

**SPECIAL MEETING OF
LURAY PLANNING COMMISSION
JANUARY 20, 2016**

The Luray Planning Commission held a Special Meeting on Wednesday, January 20, 2016 at 5:30 p.m. 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
William Fisher
Grace Nowak
Mark Malone
Tracie Dickson
Brian Sours

Absent:

John Shaffer

Others Present:

Charlie Hoke, Town Manager
Ligon Webb, Town Planner

The meeting was called to order by Chairman, Ronald Good, at 5:30 p.m. and everyone joined in the Pledge of Allegiance to the flag.

Commissioner Good stated this is a special meeting and continuation of the meeting from last Wednesday. We will review the Parking Ordinance Amendment Options.

Review: Parking Ordinance Amendment Options

Mr. Webb stated the advertisement will be in the paper tomorrow and in the advertisement we are amending that portion of our Town Code. It is our job to try to figure out the language. The structures are in the historic district. This is one of the options we changed at one of the meetings. "All uses operating from the existing building and/or structure located in the Luray's downtown business district extending from Memorial Drive to Bristol Avenue which contains frontage and/or located within 300 feet from Main Street shall be exempt from parking standards enumerated and everything above it." From what we talked about the other night, I came up with another option. I think we threw out the idea of new build if someone did build a new building. We have had only one expansion and one rebuild in about ten years. We hope new buildings are built downtown but if for some reason they found the parking to be too burdensome, even though we have made it a lot more lenient, they are welcome to come to Town Council and ask for a waiver. Ligon changed the wording to "all uses with the exception of residential uses operating

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from existing building or structure located in Luray's downtown business district extending from Memorial Drive to Bristol Avenue which are commercially zoned". It does go off of Main Street but it grabs pretty much every lot and goes back a little deeper than just lots that touch Main Street, so I said "which are commercially zoned and contain frontage and are adjacent to Main Street shall be exempt from the parking standards." If they are residential they are there full time and after 5 and they park for a longer time, so the idea if you were going to do a residential use in that area you would still need to address parking.

Commissioner Malone stated that's not what Council was saying at the November meeting. They didn't say anything about these other exemptions; they said just exempt everything that is in the historic district. Mr. Webb stated if you do the commercial from Memorial Drive to Bristol Avenue, we have exempted everything commercial. This is a recommendation; they can modify it any way they want to.

Commissioner Malone stated it's going to get pretty complex if you try to figure every kind of use that might be in there. Commissioner Dickson stated "I think the residential has a very good point".

Jason Pettit stated at the Town Council meeting when I was given an opportunity to speak, I had talked to some other towns and the historic district was the word I was using as well. Through the years I have heard the historic district also described as the business district. The signs here at the railroad tracks; Town Council has even said it's Deford to Lee Street. I was always under the impression it was Deford to Lee and I was mentioning Frazier & Associates before. Frazier & Associates in 2004 when all this downtown Main Street designation came to be, we were getting grant money as a town and the original central business district was the railroad tracks to Hawksbill Street. Hawksbill Street at the old Mick or Mack to the railroad tracks was the central business district. In 2004 they bumped it out and they went Deford to Lee Street, including the Mimslyn and including the old Tastee Freeze at the time and the Best Western Motel. That's what came about in 2004. That night at the Council meeting when I was speaking of the historical district, I'm using that word instead of business district; I was under the same impression and I believe Town Council was under the same impression but when we talked about the historic registry which is something different than the historic district, that's the heart of the town that's registered with the National Park Service as a historic district and that's the courthouse, the jail; it's not just businesses; it's old buildings that are historic places and I think the concept with the Council and what I was proposing that night, was that this all be in the name of business and it be Main Street Business District. Historic district is a term that puts us in a whole new direction with this word thing. That was printed in the paper back in 2004. There's a clear copy at LDI. I just wanted to bring that to show you.

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Mr. Webb asked Jason what he thought about these options. Jason stated I think the options are fine. Personally I think we are doing this for business; to bring business and keep business and when you speak of downtown and keeping downtown alive, I don't have any problem with Memorial Drive to Bristol but I think we are looking at Main Street. How many feet back it goes; whether it's 200 or 300 feet or three blocks; I can see where that would get into issues as you get off of Main Street and start tapping into what could be residential areas and if you keep it Main Street Business District, if anything residential, especially if it was new, you would have to have a special use permit. I think any of those proposals would work.

Commissioner Good stated I think we are in agreement to make the change and need a motion on one of these. A motion was made by Commissioner Dickson that the commercial zoning and those also adjacent to Main Street from Memorial Drive to Bristol. Motion was seconded by Commissioner Nowak. The roll was called and the vote was as follows: YEA: Commissioners Nowak, Fisher, Sours and Dickson. NAY: Commissioners Good, Malone. APPROVED: 4 -2

Mr. Webb stated this will be kept on file at the Town Office and forwarded to the Town Council and they are welcome to go through the same process as you did.

New Business: Creating a "Mixed-Use" Zoning Use in the B1 (General Business) Zoning District

Mr. Webb stated he and Charlie have been talking about "mixed-use" while we are still in downtown looking at mixed uses in the buildings and encouraging some of the buildings to be used as commercial and residential, potentially by-right. I propose that we not meet in February since we have met twice in January and reconvene in March. He will bring a potential amendment that we can discuss that would allow buildings to be used for residential and commercial purposes by-right. My idea is that if you have a building we don't want to see buildings strictly used as residential especially downtown because there is a need for commercial space and we want to try to create some sort of incentive if people are going to use the buildings that they still leave some commercial element there to the building. He will work on some sort of code amendment that we can discuss at the March meeting.

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There being no further business, the meeting was adjourned at 6:08 p.m.

Ligon Webb
Town Planner

ATTEST: _____