

Town of Luray

Planning Commission Agenda

October 11, 2023
7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Addition or Deletion of Agenda**
- 5. Review of Minutes – September 13, 2023 Meeting**
- 6. General Citizen Comments**
- 7. Public Hearing**
 - A. SUP 23-18 – 201 East Main Street**
- 8. Updates & Discussions**
 - A. SUP 23-19 – 131 Baker Drive**
 - B. Code Amendment – Article IV – District Regs – Short-Term Rentals**
- 9. Commission Comments**
- 10. Chairman's Comments**
- 11. Adjournment**

The meeting will be live-streamed on the Town's Facebook page.

Please submit any public comments concerning the agenda items through any of the following means: In person at meeting; Email – sburke@townofluray.com; Mail – Luray Town Council, Attention Steve Burke, Post Office Box 629, Luray VA, 22835; Hand Delivery – Place in exterior DROP BOX in the alcove located at the front of the Town's Town Hall facing Main Street; or Phone – (540) 743-5511. All comments must be submitted by 5:00 pm the day of the meeting, and will be read aloud at the meeting.

Town of Luray
PO Box 629
45 East Main Street
Luray, VA 22835
www.townofluray.com
540.743.5511



PLANNING COMMISSION

Chairman

Ronald Good

meado12@aol.com

Appointed By
Councilman Ron Vickers
Term Ends: 12-31-2026

Commission Members

Tracie Dickson

tdickson@bbandt.com

Appointed By
Mayor Jerry Dofflemyer
Term Ends: 12-31-2024

Brian Sours

Brian.sours@mybrb.bank

Appointed By
Councilman Joey Sours
Term Ends: 12-31-2024

John Shaffer

john.shaffer@luraycaverns.com

Appointed By
Councilman Alex White
Term Ends: 12-31-2026

Frankie Seaward

frankieseaward@gmail.com

Appointed By
Councilman Ligon Webb
Term Ends: 12-31-2024

Bill Huffman

bill.huffman@luraycaverns.com

Appointed By
Council President Stephanie Lillard
Term Ends: 12-31-2026

Barbie Stombock

barbiestombock@gmail.com

Appointed By
Councilman Jason Pettit
Term Ends: 12-31-2024

Town Officials

Town Manager – Steve Burke
Assistant Town Manager- Bryan Chrisman
Town Clerk/ Treasurer – Danielle Babb
Deputy Town Clerk/ Treasurer - Danielle Alger
Chief of Police - Bow Cook
Superintendent of Public Works - Lynn Mathews
Parks & Recreation Director - Jennifer Jenkins
WTP Superintendent - Joey Haddock
WWTP Superintendent – Todd Kellison



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: IV

Meeting Date: October 11, 2023

Agenda Item: ADDITION OR DELETION OF AGENDA

Suggested Motion:
(If Required)

I move that the Planning Commission add Agenda Item ____ to be _____ to the agenda.

TOWN OF LURAY

**PLANNING
COMMISSION
MEETING**

October 11, 2023



Agenda Item 5

Review of Minutes

September 13, 2023

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
September 13, 2023**

The Luray Planning Commission met on Wednesday, September 13, 2023 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
Brian Sours
Barbie Stombock
Tracie Dickson
John Shaffer

Commissioners Absent:

Frankie Seaward
Bill Huffman

Others Present:

Steve Burke, Town Manager

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

ADDITION OR DELETION OF AGENDA

No changes

APPROVAL OF MINUTES:

Chairman Good led a review of the August 16, 2023 meeting minutes.

Motion: Commissioner Dickson made the motion to accept the minutes from the August 16, 2023 meeting. Second was by Commissioner Stombock. **YEA:** Commissioners Ronald Good, Barbie Stombock, Tracie Dickson, John Shaffer, and Brian Sours. **Approved 5-0**

CITIZEN COMMENTS

Jennifer Smith of 129 Bixler Ferry Road presented an overview of her new application for a Special Use Permit (SUP 23-18) at 201 East Main Street to operate a childcare facility, Every Child Early Learning Center. Ms. Smith presented the Commission with her plan for staff parking, estimated staff (25) and children (75), and her request for a joint Council-Commission meeting.

Rebecca Shifflet of 516 Denver Avenue spoke in support of Every Child Early Learning Center

PUBLIC HEARINGS

UPDATES & DISCUSSIONS

A. SUP 23-18 – 201 East Main Street

Chairman Good introduced the discussion of a request for a Special Use Permit to operate a Childcare Facility at 201 East Main Street (Tax Map No. 42A11-A-57) in the Business (B-1) Zoning District from Every Child Early Learning Center Inc.

Pre-school and childcare facilities are required to obtain a Special User Permit per Town Code 406.2.i. Town codes defines a childcare facility as “A building or structure, however designated, other than public school facilities operated for the purposes of providing care, guidance, education or training, or any part thereof, to any child five years old or younger during only part of the 24-hour day for more than five children not of common parentage. Such facilities shall meet all applicable regulations of the department of social services, the department of health, and the state and local building codes. Such facilities shall meet the requirements of section 506.9.” Appendix A – Zoning; Article V – Supplementary Regulations; Section 506.9 establishes parking requirements for public or private nursery, day care, kindergarten, elementary, intermediate or high schools, there shall be provided one parking space for each teacher, employee, or administrator, whether full or part time, whose activities are conducted between the hours of 8:00 a.m. and 4:00 p.m. in addition to the requirements of the auditoriums.

The previous application was denied by Town Council.

The Commission discussed issues with the previous application and the request for a joint meeting.

A Public Hearing will be scheduled for the October meeting.

B. Code Amendment – Article IV – District Regs – Short-Term Rentals

Chairman Good introduced the discussion on Appendix A – Zoning; Article IV – District Regulations for Short-Term Rentals that was referred to the Planning Commission by Town Council. Council has requested evaluation of the Code to include the appropriateness in denser zoning districts, minimum lot size considerations, and other recommendations to improve the Town’s consideration of future applications.

The Commission discussed a draft letter requesting input from local short-term rental owners and local realtors to determine if any changes to the appropriate Zoning Districts are necessary. The Commission determined to discuss the realtors and short-term rental owners to request information from at the October meeting and request a discussion at the November meeting.

COMMISSION COMMENTS

The Commission discussed development at the Luray Landing, the Chop House Bistro, Dollar Tree, and the Quality Inn.

CHAIRMAN’S COMMENTS

Chairman Good informed the public that the next Planning Commission will be on Wednesday, October 10, 2023.

ADJORNMENT

There being no further business, the meeting adjourned at 7:44 p.m.

Steven Burke
Town Manager

DRAFT

TOWN OF LURAY

**PLANNING
COMMISSION
MEETING**

October 11, 2023



Agenda Item 7.A

Public Hearing

**SUP 23-18
201 East Main Street**



Town of Luray, Virginia

Planning Commission Agenda Statement

Item No: VII-A

Meeting Date: October 11, 2023

Agenda Item: PLANNING COMMISSION PUBLIC HEARING & CONSIDERATION
Item VII-A – SUP 23-18 – 201 East Main Street

Summary: The Planning Commission is requested to discuss a request for a Special Use Permit to operate a Childcare Facility at 201 East Main Street (Tax Map No. 42A11-A-57) in the Business (B-1) Zoning District from Every Child Early Learning Center Inc.

Pre-school and childcare facilities are required to obtain a Special User Permit per Town Code 406.2.i. Town codes defines a childcare facility as “A building or structure, however designated, other than public school facilities operated for the purposes of providing care, guidance, education or training, or any part thereof, to any child five years old or younger during only part of the 24-hour day for more than five children not of common parentage. Such facilities shall meet all applicable regulations of the department of social services, the department of health, and the state and local building codes. Such facilities shall meet the requirements of section 506.9.” Appendix A – Zoning; Article V – Supplementary Regulations; Section 506.9 establishes parking requirements for public or private nursery, day care, kindergarten, elementary, intermediate or high schools, there shall be provided one parking space for each teacher, employee, or administrator, whether full or part time, whose activities are conducted between the hours of 8:00 a.m. and 4:00 p.m. in addition to the requirements of the auditoriums.

A copy of an executed lease for offsite parking has not been submitted.

The previous application was denied by Town Council.

In addition to the requirements of Town Code Section 506.9, staff recommend the following conditions be considered:

- 1) Special Use Permit shall not transfer upon sale of the property, business or membership interest composition of the holding company.
- 2) State licensing for a daycare be issued by the Department of Education.

Commission Review: September 13, 2023

Fiscal Impact: N/A

Suggested Motion: I move that the Planning Commission recommend the Town Council consider denial of the request for a Special Use Permit to operate a Childcare Facility at 201 East Main Street (Tax Map No. 42A11-A-57) in the Business (B-1) Zoning District from Every Child Early Learning Center Inc due to noncompliance with the required parking established in Section 506.9 of the Zoning Supplemental Regulations.

Alternate Motion: I move that the Planning Commission recommend the Town Council consider approval of the request for a Special Use Permit to operate a Childcare Facility at 201 East Main Street (Tax Map No. 42A11-A-57) in the Business (B-1) Zoning District from Every Child Early Learning Center Inc with the conditions noted as presented.



Town of Luray
Zoning Permit Application
Application No.: 23-18

I, as owner or authorized agent for the property described below, do hereby certify that I have the authority to make this application for a Zoning Permit for the activity described below and as show on any attached plans or specifications, that the information provided is correct and that any construction/use will conform to the regulations of the Town's *Zoning Ordinance* and other codes of the Town of Luray, County of Page, and Commonwealth of Virginia, as applicable. This permit application authorizes the Zoning Administrator or designee to perform reasonable site inspections as required to confirm information provided and compliance with the conditions applicable to this permit. Further I understand that any deviation from the application as requested shall require the express written approval of the Zoning Administrator.

Application: ☐ Site Development ☐ Property Subdivision ☐ Boundary Line Adjustment
☐ Rezoning ☒ Special Use Permit ☐ Zoning Variance

Applicant Information:

Applicant Name Jennifer Smith
Company Name Every Child Early Learning Center, Inc.
Address 201 E Main St Luray VA 22835
Phone: 703 732 7190 Email: owner@everychildearlylearningcenter.com

Property Owner Information:

Owner Name St Mark Lutheran Church Judy
Address 201 E Main St Luray VA 22835
Phone: 540-742-2911 Judy Email: carternel@hotmail.com
540-743-5241

Property Information:

Site Address 201 E Main St Luray VA 22835
Page County Tax Map Number 42A11-A-57 Town Zoning District B-1

Request Information:

Nature of Request (Describe Fully) Operate Every Child Early Learning Center at 201 E Main St in their educational building (used as a child care center for 30+ years).

See Appropriate Application Appendix for Additional Information Required with Your Application

Signature of Applicant

8-21-2023
Date



Town of Luray
Special Use Permit Application
Application No.: _____

Existing Property Information:

Site Address same as page 1
Page County Tax Map Number _____ Town Zoning District _____
Total Acreage _____

Request Information:

Nature of Request (Describe property use, structure(s) construction, and affected Zoning Ordinance Sections)

operate child care center in facility zoned B1.
Requesting Special consideration.

Please include location map, plat, property deed, and impact analysis statement with your Application

I (we), the undersigned, do hereby respectfully make application and petition to the Town of Luray in order to utilize the subject property for a use which requires the issuance of a Special Use Permit. I (we) agree to comply with any conditions for the Special Use Permit required by the Town.

I (we) authorize Town of Luray officials to enter the property for site inspection purposes.

I (we) authorize the Town of Luray to place standard signage on the property necessary for notifying the public of this rezoning request during the application consideration process.

I (we) hereby certify that this application and its accompanying materials are true and accurate to the best of my (our) knowledge.

[Signature]
Signature of Applicant

8-21-2023
Date

Signature of Applicant

Date

Signature of Owner

Date

Signature of Owner

Date

Every Child Early Learning Center

Potential Concerns and Proposed Solutions

Parking Solution	-----	Page 2
Traffic Flow	-----	Page 7
"Unimproved road"	-----	Page 12
Financial Impact	-----	Page 15
Safety of Children	-----	Page 16
Emergency Plan	-----	Page 17

PARKING SOLUTION (1 of 6)

FACTS SUPPORTING COMPLIANCE WITH TOWN CODE (1 of 3)

1. Town Code 506.9. "For public or private nursery, day care, kindergarten, elementary, intermediate or high schools, there shall be provided one parking space for each teacher, employee, or administrator, whether full or part time, whose activities are conducted between the hours of 8:00 a.m. and 4:00 p.m. in addition to the requirements of the auditoriums. In addition, high school shall provide one parking space for every 20 students for the maximum rated capacity of the school, as determined by the school board."
2. On-site parking is required for staff within 1200 ft of the business.
3. Every Child Early Learning Center (ECELC) meets this requirement by having on-site parking for ALL staff within 1200 ft at the New Direction Community Church (NDCC) at 52 Cave Street. (a) Aerial distance is 663 feet between the two buildings. (b) Walking distance from front entrance of ECELC to NDCC is 778 feet. (c) Walking distance from the back entrance of ECELC to the NDCC parking lot is 1073 feet.
4. **ALL options and variations** of parking at New Direction Community Church **meet the requirements of the code** of the Town of Luray.



Picture 1:
ft
(from Every Child Early Learning Center at 201 E Main Street to New Direction Community Church at 52 Cave Street)



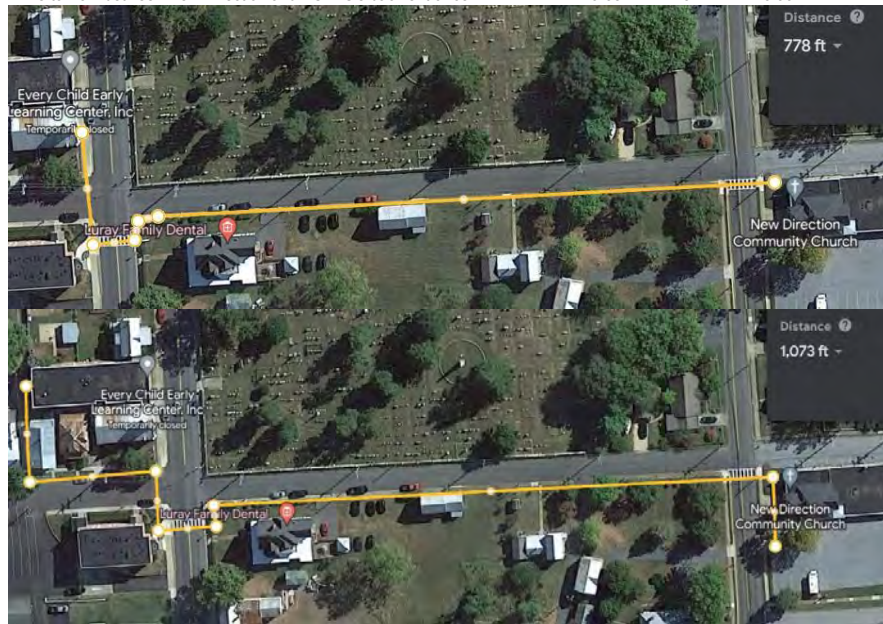
Picture 2:
Walking distance of 778 ft
(from Every Child Early Learning Center's FRONT DOOR at 201 E Main Street to New Direction Community Church at 52 Cave Street)



Picture 3: Walking distance of 1073 ft (from Every Child Early Learning Center's BACK DOOR at 201 E Main Street to New Direction Community Church Parking Lot at 52 Cave Street)

WALK TIME and PATH from ECELC to NDCC

	Walk Time (AVG)	Slow Walker (AVG)	Fast Walker (AVG)
Time to walk between New Direction and ECELC's back entrance:	3:58	4:23	3:33



Picture 1:
Walking path between Every
Child Early Learning Center's
FRONT DOOR and New
Direction Community Church

Picture 2:
Walking path between Every
Child Early Learning
Center's BACK DOOR and
New Direction Community
Church parking lot

(a) The New Direction Community Church provides a miniumum of 25 parking spaces when underutilized, and an estimated maximum of at least 35 parking spots (depending on how we decide to utilize the lot)

(b) Currently Every Child Early Learning Center has 22 staff (both full time - 19 positions; and part time employees - 3 positions) with plans to provide an additional 3-8 full time positions.

(c) Every Child will provide between 20 and 30 jobs (of 35-40 hour positions) when at max enrollment. Positions require staff to stagger arrival and departure. Average anticipated staff parking between the hours of 8-4

(d) Parking at New Direction Community Church appeases the Town of Luray's code requirement to provide on-site parking for every staff member (teacher and administrator).

(e) Contract with Lawn N Order is in place to be responsible for snow removal on the (1) walking route and (2) parking lot at New Direction Community Church, as needed.



Parking Option: 25 parking spots (minimum)



Parking Option: 35 parking spots



Parking Option: 27 parking spots



View of Parking Lot from West side of
New Direction Community Church

Parking Option: 34 parking spots

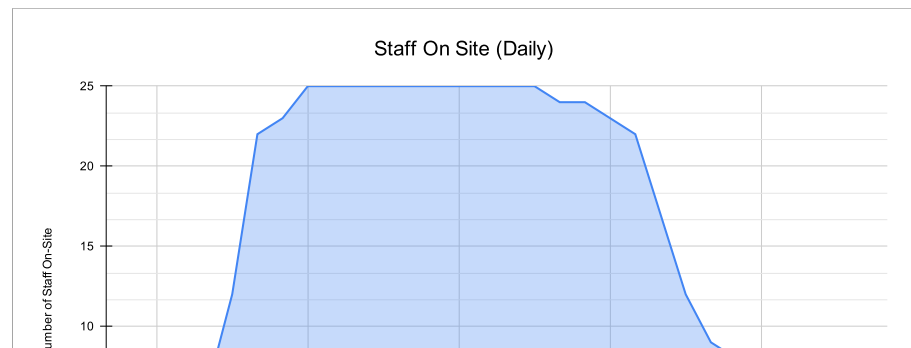


View of Parking Lot from North side of
Direction Community Church

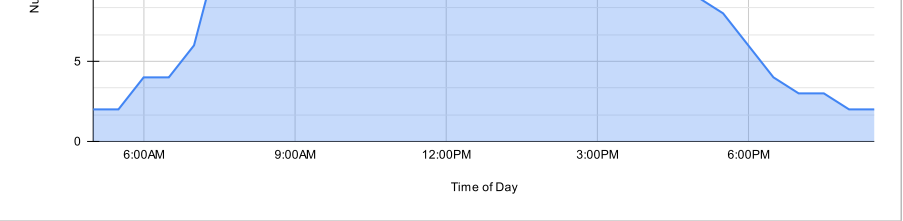
New

ESTIMATED STAFF PER SHIFT (with cars) (3 of 3)

Shift Range	MAX # of staff on site	MAX # of staff CARS at NDCC	# of staff cars at ECEL
5:00 - 5:30 AM	2	2	0
5:30 - 6:00 AM	2	2	0
6:00 - 6:30 AM	4	3	1
6:30 - 7:00 AM	4	3	1
7:00 - 7:30 AM	6	4	2
7:30 - 8:00 AM	12	10	2
8:00 - 8:30 AM	22	19	3
8:30 - 9:00 AM	23	20	3
9:00 - 9:30 AM	25	22	3
9:30 - 10:00 AM	25	22	3
10:00 - 10:30 AM	25	22	3
10:30 - 11:00 AM	25	22	3
11:00 - 11:30 AM	25	22	3
11:30 AM - 12:00 PM	25	22	3
12:00 - 12:30 PM	25	22	3
12:30 PM - 1:00 PM	25	22	3



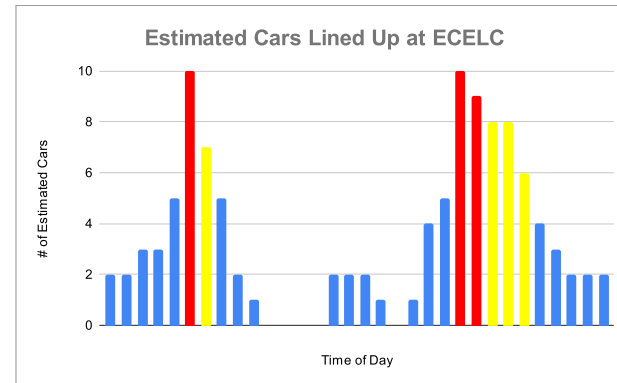
	1:00 - 1:30 PM	25	22	3
	1:30 - 2:00 PM	25	22	3
	2:00 - 2:30 PM	24	21	3
	2:30 - 3:00 pm	24	21	3
	3:00 - 3:30 PM	23	21	2
	3:30 - 4:00 PM	22	20	2
	4:00 - 4:30 PM	17	16	1
	4:30 - 5:00 PM	12	11	1
	5:00 - 5:30 PM	9	8	1
	5:30 - 6:00 PM	8	8	0
	6:00 - 6:30 PM	6	6	0
	6:30 - 7:00 PM	4	4	0
	7:00 - 7:30 PM	3	2	1
	7:30 - 8:00 PM	3	2	1
	8:00 - 8:30 PM	2	1	1
	8:30 - 9:00 PM	2	1	1



TRAFFIC FLOW (2 of 6)

Back Up Onto Main Street? No. (Solution 1 of 3)

		MAX # of cars lined up	# of cars lining up to drop off	# of cars lining up to pick up	EST # of kids (total) at center
5:00AM	5:30AM	2		0	3
5:30AM	6:00AM	2		0	6
6:00AM	6:30AM	3		0	8
6:30AM	7:00AM	3		0	12
7:00AM	7:30AM	5		0	22
7:30AM	8:00AM	10	10	0	39
8:00AM	8:30AM	7	7	0	56
8:30AM	9:00AM	5	5	0	65
9:00AM	9:30AM	2	2	0	67
9:30AM	10:00AM	1	1	0	70
10:00AM	10:30AM	0	0	0	70
10:30AM	11:00AM	0	0	0	70
11:00AM	11:30AM	0	0	0	70
11:30AM	12:00PM	0	0	0	70
12:00PM	12:30PM	2	0	2	65
12:30PM	1:00PM	2	0	2	60
1:00PM	1:30PM	2	1	1	60
1:30PM	2:00PM	1	1	0	69
2:00PM	2:30PM	0	0	0	69
2:30PM	3:00PM	1	0	1	67
3:00PM	3:30PM	4	1	3	65
3:30PM	4:00PM	5	0	5	60
4:00PM	4:30PM	10	1	9	45
4:30PM	5:00PM	9	0	9	28
5:00PM	5:30PM	8	1	7	20
5:30PM	6:00PM	8	2	6	16
6:00PM	6:30PM	6	1	5	10
6:30PM	7:00PM	4	1	3	8
7:00PM	7:30PM	3	0	3	7
7:30PM	8:00PM	2	0	2	6
8:00PM	8:30PM	2	0	2	5
8:30PM	9:00PM	2	0	2	3



With an estimated max of 10 cars per 30 minute period, based on parent response and projections based on our collective experience with child care settings, as well as our timed routes from Main St. to Main St., **there is no scenario in which there is any back up onto Main Street.**

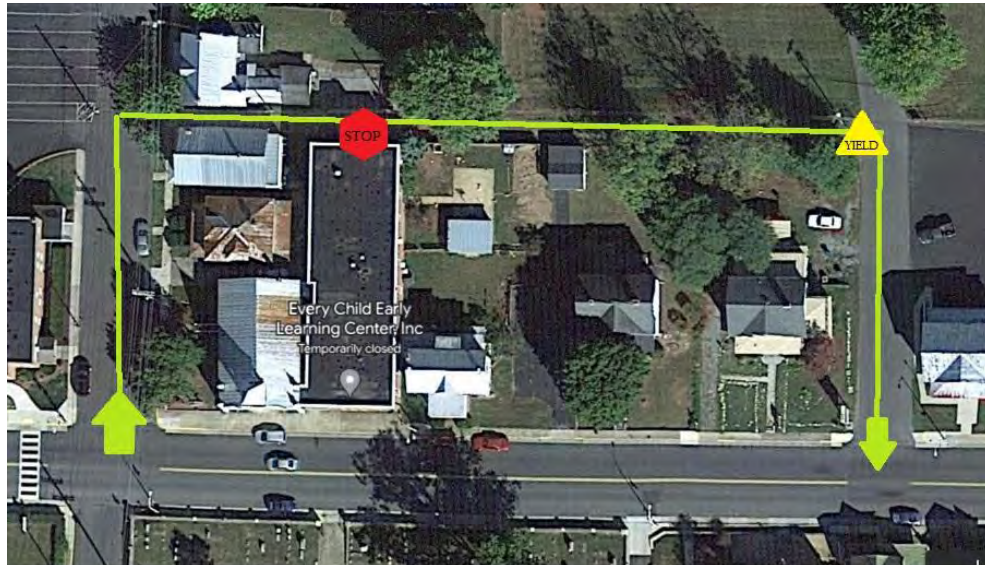
All potential scenarios have been anticipated. With multiple children, children mid-behavior, parents forgetting items for their child(ren), or a parent who wants to chat with the staff, as well as with multiple cars in queue, the **average time per car is 2:42** with an estimated range of 1:34 - 4:13. Even with the longest wait time, when parents volunteered to do the drop off with their children in tow, we only saw a **backup of 3 cars** at a time. **This backup did not extend past the alley.**

Estimated time per car*: 2:42:00

*Pulling from Main St. onto Deford, down Deford, into Alley, drop off child (unbuckle, gather child's items, give kisses and hugs, etc.), drive down alley, exit on Williams, up Williams, onto Main St.

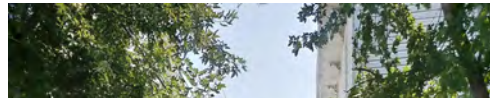
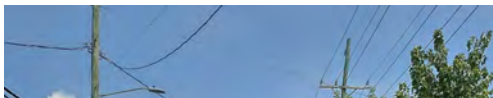
Parent Route (Pick Up/Drop Off) (Solution 2 of 3)





- (a) Parents **ENTER** off of Main Street onto **N Deford Avenue**, where our Safety Attendant #1 will be stationed.
- (b) Parents continue down N Deford until they reach North Alley, where Safety Attendant #2 will be stationed and parents will turn R.
- (c) Parents pull forward until they reach the rear entrance of Every Child Early Learning Center, where they will **STOP**.
- (d) Staff at Every Child will assist getting children out of their cars quickly and efficiently, and into the building safely, so parents can continue on through the parent route towards Williams Street.
- (e) To **EXIT** parents will yield to traffic and turn R onto Williams St, where Safety Attendant #3 will be stationed, before reentering Main Street, where Safety Attendant #4 will be stationed.
- (f) Our Safety Liason will primarily be stationed at the rear entrance and will be in constant communication with all 4 safety attendants via walkie talkies. Safety Liason is responsible for monitoring any and all traffic concerns, will be the communication point for both staff, parents, and schools with regards to transportation updates, and will implement and adjust the route should any emergency situation arise.
- (g) Safety Liason and Safety Attendants will be stationed outside during the peak drop off and pick up times. Safety Liason will be on-call during drop off and pick up times.

Visibility of Parent Route (Solution 3 of 3)





View from N Deford/Main Street facing South



View of North Alley from North Deford facing West



View on North Alley, driving towards Williams Street


View from North Alley exit onto Williams St (L view)

View from North Alley exit onto Williams St (R view)



View from Williams St. onto Main St (R view)





View from Williams St. onto Main St (L view)

We reviewed both route options for drop off/pick up: (a) entering on Williams and exiting on Deford and (b) entering on Deford and exiting on Williams:

Option A: When driving the opposite direction (*entering on William St and exiting onb N Deford*), visibility issues were noted at the exit of North Alley onto N Deford due to cars parking on the street on North Deford along the side of the street of St. Marks, as well as at the intersection of Main Street and North Deford when trying to exit onto Main Street, again due to cars parked on the street as well as the vehicle typically parked in front of Bradley's at the intersection of N Deford and Main St. **There were multiple blind spots along this route.**

Option B: When driving the parent route for drop off and pick up (*entering on N Deford and exiting on Williams St*), driving a variety of different styles of cars, visibility was monitored. **There were no blind spots in this route.** Even with the view to the R when on Williams, visibility extends to see incoming cars when the are driving towards the vehicle stopped at Williams.

"UNIMPROVED ROAD" SOLUTION (3 of 6)

Pot Holes Created and Filling with Water (Solution 1 of 4)



Every Child Early Learning Center has a contract with **G & L TREE CARE SOLUTIONS** who not only have already regraveled the alley way, but also has agreed to do whatever tree/shrubbery maintenance is required, if needed. G & L Tree Care Solutions also plans to come back with additional gravel as needed to prevent pot holes from forming as natural wear and tear occurs from the day to day use. They have also agreed to trim back trees, or remove if needed, and trim back overgrown weeds and shrubbery as needed and if requested by Town Council to approve this pathway for ECELC pick up and drop off.

Every Child Early Learning Center has a contract with **LAWN N ORDER** to not only mow and maintain the outdoor play space, but also to be responsible for snow removal and other weather or road related maintenance for the North Alley. (In addition to providing snow removal for the staff parking lot and pathway between the lot and ECELC.)

Problems Addressed via these solutions:

- Regraveled alley way
- Ongoing gravel maintenance
- Ongoing tree/shrubbery maintenance
- Snow removal

Cars Coming In Different Directions (Solution 2 of 4)

All parents and caregivers will be given a very detailed pick up and drop off plan and route. Images and written directions will be provided to all guardians. Additionally, there will be a Safety Liason and Safety Attendants stationed outside during the peak drop off and pick up times. These individuals will be able to motion parents the correct path to take to pick up children, which will also allow for those who may be picking up or dropping off for the first time or temporarily for a friend or family member, the visual of what direction to go and which path they should be going down for pick up/drop off.

ECELC is also open to working with homeowners and the court system to get a one-way sign in place for the alley way in order to promote safety of children, for parents going down the path if another vehicle were to go down the alley way at the same time but the opposite direction. *However*, staff have sat and watched the alley way at different times of day and different days of the week and have not noticed very many vehicles in a day, if any, going down the alley way at all. The alley way is primarily used as a walking path *at times* for those living off the alley way. Again, this is not throughout the day. Some of these individuals were asked about the regraveling and they commented it was nice and easier to walk on.

Problems Addressed via these solutions:

- Clear instructions to parents/caregivers/families
- Safety attendants stationed outside the facility along the route
- *Optional: pursue legal route to get a one way sign implemented*

Visibility Concerns (esp at night - earlier sunset times) (Solution 3 of 4)

ECELC has installed two flood lights at the rear of 201 E Main St. This allows cars to see where to stop, as well as to see better to ensure children's safety during pick up and drop off times where it may be dark outside. There are street lights on Main St and visibility is not impaired when it is dark while going down the designated path. There is enough light from the provided street lights, car headlights, and rear flood lights to ensure child safety at all times when dark outside.

As mentioned above, in order to assist with any necessary issues with visibility caused by overgrown trees or shrubbery, G & L Tree Care Solutions has agreed to maintain that for ECELC.

If recommended, ECELC would install a visibility mirror on the post at the corner of North Alley and Williams St., on the Southern States corner of the North Alley exit.

See image below for estimated placement:



Car Breaking Down in Alley Way (Solution 4 of 4)

Although ECELC does not anticipate this occurring, they are also aware that, along with other unlikely scenarios, this should be planned for. If a car does break down in the alley way, Assistant Directors or Director on site (or on call if none are on site at the time) will assist in contacting a tow company to remove the car from the alley way or to assist in pushing the vehicle to a side road until maintenance assistance can arrive. While Directors are assisting in this regard, the Safety Liason and Safety Attendants will first ensure all children are safely in their vehicles or inside the building. Afterwhich, they will work to reroute cars to the alternate drop off route through which, if needed, Safety Liason and Attendants will work to reroute the last car first, to ensure all vehicles can safely back up and reroute towards the secondary path.



- In this diagram, the **red X** represents a broken down car.

- The **yellow arrows =>** show the route a car would take if stuck behind a broken down car, to back up and reroute to drop off their child(ren) without blocking additional traffic or interfering with the alternative route for new drop offs/pick ups.



- The **green X** is where parents would drop off their child. A staff member would be at the corner to retrieve the child and walk them via the path of the white and black arrows into the building at the green arrow. This would ensure child safety even when an alternative route is required.

ECELC would like to **REQUEST A CROSSWALK** from the corner of Deford and Main St. at Bradley's across to the corner of Deford and Main St. at St. Mark Lutheran Church. This would not only allow for safe crossing for families who walk or staff as they walk from their designated parking at New Direction Community Church, but also would promote safety of all those who walk the path along Main St., and allow for safer crossing during those emergency situations where this alternative drop off route is required.

See proposed crosswalk location here:



If required in an emergency situation, if the alley way is not available, due to a broken down car or another emergent situation, ECELC will utilize the drop off and pick up route used by St. Mark's Preschool and Daycare where parents would pull in front of 201 E Main St. Unlike with St. Mark's where parents would park and go in to pick up their children, parents will utilize the same routine as is typical for ECELC drop off/pick up and pull up, and remain in the vehicle, as staff loads the child into their vehicle. Safety attendants will be stationed along the alternate route and will work to keep children safe as parents/guardians pull up, pick up or drop off their child(ren) and continue on. If this route is required to be used, Safety Liason will ensure that all parents/guardians are notified ahead of time (with as much notice as is possible) to ensure a reduction in confusion and to encourage additional awareness and safety measures to be considered.

Route: Parents/guardians will drive along Main St., and once they hit the edge of 201 E Main St., a Safety Attendant will be stationed to usher parent/guardian to pull off the main road and directly in front of the educational building. Parents will pull forward and drop off in front of the **RED** church door. This permits less back up to occur, leaving space for approximately 3 cars in front of St. Mark's in itself.

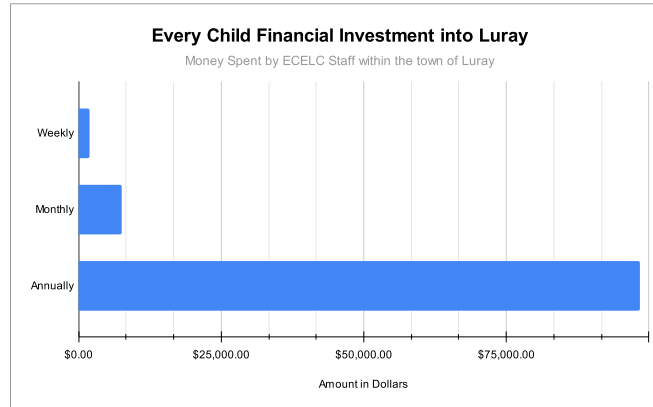


FINANCIAL IMPACT (4 of 6)

ECELC Impact into Town of Luray

		MAX # of staff on site	MAX # of staff CARS at ND	# of staff cars at ECELC
5:00AM	5:30AM	2	2	0
5:30AM	6:00AM	2	2	0
6:00AM	6:30AM	4	3	1
6:30AM	7:00AM	4	3	1
7:00AM	7:30AM	6	4	2
7:30AM	8:00AM	12	10	2
8:00AM	8:30AM	22	19	3
8:30AM	9:00AM	23	20	3
9:00AM	9:30AM	25	22	3
9:30AM	10:00AM	25	22	3
10:00AM	10:30AM	25	22	3
10:30AM	11:00AM	25	22	3
11:00AM	11:30AM	25	22	3
11:30AM	12:00PM	25	22	3
12:00PM	12:30PM	25	22	3
12:30PM	1:00PM	25	22	3
1:00PM	1:30PM	25	22	3
1:30PM	2:00PM	25	22	3
2:00PM	2:30PM	24	21	3
2:30PM	3:00PM	24	21	3
3:00PM	3:30PM	23	21	2
3:30PM	4:00PM	22	20	2
4:00PM	4:30PM	17	16	1
4:30PM	5:00PM	12	11	1
5:00PM	5:30PM	9	8	1
5:30PM	6:00PM	8	8	0
6:00PM	6:30PM	6	6	0
6:30PM	7:00PM	4	4	0
7:00PM	7:30PM	3	2	1
7:30PM	8:00PM	3	2	1
8:00PM	8:30PM	2	1	1
8:30PM	9:00PM	2	1	1

Estimates	EST
Amount of Money Spent at Restaurants in Luray by ECELC Staff per week	\$762.50
Amount of Money Spent on gas in Luray by ECELC Staff per week	\$379.00
Amount of Money Spent on misc purchases in Luray by ECELC Staff per week	\$750



ECELC Investing into Luray; Weekly	\$1,891.50	Weekly
ECELC Investing into Luray; Monthly	\$7,566.00	Monthly
ECELC Investing into Luray; Annually	\$98,358.00	Annually

SAFETY OF CHILDREN SOLUTION (5 of 6)

Security Cameras (Solution 1 of 3)

Security cameras are installed or are on site to be installed at 201 E Main Street in the following locations: front entrance, front hallway, inside each classroom, the hallways, lunch room, rear entrance (2 angles), out door play space (3 angles, in order to capture the entire play area. Cameras are Blink cameras and the associating app and monitoring program are installed and subscribed to. There is also a monitor in the office that will play the security camera footage on a cycle for us to monitor the center at all times.

Fencing (Solution 2 of 3)



With the concerns about the safety of children, especially children with special needs who many of which are elopers, we previously had plans to install a taller fence. Lawn N Order volunteered to get the job done so that as soon as we open, the children's safety is already prioritized. The taller fence disallows children, such as my son, to climb over the fence and run, especially towards the street. This privacy fence keeps our children of all levels, ages, and abilities safe as they enjoy their outdoor play space. Additionally, the privacy fence also protects the children from possible intruders or others who may use a lower fence with more visibility as a reason to risk the safety of the children. With the taller fence, the safety of children is addressed.

Locks (Solution 3 of 3)

201 E Main St. has a special doorknob installed on the rear door which does two things. First of all allows for the doors to remain locked at all times. Secondly, it allows for staff to safely enter and exit the building while keeping the children inside safe at all times. The door is programmed and Judy at St Mark Lutheran Church and Jenna at Every Child Early Learning Center are the only ones who have a key and administrative access. All other fingerprints or codes are given on a situation by situation, case by case basis. This means that if, for any reason, we needed to not allow a certain staff member back inside, we could remove their code and subsequently remove their access to enter the building. Additionally, the first set of doors inside the building (after the locked external doors) will be fitted with door alarms, so we are notified when the doors are opened. With these alarms and the security cameras, we will be able to remain in the loop with what is happening throughout the building as well as in those areas where in a worst case scenario, entry may occur without our knowledge. Again, this is extremely unlikely, but overpreparing for emergent situations like this is important.

EMERGENCY PLAN (6 of 6)

All emergency drills will be practiced at least once per month.

Emergency Evacuation/Relocation

When a co-director notices or is made aware of an emergency situation (including but not limited to fires; toxic fumes; gas leaks; lockdowns; chemical spills; power outages; natural disasters and severe storms: tornados, snowstorms, thunderstorms, etc.) they will sound the alarm, notifying all staff immediately to initiate evacuation plans. After which, the co-directors will send out a notification to parent/guardian and request receipt of notice. If any parent/guardian does not send back receipt of notice, co-directors will call parent/guardian to verify notice. If parents/guardians do not respond within 15 minutes, ECELC has permission to reach out to emergency contacts. If relocation is required, students will be evacuated and relocate to Bradley Funeral home. Children will remain with their designated staff member. Employees will communicate via their personal cell phones, which should remain charged to at least 50% prior to coming to work. Walkie talkies will also be available via the go bags in an emergency. Go-bags will be locked and hold first-aid kit, walkie talkie, flashlight, emergency paperwork, emergency medicine, and all other relevant and needed items.

Pick Up: Parents/guardians will be told which entrance to come to in order to pick up their child. When parents arrive, a co-director will verify the identity of individuals picking up children, and then contact teachers with the students' names. Students will meet their parents at the designated entrance, being escorted by an AD/TL.

Students with Special Needs: Students with special needs will evacuate the same way as neurotypical students. Employees will ensure that the exit and entrance they use is safe and available for use for wheelchairs.

Continuing operations: In order to continually operate during these emergency situations, AD/TLs and co-directors will provide small group activities to do in small, confined areas. Activities will be housed in the AD/TL and co-director go bags, and will include differentiations for children with various special needs. Co-director Josephine Joselson (additional officer) will be the emergency communications officers during the operating hours of 8-4 (540-630-5645). At all other times, Jenna Smith will be the primary communications officer (540-630-5638).

AD/TLs Responsibilities: AD/TLs will be responsible for checking all common areas, including bathrooms, to ensure any children are not missing/out of place, as well as looking for identified missing children.

Co-Director Responsibilities: Co-directors will be in charge of (a) notifying local authorities and (b) notifying parents, as well as (c) monitoring the situation and updating program leads on whether they should hide, fight, or evacuate.

Shelter-in-Place and Lockdown Procedures

For lockdowns, the co-directors will sound the alarm, sending out an emergency message to AD/TLs and program leads with instructions. Classes will be assigned to either hide, fight/distract, or evacuate/run. For shelter-in-place situations, employees will follow the "hide" plan. During all shelter-in-place and lockdown situations, staff will follow the provided diagrams (included in the emergency preparedness plan). Lockdown and shelter-in-place procedures also apply to any terrorism situations. During Lockdown and shelter-in-place procedures, employees will use their personal cell phones. There will be an emergency phone available if a classroom does not have an employee with a charged and operating cell phone. Phones should be charged to at least 50% before coming to work. Co-directors Brianna and Josephine will hold the center phone during the hours of 8-4. Walkie talkies will also be available via the go bags in an emergency. Go-bags will be locked and hold first-aid kit, walkie talkie, flashlight, emergency paperwork, emergency medicine, and all other relevant and needed items.

(1) Hide: If a program lead gets the instruction to hide, employees will have students hide behind desks and cubbies in which they cannot be seen and the program lead will lock the door. In order to continue operating during an emergency when students are asked to hide, employees will use this time to ask children questions about their surroundings— what they see, hear, smell, touch. They will also have options of playing "I Spy" or playing group memory games. Shelter-in-Place positions are included in the emergency preparedness plan. Employees and children should remain in their shelter-in-place/lockdown locations until the local authorities release them. No one should unlock the doors at any time, until the local authorities have cleared the building.

(2) Fight: If a program lead gets the instruction to fight/distract, they will encourage their students to yell, scream, make loud noises with their voices and objects, throw things at the intruder, flicker lights on/off, etc. The goal is to encourage the intruder to leave that classroom, in order to buy time for the program lead to get their class out of the center. In this situation, normal day-to-day operations will not occur until after the class is safe and/or the original threat is gone.

(3) Evacuate: If a program lead gets the instruction to have their class evacuate/run, program leaders will be responsible for taking the go-bag and the children in their assigned group and following the evacuation plan, however, children and employees will run, unlike other safety drills where employees and children are told and encouraged to walk. In order to continually operate during these emergency situations, AD/TLs and co-directors will provide small group activities to do in small, confined areas. Activities will be housed in the AD/TL and co-director go bags, and will include differentiations for children with various special needs. When evacuating, employees will follow the primary and secondary paths provided in the emergency preparedness plan and gather at the designated areas. After gathering, program leads will complete another headcount and notify their AD/TL immediately. Additionally,

AD/TLs Responsibilities: AD/TLs will be responsible for checking all common areas, including bathrooms, to ensure any children are not missing/out of place, as well as looking for identified missing children. AD/TLs will also be responsible for checking in with employees to ensure each program lead has all children/employees accounted for. AD/TL's will also be responsible for closing any internal doors that are open at this time, before proceeding with their emergency preparedness plan (unless there is not time, or is not safe, then they are to leave immediately). Ensure that all program leads have their go-bags with appropriate supplies, including emergency medications and paperwork.

Co-Director Responsibilities: Co-directors will be in charge of (1) notifying local authorities via 911 and (2) notifying parents, as well as (3) monitoring the situation and updating program leads on whether they should hide, fight, or evacuate. Co-directors will also notify local media, if applicable. Co-directors should discuss procedures for emergencies monthly with staff during staff training meetings, and will lead the monthly drills. Drills may be done more than once a month in order to practice procedures, if necessary. Co-directors will be responsible for documenting the drills and notifying the appropriate parties. Co-directors will review the emergency preparedness plan every 6 months, with updates done at least every year or more often as needed. Co-directors will also be responsible for ensuring the emergency preparedness plan is posted on the back of every classroom door as well as in each go bag (each door and go-bag will also have a list of emergency numbers, including but not limited to emergency services, poison control, non-emergency dispatch line, etc.)

Assisting Children with Special Needs

Children with disabilities, sensory issues, or communication delays and difficulties may resist or have difficulty with emergency drills, evacuations, etc. If this is the case, or you feel overwhelmed please call Jenna Smith immediately for assistance at 540-630-5638. She can also be reached on her personal cell in an emergency at 703-732-7190. In emergencies where additional support is needed for drills, the added support will be noted in the student's file and during drills, added support will be provided.

Head Counts in Emergency Situations:

Employees will do a headcount before leaving their designated area. They will do another headcount once they reach the emergency meeting location. Employees will do official headcounts at least every 10 minutes during this time. Employees are required to maintain their line of sight and sound with their designated group of children during the entire time of the emergency situation. If at any point a child is missing or unaccounted for by the employee responsible, the employee will contact 911 after which they will notify their AD/TL immediately. Subsequently, the employee can check with other employees to see if the child is with another employee. The AD/TL will contact a co-director and then assist with locating the missing child. The co-director should also notify parent/guardian as soon as they are able to do so.

Emergencies on "The Go"

Emergencies on "The Go": For traveling purposes, the co-directors are also responsible for preparing a document containing local emergency contact information, potential shelters, hospitals, evacuation routes, etc., that pertain to each site frequently visited or of routes frequently driven by center employee for center business (such as field trips, pick-up/drop off of children to or from schools, etc.). This document must be kept in vehicles that centers use to transport children to and from the center.

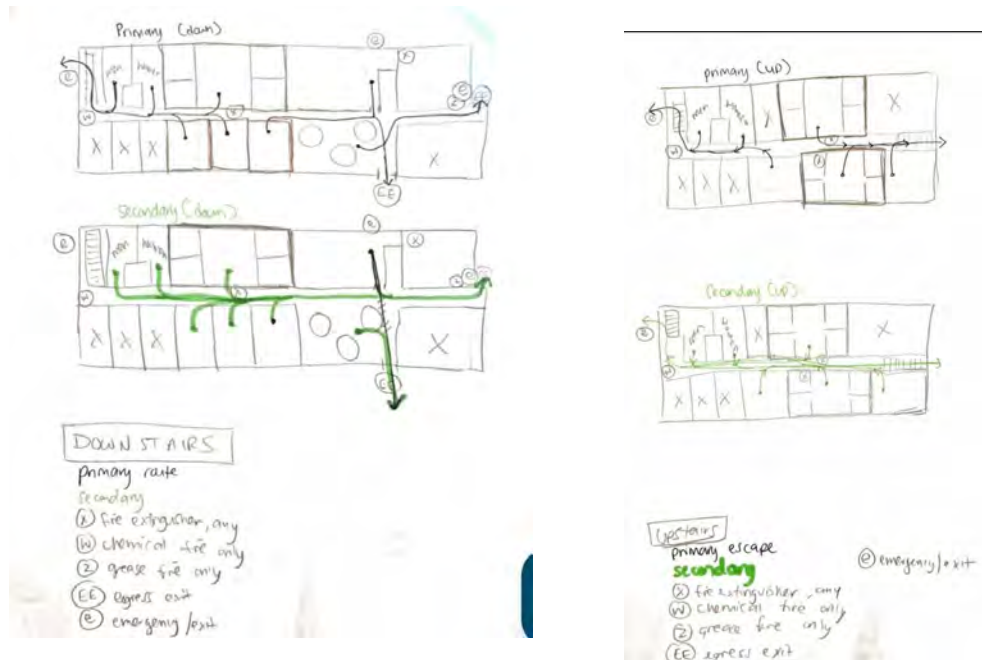
Every Child Early Learning Center, Inc. is responsible for notifying the parent/guardian immediately if a child is lost, requires emergency medical treatment or sustains a serious

1. Date and time of injury;
2. Name of injured child;
3. Type and circumstance of the injury;
4. Employee(s) present and treatment provided;
5. Date and time when parent/guardians were notified;
6. Any future action to prevent recurrence of the injury;
7. Employee and parent/guardian signatures or two employee signatures;
8. Documentation on how parent/guardian was notified.

Emergency Exit Routes

In order to combat overstimulation with children with special needs, we are dividing the entire school into halves. During an emergency, those in the classrooms closest to the back half will go towards the back door. Etc. Maps will be in each classroom explaining the route and information the children and staff may need to know.

All children with wheelchairs or mobility issues will all exit out the rear doors



Once those who have exited to the front have exited, the emergency path will lead them to either the cemetery or Bradley's, dependent on the emergency situation.

Once those who have exited to the rear have exited, the emergency path will lead them to either the Farm Bureau parking lot area or Bradley's, dependent on the emergency situation.

More details are included in each emergency preparedness book and go bag for each age group. Go bags are carried with staff at all times.

Page County, Virginia

Tax Map #:	Property Address:	Account #:
42A11-A-57	201 E MAIN ST	19226

General

Owners Name:	ST MARK EVANGELICAL LUTHERAN CHURCH LURAY
Mailing Address:	201 E MAIN ST LURAY VA 22835
Zoning:	B1
Year Built:	1943
Acreage:	.377
Description:	MAIN ST & DEFORD AVE INST#21-0566 INST#21-0789DE
Grouped With:	N/A



Assessment Information

2021 Land Value	\$82,100
2021 Improvement	\$1,411,200
2021 Total Value	\$1,493,300
Total Land Area (acres)	.3770
2016 Total Value	\$1,472,400

Sale information

Transfer Date:	3/10/2021
Sales Price:	\$0
Grantor:	\$0
Deed Book:	N/A
Deed Page:	0
Plat Book:	N/A
Plat Page:	0
Instrument Number:	2021-789

Details

Exterior Information

Year Built:	1943
Occupancy Type:	Exempt
Foundation:	Stone
Ext. Walls:	Brick
Roofing:	Metal
Roof Type:	Gable
Garage:	None
Garage - # Of Cars:	0
Carport:	None
Carport - # Of Cars:	0

Interior Information

Story Height:	2
# of Rooms:	0
# of Bedrooms:	0
Full Bathrooms:	0
Half Bathrooms:	2
Floors:	Wood

Building SqFt:	15060
Basement SqFt:	N/A
Finished Basement SqFt:	N/A
Interior Walls:	Plaster
Heating:	Forced Air
A/C:	Partial

Utilities

Water:	Public
Sewer:	Public
Electric:	Yes
Gas:	No
Fuel Type:	Oil

Other Information

Fireplace:	0
Stacked Fireplace:	0
Flue:	0
Metal Flues:	0
Stacked Flues:	0
Inop. Flues/FP:	0

Site Information

Zoning Type:	B1
Terrain Type:	On
Character:	Rolling/Sloping
Right of Way:	Public
Easement:	Paved

Page County, Virginia

Legend

- US Highways
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Title: Parcels

Date: 9/5/2023

DISCLAIMER: THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressly or implied, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional. Please call Page County, VA for specialized products. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Page County, VA expressly disclaims any liability for loss or damage arising from the use of said information by any third party. In addition use of Virginia Base Mapping Program (VBMP) statewide aerial photography requires the following disclaimer: "Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination."

TOWN OF LURAY

**PLANNING
COMMISSION
MEETING**

October 11, 2023



Agenda Item 8.A

Discussion

**SUP 23-19
131 Baker Drive**



Town of Luray, Virginia

Planning Commission Agenda Statement

Item No: VIII-A

Meeting Date: October, 2023

Agenda Item: PLANNING COMMISSION DISCUSSION
Item VIII-A – SUP 23-19 – 131 Baker Drive

Summary: The Planning Commission is requested to discuss a request for a Special Use Permit to operate a Lodging House at 131 Baker Drive (Tax Map No. 42A17-1-202) in the Planned Neighborhood Development (PND) Zoning District from Rekha Parameswaran.

A Lodging House is commonly defined as a residential building, other than a hotel, motel or bed-and-breakfast home, where lodging is provided for compensation on a regular basis, pursuant to previous arrangements, but which is not open to the public or transient guests, for no longer than thirty (30) consecutive days. Meals may be provided to the residents in a central location; however, no provisions shall be made for cooking in individual rooms or units. The maximum number of guests shall be two per bedroom with on-site parking for all guests.

Staff recommend the following conditions be considered:

- 1) Compliance with Town Code Section 519 - Lodging House Regulations
- 2) Guest stay shall not exceed fourteen (14) day
- 3) Special Use Permit shall not transfer upon sale of property or membership interest composition of the holding company

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: Public Hearing to be scheduled for November meeting.



Town of Luray
Zoning Permit Application
Application No.: _____

I, as owner or authorized agent for the property described below, do hereby certify that I have the authority to make this application for a Zoning Permit for the activity described below and as show on any attached plans or specifications, that the information provided is correct and that any construction/use will conform to the regulations of the Town's *Zoning Ordinance* and other codes of the Town of Luray, County of Page, and Commonwealth of Virginia, as applicable. This permit application authorizes the Zoning Administrator or designee to perform reasonable site inspections as required to confirm information provided and compliance with the conditions applicable to this permit. Further I understand that any deviation from the application as requested shall require the express written approval of the Zoning Administrator.

Application: ☐ Site Development
☐ Rezoning

☐ Property Subdivision
☒ Special Use Permit

☐ Boundary Line Adjustment
☐ Zoning Variance

Applicant Information:

Applicant Name REKHA PARAMESWARAN

Company Name _____

Address 5102 BEBE CT, CENTREVILLE, VA-20120

Phone: (848) 219-4435 Email: REKHA 131BAKERDR@

GMAIL.COM

Property Owner Information:

Owner Name SAME AS ABOVE

Address _____

Phone: _____ Email: _____

Property Information:

Site Address 131 BAKER DR, LURAY, VA-

Page County Tax Map Number _____ Town Zoning District _____

Request Information:

Nature of Request (Describe Fully) We would like to operate
as short term rental (lodging) at this
address.

See Appropriate Application Appendix for Additional Information Required with Your Application

Signature of Applicant

Date



Town of Luray
Special Use Permit Application
Application No.: _____

Existing Property Information:

Site Address 131 BAKER DR
Page County Tax Map Number _____ Town Zoning District _____
Total Acreage _____

Request Information:

Nature of Request (Describe property use, structure(s) construction, and affected Zoning Ordinance Sections)

we would like to operate a short term rental (lodging) at this location. We are planning to maintain and upkeep the property on our own at this time. ~~Also, we~~ As business develops, we will look at outsourcing maintenance & cleaning.

Please include location map, plat, property deed, and impact analysis statement with your Application

I (we), the undersigned, do hereby respectfully make application and petition to the Town of Luray in order to utilize the subject property for a use which requires the issuance of a Special Use Permit. I (we) agree to comply with any conditions for the Special Use Permit required by the Town.

I (we) authorize Town of Luray officials to enter the property for site inspection purposes.

I (we) authorize the Town of Luray to place standard signage on the property necessary for notifying the public of this rezoning request during the application consideration process.

I (we) hereby certify that this application and its accompanying materials are true and accurate to the best of my (our) knowledge.

Signature of Applicant

Date

Signature of Applicant

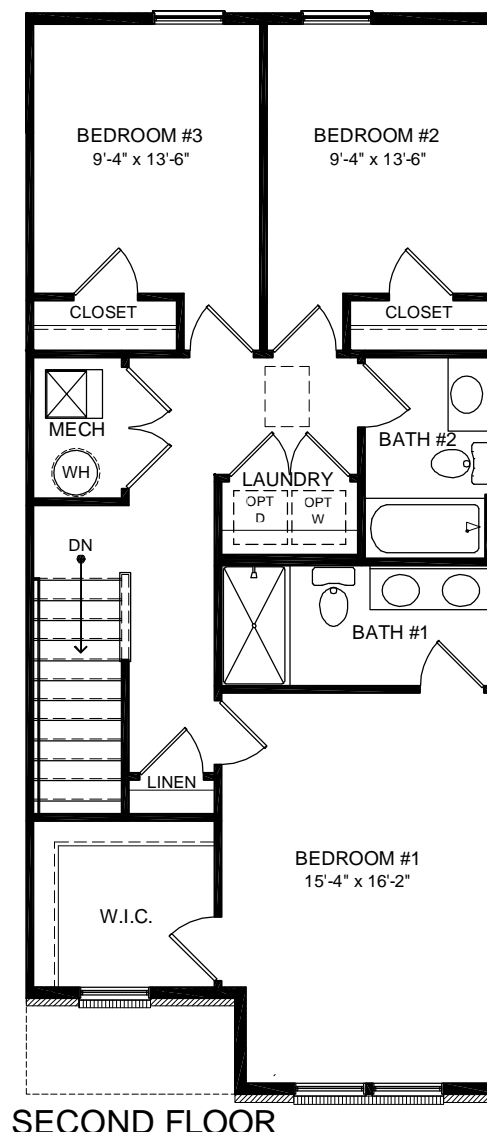
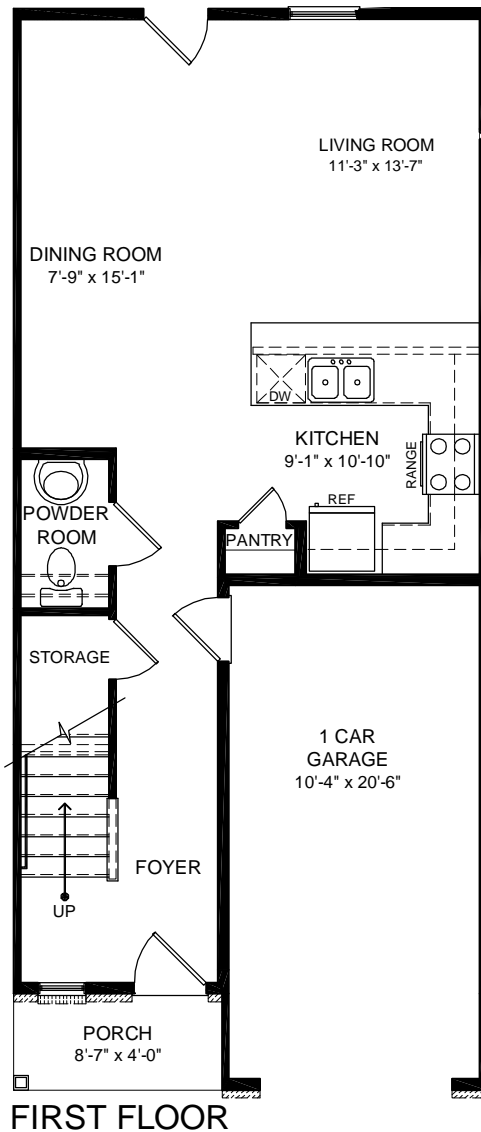
Date

Signature of Owner

Date

Signature of Owner

Date

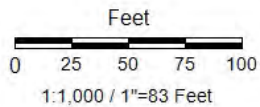


D.R. Horton is a Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Elevations and exterior materials may vary. Square footage dimensions are approximate.

Page County, Virginia

Legend

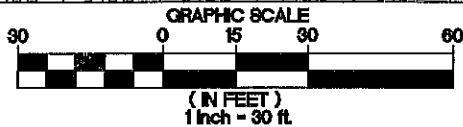
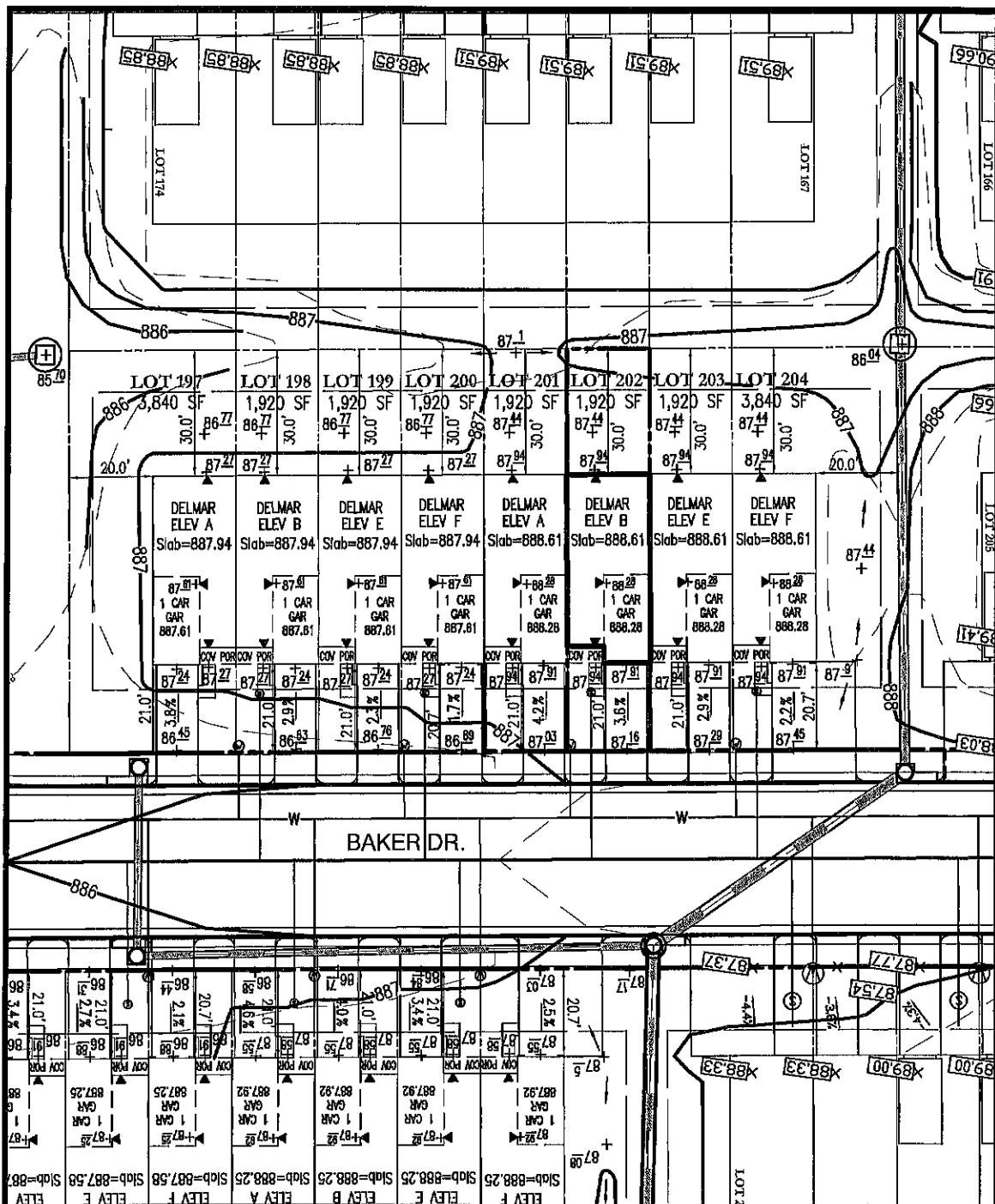
- 9-1-1 Addresses
- US Highways
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Title:

Date: 10/3/2023

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LOT	TAX MAP
202	42A17-1-202

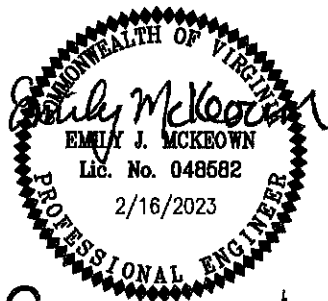
HOUSE SITING & GRADING PLAN
LOT 202

LURAY LANDING

PHASE 2

TOWN OF LURAY

PAGE COUNTY, VIRGINIA



SCALE: 1"=30'
DATE: FEB. 16, 2023

Minimum Setback Requirements

Building Restriction Lines: None

Public Service Easement:

Front=15'

Side=5'

Rear=10'

NOTE:

—THE LOT GRADING SHOWN HEREON
CONFORMS TO THE APPROVED OVERALL
DRAINAGE PLAN FOR THE SUBDIVISION.



Dewberry

Dewberry
Engineers Inc.

18576 HEATHCOTE BLVD.
SUITE 100
GAINESVILLE, VA 20156-6893
PHONE: 703.468.2211
FAX: 703.468.2212

TOWN OF LURAY

**PLANNING
COMMISSION
MEETING**

October 11, 2023



Agenda Item 8.B

Discussion

**CODE AMENDMENT
SHORT-TERM
RENTALS**



Town of Luray, Virginia

Planning Commission Agenda Statement

Item No: VIII-B

Meeting Date: October 11, 2023

Agenda Item: PLANNING COMMISSION DISCUSSION
Item VIII-B – Short-Term Rentals

Summary: The Planning Commission is requested to discuss short-term rental use in the Town.

The Town Council has referred review of Appendix A – Zoning; Article IV – District Regulations to the Planning Commission to review the appropriate locations for short-term rentals. Evaluation is requested to include the appropriateness in denser zoning districts, minimum lot size consideration, and other recommendations to improve the Town’s consideration of future applications.

Staff have developed a draft of the letter requesting input from local realtors and short-term rental owners.

<u>STR Type</u>	<u>Number</u>
Hotel	7
Bed & Breakfast	9
Lodging House	33

<u>Zoning District</u>	<u>Number</u>
B1	24
R2	4
R3	13
R4	2
R5	1
PND	5

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: N/A

SHORT-TERM RENTAL PROPERTIES
LURAY VA

ID	Address	NAME	TYPE	ZONING
1	315 W Main St	ALLEN CUBBAGE PROP/CUB'S COTTAGE	Air	B1
2	4 Brumback Ave	AMAZING HOSPITALITY LLC	Air	B1
3	7 Blue Ridge Ave	BLUE RIDGE ESCAPE	BNB	R2
4	402 Luray Ave	BLUEBONNET LLC (VRBO)	Air	R4
5	146 E Main St	BRIAR LAINE HOUSE	Air	B1
6	500 Mechanic St	BRIARTON PROPERTIES	Air	R3
7	22 N Deford Ave	BRYCE ROWLAND	Air	R5
8	138 Whispering Hill Rd	BUDGET INC/DAYS INN	Hotel	B1
9	8 Cottage Dr	COUNTRY COTTAGES OF LURAY	Air	B1
10	209 Woodland Ave	COURTNEY RENTALS	Air	R3
11	100 Cottage Dr	DARRYL HALEY-100 COTTAGE	BNB	B1
12	50 Cottage Dr	DARRYL HALEY-50 COTTAGE	BNB	B1
13	220 Mechanic St	E & L'S INTOWN COTTAGE	Air	R3
14	170 Allison Dr	EDWARD DUMITRACHE	Air	PND
15	11 Garfield Ave	GARFIELD GUEST HOUSE	BNB	R3
16	303 Luray Ave	HARBOR HOLDING COMPANY	Air	R4
17	111 S Hawksbill St	HAWKSBILL HOME	Air	R3
18	335 N Hawksbill St	HAWKSBILL HOMES/YOWELL	Air	R3
19	105 N Hawksbill St	HAWKSBILL HOUSE/DGK	Air	B1
20	4 N Alley	HOKE ENTERPRISES	Air	B1
21	2 S Court St	HOTEL LAURANCE	Hotel	B1
22	138 E Main St	INN OF THE SHENANDOAH	BNB	B1
23	262 Allison Dr	JANE GHARFEH	Air	PND
24	109 Mechanic St	JOHN HOLTZMAN	Air	R3
25	314 Mechanic St	JOHN HOLTZMAN	Air	R3
26	831 W Main St	LURAY CAVERNS MOTEL EAST	Hotel	B1
27	16 Eden Rd	LANNY BAILEY	BNB	R2
28	20 W Main St	LURAY MODERN	Air	B1
29	439 Mechanic St	LURAY OVERLOOK	BNB	R3
30	320 W Main St	MA HOSPITALITY LLC/BUDGET INN	Hotel	B1
31	322 Mimslyn Ln	MIMSLYN INN	BNB	R2
32	401 W Main St	MIMSLYN INN	Hotel	B1
33	10 Jackson St	MINSU LLC	Air	R3
34	158 Allison Dr	MUNISH KHANNA	Air	PND
35	1260 E Main St	OPEN ARMS HOSTEL	Air	B1
36	15 S Hawksbill	PATRIOT FAMILY HOMES	Air	B1
37	17 N Deford	PATRIOT FAMILY HOMES	Air	B1
38	8 S Deford Ave	PROPERTIES IN LURAY	Air	B1
39	410 W Main St	QUALITY INN/SHREE MODH	Hotel	B1
40	104 High St	RUTH BRADLEY	Air	R3
41	210 Allison Dr	SHARON RODRIGUEZ	Air	PND
42	109 High St	SHENANDOAH STAYS LLC	Air	R3
43	1005 E Main St	SHREE GANESH/CARDINAL INN	Hotel	B1
44	160 S Court St	SOUTH COURT INN	BNB	R2
45	118 Virginia Ave	SPG PAGE LLC	Air	B1
46	657 W Main St	THE PURPLE DOOR (AirBnB)	Air	B1
47	26 Cottage Dr	TREE OF LIFE CABIN	Air	B1
48	14 Brumback Ave	VALLEY CORNERS LLC	Air	R3
49	178 Allison Dr	WANAKHAVI WAKHISI	Air	PND
7	Hotels			
9	Bed & Breakfast			
33	Lodging Houses			
24	B1			
4	R2			
13	R3			
2	R4			
1	R5			
5	PND			



Town of Luray

45 East Main Street
P.O. Box 629
Luray, Virginia 22835

Steven Burke, PE
Town Manager
sburke@townofluray.com

September 14, 2023

STR Owners & Realtors

RE: Short-Term Rental Input

Dear

The Town of Luray is currently reviewing the use of short-term rentals in our various Zoning Districts and assessing the impact of short-term rentals on our community. As a short-term rental owner / local realtor, the Planning Commission invites your thoughts on short-term rentals.

We invite you to consider the following items:

- Concerns about the impact of short-term rentals on housing availability
- Appropriate Zoning District locations for short-term rental use
- Appropriate regulations or restrictions on short-term rental use
- Thoughts on the future demand of short-term rentals in Luray
- Other thoughts

We would appreciate you to respond in writing or email by September 29th. You are also invited to the Commissions October 11th meeting to present your thoughts directly to the Commission.

Sincerely,

Steven Burke, PE
Town Manager

cc: Danielle Babb, Town Treasurer/Clerk