

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
June 11, 2025**

The Luray Planning Commission met on Wednesday, June 11, 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:

Commissioner's Present:

Ronald Good, Chairman
Barbie Stombock
Brian Sours
Bill Huffman
Tracie Dickson
John Shaffer, Vice Chairman

Commissioners Absent:

Frankie Seaward

Others Present:

Bryan Chrisman, Town Manager
Brooke Fox, 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) members present and one (1) member absent.

ADDITIONS OR DELETION OF AGENDA

There were no additions or deletions to the agenda.

Motion: Commissioner Huffman made the motion to approve the June 11, 2025, agenda as presented. Motion seconded by Commissioner Dickson with the vote as follows:

YEA: Chairman Good, Commissioner Stombock, Sours, Huffman, Dickson, Shaffer

Approved 6-0

APPROVAL OF MINUTES

Chairman Good led a review of the May 14, 2025, regular meeting minutes. There were no additions or deletions to the minutes.

Motion: Commissioner Sours made the motion to approve the May 14, 2025, regular meeting minutes as presented. Motion seconded by Commissioner Shaffer with the vote as follows:

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

Approved 6-0

GENERAL CITIZENS COMMENTS: No Public Comment

PUBLIC HEARINGS: No Public Hearings

UPDATES & DISCUSSION ITEMS

8A) Sign Ordinance Draft Changes

The Planning Commission is requested to discuss the recent changes suggested for the Sign Ordinance by the Town Attorney and Staff.

Principal actions include reducing the scope of the Ordinance, making all sections more consistent, removing language that is confusing and/or irrelevant, and increasing some sign sizes and elements to be more representative of community needs.

Members previously received the first round of comments and responses from our Attorney.

An updated copy of the proposed changes is included for review.

Mr. Chrisman added that there was still an ongoing discussion with the Attorney regarding several topics. These topics are sign size consistency throughout the ordinance, raised letters, flashing electronic signs, temporary signs, duration of temporary signs, flagpole height and sizes throughout all zoning districts, wall sign dimensions of two (2) square foot per linear square feet of building frontage.

Commissioner Stombock asked what the height of flagpoles is in residential zoning districts. Mr. Chrisman stated that it would be half of thirty-five (35) feet currently.

Commissioner Stombock asked if a copy of the marked-up sign ordinance would be presented along with the final revision at the public hearing meeting? Mr. Chrisman stated that all they are required to provide is the clean copy planned on being adopted at the public hearing meeting. If anyone wants to see the current ordinance, they have access to that online. Mr. Chrisman will ask the attorney what information can be provided at the public hearing.

8B) Village Residential Draft Ordinance

The Planning Commission is requested to discuss the recent changes suggested for the new Village Residential zoning district (R-6) by the Town Attorney and Staff.

The Town Attorney took all the staff and Commission comments and included them in a draft Ordinance that mimics existing district Ordinances already in our Code.

A copy of the proposed Ordinance draft is included for review.

Mr. Chrisman stated that the parking element needed to be updated and clear to state that parking is off street parking. It can be in the public right-of-way as approved in the master use plan but needs to not be in the travel way or restrict anyone's use of the public right-of-way for motorists or pedestrians. Also, ingress and egress entrances need to be approved by the town. Commissioner Stombock asked if the developer could eventually sell the property individually and/or it could be sold as a whole and someone else manage and take over the HOA? Mr. Chrisman stated that it could be added to make it clear that the property cannot be subdivided. So much within the Village Residential, such as utilities, are shared.

8C) CP25 Update

The Planning Commission is requested to receive an update on the CP25 progress from Brooke Fox, Planning & Zoning Technician.

Brooke provided updates on:

- 1) The use of electronic survey means and receiving feedback
- 2) The work completed by our summer intern, Sophie Williams
- 3) Coordination with NSVRC for additional data
- 4) The planned schedule for the draft outline (July 16, 2025) to the PC
- 5) The planned schedule for the final product (November 12, 2025) to the PC

It is likely that a Public Hearing will be held at the November 12, 2025, meeting.

Mrs. Fox updated the commission on the progress of the Comp Plan update.

ACTION ITEMS: No Action Items


COMMISSION COMMENTS

CHAIRMAN'S COMMENTS

Chairman Good reminded members of the next meeting on July 16, 2025.

ADJOURNED

The meeting was adjourned at 7:41 p.m.


Bryan Chrisman
Town Manager

