

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
July 16, 2025**

The Luray Planning Commission met on Wednesday, July 16, 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:

John Shaffer, Vice Chairman
Frankie Seaward
Barbie Stombock
Bill Huffman
Tracie Dickson (7:05)

Commissioners Absent:

Ronald Good, Chairman
Brian Sours

Others Present:

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

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

ROLL CALL

The roll was called with five (5) members present and two (2) members absent.

ADDITIONS OR DELETION OF AGENDA

There were no additions or deletions to the agenda.

Motion: With no additions or deletions, the Commission approved the June 11, 2025, agenda as presented. **YEA:** Vice-Chairman Shaffer, Commissioner Seaward, Stombock, Huffman, Dickson **Approved 5-0**

APPROVAL OF MINUTES

Vice-Chairman Shaffer led a review of the June 11, 2025, regular meeting minutes. There were no additions or deletions to the minutes.

Motion made by Commissioner Huffman to approve the June 11, 2025, regular meeting minutes as presented. **Motion seconded** by Commissioner Stombock with the vote as follows:

YEA: Vice-Chairman Shaffer, Commissioners Seaward, Stombock, Huffman, Dickson
Approved 5-0

GENERAL CITIZENS COMMENTS: No Public Comment

PUBLIC HEARINGS:

7A) SUP25-001 Hilltop Lane Manufactured Home in R3 (Green)

The Planning Commission is requested to conduct a Public Hearing to receive citizen input and to consider a request for a Special Use Permit to locate a Manufactured Home at TBD Hilltop Lane (Tax Map No. 42A3-A-44) in the High Density Residential (R-3) Zoning District.

The Public Hearing was opened. There was no one present to speak. The public hearing was closed.

Motion made by Commissioner Huffman to approve special use permit 25-001. **Motion seconded** by Commissioner Seaward with the vote as follows:

YEA: Vice-Chairman Shaffer, Commissioners Seaward, Stombock, Huffman, Dickson
Approved 5-0

7B) RZ25-001 62 Carillon Drive M-1 to B-1 (Great Southern Land Development LLC)

The Commission is requested to conduct a Public Hearing to receive citizen input and to consider a request for a Parcel Rezoning from a Limited Industrial (M-1) designated lot to a Business (B1) designated lot for the parcel identified as Tax Map No. 42A9-A-10 owned by Great Southern Land Developers, LLC (owner/applicant).

The Public Hearing was opened. Mr. Coleman (owner Great Southern Land Developers, LLC) signed up to speak to address any question the Commission may have. The Public Hearing was closed.

Commissioner Huffman stated that the application is requesting a zoning overlay and requested a new application be submitted requesting a rezoning.

Commissioner Stombock requested more time when considering rezonings. Commissioner Huffman agreed.

Mr. Colmen addressed the Commissions concerns regarding the potential use of the property. He stated that the use would be any by-right use allowed within the B1 District.

Motion made by Commissioner Stombock to table the rezoning and reconsidered it at the next meeting. **Motion seconded** by Commissioner Huffman with the vote as follows:

YEA: Vice-Chairman Shaffer, Commissioners Seaward, Stombock, Huffman, Dickson
Approved 5-0

UPDATES & DISCUSSION ITEMS

8A) CP25 Draft

The Planning Commission is requested to review, discuss, and make recommendations regarding this first draft of the CP25.

Mrs. Fox presented the draft CP25 and discussed its format. She requested the Commission give feedback.

Commissioner Stombock asked that there be a rough timeline regarding completion of the goals and strategies and who is completing them. And that there also be a timeline given for review of the comp plan. She also requested that an explanation of funding be included.

Mr. Chrisman updated the Commission on the potential development of a parcel of land located off W Main Street. He also updated the Commission on the new stop sign on General Drive.

ACTION ITEMS: No Action Items

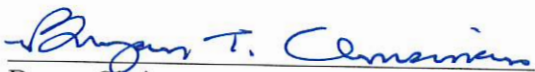
COMMISSION COMMENTS

CHAIRMAN'S COMMENTS

Vice-Chairman Shaffer reminded members of the next meeting on August 20, 2025.

ADJOURNED

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



Bryan Chrisman
Town Manager