

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
August 12, 2026**

The Luray Planning Commission met on Wednesday, August 12, 2026, 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
Mike Weaver
Frankie Seaward
Brian Sours

Commissioners Absent:

Tracie Dickson

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

Motion: Commissioner Huffman approved the August 12, 2026, agenda as presented.

Motion seconded by Commissioner Sours with the vote as follows: **YEA:** Chairman Good, Vice Chairman Shaffer, Commissioners Huffman, Weaver, Seaward, Sours **Approved 6-0**

APPROVAL OF MINUTES

Motion: Commissioner Sours approved the June 10, 2026, meeting minutes as presented.

Motion seconded by Commissioner Seaward with the vote as follows: **YEA:** Chairman Good, Vice Chairman Shaffer, Commissioners Huffman, Weaver, Seaward, Sours **Approved 6-0**

Motion: Vice Chairman Shaffer approved the July 15, 2026, meeting minutes as presented.

Motion seconded by Commissioner Huffman with the vote as follows: **YEA:** Chairman Good, Vice Chairman Shaffer, Commissioners Huffman, Weaver, Seaward, Sours **Approved 6-0**

GENERAL CITIZENS COMMENTS

No Citizen Comments

PUBLIC HEARINGS

No Public Hearings

UPDATES & DISCUSSION ITEMS

Mr. Chrisman updated the Planning Commission on the West Main Development. The developer will be submitting an application for rezoning and an application for several variances. The variances may end up going to the Board of Zoning Appeals. Once this process has taken place they will submit site plans.

There has been no update on the development off Collins Avenue.

The Luray Landing site is currently being discussed among Landmark Atlantic, Maronda Homes, and Laurel Ridge Community College, which owns the parcel located to the west of the development. If the parties reach an agreement, they plan to submit an amendment to the Master Land Use Plan for the PND portion of the property.

The original plan calls for this parcel to be developed with single-family homes. The proposed amendment would change the development to duplexes similar to those currently being constructed on Caterpillar Drive. This change would approximately double the number of homes while utilizing the same amount of land.

Under the proposed plan, Baker Drive would be extended through to Airport Road. The interior roads serving the duplexes would connect to Ayden Lane, which would no longer be a dead end. Westlu Drive would also be extended and connected to Baker Drive.

Another component of the proposal is to provide a sidewalk or walking trail connecting the remaining portion of the Luray Landing development to the college campus. From the college campus, the connection would continue to Allison Drive and ultimately provide access to the shopping center. An easement from Luray Meadows Apartments would be requested to allow for the sidewalk connection.

The proposed development would also include extending the utility lines to connect with the existing utilities along Airport Road. Stormwater management and the existing stormwater issues would be addressed as part of the development as well.

Friday, August 14, 2026 will be the groundbreaking for the 15 Campbell Street project.

ACTION ITEMS

There were no action items.

COMMISSION COMMENTS

There were no additional comments.

CHAIRMAN'S COMMENTS

The next meeting will be held on September 16, 2026.

ADJOURNED

The meeting was adjourned at 7:31 p.m.

Bryan Chrisman
Town Manager