

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
NOVEMBER 12, 2014**

The Luray Planning Commission met on Wednesday, November 12, 2014 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
Mark Malone
Brian Sours
Grace Nowak
Tracie Dickson
John Shaffer

Absent: Jerry Dofflemyer

Others Present:

Charlie Hoke, Town Manager
Ligon Webb, Town Planner

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

APPROVAL OF MINUTES:

Commissioner Good stated on page 4 it should state “Stoneybrook” Lane and not “Sunnybrook” Lane. A motion was made by Commissioner Shaffer that the minutes be accepted as amended and motion was seconded by Commissioner Nowak with the vote as follows: YEA: Commissioners Good, Malone, Sours, Nowak, and Shaffer. **Approved 5-0**

NEW BUSINESS:

Preliminary Plat Submittal: Mr. David Slye

Mr. Webb stated that Mr. David Slye has submitted a Preliminary Plat survey to subdivide an existing parcel that is roughly 6 acres in size. The subdivision would result in two parcels. The “parent” parcel would be just over 5, and the “residual” parcel would be just under one acre. The residual parcel is the location of Mr. Slye’s existing home. The house located on this parcel would conform to all setbacks and road frontage requirements per the subdivision ordinance as would the adjoining 5 acre parcel.

The 5 acre parcel could currently accommodate one single family home, but in order to accommodate an additional single-family dwelling, this parcel would be required to be

MINUTES
NOVEMBER 12, 2014
PAGE 2

subdivided again and this would necessitate the need to extend the existing street to provide the necessary road frontage to any newly created parcel. However, Mr. Slye indicates that there are no plans to further subdivide this parcel.

Mr. Webb stated because there is no infrastructure or roads being built, it does not require a lot of oversight/review. We will vote on this preliminary now and the final would come back in December. Commissioner Nowak made a motion to approve David Slye's preliminary plat and motion seconded by Commissioner Malone. The vote was as follows: YEA: Commissioners Good, Malone, Sours, Nowak, Dickson and Shaffer. **APPROVED: 6-0**

Final Plat Submittal: Luray Meadows

Commissioner Good stated we looked at the preliminary plat last month and had some recommendations and we see that a number of those were addressed and we now have the final plat.

Mr. Webb stated People, Inc. is seeking to divide roughly 6.3 acres from an existing 29 acre parcel and it becomes a subdivision. We get a chance to review the project. The community center has its own building now. They reoriented the two main buildings, put the parking in the rear of the building and they have an open space near the front. They made some adjustments based on our recommendations. Mr. Webb stated once this division is made, it really becomes a construction project for the town staff to manage and before it goes to Council I will write a memorandum to the developers and to Mr. Shirley stating once this is divided and recorded here are some things that need to happen before you start disturbing land or issuing zoning permits, etc.

Mr. Webb stated we would like to see a landscaping plan. Mr. Alee stated one of the requirements that we have is to have 14 trees per acre so with 6 acres we will have 84 trees. We will also have street lighting and none of that has been designed yet but that is in the process. He also wants to have a buffer between the development and the water treatment plant just to create a better atmosphere for the tenants.

A motion was made by Commissioner Shaffer to approve the final plat of People, Inc. The motion was seconded by Commissioner Dickson and the vote was as follows: YEA: Commissioners Good, Malone, Sours, Nowak, Dickson and Shaffer. **APPROVED: 6-0**

Mr. Webb stated next month we will see David Slye's plat again and I will advertise the Floodplain Ordinance. In January we will have a public hearing on the Sign Ordinance.

**MINUTES
NOVEMBER 12, 2014
PAGE 3**

There being no further business, a motion was made by Commissioner Sours that the meeting be adjourned and seconded by Commissioner Nowak. Meeting adjourned at 7:31 P.M.

Ligon Webb
Town Planner

ATTEST:

DRAFT