

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
January 15, 2025**

The Luray Planning Commission met on Wednesday, January 15, 2025, 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, Chairman
Frankie Seaward
Brian Sours
Bill Huffman
Tracie Dickson
John Shaffer, Vice Chairman

Commissioners Absent:

Barbie Stombock

Others Present:

Bryan Chrisman, Town Manager
Michael Coffelt, Assistant Town Manager
Brooke Newman, Planning & Zoning Technician

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

ROLL CALL

The roll was called with six (6) member present, one (1) absent.

ADDITIONS OR DELETION OF AGENDA

There were no additions or deletions to the agenda.

Motion: Chairman Good made the motion to approve the agenda as presented.

Motion seconded by Commissioner Shaffer with the vote as follows:

YEA: Chairman Good, Commissioners Seaward, Sours, Huffman, Dickson, Shaffer

Approved 6-0

APPROVAL OF MINUTES

Chairman Good led a review of the December 11, 2024, meeting minutes.

Motion: Commissioner Sours made the motion to approve the December 11, 2024, minutes as presented. Motion seconded by Commissioner Seaward with the vote as follows:

YEA: Chairman Good, Commissioners Seaward, Sours, Huffman, Dickson, Shaffer

Approved 6-0

GENERAL CITIZENS COMMENTS: No Public Comment

PUBLIC HEARINGS No Public Hearings

UPDATES & DISCUSSION ITEMS

Mr. Chrisman mentioned the handout regarding parking locations within the town and the number of spaces per parking area. He also referenced an article on parking which was presented to the commission.

A) Village Residential Draft Ordinance Review

The Planning Commission is requested to review the summary of responses for the Village Residential Draft Ordinance and to review and comment on a draft ordinance based on the summary and previous draft components that can be forwarded to the Town Attorney for a draft conceptual ordinance compilation and initial review.

The commission was presented with a scaled Village Residential layout based on the draft ordinance.

B) Comprehensive Plan 2025 Comments Review

The Planning Commission is requested to discuss the plans for the second Public Information Meeting (PIM)

Discussion Topics should include:

- 1) Location of the meeting
- 2) Preferred date and time of the meeting
- 3) PIM format and processes and their functionality
- 4) Ideas for the next PIM
- 5) Topics for refinement or clarification
- 6) New or additional subject matter experts to be invited to the next PIM

Inclusion of both goals and potential strategies/pathways for accomplishments are planned to be included in this updated version of the Comprehensive Plan.

The Commission is requested to evaluate the submitted names for the CP25

Staff request guidance from the Commission on the location, format, and topics for the next PIM.

The overall goal is to capture as many ideas, goals, and strategies as possible for all topic areas, as well as to include new topic areas of interest.

The Town Council is interested in having a joint work session with the Planning Commission on the topic of the Comprehensive Plan Update prior to the next Public Information Meeting. Commission agreed that March would work for them.

Chairman Good discussed highlighting the things that set Luray apart and make it a destination for visiting and a place people choose to live, in the 2025 Comprehensive Plan. Examples were the movie theatre, greenway, business properties and the Carillon Bell Tower which recently played music to honor President Carter. He feels it is important to honor the things that make Luray special.

C) Council Resolution Topics Review

The Planning Commission is requested to discuss the Resolution from Council regarding important topics they would like to ensure are incorporated into the Comprehensive Plan Update for 2025. Some concepts may be more suitable for amendment of existing Town Ordinances.

Staff recommended an item-by-item evaluation of the Resolution-specific topics.

In an effort to save time during the meeting, members may wish to make notes about each individual item and submit them to the Chairman and Zoning Administrator. The comments can then be compiled and then presented to the group as a whole for further discussion and/or action.

One topic example discussed by the Commission was allowing manufactured homes as a by right as opposed to the existing requirement of a special use permit.

ACTION ITEMS: None

Mr. Chrisman discussed the creation of the housing commission. The council is currently working on how they look at and consider the special use permits for lodging houses. Commission discussed their lodging home special use permit application evaluation process, Luray being a tourist community and the benefits to the community, affordable housing and the creation of a housing commission.

COMMISSION COMMENTS

CHAIRMAN'S COMMENTS

Chairman Good reminded members of the next meeting on February 12, 2024.

ADJOURNED

The meeting was adjourned at 8:09 p.m.

Bryan Chrisman
Town Manager