

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
August 16, 2017**

The Luray Planning Commission met on Wednesday, August 16, 2017 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, Chairman
Gail Kyle
Brian Sours
Grace Nowak
Tracie Dickson
John Shaffer

Absent:

Alan Eldridge

Others Present:

Bryan Chrisman, Acting Town Manager
Brooke Newman, Planning & Zoning Administrative Assistant

The meeting was called to order by Chairman, Ronald Good, at 7:00P.M., everyone joined in the Pledge of Allegiance. The roll was called with one member absent.

APPROVAL OF MINUTES:

Motion: Commissioner John Shaffer made the motion to accept the minutes from the July 12, 2017 regular Planning Commission meeting.

YEA: Chairman Good, Commissioners Kyle, Sours, Nowak, Dickson and Shaffer.

Approved 6-0

UPDATES AND DISCUSSIONS

A) Comprehensive Plan 2018

Mr. Chrisman informed the commission that they would be using a systematic approach to reviewing and updating the comprehensive plan. Over the next five meetings it is requested they review 3 chapters a month as an agenda item. The Regional Commission will be assisting us in updates. Alex Seal has also been contacted, as he helped put together the 2013 comprehensive plan. He has provided us with the electronic document. The goal is to get low cost local help. The commission has been given a copy of the comp plan. As they review the plan they can make notes on those copies and at the end of the reviewing period these copies with their individual notes will be obtained from them and saved to show each commissioner has worked on them. In keeping to a schedule of reviewing three chapters each agenda, the review period should be done by the end

of the calendar year. At that point a draft will be put together for the Regional Commission. The planning commission and council can then review the 2018 draft plan. A town hall meeting can be held before draft two is made. The draft plan will be posted online and on facebook and an email address can be made for special projects and comments. It is recommended a community work session take place as it did in 2012. The planning department is assisting Josh Hahn, Page County GIS Coordinator, in updating the zoning map so it can be included in the new comp plan.

B) Lodging Houses-Zoning Districts SUP & By-Right

The commission will be getting code supplement 30 regarding lodging houses of less than 30 days and these are by-right in the B1 district. The general assembly adopted regulations to monitor and control where lodging houses and short term rentals are located. Prior to July 1, Virginia did not differentiate between the two. This is a good way for residences to make income in our community. A business license will need to be obtained for short term rentals. The commission needs to think about where short term rentals are appropriate in Luray, in terms of zoning districts.

Suggested Zoning:

B1: By-Right

R1 & R2: Not Allowed

R3, R4, R5, M1 & PND: By Special Use Permit

The benefit of a SUP is to notify adjacent property owners so that they have a say in what is going into their neighborhood. Special Use Permits take street parking into account. Things to consider are who will be staying in these short term rentals (older couples, college kids, family groups). Some of these situations can lead to a lot of cars. Questions to be asked are: Do we want the ability to say what restrictions apply, such as how many times a year it can be used as a short term rental? Can we control where they are located but not the timing? There are an estimated 13 lodging houses in the town of Luray. Mr. Chrisman said he would discuss with the attorney, regulating the dates of operation and whether or not a standard set of rules that the owners are required to provide their renters can be enforced (dates, noise, offsite parking, number of rooms and occupancy).

C) Sidewalks-Maintenance, Pedestrian Routes & Accessibility

Mr. Chrisman was contacted recently by one of three members of the community who are wheel chair bound. It is her only means of transportation and she voiced her concerns in regards to the sidewalks needing maintenance. She was asked to talk with the two other citizens in similar circumstances and present a list of the most-used locations, nearest their homes, so that we could better prioritize the maintenance of the sidewalks. In the past, Mr. Chrisman surveyed all existing sidewalks and put together a sidewalk project summary and overview which is posted online. The summary shows all the routes, areas needing work and areas needing transitions. In mapping them all, there are over 300 spots that need repairs. The main focus for these residents right now would be the area near the East Luray Shopping Center. One citizen resides at Village Place and the other resident is in the same vicinity. Mr. Chrisman proposed a cross walk at 3rd and Reservoir, as well as making it a priority to fix the areas that now have no transition. This particular area has limited access to other parts of the community. Most people in Luray live in this R4 district. This area has the highest resident per property density of anywhere in town. First Street is the only street

with a sidewalk in this district, running from Reservoir to Luray Avenue. The bulk of R4 is not on First Street, it is back towards the county. Luray Avenue has a right of way that is 100 feet wide, avenues running east to west have a right of way 80 feet wide and the streets running north to south are 60 feet wide. The area allows for building pedestrian facilities such as a multi-use trail. Putting down multi-use trails would be more cost effective than a sidewalk. Luray recycles its millings from all of its street projects. They are stored and used as base when building things like the Greenway and multi-use trails which saves money. A multi-use trail would also eliminate the need for curb and guttering which collects storm water and causes the issue of finding a place to put that storm water runoff. The idea is to duplicate and complete the 10 foot wide multi-use trail the rest of the way out toward Luray Avenue. Also, completing one on Ninth Avenue and then one on Fourth Street would connect the two. It is half way between First Street and the county line. Doing this would connect nearly 65% of this R4 area, giving them access to pedestrian components, which we do not have now. These can also be connected to the rec park and then ultimately to the Greenway providing more options for these residences, especially those with limited mobility. It would also provide access to the schools and that area of town. This project is a multipurpose project. It gives pedestrian access in the R4 district to the shopping center, connects to the school and at the same time improves the sidewalks on Luray Ave, Amiss Ave, Cave Street to the Depot, which then links to the center of town and the Greenway. The Safe Routes to Schools grant can be used for such a project. It would be beneficial to separate the pedestrian and multmodal access out of the transportation element, and give it its own chapter, maps and text showing its importance to our community.

Ms. Kyle addressed getting underground utilities on Main Street. Between Garfield and Memorial Drive all utilities come from the back. The only thing on Main Street are the water, sewer and street lights. Street light wiring is being put in conduit on the edge of the street for easier access. From the bridge to Bank Street the Town will be doing phase 6 and 7 putting in storm water pipes because there are no curb inlets. While the bridge is being reconstructed, they will put the utility conduits in and street lights will be put up in the downtown section from the rail road tracks to Hawksbill Street. Extra conduits and extra vaults for future light vaults will be put into place. Special poles will also be installed that will provide outlet power during special events.

D) Greenway Feasibility Study

The greenway committee attended the council meeting on Monday, August 14, 2017. They gave a presentation to the town council. The proposed extension of the Greenway runs from Linden Ave, across Hawksbill Heights, behind the schools and to the Rec Park. One portion is along the edge of the Clark farms agriculture fields and 3 big tracts of land owned by Dr. Bogg's. The plan depends on the use of an 80 foot right-of-way along these tracts of land, and whether or not it is town property. If the greenway extension does not work, how do we get the greenway connected to the rec park and the schools without having to use the proposed extension? One idea is to use the unbuilt section of Fourth Avenue near the schools or Luray Avenue. There is sidewalk along Luray Ave to Second Street, and there is sidewalk on Amiss Avenue, Cave Street, and Virginia Avenue which connects to the Greenway "Loop" running around the Post Office, down Main Street to the Bridge. If done this way, a Safe Routes to School grant could be used since the project would connect a major residential neighborhood to the schools.

Other Discussions

Accessory structures are not listed in the B1 ordinance as a by-right or special use, however they are everywhere throughout town in the B1 district. There are no setbacks in B1, so any structure can be right up against the property line. There have been zoning permits coming in for requests of adding accessory structures, or temporary accessory structures, in the B1 district. Mr. Chrisman suggested they be made a By-Right use in B1.

There being no further business, the meeting adjourned at 8:55P.M.

Bryan T. Chrisman
Acting Town Manager

ATTEST: _____
Prepared by: Brooke Newman
Planning & Zoning Administrative Assistant