops, that's what he is going to have to do; he has already proffered to do it.

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Commissioner Hakel stated it sounds like the timing is right too since the applications for revenue sharing are due in April and then the proffer coming in and everything being approved. Mr. Webb stated we would not apply until next year. I think they are going to give us a window of so many years. Mr. Black stated it's one and two, so they give you three years to complete the project which would coincide then with their two year construction plans for the hospital. Mr. Potts stated looking at the website today, it looks like 2012 is already in the plans as well. They have listings of projects for 2011 and 2012. Mr. Black stated when he met with Travis, he said they were looking before the end of the year in 2012, starting in 18 to 24 months for completion of construction. Mr. Webb stated he didn't think the stop light would take more than maybe a month to put in. Commissioner Campbell stated, like you say, if you can get that light there and have it on caution for six months or more, this gets you oriented into what's happening.

Commissioner Potts stated he's always looking for the gloom in any silver cloud. Mine is that I truthfully believe that if Gary doesn't develop that property for the condominiums that he has come up with, then his proffer – the drug store in there would be considerably less than what he signed up for the maximum return value of the condominiums he was going to put in there. Mr. Black stated I think he may have more of a traffic impact with a drug store on that corner and I think it may be even more. Commissioner Campbell stated the younger people that are going to be here for a while remember that now when he comes back. Mr. Black stated just because something is a by-right use doesn't mean that you can just build it without any impact. Commissioner Campbell stated you still have powerful restrictions. Mr. Webb stated it still goes through the site plan process. Mr. Black stated there will be a commercial entrance that will be required; there will be turn lanes that will be required.

Commissioner Hakel stated there was some discussion some weeks ago; I was talking with somebody that was going to meet Modjeska about the funding for those apartments, so they are still thinking about moving on them.

Commissioner Good stated on the VDOT funding, I know that it is obvious but they have been pretty good to the Town. Mr. Black stated he hoped they would help us out with the Main Street Bridge because there are some issues that need to be addressed with that. The concrete decking is literally deteriorating underneath that stuff we tried to seal it with.

Mr. Webb stated I will get everything back to you on Friday and you guys will have a few days and Jason will have the proffer statement. Commissioner Meaney stated he liked this concept with a work session because we all get on one page and move forward together. Mr. Webb stated this is the largest single construction project - \$35 million – probably in the history of the Town.

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Mr. Black stated in the future you all might like to have short work sessions like this before dinner instead of after dinner. Commissioner Meaney stated I think it is a good idea, mainly because it gets everything out and I think it is a very good situation. Commissioner Campbell stated sometimes we push things a little too fast and don't get the information out. Mr. Black stated anytime you are dealing with a project like this, an ordinance change or something like that, it is good to have a short meeting before the public hearing to talk about any issues that may come up in the public hearing.

Mr. Webb stated everybody knows where we are headed and what to expect and we will come back in eight days.

Commissioner Potts then adjourned the meeting at 5:59 p.m.

Respectfully submitted:

Ligon Webb
Town Planner

ATTEST:
