

**MINUTES OF SPECIAL MEETING OF THE  
LURAY PLANNING COMMISSION  
JULY 23, 2007**

The Luray Planning Commission met on Monday, July 23, 2007, at 7:00 p.m. in special 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  
Peyton Baughan  
Clifton Campbell  
Terry Dodson  
Larry Hakel  
Sam McNeely  
Judy Suddith

**Others Present:**

Rick Black, Town Manager  
Bryan Chrisman, Assistant Town Manager  
Ligon Webb, Town Planner  
Leroy Lancaster, Town Council  
Nancy Shiflett, Town Council  
Barry Presgraves, Town Council  
Rock Racer, Town Council  
Henry Mikus, Director of Solid Waste – Page County  
Pat Racey, P.E., Racey Engineering  
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.

**Public Hearings:**

**SUP07-6, Shenandoah Waste Services, LLC: Special Use Permit application to operate a materials recovery center in a M1 (industrial) zoning district**

Ligon Webb stated this is a 33 acre tract of land presently owned by Page County and zoned industrial. The applicant is seeking to operate on an 11 acre portion of this site. At this time, the Town has not been provided with a survey of the exact boundaries. A sketch is provided by Town staff that shows an approximation of the area of the site the applicants intend to operate from. If the proposal is approved, the applicants would submit to the Commission a survey, and divide that parcel off. The County of Page would retain ownership of the remainder of the parcel. Commissioner Potts and Mr. Webb have met previously with the applicant, Mr. Salyards, to learn what this materials recovery center is, and what they do. The largest local client will be EMCO. This project would be beneficial to both industries, and one of the greatest benefits would be to the local landfill.

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The applicant has 11 full-time employees at present, and is operating in the County of Page. He would like to go up to 20 full-time employees if he can operate on the new site, with the hopes to eventually max out with around 80 full-time employees. He has submitted a condition letter to the Commission. Mr. Salyards has proposed four specific conditions. One of the biggest issues is making sure the site is not cluttered and that the materials are to be taken inside of the shell building he intends to construct. The applicant has no issues with doing this.

The Town doesn't have traffic counts for Stoneybrook Lane, but Mr. Webb tried to estimate the amount of traffic that currently is using Stoneybrook. From Wallace Avenue, he applied 40% of Wallace Avenue's traffic going down Stoneybrook. The Town feels that Stoneybrook can handle an increase in traffic (say 40 more trucks a day,) and the Town knows that a percentage of these trucks will come from EMCO. The EMCO trucks will only have to cross the street, and not travel along Stoneybrook, or enter/exit onto Wallace. The flood plain is an issue for this parcel, and in talking with Mr. Chrisman and several engineers, the Town has obtained more information on building and approval processes within the flood plain. After submittal of plans by the applicant, the Town's review engineer (and other necessary reviewers such as the Army Corps of Engineers) will review the plans, and advise the Town and the applicant whether the project is feasible, and if the plans are approved. If this Special Use Permit is approved, then the applicant would get a survey completed, the property will be divided, sold and conveyed to the applicant by the County of Page.

Mr. Jody Salyards gave an overview of what his business does and proposes to do on the site. This is a permit by-right, but there are specific guidelines the plant has to operate under with the DEQ. The business wants to minimize the amount of land on the site that they use. Their goal is to attract other industry into the park. Chairman Potts asked if fumes, dust and noise are going to be looked at by the DEQ. Mr. Salyards stated noise is not regulated by the DEQ. The minimal noise would be basically the industry that is there now – conveyors running, screens, grinding operations, but they will be housed inside the warehouse and insulated. Mr. Salyards stated that the DEQ looks at emissions as a whole – water and air, and they also regulate the shut down of operations to make sure you are handling all the products in an environmentally responsible manner.

Commissioner Campbell stated noise is one of the concerns. Mr. Salyards stated that processes will be indoors and insulated. There will be truck traffic that makes noise, but no more than what is already there. Commissioner Campbell asked if the continuous grinding noise would not reach the subdivision areas, and Mr. Salyards stated that it would not reach the property lines.

Commissioner Campbell asked about odor. Mr. Salyards stated that the processes produce what is essentially an odorless product. One of the stipulations they agreed to (in the proposed conditions letter) is that they would not be processing any animal products.

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Commissioner Baughan asked if the business anticipated having 24 hour traffic in and out of the site, or whether they would be processing at night, and most traffic would occur during the daylight hours. Mr. Salyards replied that most of the traffic would be during the daylight hours. Commissioner Baughan asked if they anticipated storing materials on the exterior of the building. Mr. Salyards stated the only storage that would be exterior would be loaded trailers.

Commissioner Baughan stated he believed that the impact, from a traffic standpoint, would be on Wallace and Stoneybrook. He asked if there was any problem if the Commission insisted that the traffic stays there. Mr. Salyards stated the traffic would be bypassed out through Wallace, and not west out to Collins Avenue (if Stoneybrook is extended to Collins).

Commissioner Hakel asked if they would be recycling construction material that now goes into the landfill. Mr. Sandyards stated they go to companies that will be doing construction jobs, and find out what products are going to be used in the job. They then come up with a plan with the company ahead of time, so that they can recycle all those products. All raw materials and all packaging materials coming from cooperating work sites, they currently recycle.

**PUBLIC COMMENTS:**

Lowell Baughan, Chairman of the Economic Development Authority of Page County

Mr. Baughan desired to put on the record that the Economic Development Authority supports this project, and hopes the Commission will issue the permit. Not only will this industry provide additional jobs for our community, which is one of our goals, but they will also reduce the amount of infill that comes into our landfill which will benefit all of us in the long run. In addition to that, they are going to support an existing industry in reducing their cost of waste disposal, and this makes them a better economic partner within our community. On behalf of the Economic Development Authority, he urged the Commission to grant the permit.

Jim Turner, Luray

Mr. Turner supported the Shenandoah Waste Services proposal completely. Environmentally, he thought it is a good fit for the areas. It's not only a non-polluting industry, it salvages by-products, it will also help an over-inflated county budget, and it will also offer some decent paying jobs in the county. He hoped this is the beginning of turning our county around, and recommends the Commission approve the Special Use Permit.

Roy Miller, Brookside Subdivision

Mr. Miller has no problem with them moving in to the site at all. He indicated that residents need jobs like this in the County. He stated that he lived near EMCO, and doesn't hear any noise. He was fully in favor of approving the Special Use Permit.

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Tim Lowery, Stoneybrook Lane

Mr. Lowery is for improving our tax base in Luray and the County and getting more business here. He takes issue with not allowing industry traffic on Collins Avenue. It will increase the traffic on Stoneybrook Lane but the industry trucks would not be able to use that route out of Collins Avenue. EMCO is quiet. Traffic would have to be looked at further and the amount on Stoneybrook.

There being no further public comments, Mr. Potts closed the public hearing portion of the proposal consideration process.

Commissioner Campbell stated that because this is an industrial area, and we need industry in Luray and Page County, he made a motion that the Commission recommend to Council that this request be approved. The motion was seconded by Commissioner Hakel.

Commissioner Baughan asked if there are any conditions the Commission wished to place on this special use permit at this time. Chairman Potts stated one condition had already been brought up; that the Commission should recommend approval with a stipulation that as a preliminary condition, traffic use the Wallace entrance as opposed to the planned Collins entrance. Commissioner Campbell stated he believes the applicant has agreed to use Wallace Avenue, and Stoneybrook Lane, exclusively for the traffic. Commissioner Baughan stated that the applicant has also proffered more conditions in his letter, and it is reasonable that they be made part of the motion.

Mr. Webb stated as part of the motion, we will add a 5<sup>th</sup> condition that all traffic will enter through Stoneybrook via Wallace Avenue. He will get the applicant to re-submit the letter to him, and forward it to the Town Council. Commissioners Campbell and Hakel stated that it was fine with them to make the conditions a part of the motion.

Chairman Potts stated that the Commission has a motion by Commissioner Campbell, and seconded by Commissioner Hakel, that a Special Use Permit be approved for Shenandoah Waste Services with the following conditions:

1. All recyclable materials associated with the operation of the materials recovery center will be stored inside at all times.
2. No animal waste will be processed.
3. All processes associated with the materials recovery center will be done so indoors.
4. The materials recovery center will operate in compliance with all relevant Virginia Department of Environmental Quality standards.
5. All traffic will enter through Stoneybrook via Wallace Avenue.

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The vote to approve this request with conditions was as follows: YEA: Commissioners Potts, Baughan, Campbell, Dodson, Hakel, McNeely and Suddith. **APPROVED 7-0**

Chairman Potts stated the Commission recommends this request, and it will be sent to the Town Council for approval.

**Comprehensive Plan: Public Comments Concerning Luray's Town Plan**

Chairman Potts stated the Commission has held their preliminary review, made amendments to it, primarily small ones; issues of grammar, word choice, etc. The significant changes made were deleting the reference to the number of acres that the Commission should be looking at for planned neighborhood developments, and we left it that we should revisit for considering the acreage. The other one was the addition of the road link further to the eastern end of Luray from Reservoir Road to 211.

Chairman Potts opened the meeting for public comments on the Luray Town Plan Vision 2027.

Mr. Jack Leonard stated he wanted to make it a matter of record that the Commission and Town Council chose, through the commendable efforts of Mr. Webb and the consultant hired by the Town, to make a real effort of updating the Comprehensive Plan, and that the efforts of the Commission are to be commended.

Commissioner Hakel stated the Commission needs to thank the Committee, and Mr. Webb, for their work in putting together a good product. Commissioner Campbell stated we should commend them for the effort that has gone into this change. He indicated that it has been one of the few times since he has been on the Commission, that the working committee has had this much public input into the Comprehensive Plan. Commissioner Baughan stated he has gone through a number of these things over the years, and he wanted to thank the Committee. He stated that completing such a task is a lot of work to sift through all this information, and he appreciated it.

Commissioner Hakel made a motion that the Planning Commission commend the Committee members, and Mr. Webb, for their hard work and dedicated efforts in producing the 2007 Comprehensive Plan. The motion was seconded by Commissioner Campbell. The vote was as follows: YEA: Commissioners Potts, Campbell, Baughan, Dodson, Hakel, McNeely and Suddith. **APPROVED 7-0**

Commissioner Potts stated he has spoken to several of the Town Council members, and said that they have read the Comprehensive Plan, and noticed the changes. He indicated that Council is looking forward to receiving the Commissions recommendation on it.

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Commissioner Hakel asked if the Commission wanted a recommendation at this time to move forward. Chairman Potts stated that a motion is needed to send it to the Council for their review, public comment period, revisions, and approval. He stressed that all Commissioner's should come prepared at the next meeting with their listing of specific items within the Plan that the Commission can cover and address in work sessions. Chairman Potts stated that the Commission needs to take a thorough look at the goals and objectives in the back of the Comprehensive Plan. Mr. Webb stated he will continue to go through the Comprehensive Plan, and do some more editing for grammar and punctuation. This was acknowledged by the Commission members.

Commissioner Hakel moved that the Commission recommend the Comprehensive Plan to the Town Council for their approval, and the motion was seconded by Commissioner Dodson. The vote was as follows: **YEA:** Commissioners Potts, Campbell, Baughan, Dodson, Hakel, McNeely and Suddith. **APPROVED 7-0**

**Items from the Public**

None.

**Other Issues**

Commissioner Suddith stated she liked the new crosswalks in town, that they looked nice, and that they add a good appearance to the Town. Mr. Chrisman stated three more will be done – one in front of Town Hall, one at Brown's and one at the train station.

There being no further business to come before the Commission, a motion to adjourn was made by Commissioner Campbell and seconded by Commissioner Suddith. The meeting was adjourned at 7:50 P.M.

Respectfully submitted,

Bryan T. Chrisman  
Assistant Zoning Administrator

ATTEST:

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