

**MINUTES OF A TOWN COUNCIL
WORK SESSION
TOWN OF LURAY, VIRGINIA**

Tuesday, May 23, 2017

The Luray Town Council met in a work session on Tuesday, May 23, 2017 at 5:30 p.m. in the Luray Town Council Chambers located at 45 East Main Street, Luray, Virginia at which time there were present the following:

Presiding: Mayor Barry Presgraves

Council Present: Ron Vickers
Jerry Dofflemyer
Jerry Schiro
Leroy Lancaster
Joey Sours
Leah Pence

Also Present:

Charlie Hoke, Town Manager
Bryan Chrisman, Assistant Town Manager
Mary Broyles, Treasurer
Danielle Babb, Deputy Clerk Treasurer

Mayor Presgraves led members in the United States Pledge of Allegiance. The roll was called with no members absent.

UPDATES AND DISCUSSION ITEMS

Speed Limit on South Hawksbill Street

Councilman Sours expressed concerns about the speed limit on South Hawksbill Street in the area of the Greenway. Mr. Sours noted the gaps in the railings and said that while there is not heavy traffic, vehicles do go this way. Councilman Sours said that his family had a near miss accident in this area and has seen too many other close calls where children and bicyclists have been in the roadway. He suggested that Council consider lowering the speed limit on South Hawksbill Street. Council members discussed a lower speed limit and the absence of speed bumps. Members agreed that it may be best to simply re-install the speed bumps that were there formerly.

Councilwoman Pence added that she has recently received a message from a constituent regarding speeding on North Court Street. The concern was in regards to traffic not obeying the one-way signage, speeding, and concerns for safety of the school bus traffic. Ms. Pence said that she has already forwarded this concern to Chief Cook and the speed trailer has been placed on North Court Street. Members discussed the use of speed bump in this area also.

Councilwoman Pence also noted two other concerns; high grass at the former KFC location and lights at the Budget Inn. Mr. Hoke said that he would have the new owner of the "KFC building" address the

grass issue. Ms. Pence said she was unaware if the Budget Inn was in violation of any town ordinances.

Economic Development incentives & Tourism Zone

Assistant Town Manager, Bryan Chrisman, presented information on a draft of several Economic Development Incentives Ordinance components. Mr. Chrisman explained that this is a conceptual plan and is designed to get an idea of what items Council prefers. Mr. Chrisman stated that he has also been in contact with the Town Attorney, Jason Botkins, to review the various state code sections and any limitations. Mr. Chrisman provided Council members with a copy of the Town of Wytheville's Economic Development Incentives Program booklet to illustrate an example of what other localities are doing. Mr. Chrisman stressed the importance of a mapping zone and explained that the state requires such. He said that these special economic zones must be designated as physical areas which he feels are important to be aligned with the town's zoning map. Mr. Chrisman explained that he had originally hoped to align these areas with the zoning of the parcel, but it appears that the areas must be discrete areas with contiguous borders. Mr. Chrisman explained that a tourism zone and an enterprise zone are permitted to overlap, and he feels it is important that they do. Mr. Chrisman then reviewed examples of real estate tax deferrals and abatements during construction. He continued that in order to move forward with these concepts a small focus group should be formed. Council will need to determine who they feel should make up the focus group. Mr. Chrisman said it is also extremely important that Page County join with the Town in this effort.

Councilman Schiro agreed that it is important that the County join efforts. He noted the concept of an Urban Growth Area, which would combine the town and county efforts in a location surrounding town corporate limits. This concept also aligns with the Town's Comprehensive Plan. Mr. Chrisman said that the council will need to determine who should be included in the focus group and how the town can engage Page County in the process.

Assistant Manager, Bryan Chrisman, continued to discuss the concept of a Tourism Zone and would like to engage Mr. Jim Sims's input. Mr. Chrisman asked that Council give the draft incentives ordinance some thought and come back with further direction at the next work session. Councilman Schiro suggested keeping the focus group at a staff level, rather than engaging members of Council.

Councilwoman Pence discussed the incentives for Restaurants and Eateries and explained the grant process for meals tax. She explained that the Grant consists of the tax being given back to the business so long as all other taxes are current. This concept also applies to the Grants for Lodging Establishments. Councilwoman Pence discussed feedback she had received from Wytheville on renovations, open application periods, and more.

Councilman Dofflemyer questioned if there is any negative feedback from existing businesses. Mr. Chrisman explained that yes there is negative feedback. However, the only answer for this problem is that these incentives did not exist several years ago. He stated that the legislation at that time simply was not in existence to allow for these incentives and that they are not retroactive. Mr. Chrisman explained that one solution is for existing businesses within the zone to receive grace periods; should fees or taxes increase due to growth. Councilman Schiro said that these incentives can also apply to an existing business should they choose to expand. Lastly, Mr. Chrisman explained that the June 27th meeting is going to be a Special Meeting in order to act on the Town's Budget. He said that at this time council may make take action on any of these issues that they wish to move forward on.

West Main Street Intersection Improvements

Assistant Town Manager, Bryan Chrisman, updated Council members on potential funding for the West Main Street Intersection Project. First, he advised Council members that the Main Street Bridge project is still under review by the FHWA. He hopes to soon be able to advise Council that the Town has received the authorization to advertise for bid. The intersection project is on West Main Street in the area of Northcott Drive, some minor work at the intersection of Leaksville, and intersection of West Main and US 211. Mr. Chrisman explained that the town had previously allocated urban construction monies to this job and using the states estimating system the town was still 1.3 million short in funding. However, Mr. Chrisman along with Tyler Austin, Racey Engineering, applied for Smart Scale Funding. Initially, the town was not anticipated to receive this funding. Since that time some reallocations have been made and the town is likely to receive this funding for the West Main Intersection Improvements. A final determination will be made by the Commonwealth Transportation Board at their June meeting. Mr. Chrisman explained that if this funding is received there is no match required.

Councilman Lancaster inquired about the previous plans for sidewalks in the area of Reservoir Road and Rugby Square. Mr. Chrisman explained that monies were moved from this project to the West Main Project in order not to lose those funds. Mr. Chrisman said that he attempted to leave funding on the Reservoir project but was not able to do so per VDOT's recommendation to retain the allocated funds.

Councilwoman Pence suggested there be some level of educating the public on the use of a roundabout.

Councilman Dofflemyer inquired about the retaining wall on South Court Street and the status of repairs. Mr. Chrisman explained the positioning of the wall on the sidewalk and the difficulties in this area. He explained that the plans for repairs are underway but are not quite ready for construction.

Councilwoman Pence noted a concern from Mr. Alan Eldridge regarding the temporary gate on South Court Street at the Mimslyn property. Mr. Hoke added that the gate was initially installed to allow only service personnel to access the property and to prohibit guests from using this entrance.

Zoning Recommendations

Town Manager, Charlie Hoke, presented information regarding the proposed changes to the Zoning Ordinance and reconciliation of some terms in the subdivision ordinance. During the recent work session the Council expressed some concerns with the use of the words *abut* and *adjacent*. Town Attorney, Jason Botkins, has made recommendations for the revision. Mr. Botkins has provided his recommendations as follows:

- 1.) *Add a definition for "abut" and revise the proposed definition of "adjacent" to reflect the overlap:*
 - a. *Abut: Lots that share a common boundary.*
 - b. *Adjacent: Lots that abut one another or are separated only by a street, alley, right of way, or easement.*
- 2.) *Narrow the proposed definition of "adjacent" to eliminate the need for the additional term:*
 - a. *Adjacent: Lots that share a common boundary line.*

(Mr. Botkins noted that Option 1 works best if Council wants to sue the broader definition of "adjacent" for some purposes but not others. Option 2 might be preferable if the narrower definition for "adjacent" works for applications.)

Mr. Hoke noted that the Planning Commission approved Option #1 by a vote of 4-0 (4 approvals, 1 abstention). Councilman Schiro and Mr. Chrisman agreed they liked the use of both terms. Mr. Hoke stated that if this is indeed Council's consensus he will take this back to the Planning Commission for Public Hearing. Members agreed to use both terms *abut* and *adjacent* as defined by Mr. Botkins.

Announcements and Adjourn

Mayor Presgraves reminded Council Members that the Memorial Day Parade in the Town of Shenandoah is coming up on Saturday. Members who plan to attend should contact the Mayor. With no further business, Mayor Presgraves adjourned the work session of the Luray Town Council at approximately 6:47 p.m.

Mayor, Barry Presgraves

Deputy Clerk, Danielle Babb