

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
JULY 13, 2016**

The Luray Planning Commission met on Wednesday, July 13, 2016 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:

Mark Malone
Brian Sours
Grace Nowak
William Fisher
Tracie Dickson
John Shaffer

Absent: Ronald Good

Others Present:

Charlie Hoke, Town Manager
Ligon Webb, Town Planner
Erik Fox

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

APPROVAL OF MINUTES:

A motion to approve the minutes of June 15, 2016 was made by Commissioner Shaffer and seconded by Commissioner Nowak. The vote was as follows: YEA: Commissioners Malone, Sours, Nowak, Fisher, Dickson and Shaffer. **APPROVED: 6-0**

Final Plat Submittal: Mr. Erik Fox's Proposal to Subdivide Page County Tax Map Number 42A5-A-39

Mr. Webb stated one option shows both lots touching the road and the other one shows two formally divided lots with an easement across the front in which you would access the other lot. I think the preferred one is the one with a 20 foot easement where you conform to the lots that are there. The only reason he can't touch the road is the definition of lot and a lot in our Code is defined as a parcel of land adjacent to a public street occupied by a main building or accessory building. Its principal project officially approved means that ingress and egress through the right-of-way that would be granted. Both of these lots are adjacent. One actually touches the street and one would be adjacent with an easement or right-of-way across and perpendicular to the other house.

MINUTES
JULY 13, 2016
PAGE 2

They would come in the same driveway. I think he prefers the option showing the center line easement between the two lots. It meets our definition and we have an entrance that is adequate. Two 10,000 sq. ft. lots plus setbacks. The option we are talking about is the one that has the 20' easement.

Commissioner Shaffer stated it's an unusual piece of property that they are utilizing to provide housing for someone in the community by increasing the tax base and it meets all the criteria of the definitions and I move that we approve Option 1 with the easement and pass it along to the next level. Motion seconded by Commissioner Bill Fisher with the vote as follows: YEA: Commissioners Malone, Sours, Nowak, Fisher, Dickson and Shaffer. **APPROVED: 6-0**

Mr. Webb stated if we don't have anything on the agenda for next month, we will take the month of August off. If something changes I will let you know.

There being no further business, the meeting was adjourned at 7:25 P.M.

Ligon Webb
Town Planner

ATTEST: _____