

Town of Luray

Planning Commission Agenda

October 12, 2022
7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Addition or Deletion of Agenda**
- 5. Review of Minutes – September 14, 2022 Meeting**
- 6. General Citizen Comments**
- 7. Public Hearing**
 - A. SUP 22-09 – 109 Mechanic Street**
- 8. Updates & Discussions**
 - A. SUP 22-10 – 201 Williams Street**
 - B. Transportation Projects & Luray’s Comprehensive Plan**
- 9. Commission Comments**
- 10. Chairman’s Comments**
- 11. Adjournment**

The meeting will be live-streamed on the Town’s Facebook page.

Please submit any public comments concerning the agenda items through any of the following means: In person at meeting; Email – sburke@townofluray.com; Mail – Luray Town Council, Attention Steve Burke, Post Office Box 629, Luray VA, 22835; Hand Delivery – Place in exterior DROP BOX in the alcove located at the front of the Town’s Town Hall facing Main Street; or Phone – (540) 743-5511. All comments must be submitted by 5:00 pm the day of the meeting, and will be read aloud at the meeting.

Town of Luray
PO Box 629
45 East Main Street
Luray, VA 22835
www.townofluray.com
540.743.5511



PLANNING COMMISSION

Chairman

Ronald Good

meado12@aol.com

Appointed By
Councilman Ron Vickers
Term Ends: 12-31-2022

Commission Members

Tracie Dickson

tdickson@bbandt.com

Appointed By
Mayor Jerry Dofflemyer
Term Ends: 12-31-2022

Brian Sours

Brian.sours@mybrb.bank

Appointed By
Councilman Joey Sours
Term Ends: 12-31-2024

John Shaffer

john.shaffer@luraycaverns.com

Appointed By
Councilman Jerry Schiro
Term Ends: 12-31-2022

Frankie Seaward

frankieseaward@gmail.com

Appointed By
Councilman Ligon Webb
Term Ends: 12-31-2024

Bill Huffman

bill.huffman@luraycaverns.com

Appointed By
Council President Leroy Lancaster
Term Ends: 12-31-2022

Grace Nowak

gracenowak04@gmail.com

Appointed By
Councilman Jason Pettit
Term Ends: 12-31-2024

Town Officials

Town Manager – Steve Burke
Assistant Town Manager- Bryan Chrisman
Town Clerk/ Treasurer – Danielle Babb
Deputy Town Clerk/ Treasurer - Danielle Alger
Chief of Police - Bow Cook
Superintendent of Public Works - Lynn Mathews
Parks & Recreation Director - Jennifer Jenkins
WTP Superintendent - Joey Haddock
WWTP Superintendent – Todd Kellison



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: IV

Meeting Date: October 12, 2022

Agenda Item: ADDITION OR DELETION OF AGENDA

Suggested Motion:
(If Required)

I move that the Planning Commission add Agenda Item __ to be _____ to the agenda.

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
September 14, 2022**

The Luray Planning Commission met on Wednesday, September 14, 2022 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
Brian Sours
Bill Huffman
John Shaffer
Grace Nowak
Frankie Seaward
Tracie Dickson

Commissioners Absent:

Others Present:

Steve Burke, Town Manager

The meeting was called to order by Chairman Ronald Good, at 7:00 p.m. and everyone joined in the Pledge of Allegiance.

ADDITION OR DELETION OF AGENDA

No items added or removed

APPROVAL OF MINUTES:

Chairman Good led a review of the August 10, 2022 meeting minutes.

Motion: Commissioner Shaffer made the motion to accept the minutes from the August 10, 2022 meeting as presented. Second was by Commissioner Dickson. **YEA:** Chairman Ronald Good, Commissioners Brian Sours, John Shaffer, Tracie Dickson, Frankie Seaward, Grace Nowak, and Bill Huffman. **Approved 7-0**

CITIZEN COMMENTS

No citizens provided comments prior to the meeting.

PUBLIC HEARINGS

A. SUP 22-08 – 303 Luray Avenue

Chairman Good introduced the discussion of a request for a Special Use Permit to operate a lodging house at 303 Luray Avenue (Tax Map No. 42A11-18-72-6) in the High Density Boomfield Residential (R-4) District from Harbor Holding Company. A Public Hearing will be scheduled for the Planning Commission's September meeting. Conditions for approval recommendation include: 1) Occupancy of not more than six (6) guests at any one time; 2) Off-street parking is required for all guest vehicles; 3) One identification sign can be permitted on the property not exceeding four square feet on either side; 4) Meals if provided shall be served to only guests renting bedrooms in the dwelling; 5) Obtain Town Business License; Transient occupancy tax and meals tax must be collected and remitted to the Town; and 6) Special Use Permit shall not transfer upon sale of property.

The Public Hearing was opened and no speakers spoke. Mr. Burke relayed to the Commission that a neighbor contacted the Town about the application with concerns about crime at short-term rentals and its proximity to schools. The Town has not had recorded issues at any short-term rental units and has not experienced any issues with the existing short-term rental near the schools. The neighbor also had concerns about decrease in housing stock and impact to hotels. They also expressed concern about noise and the fire pit.

Motion: Commissioner Sours made the motion to recommend conditioned approval to the Town Council of the application to operate a lodging house at 303 Luray Avenue (Tax Map No. 42A11-18-72-6) in the High Density Boomfield Residential (R-4) District from Harbor Holding Company as presented. Second was by Commissioner Huffman. **YEA:** Chairman Ronald Good, Commissioners Brian Sours, John Shaffer, Tracie Dickson, Frankie Seaward, Grace Nowak, and Bill Huffman. **Approved 7-0**

UPDATES & DISCUSSIONS

A. SUB 22-05 – Baker Subdivision

Chairman Good introduced the discussion of the Preliminary and Final Plat application received from Tom Shoemaker and Jim Vaughan for the subdivision of Parcel 42A12-A-101 into twelve (12) single-family dwelling lots with a residue parcel along Reservoir Avenue/Fairview Road in the Low Density (R-1) Residential District.

The Planning Commission inquired if an additional fire hydrant would be installed with these homes. Staff will confirm.

The Town received a letter of concerns and requested denial of the subdivision from Josephine Good on Eden Road.

Motion: Commissioner Huffman made the motion to recommend conditioned approval to the Town Council of the Subdivision application from Tom Shoemaker and Jim Vaughan for the subdivision of Parcel 42A12-A-101 into twelve (12) single-family dwelling lots with a residue parcel along Reservoir Avenue/Fairview Road in the Low Density (R-1) Residential District. Second was by Commissioner Nowak. **YEA:** Chairman Ronald Good, Commissioners Brian Sours, John Shaffer, Tracie Dickson, Frankie Seaward, Grace Nowak, and Bill Huffman. **Approved 7-0**

COMMISSION COMMENTS

The Commission discussed the Luray Meadows Apartment Project, the Roundabout Project on West Main Street at Northcott Drive, the Memorial Drive – Phase II Improvements, and improvements to the former Artisans and Browns Buildings.

CHAIRMAN'S COMMENTS

Chairman Good informed the public that the next Planning Commission will be on Wednesday, October 12th.

ADJORNMENT

There being no further business, the meeting adjourned at 7:24 p.m.

Steven Burke
Town Manager

Bryan Chrisman
Assistant Town Manager



Town of Luray, Virginia

Planning Commission Agenda Statement

Item No: VII-A

Meeting Date: October 12, 2022

Agenda Item: PLANNING COMMISSION PUBLIC HEARING & CONSIDERATION
Item VII-A – SUP 22-09 – 109 Mechanic Street

Summary: The Planning Commission is requested to conduct a Public Hearing to receive citizen input and to consider a request for a Special Use Permit to operate a lodging house at 109 Mechanic Street (Tax Map No. 42A4-A-34) in the High Density Residential (R-3) District from John Holtzman.

A lodging house is commonly defined as a residential building, other than a hotel, motel or bed-and-breakfast home, where lodging is provided for compensation on a regular basis, pursuant to previous arrangements, but which is not open to the public or transient guests, for no longer than thirty (30) consecutive days. Meals may be provided to the residents in a central location; however, no provisions shall be made for cooking in individual rooms or units. The maximum number of guests shall be two per bedroom with on-site parking for all guests.

Staff recommend the following conditions be considered:

- 1) Occupancy of no more than six (6) guests at any one time;
- 2) Off-street parking is required for all guest vehicles;
- 3) One identification sign can be permitted on the property not exceeding four square feet on either side;
- 4) Meals if provided shall be served to only guests renting bedrooms in the dwelling; and
- 5) Obtain Town Business License; Transient occupancy tax and meals tax must be collected and remitted to the Town.
- 6) Special Use Permit shall not transfer upon sale of property

A Public Hearing will be scheduled for the Commission's September meeting.

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: I move that the Planning Commission recommend approval to the Town Council of the request for a Special Use Permit to operate a lodging house at 109 Mechanic Street (Tax Map No. 42A4-A-34) from John Holtzman with the conditions as presented.



Town of Luray
Zoning Permit Application
Application No.: _____

I, as owner or authorized agent for the property described below, do hereby certify that I have the authority to make this application for a Zoning Permit for the activity described below and as show on any attached plans or specifications, that the information provided is correct and that any construction/use will conform to the regulations of the Town's *Zoning Ordinance* and other codes of the Town of Luray, County of Page, and Commonwealth of Virginia, as applicable. This permit application authorizes the Zoning Administrator or designee to perform reasonable site inspections as required to confirm information provided and compliance with the conditions applicable to this permit. Further I understand that any deviation from the application as requested shall require the express written approval of the Zoning Administrator.

Application: ☐ Site Development ☒ Property Subdivision ☐ Boundary Line Adjustment
☐ Rezoning ☒ Special Use Permit ☐ Zoning Variance

Applicant Information:

Applicant Name John M. Holtzman
Company Name _____
Address P.O. Box 12, Luray, VA 22835
Phone: (727) 366-3930 Email: wktemple@yahoo.com

Property Owner Information:

Owner Name John M. Holtzman
Address Same as above
Phone: _____ Email: _____

Property Information:

Site Address 109 Mechanic Street
Page County Tax Map Number 42A4-A-34 Town Zoning District R3

Request Information:

Nature of Request (Describe Fully) Permission to operate as a short term rental property

See Appropriate Application Appendix for Additional Information Required with Your Application

[Signature]
Signature of Applicant

7-14-2022
Date

Please Complete Additional Application Form for Your Specific Request



Town of Luray
Special Use Permit Application
Application No.: 22-09

Existing Property Information:

Site Address 109 Mechanic Street
Page County Tax Map Number 42A4-A-34 Town Zoning District R3
Total Acreage 0.25

Request Information:

Nature of Request (Describe property use, structure(s) construction, and affected Zoning Ordinance Sections)

Property consists of single family residence with two bedrooms,
loft space and one bathroom. We are requesting permission
to use the home as a short term rental for up to
6 guests. Off street parking is available for up to 4
vehicles.

Please include location map, plat, property deed, and impact analysis statement with your Application

I (we), the undersigned, do hereby respectfully make application and petition to the Town of Luray in order to utilize the subject property for a use which requires the issuance of a Special Use Permit. I (we) agree to comply with any conditions for the Special Use Permit required by the Town.

I (we) authorize Town of Luray officials to enter the property for site inspection purposes.

I (we) authorize the Town of Luray to place standard signage on the property necessary for notifying the public of this rezoning request during the application consideration process.

I (we) hereby certify that this application and its accompanying materials are true and accurate to the best of my (our) knowledge.

[Signature]
Signature of Applicant

9-14-2022
Date

Signature of Applicant

9-
Date

[Signature]
Signature of Owner

9-14-2022
Date

Signature of Owner

Date

COURT ADDRESS:
116 S. COURT STREET, SUITE A
LURAY, VA 22835
PHONE #: 540-743-4064



OFFICIAL RECEIPT
PAGE COUNTY CIRCUIT COURT
DEED RECEIPT

DATE : 08/08/2022 TIME : 15:46:25
RECEIPT # : 22000005110 TRANSACTION # : 22080800041
CASHIER : KRB REGISTER # : G576
INSTRUMENT : 202202548 BOOK :
GRANTOR : HOLTZMAN LLC
GRANTEE : HOLTZMAN, JOHN M
RECEIVED OF : COLLIER, WENDY TEMPLE
ADDRESS : 109 MECHANIC STREET LURAY, VA 22835
DATE OF DEED : 08/08/2022
CHECK : \$27.00 CHECK NUMBER : 257
DESCRIPTION 1 : PAGE COUNTY
NAMES : 0
CONSIDERATION : \$0.00 ANVAL : \$0.00

CASE # : 139CLR202202548

FILING TYPE : DQC
RECORDED : 08/08/2022
EX : N
EX : N
PCT : 100%
PAYMENT : FULL PAYMENT
AT : 15:45
LOC : CO
PCT : 100%

PAGE :

OP : 0

PAGES : 002

PIN OR MAP : 42A4-A-34

ACCOUNT CODE	DESCRIPTION	PAID
035	VIRGINIA OUTDOOR FOUNDATION	\$3.00
106	TECHNOLOGY TRST FND	\$5.00
145	VSLF	\$3.50

ACCOUNT CODE	DESCRIPTION	PAID
212	TRANSFER FEES	\$1.00
301	CLERK RECORDING/INDEXING FEE	\$14.50

TENDERED : \$ 27.00
AMOUNT PAID : \$ 27.00

Prepared by:
Wendy Holtzman
109 Mechanic Street
Luray, VA 22835

After Recording Mail To:
John Holtzman
109 Mechanic Street
Luray, VA 22835

Tax Map Number: 42A4-A-34

QUITCLAIM DEED

This Quitclaim Deed, made this 8th day of August, 2022, by and between Wendy Holtzman of John Holtzman, LLC, a Virginia limited liability company whose tax mailing address is 109 Mechanic Street, Luray, VA 22835, USA (the "Grantor") and John M. Holtzman, married, of 109 Mechanic Street, Luray, VA 22835, USA (the "Grantee").

WITNESSETH, that in consideration of the sum of \$10.00, the Grantor does hereby remise and release, as well as quitclaim, unto the Grantee, as the sole tenant, in fee simple, all that piece or parcel of land, together with the improvements, rights, privileges and appurtenances to the same, situated in the County of Page, Commonwealth of Virginia, described as follows:

Lot 2 in Zirkle's Northern Extension to the Town of Luray, containing one-fourth (1/4th) acres, more or less, and being the same real estate which was conveyed to the Party of the First Part by deed from David E. Campbell and Jennifer L. Campbell, dated December 27, 2021, which deed is record in the Clerk's Office of the Circuit Court of Page County, Virginia ("Clerk's Office") as Instrument Number 2021-04417. Reference is hereby made to the aforesaid deed.

The Grantor attests for the Grantee and the Grantee's heirs and assigns that at and until the ensealing of these presents, the Grantor is well seized of the above described premises, as a good and indefeasible estate in fee simple.

WITNESS the hand and seal the day and year first hereinbefore written.

Wendy Holtzman (SEAL)
Wendy Holtzman, Managing Member
John Holtzman LLC
109 Mechanic Street, Luray, VA 22835

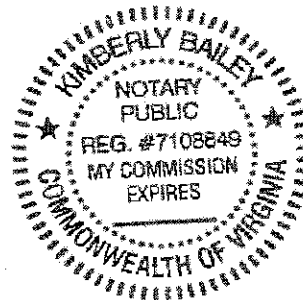
COMMONWEALTH OF VIRGINIA

COUNTY OF PAGE

I, Kimberly R. Bailey, a Notary Public in and for the said County and State, hereby certify that Wendy Holtzman on behalf of and with the authority of John Holtzman LLC, a Virginia limited liability company, having signed this Quitclaim Deed, and being known to me (or whose identity has been proven on the basis of satisfactory evidence), acknowledged before me on this day that, being informed of the contents of the conveyance, the Grantor has executed this Quitclaim Deed voluntarily and with lawful authority.

Given under my hand and seal, this 8th day of August, 2022.

Kimberly R. Bailey
Notary Public for the Commonwealth of Virginia



County of Page

My commission expires: 10/31/2023

INSTRUMENT 202202548
RECORDED IN THE CLERK'S OFFICE OF
PAGE COUNTY CIRCUIT COURT ON
AUGUST 8, 2022 AT 03:45 PM
C. G. MARKOWITZ, CLERK
RECORDED BY: KRB

Page County, Virginia

Tax Map #:	Property Address:	Account #:
42A4-A-34	109 MECHANIC ST	5435

General

Owners Name: JOHN HOLTZMAN LLC
Mailing Address: PO BOX 12
 LURAY VA 22835
Zoning: R3
Year Built: 1860
Acreage: .25
Description: INST#08-2591-S INST#21-4417



Grouped With: N/A

Assessment Information

2021 Land Value \$25,000
2021 Improvement \$49,700
2021 Total Value \$74,700
Total Land Area (acres) .250
2016 Total Value \$77,700

Sale information

Transfer Date: 12/27/2021
Sales Price: \$90,000
Grantor: \$90,000
Deed Book: N/A
Deed Page: 0
Plat Book: N/A
Plat Page: 0
Instrument Number: 2021-4417

Details

Exterior Information

Year Built: 1860
Occupancy Type: Dwelling
Foundation: Cinderblock
Ext. Walls: Aluminum Siding
Roofing: Comp Shg
Roof Type: Gable
Garage: None
Garage - # Of Cars: 0
Carport: None
Carport - # Of Cars: 0

Interior Information

Story Height: 2
of Rooms: 6
of Bedrooms: 2
Full Bathrooms: 1
Half Bathrooms: 0
Floors: Carpet, Tile

Building SqFt: 1022.6
Basement SqFt: N/A
Finished Basement SqFt: N/A
Interior Walls: Plaster, Drywall, Paneled
Heating: Baseboard
A/C: No

Utilities

Water: Public
Sewer: Public
Electric: Yes
Gas: No
Fuel Type: Electric

Other Information

Fireplace: 0
Stacked Fireplace: 0
Flue: 0
Metal Flues: 0
Stacked Flues: 0
Inop. Flues/FP: 0

Site Information

Zoning Type: R3
Terrain Type: On
Character: Open
Right of Way: Public
Easement: Paved

Page County, Virginia

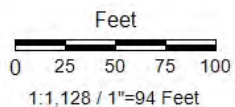
Legend

- 9-1-1 Addresses
- US Highways
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Title: Parcels

Date: 9/26/2022



DISCLAIMER: THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressly or implied, but no limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional. Please call Page County, VA for specialized products. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Page County, VA expressly disclaims any liability for loss or damage arising from the use of said information by any third party. In addition use of Virginia Base Mapping Program (VBMP) statewide aerial photography requires the following disclaimer: "Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination."

TOWN OF LURAY

Notice of Public Hearing

Luray Planning Commission

Special Use Permit Request

NOTICE is hereby given pursuant to § 15.2-2204 of the *Code of Virginia*, as amended, that Luray's Planning Commission shall hold a public hearing on **October 12, 2022 at 7 p.m.** The public hearing shall be conducted in the Luray Planning Commission Chambers located at 45 East Main Street in the Town of Luray, Virginia.

Public comment may also be submitted until 5:00 pm on October 12, 2022 through any of the following means: Email: sburke@townofluray.com; Mail: Luray Planning Commission, Attention: Steve Burke, Post Office Box 629, Luray, Virginia, 22835; Hand delivery: Place in the exterior DROP BOX in the alcove located at the front of the Town's offices facing Main Street; or Phone: (540)743-5511. All comments will be read aloud at the hearings. These hearings will be live-streamed on the Town's Facebook Live page. All normal Rules of Procedure will be followed.

The purpose of the hearing is to receive public comments and to consider the following special use permit request:

SUP 22-09

The applicant, John Holtzman, has requested a Special Use Permit to operate a lodging house at 109 Mechanic Street in the High Density Residential (R-3) Zoning District.

The subject dwelling is roughly 1,022 square feet with two bedrooms and is located on one parcel that is roughly 0.25 acres in area. The subject parcel is further identified on Page County Tax Maps as 42A4-A-34.

Copies of the Town's zoning ordinance and the Special Use Permit application are available at the Town of Luray's Office, 45 East Main Street, Luray, Virginia. These items may be viewed between the hours of 8 a.m. and 5 p.m. Monday – Friday, and may also be found online at the Town's website www.townofluray.com. Questions may be directed to the Town by calling 540-743-5511, or by emailing sburke@townofluray.com



Town of Luray, Virginia

Planning Commission Agenda Statement

Item No: VIII-A

Meeting Date: October 12, 2022

Agenda Item: PLANNING COMMISSION DISCUSSION
Item VIII-A – SUP 22-10 – 201 Williams Street

Summary: The Planning Commission is requested to discuss a request from Southern States to construct an open front 50'x60' metal storage shed adjacent to their main building at 201 Williams Street (Tax Map No. 42A4-A-59). The parcel is zoned Limited Industrial (I1) District which requires a Special Use Permit for any structure to be installed 407.1.7.

Town Code 407.2.c&d require landscaping and/or screening for structures. Staff believe that screening is not required for the proposed installation of storage shed.

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: N/A (Public Hearing at November Meeting)



Town of Luray
Zoning Permit Application
Application No.: 22-10

I, as owner or authorized agent for the property described below, do hereby certify that I have the authority to make this application for a Zoning Permit for the activity described below and as show on any attached plans or specifications, that the information provided is correct and that any construction/use will conform to the regulations of the Town's *Zoning Ordinance* and other codes of the Town of Luray, County of Page, and Commonwealth of Virginia, as applicable. This permit application authorizes the Zoning Administrator or designee to perform reasonable site inspections as required to confirm information provided and compliance with the conditions applicable to this permit. Further I understand that any deviation from the application as requested shall require the express written approval of the Zoning Administrator.

Application: ☐ Site Development ☐ Property Subdivision ☐ Boundary Line Adjustment
☐ Rezoning ☒ Special Use Permit ☐ Zoning Variance

Applicant Information:

Applicant Name Southern States - Jason Wilkins
Company Name SAME
Address 201 Williams St Luray VA. 22835
Phone: 540-743-6518 Email: _____

Property Owner Information:

Owner Name SAME
Address _____
Phone: _____ Email: _____

Property Information:

Site Address 201 Williams St
Page County Tax Map Number _____ Town Zoning District _____

Request Information:

Nature of Request (Describe Fully) 50x60 Metal Shed with Sides for Storage - front open

See Appropriate Application Appendix for Additional Information Required with Your Application

Dwayne Weaver
Signature of Applicant

9-30-2022
Date

Please Complete Additional Application Form for Your Specific Request



Town of Luray
Special Use Permit Application
Application No.: _____

Existing Property Information:

Site Address 201 Williams St Luray VA 22835

Page County Tax Map Number _____ Town Zoning District _____

Total Acreage _____

Request Information:

Nature of Request (Describe property use, structure(s) construction, and affected Zoning Ordinance Sections)

50x60 Metal shed with sides - Front open
For storage

Please include location map, plat, property deed, and impact analysis statement with your Application

I (we), the undersigned, do hereby respectfully make application and petition to the Town of Luray in order to utilize the subject property for a use which requires the issuance of a Special Use Permit. I (we) agree to comply with any conditions for the Special Use Permit required by the Town.

I (we) authorize Town of Luray officials to enter the property for site inspection purposes.

I (we) authorize the Town of Luray to place standard signage on the property necessary for notifying the public of this rezoning request during the application consideration process.

I (we) hereby certify that this application and its accompanying materials are true and accurate to the best of my (our) knowledge.

Rayne Weaver

Signature of Applicant

9-30-2022

Date

Signature of Applicant

Date

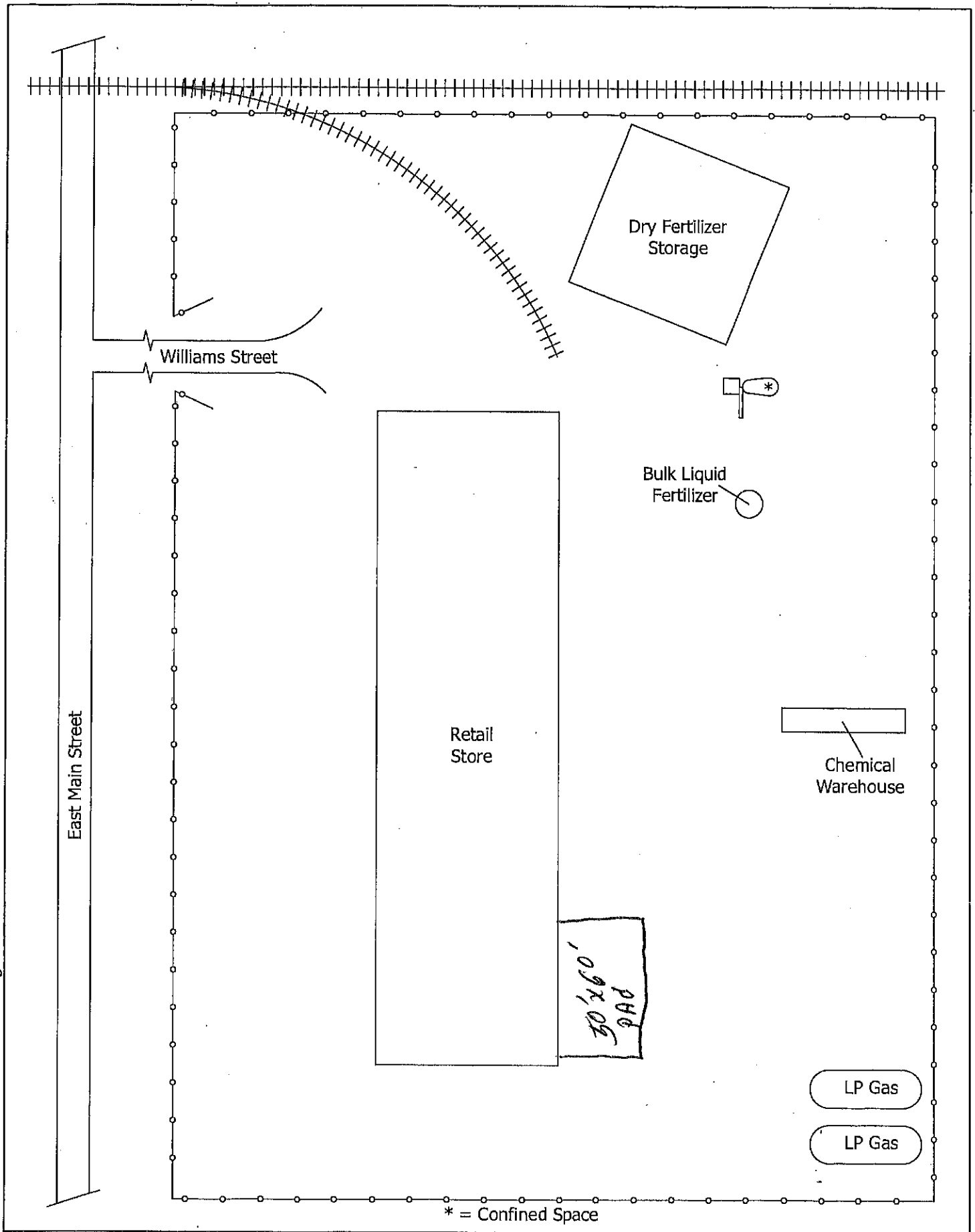
Signature of Owner

Date

Signature of Owner

Date

Lat: 38.6666607 Long: -78.4537026



Southern States Cooperative, Inc.
201 Williams Street
Luray VA 22835
540-743-6518

CSE

Revised:

12/05/18



Code:

55230

Page County, Virginia

Tax Map #:

42A4-A-59

Property Address:

201 WILLIAMS ST

Account #:

5465

General

Owners Name: SOUTHERN STATES COOPERATIVE
INC TAX DEPARTMENT

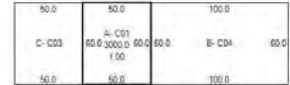
Mailing Address: 6606 WEST BROAD ST
RICHMOND VA 23230

Zoning: M1

Year Built: 1981

Acreage: 8.855

Description:



Grouped With: N/A

Assessment Information

2021 Land Value \$171,400
2021 Improvement \$542,100
2021 Total Value \$713,500
Total Land Area (acres) 8.85500
2016 Total Value \$616,700

Sale information

Transfer Date: 0/0/0
Sales Price: \$0
Grantor: \$0
Deed Book: N/A
Deed Page: 0
Plat Book: N/A
Plat Page: 0
Instrument Number: 0-0

Details**Exterior Information**

Year Built: 1981
Occupancy Type: Commercial
Foundation: Cinderblock
Ext. Walls: Cndrblk
Roofing: Rubber
Roof Type: Flat/Shed
Garage: None
Garage - # Of Cars: 0
Carport: None
Carport - # Of Cars: 0

Interior Information

Story Height: 1
of Rooms: 0
of Bedrooms: 0
Full Bathrooms: 0
Half Bathrooms: 2
Floors: Wood

Building SqFt: 12000
Basement SqFt: N/A
Finished Basement SqFt: N/A
Interior Walls: Drywall
Heating: Forced Air
A/C: Yes

Utilities

Water: Public
Sewer: Public
Electric: Yes
Gas: No
Fuel Type: Propane

Other Information

Fireplace: 0
Stacked Fireplace: 0
Flue: 0
Metal Flues: 0
Stacked Flues: 0
Inop. Flues/FP: 0

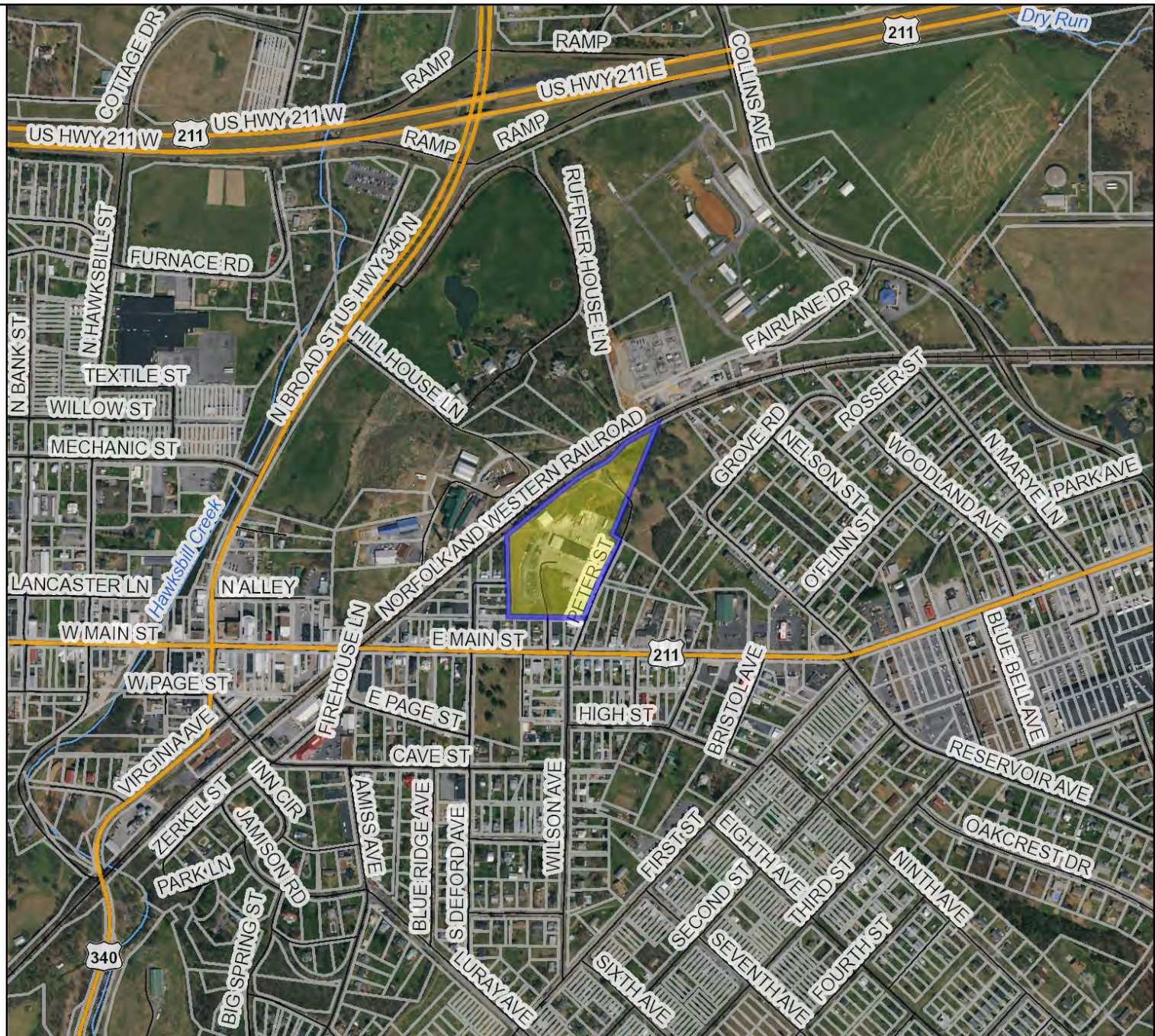
Site Information

Zoning Type: M1
Terrain Type: On
Character: Rolling/Sloping
Right of Way: Public
Easement: Paved

Page County, Virginia

Legend

- US Highways
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Title: Parcels

Date: 9/30/2022

Feet
0 200 400 600 800
1:9,028 / 1"=752 Feet

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Town of Luray, Virginia

Planning Commission Agenda Statement

Item No: VIII-B

Meeting Date: October 12, 2022

Agenda Item: PLANNING COMMISSION DISCUSSION
Item VIII-B – Transportation Projects

Summary: The Planning Commission is requested to discuss the current Transportation CIP Projects as they relate to the Town's Comprehensive Plan.

Bryan Chrisman, Assistant Town Manager, will present an update of our capital plans.

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: N/A

TRANSPORTATION



Town of Luray Photo

INTRODUCTION

Luray strives to provide safe, efficient movement of vehicles, bicycles, and pedestrians throughout our community. Coordinating with the Virginia Department of Transportation and communicating future plans to our residents is essential to the success of our transportation networks.

PEDESTRIANS & BICYCLES

Improving Connectivity

*Between Neighborhoods & Downtown Business District
Connector Sidewalks & Trail Systems*

Safe & Efficient Crossings

Midblock Crossing Points that are Appropriately Signed to Direct Pedestrians to those Areas for Safe Crossing

ADA Accessibility

Major Sidewalk Connectors

Expand Opportunities

Greenway Expansion

Connectivity

*Link Multi-Modal and Pedestrian Sidewalks with Trail Expansion
Interconnect Multimodal and Street Intersections*

Safe & Effective Pedestrian Routes

*Provide Routes Separated from Street Traffic
Provide Routes that Enable Multiple Users Simultaneously*



Town of Luray Photos

VEHICULAR

Additional Electric Charging Stations (\$12,000)
Virginia Clean Cities (Harrisonburg)

West Main Bridge (2018-2019) (\$3.9 M) – **V1**
Replacement of West Main Street Bridge

Memorial Drive Intersection (2018) (\$550,000) – **V2**
Signalization
Pedestrian Efficiencies
Traffic Cabinet Beacon System

Memorial Drive Corridor (2020-2021) (\$1.8 M) – **V3**
Widening
Drainage

Roundabout (2020-2021) (\$2.3 M) – **V4**
Traffic Management at Intersection West Main & US HWY 211
Roundabout at Northcott Drive & West Main Street

Advanced Beacon Systems (\$50,000) – *all 3 traffic cabinets*



Photo by C. King Photography

PUBLIC TRANSIT

Encourage and Promote Qualified Private Transit for Citizens

Park & Ride

Continue to Maintain – Lights, Safety, Trash, Restrooms

Ride Smart Program (\$6,000)

Improve & Relocate Signage

Educate & Promote on Website & Social Media

WAYFINDINGS

Update Gateway Signs (\$130,000)
Retro Reflective

Add Directional Signs (\$25,000)
Enhance Navigation

FUTURE PROJECTS

SAFETY PROJECTS

Pedestrian Improvements on Cave Hill Road at Luray Caverns (\$500,000)

Turning Lane at Cave Hill Road and Luray Caverns (\$450,000) – V5

Extend Turning Lanes on 211 with VDOT Assistance (\$600,000)
At West Main – Northcott – North Hawksbill Street – Wallace Avenue Intersections

CULVERT PROJECTS

Replacement to better enhance storm water flow
West Main Street Bridge (West Bridge Project V1)
North Bank Street Culvert (\$185,000)
North Court Street Culvert (\$155,000)
North Hawksbill Street Culvert (\$175,000)
Eden Road Culvert (\$150,000)
Main Street (\$750,000)
Mechanic Street (\$130,000)



Town of Luray Photo

STREET PROJECTS

Canaan/Charles Intersection Project (\$65,000) – V6

Improve Intersections & Safety by Improving Line of Site for Motorists

South Court Street Retaining Wall (Wall Installed 2018; Sidewalk & Rail - \$65,000) – V7

Street Lighting – Minimize Light Pollution

PEDESTRIAN PROJECTS

Massanutten/South Marye Crosswalks & Walkways (\$75,000)

Connect Rugby Square Pedestrian on dedicated walkway along Massanutten Avenue to East Luray Shopping Center

Cave Street Sidewalk Extension & Crosswalk (\$45,000)

Lee Street Southwest Installation – West Main Street to Mechanic Street (\$85,000)

Widen Lee Street sidewalk on Mechanic Street, East Side

Mechanic Street Sidewalk Extension (\$45,000)

Boomfield Pedestrian Project (\$130,000)

Multi-Modal Travel Way Project Bisecting Several Areas of the Boomfield Residential Subdivision.

Connections to Existing Travel Way on Luray Avenue and First Street as well as East End Shopping Center on Reservoir

Safe Routes to Schools – Chamber of Commerce to Second Street

Blue Ridge Avenue Sidewalk Extension (Completed 2018)

Flashing Lights Luray Avenue (\$25,000)

School Crossings – Signs, Lights

