

**Regular Meeting of the  
Luray Planning Commission  
August 11, 2010**

The Luray Planning Commission met on Wednesday, August 11, 2010 at 7 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:**

Tom Potts  
Clifton Campbell  
Larry Hakel  
Pam Flasch  
John Meaney  
Ronald Good

**Others Present:**

Ligon Webb, Town Planner

Chairman Potts called the meeting to order and everyone joined in the Pledge of Allegiance to the flag.

**Approval of Minutes:**

A motion was made by Commissioner Clifton Campbell and seconded by Commissioner Larry Hakel to approve the minutes of the July 21, 2010 meeting of the Luray Planning Commission. The vote was as follows: YEA: Commissioners Hakel, Good, Campbell, Flasch, Potts, and Meaney. **Approved 6 – 0**

**Public Hearing: Special Use Permit Request – Shenandoah Valley Electric CO-OP**

Town Planner Ligon Webb opened this portion of the public hearing by stating the applicant, Shenandoah Valley Electric Cooperative (SVEC), is seeking a special use permit to construct a storage facility/building on an M1 (industrial) zoned property. In the M1 zoning district, Mr. Webb stated that all uses require a special use permit. Mr. Webb said that the proposed building measures approximately 30 feet by 50 feet, and would be located on the approximately 2 ½ acre parcel(s) owned by SVEC; he also noted that SVEC's property is located on Mechanic Street. Officials from SVEC indicated it would be utilized for storage purposes.

Mr. Webb also noted that the subject site is located in an identified floodplain. Commissioner Meaney inquired about how being located in a floodplain would change the request? Mr. Webb indicated that this issue would need to be resolved with the Page County Building Official, but generally this simply means certain constructions measures would need to be followed in order to maintain compliance with floodplain construction measure.

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Lastly, Mr. Webb noted that adjacent land owners had been notified about SVEC's request, but thus far he had not heard any comments from the public.

Mr. Potts then asked the public if anyone had any comments concerning this request. Mr. Joey Sours, residing at 4 Mechanic Street, stated that his only concern was related to the height of the proposed storage building. Mr. Webb stated that by Code, the proposed structure can't exceed 45 feet in height. Also, a representative of SVEC stated that the proposed structure would be much shorter than 45 feet in height. He stated the structure would be approximately 16 feet height, which is the same height of the existing structures on the property.

Being no other comments from the public, Chairman Potts declared the public comments portion of the hearing over.

Commissioner Larry Hakel made a motion to approve the applicant's request as presented. The motion was seconded by Commissioner John Meaney. **Approved 6 - 0**

**Potential Items to Review in Comprehensive Plan**

Town Planner Ligon Webb stated that it had been almost three years since the Town Council adopted the revised Comprehensive Plan in the fall of 2007. He noted that the state code requires municipalities review comprehensive plans every five years. Although it had only been three years, Mr. Webb did not think it would hurt to review some parts of the plan, particularly the Towns' projected growth maps. He stated that based upon current conditions, he believed the future growth maps could be changed a bit. Commissioner Potts stated that he had no problem with making some changes to the exiting growth maps, and he would like to see what Mr. Webb comes up with at the next meeting.

Being no other business, Commissioner Potts made a motion to adjourn the meeting. The motion was seconded by Commissioner Hakel. The meeting came to a close at 7.45 p.m.

Respectfully Submitted,

Ligon Webb, Town Planner

