

**MINUTES
LURAY PLANNING COMMISSION
JULY 11, 2007**

The Luray Planning Commission met on Wednesday, July 11, 2007, 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. Chairman Tom Potts opened the meeting.

Commissioners Present:

Tom Potts, Chair
Clifton Campbell
Terry Dodson
Larry Hakel
Sam McNeely
Judy Suddith

Absent: Peyton Baughan

Others Present:

Rick Black, Town Manager
Bryan Chrisman, Assistant Town Manager
Ligon Webb, Town Planner
Jason Spitler, Town Attorney
Andrew Jenner, Page News & Courier

Chairman Potts called the meeting to order at 7:00 p.m. and everyone joined in the Pledge of Allegiance to the flag.

Approval of Minutes of the Regular Planning Commission Meeting on June 13, 2007

There being no corrections or additions to the minutes they were approved as presented.

Old Business

- **Discussion Concerning Preliminary Plat Submittal:
Stephen & Bonnie Kaufman**

Ligon Webb stated that the Kaufman's want to proceed, and that he has talked to their engineer. Town staff will try to get the engineer to do what the town standards require, and will work on having them look at the adjacent properties, and try to figure out what the applicant's long term plan will be for those lots. The Kaufman's will bring a preliminary plat back to the Commission in August, with the road standards indicated, and all the construction specifications that will be required by the town. Mr. Webb indicated that the Kaufman's understood the remaining items to be addressed.

Commissioner Campbell asked if they had decided on a conventional subdivision, and Mr. Webb replied that they had.

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Chairman Potts referred to a handout provided to all members entitled “Diagnosing Your Zoning Ordinance “. He indicated that this document is going to become particularly important when the Commission starts looking at adopting a new Comprehensive Plan. It will be of help in determining how the Commission and Town bring existing zoning ordinances into line with the new Comprehensive Plan that will be approved.

He stated that he attended the Town Council meeting on Monday night and everyone there had a copy of the Comprehensive Plan. Several Council members made comments that the first draft contained some interesting suggestions. He told them he welcomed anyone who had any comments about it to come to the meeting, and that the Commission would be completing a review of the draft at that meeting (July 11). Chairman Potts also indicated that he advised Council that public hearing for the Comprehensive Plan will be either later this month or in August. {July 23, 2007 at 7:00 p.m.} He indicated that the objective of the Commission is to try to get a version to the Council as quickly as possibly, so the Commission may be looking at a special meeting to expedite their review and approval.

New Business

- **Work Session: Luray’s Town Plan: Vision 2027**

Chairman Potts stated he proposed to go through the Plan. He emphasized the need to make sure that once the Commission gets this done, presents it to the public and reviews their input, modifies the draft yet again , and then presents it to the Council that it should be as finished and as professional a product as we [the Commission] can get it.

The balance of the meeting was spent going through the Comprehensive Plan making additions, corrections, deletions and discussing various items in the Plan.

Chairman Potts asked the Commissioners to read the Plan again, and reminded them that there will be a Public Hearing on July 23 on this, and also on the Shenandoah Recycling Center.

There being no further business to come before the Commission, the meeting adjourned at 9:00 P.M.

Respectfully submitted,

Bryan T. Chrisman
Assistant Zoning Administrator

ATTEST
