

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

The Luray Planning Commission met on Wednesday, October 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:**

Ronald Good, Chairman  
John Shaffer, Vice Chairman  
Bill Huffman (7:06)  
Frankie Seaward  
Brian Sours (7:07)  
Tracie Dickson (7:04)

**Commissioners Absent:**

Barbie Stombock

**Others Present:**

Michael Coffelt, Assistant Town Manager  
Brooke Fox, Planning & Zoning Technician  
Travis Hoke

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 three (3) members present and three (3) member absent. Commissioners Huffman, Sours, and Dickson arrived slightly late.

**ADDITIONS OR DELETION OF AGENDA**

**Motion:** Commissioner Shaffer made the motion to approve the October 16, 2025, agenda with the addition of Discussion Item 8B, W Main St Tiller Property – Bixlers Ferry Residential Subdivision Site Plan **Motion seconded** by Commissioner Seaward with the vote as follows:  
**YEA:** Chairman Good, Commissioners Shaffer, Seaward, Dickson **Approved 4-0**

**APPROVAL OF MINUTES**

Chairman Good led a review of the September 10, 2025, regular meeting minutes.  
Motion to approve the September 10, 2025, regular meeting minutes with noted corrections.  
**YEA:** Chairman Good, Commissioners Shaffer, Seaward Dickson **Approved 4-0**

**GENERAL CITIZENS COMMENTS:**

There were no citizen comments.

## **PUBLIC HEARINGS**

### **7A) District Regulation Amendments – Articles III, IV, & V**

The amendments would clarify acceptable uses in all zoning districts and eliminate vague and confusing language regarding uses. A separate section is proposed for bed and breakfast and manufactured homes. The proposed changes for manufactured homes is to require a 5/12 roof pitch and to make manufactured homes a by-right use in R3 and R4 as opposed to being by special use permit.

Chairman Good inquired about Section 518.(a) “major street”; Mr. Chrisman stated this statement will be eliminated.

Chairman Good opened the public hearing. No one signed up to speak. The public hearing was closed.

**Motion:** Commissioner Huffman made the motion to recommend the district regulation amendments to the Council for approval with the proposed change. **Motion seconded** by Commissioner Seaward with the vote as follows: **YEA:** Chairman Good, Commissioners Shaffer, Huffman, Seaward, Sours, Dickson **Approved 6-0**

### **7B) Mobile Food Units**

The Planning Commission was requested to conduct a public hearing to receive comments from the public regarding proposed Zoning Amendments regarding Mobile Food Units, their definition, and regulations.

Chairman Good opened the public hearing. No one signed up to speak. The public hearing was closed.

Chairman Good asked how this amendment would affect the food units already active in Luray. Mr. Chrisman stated care has been taken to craft standards with minimal impact.

Mr. Chrisman stated there would be three classes of food vendors in the code after these amendments – structural, stationary, and mobile.

No action was taken by Planning Commission.

## **UPDATES & DISCUSSION ITEMS**

### **8A) CP25 Title & Vision Statement**

The Planning Commission was requested to review, discuss, and make recommendations regarding a title for the CP25 update as well as revising the Vision Statement as needed.

**Motion:** Commissioner Huffman made the motion to approve “The Way Forward” as the title for CP25. **Motion seconded** by Commissioner Shaffer with the vote as follows:

**YEA:** Chairman Good, Commissioners Shaffer, Huffman, Seaward, Sours, Dickson  
**Approved 6-0**

### **8B) W Main St Tiller Property – Bixlers Ferry Residential Subdivision Site Plan**

The Planning Commission was requested to review the site plan and consider the potential request of a variance to have smaller setbacks in the R5 Zoning District for the proposed residential subdivision. Commissioners were not in favor and questioned available capacity of several other factors – water, sewer, stormwater, traffic impacts on Bixlers Ferry Road and access to a land locked parcel near US 211.

## **ACTION ITEMS**

There were no action items.

## **COMMISSION COMMENTS**

### **CHAIRMAN’S COMMENTS**

Chairman Good informed members the next meeting will be held on November 12, 2025.

## **ADJOURNED**

The meeting was adjourned at 8:15 p.m.



Bryan Chrisman  
Town Manager