

**MINUTES**  
**LURAY PLANNING COMMISSION**  
**WORK SESSION: NOVEMBER 27, 2006**

The Luray Planning Commission met on Monday, November 27, 2006, at 7:00 p.m. for a work session. The meeting was held in the Luray Town Council Chambers at 45 East Main Street, Luray, Virginia. Chairman Clifton Campbell presided over the meeting.

Commissioners Present:

Clifton Campbell, Chair  
Peyton Baughan  
Larry Hakel  
Sam McNeely  
Tom Potts

Others Present:

Rick Black, Assistant Town Manager, Assistant Zoning Administrator  
Ligon Webb, Town Planner  
Jason Spitler, Town Attorney  
Gary Modjeska, Area Properties, LLC  
Andrew Jenner, Page News & Courier

Chairman Campbell called the meeting to order at 7:00 p.m. and welcomed everyone.

Ligon Webb addressed members of the Planning Commission and told them the reason for the work session was to allow Mr. Gary Modjeska an opportunity to discuss the elements of Luray Heights, LLC's Master Land Use Plan submittal.

Mr. Gary Modjeska spoke to the Planning Commission and reviewed in detail specifics concerning the 23 different submittal requirement of a Planned Neighborhood Development's Master Land Use Plan. Mr. Modjeska presented to the Planning Commission the boundaries of his proposal, and pointed out the changes between the Concept Plan and the Master Land Use Plan.

There being no further business before the Commission, the meeting was adjourned at 9:15 p.m.

The next regular meeting will be December 13, 2006.

Respectfully submitted,

W. Ligon Webb, Town Planner