

**REGULAR MEETING OF
LURAY PLANNING COMMISSION**

Work Session

March 13, 2013

The Luray Planning Commission met on Wednesday, March 13, 2013 at 6:00 p.m. for a work 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:

Clifton Campbell
Ronald Good
Mark Malone
Brian Sours
Larry Hakel
Grace Nowak

Absent: Pam Flasch

Others Present:

Bryan Chrisman, Assistant Town Manager
Ligon Webb, Town Planner

Because Chair person Clifton Campbell was not expected to arrive until the meeting began, the meeting was called to order by the Town Planner, Ligon Webb, at 7:00 p.m. and everyone joined in the Pledge of Allegiance to the flag.

APPROVAL OF MINUTES:

A motion was made by Commissioner Sours and seconded by Commissioner Good that the minutes of the February 13, 2013 meeting be adopted as presented. The vote was as follows: YEA: Commissioners Hakel, Good, Malone, Sours and Nowak.

APPROVED: 5-0

Presentation: Luray's Comprehensive Plan Update

Ligon Webb, Town Planner, presented a power point presentation of the first draft of the Town's updated comprehensive plan. Mr. Webb noted that this was the first draft of the revised plan, and that he envisions the Planning Commission working on this for several months, prior to it being submitted to the Town Council for final review. Mr. Webb stated that the plan is somewhat different than prior comprehensive plans, in a the sense that it is more of an "action" oriented plan which gives pacific examples of improvements (with corresponding visuals) to be undertaken by the Town over the course of the next 5, 10 to 20 years; understanding that the such plan are required to by state law to reviewed every five years.

Therefore, future leaders might decide to change the plan altogether; the Town Planner noted that this is the nature of the public planning process.

The Planning Commission was provided with hard copies of the plan the Friday prior to the meeting, and Mr. Webb explained that he would like for Commission members to first point out any grammatical or spelling errors in the document. A few minutes was taken to do so, and Mr. Webb highlighted the changes which needed to be made. He also stated that Bryan Chrisman was completing a thorough editing of the document, and that most minor typos should be identified, and corrected.

The content of the plan was reviewed, and much of the data and information was discussed by Town staff and the Planning Commission. Mr. Webb explained how comprehensive plan's are essentially divided into two major parts: supporting background information (intended to provide the reader a "snapshot" of the social, economic and physical condition of the Town), and the "action" portion of the plan, which is intended to help guide future decision regarding growth and development of the Town. A few minor changes were noted, and the Planning Commission recommended that a couple of additional sections be added to the background/supporting information part of the plan. These included a section of education and healthcare, and discussing Luray's arts and cultural resources. The Town Planner agreed that these two sections would be worthy additions, and that he would produce something to review. Mr. Webb believed that provided the reader (especially those from other areas) a good understand of Luray's healthcare and educational assets would be beneficial.

Mr. Webb went on to share the plan's visions statement, which was originally created in 2006. Mr. Webb believes the statement is still relevant today, and he explained how it was developed over a course of several weeks by a group of citizens. The Planning Commission also thought it was relevant for today's revision.

Lastly, specific town plan elements were reviewed. Mr. Webb pointed at that each section of the plan elements has an overriding "guiding policy statement" and corresponding visuals showing changes/actions to be taken. The "action" portions were developed from the community work session, and citizen surveys completed last fall. Of course, Mr. Webb explained that the results of these surveys were tabulated, and certain things were not included in this draft due to various reasons. Mr. Webb went on to explain each of the maps/visuals...

Respectfully submitted,

Byran Chrisman
Assistant Town Manager