

**MINUTES OF A TOWN COUNCIL WORK SESSION  
TOWN OF LURAY, VIRGINIA  
Tuesday, August 25, 2015**

The Luray Town Council met in a work session on Tuesday, August 25, 2015 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  
John Meaney

Also Present:

Charlie Hoke, Town Manager  
Bryan Chrisman, Assistant Town Manager  
Danielle Babb, Deputy Clerk-Treasurer  
Ligon Webb, Town Planner  
Ken Beyer, Luray Hawksbill Greenway Foundation  
Dr. Harry Heard, Handicap Fishing Piers

A quorum being present, Mayor Presgraves led members in the United States Pledge of Allegiance. The roll was called with all members present. There was one amendment to the Agenda, Councilman Vickers would like for a brief discussion regarding a community swimming pool.

**UPDATES AND DISCUSSION ITEMS**

**Parking Ordinance Amendment**

Ligon Webb, Town Planner, stated that the Planning Commission has been discussing this for a while now and has some recommendations for a revision to the town's parking ordinance as it relates to downtown parking. Mr. Webb said he believes that when the ordinance was adopted it was geared toward new construction. The general idea is to create a revised parking ordinance to delineate between parking standards for the downtown area versus outside of town and to establish a process for review. Mr. Webb presented proposed changes to the code for sections 506.1, 506.3, 506.4, and 506.20.

Mr. Webb said that the current ordinance could be of concern to potential new businesses that could not adhere to unrealistic parking standards. He explained that many downtown buildings were developed prior to the advent of vehicle traffic. Mr. Webb noted that generally speaking the downtown area has good on-street parking, particularly after 5pm. Council members suggested keeping the parking ordinance from becoming too restrictive. Mr. Webb said that historically, town staff has considered some of these areas on a case by case basis; especially where public parking is nearby.

The addition of Section 506.22 would provide for the Town Council to review a parking waiver request and render a decision based on the applicant's circumstances. The applicant's request would be reviewed by the Planning Commission, then their recommendation would be passed on to the Town Council. Thus, creating a process for such waiver requests. Councilman Lancaster suggested that the process be simplified rather than going through the various commissions, etc. Councilman Schiro suggested that rather than a waiver approach, buildings on Main Street with no parking simply be grandfathered into the code. Councilman Schiro used the example of the former Artisan's Grill where no parking exists and never has. Mr. Webb said that if Council prefers, the determination can be left to the Zoning Administrator. Councilman Schiro agreed that he too is satisfied with this option. Councilman Vickers agreed that the process would become too lengthy for the applicant to go through the commission and council.

Mr. Webb said that the intent is for applicants to attempt to address their own parking, while understanding that in some cases there is very limited availability. Mr. Webb used the example of the Chapman House and the desire to have some onsite parking but also to utilize adjacent parking where feasible. Mr. Webb said that he actually prefers the process be an in-house zoning issue. Mr. Webb said that while he always tries to keep council informed of these issues, keeping the parking determination a decision of the Zoning Administrator was an initial consideration. Mr. Webb agreed to rewrite the revisions to the parking ordinance and allow for a reasonable determination to be made without the need to go before the commission and council.

Councilman Lancaster addressed the issue of the public parking behind Brown's Restaurant. Councilman Lancaster cautioned against making this area entirely public use parking. He explained that keeping the parking that belonged with the building will be an asset to prospective buyers of the property. Councilman Meaney said that he understands the goal is to make things easier for prospective buyers and business owners. He feels that making the parking ordinance more complex is moving away from that goal.

Mr. Webb stated that he would change the ordinance to reflect an in-house review process. Then he will pass this along to the Planning Commission and proceed with the advertisement for the ordinance changes in October.

Councilman Lancaster suggested restricting access to the alleyway between Town Hall and 55 East Main. With the restaurant now using the alleyway, he suggested the town remove the entry ramp and replace it with sidewalk. This would allow for one additional parking space in front of the restaurant. Also, placing a bollard at the curb would restrict anyone from attempting to drive through the alleyway. Mr. Hoke said that he would talk with the building owners and take care of this.

### **Comprehensive Plan Amendment for Urban Development Area**

Town Planner, Ligon Webb, stated that a joint public hearing will be held between the Planning Commission and Town Council on Monday, September 14<sup>th</sup>. The Planning Commission will meet at 6pm. Mr. Webb reviewed a map from the Comprehensive Plan and explained the proposed UDA designations.

As discussed at the last Town Council meeting, staff is proposing amendments to the town's Comprehensive Plan. The most significant amendment is the creation of a town "Urban Development Area" as detailed by the state code. The UDA designation provides a higher probability of infrastructure located within the identified area receiving funding. Mr. Webb explained that the applications for House Bill 2 funding are due this fall and that UDA's are required to be established by Sept. 30<sup>th</sup>. In order to meet this deadline the joint meeting will be

held in September as mentioned. Mr. Chrisman stressed the importance of this designation in the application screening process.

## **ITEMS FOR COUNCIL ACTION**

### **Handicap Fishing Piers – Harry Heard, Ken Beyer**

Dr. Heard and Ken Beyer began their presentation by stating that they had good news for Council members. Dr. Heard said that the support received from individuals and organizations has been wonderful and especially thanked Brian Phelps, Valley Care Management, and the Luray Rotary. Mr. Ken Beyer said that he is pleased to announce that \$23,975 has been received so far for the project. Mr. Beyer said the goal for the project was to raise \$25,000 overall. Dr. Heard said that commemorative bricks will also be installed and some necessary curbing, in addition to the fishing platforms themselves. Dr. Heard said that he understands the town will supervise the construction of the project. Town Manager, Charlie Hoke, said that Mr. Beyer and Dr. Heard have done a great job with the project and that a very low maintenance design is appreciated.

Mr. Hoke said that a perpetual maintenance agreement will be required of the organization and that this is a standard form for property donated to the town. Dr. Heard acknowledged Pat Racey, Racey Engineering, for the designs for the project. He noted that the list of donors to be recognized is lengthy and that a future dedication could be held to thank all of these sponsors. Councilman Dofflemyer thanked Dr. Heard and Mr. Beyer for their work and dedication to this project.

**Motion:** Councilman Dofflemyer motioned to authorize the approval to proceed with the Handicap Fishing Piers as discussed, motion seconded by Councilman Vickers with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Schiro, Lancaster, Sours, Meaney. **Approved 6-0**

Councilman Schiro added that at a recent LDI Task Force meeting, Mr. Rod Graves suggested a way to enhance the connection between Downtown Luray and the Luray Caverns. Mr. Graves suggested that if there were a way to connect the Greenway Trail to Carillion Park that this would be a great way to merge the two areas. Councilman Schiro said that the town may want to consider this in its long range plans.

Mr. Ken Beyer noted the recent contribution of transportation funding from the county at \$10,000 despite the request for only \$5,000. Mr. Beyer also noted that the fishing platforms will be added to the next Greenway publication booklet and will also be featured in *Co-Op Living* magazine. Mayor Presgraves asked about the target completion date. Dr. Heard said that the contractor is ready and he feels the construction time will be minimal. He will also be in contact with town staff regarding signage for the platforms.

### **Swimming Pool**

Mayor Presgraves said that he had received a request from Councilman Vickers to discuss a community swimming pool. Councilman Vickers said that he continually receives inquiries on why the town doesn't have a public pool. Mr. Vickers recalls the enacting of the cigarette tax which has nearly paid for the town's ball field facilities. He recognized that while the town is currently focusing on the expense of the bridge replacement project, the planning of a project such as a town pool could take several years. Councilman Vickers would like to begin research on the possibility of such a project. Councilman Lancaster recalled that the initial renderings of the town's recreation park included provisions for a pool but at the time came at an expense of \$1.5 million. Councilman Lancaster recalled prior council members visiting pools in neighboring communities and all proved

to be a dead end expenditure. Town Planner, Ligon Webb, said that many localities are trying to get rid of their community pools. Despite this, Councilman Vickers said that he would still like to gain more information on the topic.

**Adjourn**

With no further business, Mayor Presgraves adjourned the work session of the Luray Town Council at approximately 6:20 p.m.

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Mayor, Barry Presgraves

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Deputy Clerk, Danielle Babb