

LURAY TOWN COUNCIL
September 8, 2025 - 7:00 p.m.

REGULAR MEETING AGENDA

- | | |
|---|-----------------|
| I. CALL TO ORDER & PLEDGE ALLEGIANCE TO THE U.S. FLAG | Mayor Lillard |
| II. ROLL CALL | Danielle Alger |
| III. AGENDA ADDITIONS OR DELETIONS | Mayor Lillard |
| IV. CONSENT AGENDA | Mayor Lillard |
| V. GENERAL CITIZEN COMMENTS (other than agenda items) | |
| VI. COUNCIL RESPONSE | |
| VII. BOARDS, COMMISSIONS, DEPARTMENTAL REPORTS | |
| A) Luray Downtown Initiative | Jackie Wood |
| VIII. PUBLIC HEARINGS | Mayor & Council |
| A) Lodging House SUP25-002 6 Wilson Avenue (R-3) | |
| B) Ordinance Amendments – Articles IV & VII | |
| C) Lodging House Evaluation Criteria | |
| IX. DISCUSSION ITEMS | |
| A) IRF Grant Loan | Bryan Chrisman |
| B) District Regulation Amendments | Bryan Chrisman |
| C) Page Valley News Update | Bryan Chrisman |
| X. ACTION ITEMS | |
| A) Rezoning RZ25-001 62 Carillon Drive (M-1 to B-1) | Mayor & Council |
| B) Amendments to Town Code Section 90-1 Vegetation – Bamboo | Mayor & Council |
| XI. CLOSED MEETING – Code of Virginia Section 2.2-3711 (A) (1) | Mayor & Council |
| Discussion by Council about the performance and employment of specific local government personnel, as authorized by Section 2.2-3711 (A) (1) of the State Code. The subject matter of the meeting is the performance of the Town Manager. | |
| XII. ACTION BY COUNCIL | Mayor & Council |
| XIII. TOWN ATTORNEY'S REPORT | Jason Botkins |
| XIV. COUNCIL COMMENTS | Town Council |
| XV. MAYOR'S ANNOUNCEMENTS | Mayor Lillard |
| XVI. ADJOURN | Mayor Lillard |

The meeting will be live streamed on the Town's website. Please submit any public comments concerning the agenda items through any of the following means: Attendance at meeting; Email – bchrisman@townofluray.com; Mail – Luray Town Council, Attention Bryan Chrisman, 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 12 noon on 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



Mayor

Stephanie Lillard
slillard@townofluray.com
Term: 2025-2028

Council Members

Jason Pettit
jpettit@townofluray.com
Term: 2025-2028

Alex White
awhite@townofluray.com
Term: 2023-2026

Joey Sours
jfsours@townofluray.com
Term: 2025-2028

Jerry Dofflemyer
jdofflemyer@townofluray.com
Term: 2025

Chuck Butler
cbutler@townofluray.com
Term: 2025-2028

Ron Vickers, Vice Mayor
rvickers@townofluray.com
Term: 2023-2026

Town Officials:

Town Manager – Bryan Chrisman
Assistant Town Manager- Michael Coffelt
Planning & Zoning Technician – Brooke Newman
Town Clerk/ Treasurer- Danielle Babb
Deputy Town Clerk/ Treasurer- Danielle Alger
Chief of Police- Bow Cook
Superintendent of Public Works- Lynn Mathews
Superintendent Parks & Recreation-Jennifer Jenkins
Superintendent of the WTP – Joey Haddock
Superintendent of the WWTP – John Sonifrank

Commissions & Committees:

Luray Planning Commission
Luray-Page County Airport Commission
Luray Tree and Beautification Committee
Luray Board of Zoning Appeals
Luray Downtown Initiative
Luray-Page County Chamber of Commerce



Town of Luray, Virginia
Town Council Agenda Statement

Item No: III

Meeting Date: September 8, 2025

Agenda Item:

ADDITION TO OR DELETION FROM THE AGENDA

Suggested Motion:
(If required)

I move that the Town Council add Agenda Item ___ to the agenda regarding
_____.

OR

I move that the Town Council delete Agenda Item ___ from the agenda regarding
_____ for the reason of _____.



TOWN OF LURAY

Town Council

Regular Meeting

September 8, 2025

Consent Agenda

IV.



Town of Luray, Virginia
Town Council Agenda Statement

Item No: IV

Meeting Date: September 8, 2025

Agenda Item: CONSENT AGENDA

I move to approve the following Consent Agenda (all items must be read):

(A) Minutes of the Regular Council Meeting- 08/11/2025

(B) Minutes of the Work Session- 08/26/2025

(C) Accounts Payable Totaling- \$182,501.28

****Financials will be available after audit.**

Prepared By:

Danielle P. Babb, Treasurer

**A REGULAR MEETING OF
THE TOWN COUNCIL
OF
THE TOWN OF LURAY, VIRGINIA**

Monday, August 11th, 2025

The Luray Town Council met in regular session on Monday, August 11th, 2025, at 7:00 p.m. in the Luray Town Council Chambers located at 45 East Main Street, Luray, Virginia, at which time there were present the following:

Presiding: Mayor Stephanie Lillard

Council Present:

Ron Vickers
Jerry Dofflemyer
Alex White
Jason Pettit
Joseph Sours
Chuck Butler

Also Present:

Bryan Chrisman, Town Manager
Michael Coffelt, Assistant Town Manager
Danielle Babb, Clerk-Treasurer
Danielle Alger, Deputy Clerk Treasurer
Bow Cook, Police Chief, Luray Police Department
Jason Botkins, Litten & Sipe
Brooke Fox, Planning and Zoning
Jackie Wood, Luray Downtown Initiative
Brad Herman, 15 Campbell Street, Luray

(This meeting was made public via the Town's Facebook page. Public comments were accepted prior to the meeting via e-mail to bchrisman@townofluray.com).

A quorum being present, Mayor Lillard declared the Council to be in session for the transaction of business. All present stood for a moment of silence. Mayor Lillard led everyone in the United States Pledge of Allegiance. The roll was then called with all Council members present.

CONSENT AGENDA

Motion: Councilman Vickers motioned to approve the Consent Agenda with corrections as presented, motion seconded by Councilman Butler with the vote as follows: YEA: Council Members Vickers, Dofflemyer, White, Pettit, Sours, Butler. **Approved 6-0**

Consent Agenda

(A) Minutes of the Regular Council Meeting -07/14/2025

(B) Accounts Payable Totaling- **\$150,842.56**

GENERAL CITIZEN COMMENTS

Brad Herman, 15 Campbell Street

Mr. Herman thanked the Town, Town Council, and Town Manager for their hard work on the grant. Mr. Herman stated that he is so appreciative, and this grant is hugely impactful. Mayor Lillard thanked Mr. Herman and stated that she was happy to support the project and appreciates his interest in the community.

BOARDS, COMMISSIONS, DEPARTMENTAL REPORTS

Luray Downtown Initiative

Jackie Wood, LDI President, reminded everyone of the upcoming Sunflower Festival to be held on August 30th. She added there will be a lot of projects in the works. Ms. Wood will be attending the Directors Retreat from February 4th-6th, she added she is excited to see how far they've come since last time they were here.

Mayor Lillard inquired about the status of Porch and Vine. Ms. Wood stated that their target opening date is September. Ms. Wood added the new restaurant Taste of Home Downtown is doing very well.

PUBLIC HEARINGS

SUP 25-001 TBD Hilltop Lane (Green/Clayton Homes)

Town Manager, Bryan Chrisman, requested Council conduct a Public Hearing to receive citizen input and to consider the 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 (R3) Zoning District. The dwelling will be approximately 1,056 square feet (24 feet by 44 feet) with three bedrooms and is located on one parcel that is approximately 0.231 acres (10,062 sq ft) in area. A Special Use Permit is required to locate a Manufactured Home in the R-3 Zoning District per Town Code Appendix A, Article IV, Section 403.2.(e).

The placement of a Manufactured Home in the R-3 Zoning District requires full compliance with the eight (8) items listed in the noted section (included).

Staff recommend the following conditions be considered:

- 1) Compliance with Town Code Section 403.2 €- all listed items.
- 2) Entrance of a suitable width and construction to be provided onto Hilltop Lane.
- 3) Storm water shall be controlled on-site and not allowed to enter the roadway.
- 4) Must conform to all R-3 setbacks – the front setback is increased to 50 feet (since Hilltop Lane only has a 20-foot ROW the setback must also be 60 feet from the center of the ROW, therefore 40 feet + 10 feet), side setbacks are 10 feet minimum, and the rear setback is 25 feet minimum. The plat confirms these.

- 5) Individual new Town water and sewer connections are required.
- 6) If a shared driveway entrance is utilized with Lot 43, the owner should complete a Deed of Easement with Survey Plat for legal use by future owners.

****Applicant requested a change from a 2-bedroom to a 3-bedroom unit, mid-process. There is no change to the exterior structure dimensions.***

Mayor Lillard opened the Public Hearing for discussion, hearing none, she closed the hearing.

Councilman Dofflemyer inquired about the water pressure on Hilltop Lane. Mr. Chrisman stated they haven't noticed any water pressure issues on the 4-inch line. He added that several meters have been checked and our system is sufficient.

Motion: Councilman White motioned that the Special Use Permit 25-001 be approved with the conditions as presented. Councilman Dofflemyer seconded the motion with the vote as follows: YEA: Council Members Vickers, Dofflemyer, White, Pettit, Sours, Butler. **Approved 6-0**

Rezoning from M-1 to B-1 RZ 25-001 – 62 Carillon Drive

Town Manager, Bryan Chrisman, requested Council 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 (B-1) designated lot for the parcel identified as Tax Map 42A9-A-10 owned by Great Southern Land Developers, LLC (applicant/owner). The current address for the parcel is listed as 62 Carillon Drive.

Staff suggest that the following items be considered for discussion:

- 1) Street limitations, including the current use as a dead-end street, current and potential traffic volumes, and commercial access entrance, as required.
- 2) Storm water management and off-street/out-of-right-of-way parking.
- 3) The lack of properly designed and constructed cul-de-sac makes turning around at the dead-end difficult without encroaching onto private property. Additional property deeded from the applicant may be necessary to expand the right-of-way.
- 4) If not specific business use is provided, the Council can consider potential impacts from all types of by-right uses in the B-1 zoning district (see attached).
- 5) Available infrastructure elements such as water and sewer.
- 6) Compatibility of non-specified by-right uses with the current adjacent uses, which include Lodging Houses, single family dwellings, a church, and a park.
- 7) Other items relevant to the discussion as proposed by the Council, or public.

Mayor Lillard opened the Public Hearing for discussion. Mr. Chrisman received an email from Randy Tiller and read aloud to Council that stated he was in favor of the rezoning. Mayor Lillard then closed the Public Hearing.

Mayor Lillard inquired if Planning Commission had received any comments. Mr. Chrisman stated there was no comment at the Planning Commission meeting during the public hearing. Councilman Pettit suggested looking at the zoning map and changing some portions that are B1. Councilman Vickers inquired why there are private

homes in business zones. Mr. Chrisman stated these homes were built before the zoning requirements. Councilman White suggested being heard with a Special Use Permit. Mr. Chrisman stated they did a voluntary split zoning years ago and at that time 65 lots had split zoning and of those lots, 16 participated. Councilman Butler recommended tabling this until Council gets the results back from the Planning Commission.

DISCUSSION ITEMS

IRF Grant/Loan Award

Town Manager, Bryan Chrisman, requested Council discuss the topic of the IRF Grant/Loan award of \$1 million from the Virginia Department of Housing & Community Development.

A copy of the award letter is included in the packet, as well as a copy of the Governor's Press Release. The project summary sheet is included for reference.

The Town has not yet received the grant agreement and acceptance paperwork, and it is recommended that no formal action be considered until those documents are received, and the various parties have adequate time for review and comment.

Councilman Butler stated that he was thrilled with this approval.

ACTION ITEMS

BZA Appointment Recommendation

Town Councilman, Ron Vickers, requested Council review, discuss, and take action on an appointment to the Town's Board of Zoning Appeals (BZA).

Jeff Crawford of 3 Rowe Drive has indicated a willingness to serve on the BZA.

Mr. Crawford moved to Luray in 2020 and is a retired Prince William County Fire & Rescue Chief Officer.

After action by Council, the Town Attorney will file the necessary pleadings requesting that the Circuit Court confirm the appointment.

If selected, Mr. Crawford would fill the seat vacated by the untimely passing of Lowell Baughan and serve the remainder of that term.

Motion: Councilman Vickers recommended that Jeff Crawford be appointed to the BZA for a term commencing upon his appointment and qualification and expiring on June 30, 2026. Motion seconded by Councilman White with the vote as follows: YEA: Councilman Vickers, Dofflemyer, White, Pettit, Sours, Butler. **Approved 6-0**

TOWN ATTORNEY'S REPORT

No further comments.

COUNCIL COMMENTS

Councilman White advised fellow members that he will be pursuing his law degree at Yale and will end his term on October 7th. Mr. White thanked everyone for the opportunity to serve on Council. Councilman Dofflemyer wished Mr. White good luck.

Councilman Dofflemyer also congratulated Chief Bow Cook for the National Night Out being a success.

MAYOR'S ANNOUNCEMENTS

Mayor Lillard stated she didn't have any announcements. Mr. Chrisman reminded everyone of the upcoming Work Session on August 26th. Councilman Dofflemyer inquired if the October meeting will interfere with the VML conference. Mr. Chrisman stated the meeting would be moved back a day. He added that it would be held on October 15th and Planning Commission would hold their meeting on October 16th. The Triathlon will be held on August 16th and 17th.

ADJOURN

With no further business, the meeting was adjourned at 7:41 p.m.

Stephanie Lillard
Mayor

Danielle Alger
Deputy Clerk-Treasurer

**WORK SESSION OF
THE TOWN COUNCIL
OF
THE TOWN OF LURAY, VIRGINIA**

Tuesday, August 26th, 2025

The Luray Town Council met in a work session on Tuesday, August 26th, at 5:30 p.m. in the Luray Town Council Chambers located at 45 East Main Street, Luray, Virginia at which time there were present the following:

Presiding: Mayor Stephanie Lillard

Council Present:

Ron Vickers
Jerry Dofflemyer
Jason Pettit
Joseph Sours
Chuck Butler (via phone)

Absent:

Alex White

Also Present:

Bryan Chrisman, Town Manager
Michael Coffelt, Assistant Town Manager
Chief of Police, Carl “Bow” Cook, Luray Police Department
Joey Haddock, Superintendent, Water Treatment Plant
Brooke Newman, Planning and Zoning Coordinator
Deb Nealis, Customer Service Clerk and new retiree
Brad Herman, 15 Campbell Street
Jackie Wood, Luray Downtown Initiative
Tyler Austin, Racey Engineering

(This meeting was made public via the Town’s Facebook page.)

A quorum being present, Mayor Lillard declared the Council to be in session for the transaction of business. All present stood for a moment of silence. Mayor Lillard led everyone in the United States Pledge of Allegiance.

ROLL CALL

The roll was called with all members present except Councilman White. Councilman Butler attended remotely.

UPDATES & DISCUSSION ITEMS

Proclamation of Appreciation – Deb Nealis

Mayor, Stephanie Lillard, requested Council support a Proclamation of Appreciation for Deb Nealis, a dedicated Town employee with many years of service. Deb has elected to retire effective September 1st, and Friday, August 29, 2025, will be her last day at work.

Town Council can accept this Proclamation by acclamation, and Mayor Lillard can then sign accordingly.

Mayor Lillard presented the Proclamation to her as a small token of our esteem and appreciation for her many years of dedicated service to Luray and its citizens.

Councilman Pettit stated that Deb has answered many of his questions over the years and it has been a pleasure. Ms. Nealis stated that it has been a privilege to be here 27 years.

Motion: Councilman Dofflemyer motioned to approve the Proclamation for Deb Nealis as presented. Motion seconded by Councilman Vickers with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Pettit, Sours, Butler. **Approved 5-0**

Town Water & Sewer Capacity Evaluation

Mayor Lillard requested Council receive a summary report from Tyler Austin, PE/LS, of Racey Engineering, regarding overall estimated water and sewer capacity for development.

The evaluation was completed using the existing zoning for current parcels.

The results of this evaluation can help guide the Town's development, rezoning, and system expansion efforts in the future.

Expanding capacity at the Water Treatment Plant consists of upgrading our withdrawal and processing permit with Virginia and adding filters to complete both current skids. Additional capacity can be provided by adding the third PALL skid to the plant. The plant's total capacity is rated at 3 million maximum gallons per day with all three skids installed.

The Town is already working on a potential scope of work for expansion of wastewater processing at the current site.

The Town, with engineering/design/analytical support from Racey Engineering have identified certain areas of town that will need enhanced utilities in order to accommodate potential growth inside of the corporate boundary.

Tyler Austin, Racey Engineering, stated there were 18 different plots/locations on map that have potential as currently zoned without rezonings. Mr. Austin provided charts for Council to review. Councilman Sours inquired when the study was done at Wal-Mart, were additional houses considered? Mr. Austin stated they went with max density which included other homes that haven't been built yet. Councilman Pettit inquired about looking at undeveloped lots. Mr. Austin stated that he is concentrating on the large ones that make an impact. Mr. Chrisman added that they are finding ways to build capacity. He also added that they were looking into the Wastewater Plant now in an effort to maximize the number of gallons. Mr. Chrisman stated that we have to be able to handle the volume even if we use different technology. Mr. Chrisman added that cumulatively the lots will add up and Mr. Austin will make sure we include that.

Site Plan Exhibit- 15 Campbell Street

Town Manager, Bryan Chrisman, requested Council receive a review of the updated Site Plan for the 15 Campbell Street project.

This new layout expands upon previous comments from the Town and Council, as well as providing additional revisions proposed by the project owner and engineers.

The shifting of the public-accessible travel way and strategic placement of the new dumpsters and new LP gas tank will maximize the available parking.

Given the current property ownership, the elements of public right-of-way, and the proposed project plan, staff have no objection to the pursuit of the proposed easements to help facilitate additional public access and tenant parking at this site.

Councilman Pettit inquired if the parking places that currently exist by Gathering Grounds will remain unchanged. Mr. Chrisman stated these will be unaffected.

LDI Work Plans

Jackie Wood, Luray Downtown Initiative, stated that they've been working on their 2026 work plan. Ms. Wood wants to ask permission to use the visitors center to bring the Farmers Market back in May through October. She stated they would probably run one Saturday a month from 9am-2pm with a twenty-dollar vendor fee. Ms. Wood added that this is both a want and a need in our community. Councilman Vickers inquired if LDI would be managing this. Ms. Wood stated yes, LDI would oversee the market. Ms. Wood stated that another item up for consideration is the Christmas Tree Lighting. Ms. Wood stated that it currently interferes with the holiday festival. Ms. Wood added that her and Tony Villa have been tossing around the idea of moving the tree lighting to the first Saturday in December and can build a promotion around it. She added this is what she would like to do at the 2026 event. Council Members preferred to keep the event the same day as the Chamber Festival but would consider a time change. Council suggested moving the Tree Lighting to 8pm.

Comcast Cable Franchise Agreement Draft

Town Manager, Bryan Chrisman, requested Council review and discuss a draft Franchise Agreement between the Town and Comcast.

The Town Manager and Town Attorney have been reviewing this submittal and have made suggested changes that have been, or will be, incorporated by Comcast.

Included for Council review is the first draft with comments from the Town to Comcast.

Also included is the latest version re-submitted by Comcast and reviewed by Mr. Botkins with a few additional items in red.

Mr. Chrisman has asked questions about the channel line-up (included), and the availability of local news channels for our citizens. Two big issues for Mr. Chrisman were being covered under their insurance for their work in our right-of-way, as well as them having to relocate their items that interfere with our ROW projects at their cost.

MAYOR COMMENTS

No further comments.

ADJOURN

With no further business, the meeting was adjourned at 6:25 p.m.

Stephanie Lillard
Mayor

Danielle N. Alger
Deputy Town Clerk

ACCOUNTS PAYABLE SUMMARY
MONTH: SEPTEMBER 2025

TOTAL COMPUTER INVOICES:	<u>9/8/2025</u>	\$	<u>97,631.16</u>
PREVIOUSLY PAID INVOICES:	<u>09/01/2025-09/04/2025</u>	\$	<u>17,303.12</u>
	REFUNDS		
	VOIDS		
ANTHEM ACH PAYMENT (HEALTH INSURANCE PREMIUM)		\$	67,567.00
		\$	<u>182,501.28</u>

AP040 9/04/2025

TOWN OF LURAY

ACCOUNTS PAYABLE EDIT COMPANY #-001
ACCOUNTING PERIOD - 2025/09

BATCH#- 2579 PAGE 1

VEND. NO.	VENDOR NAME	* = DUP INVOICE NO.	G/L ACCT. NO.	INVOICE DATE	DUE DATE	GROSS AMOUNT	DESC /CLS	PO. NO.	SEQ. NO.
001608	COMCAST	57354 08232025	4100-071200-5230-	8/23/2025	9/08/2025	337.54	REC PARK		
		1099-N	Communications				000		10
	INVOICE TOTAL	57354 08232025				337.54	.00	337.54	
001608	COMCAST	58659 08232025	4501-043000-5230-	8/23/2025	9/08/2025	530.48	STONE BROOK		
		1099-N	Communications				000		20
	INVOICE TOTAL	58659 08232025				530.48	.00	530.48	
001608	COMCAST	57347 08252025	4100-071200-5230-	8/25/2025	9/08/2025	324.35	REC PARK		
		1099-N	Communications				000		30
	INVOICE TOTAL	57347 08252025				324.35	.00	324.35	
000099	WASTE MGMT. OF BLUERIDGE	3458215-2411-2	4100-042300-5140-	8/25/2025	9/08/2025	4925.76	REFUSE		
		1099-N	Contract Serv.- Trash Collection				000		40
	INVOICE TOTAL	3458215-2411-2				4925.76	.00	4925.76	
001537	VALLEY EQUIPMENT COMPANY	P02182	4100-071200-3311-	8/30/2025	9/08/2025	235.72	WIPERS/BLADES		
		1099-N	Repair Parts				000		50
	INVOICE TOTAL	P02182				235.72	.00	235.72	
001665	PAGE TIRE AND LUBE	32057	4100-071200-3310-	8/22/2025	9/08/2025	120.00	TIRE DISPOSAL		
		1099-N	Maint.Repairs. Mach.& Equip.				000		60
001665	PAGE TIRE AND LUBE	32057	4100-071200-3311-	8/22/2025	9/08/2025	21.06	TIRE DISPOSAL		
		1099-N	Repair Parts				000		70
	INVOICE TOTAL	32057				141.06	.00	141.06	
000855	ECONO SIGNS	10-998114	4100-041200-6014-	8/14/2025	9/08/2025	135.61	STREET SIGNS		
		1099-N	Material & Supplies				000		80
	INVOICE TOTAL	10-998114				135.61	.00	135.61	
000081	ROCKINGHAM REDI-MIX	779555	4501-043250-8217-	8/21/2025	9/08/2025	347.00	CEMENT		
		1099-N	Replacement Projects				000		90
	INVOICE TOTAL	779555				347.00	.00	347.00	
002072	ALLIED CONCRETE COMPANY	30067427	4100-041250-8202-	8/26/2025	9/08/2025	1155.00	121 HAWKSBILL S		
		1099-N	Mach.& Equip. Maintenance & Repairs				000		100
	INVOICE TOTAL	30067427				1155.00	.00	1155.00	
000270	NSVRC	3288-2026	4501-041000-5810-	9/01/2025	9/08/2025	724.20	FY 2026		
		1099-N	Membership Dues and Subscriptions				000		110
	INVOICE TOTAL	3288-2026				724.20	.00	724.20	
000048	J. REX BURNER CO., INC.	13117	4502-043000-6014-	8/13/2025	9/08/2025	10.22	CONDUIT REDUCER		
		1099-N	Materials & Supplies				000		120
	INVOICE TOTAL	13117				10.22	.00	10.22	
000103	VA UTILITY PROTECTION SVC	082025-00535	4100-041200-5230-	8/31/2025	9/08/2025	57.60	LYR271		
		1099-N	Communications				000		130
	INVOICE TOTAL	082025-00535				57.60	.00	57.60	
000104	UNIFIRST CORPORATION	1700240990	4100-071200-6014-	9/01/2025	9/08/2025	19.42	LAKE ARROWHEAD		
		1099-N	Materials & Supplies				000		140
	INVOICE TOTAL	1700240990				19.42	.00	19.42	

AP040	9/04/2025	TOWN OF LURAY	ACCOUNTS PAYABLE EDIT COMPANY #-001 BATCH#- 2579 PAGE 2				ACCOUNTING PERIOD - 2025/09		
VEND. NO.	VENDOR NAME	* = DUP INVOICE NO.	G/L ACCT. NO.	INVOICE DATE	DUE DATE	GROSS AMOUNT	DESC /CLS	PO. NO.	SEQ. NO.
000104	UNIFIRST CORPORATION	1700241020	4100-071200-6014- - -	9/01/2025	9/08/2025	47.77	REC PARK		
	INVOICE TOTAL	1700241020	Materials & Supplies			47.77	000	47.77	150
000104	UNIFIRST CORPORATION	1700241013	4100-071200-6011- - -	9/01/2025	9/08/2025	219.58	PARKS & REC		
	INVOICE TOTAL	1700241013	Uniforms			219.58	000	219.58	160
001984	SCOTT E DEAN	5533	4100-071200-3310- - -	8/16/2025	9/08/2025	575.00	LABOR/GROUNHOG		
	INVOICE TOTAL	5533	Maint.Repairs. Mach.& Equip.			575.00	000	575.00	170
000234	U.S.BANK OPERATIONS CENTE	09042025	4501-095100-9110- - -	9/04/2025	9/08/2025	2721.58	DEBT SERVICE		20
		1099-N	Debt Service - Principal				000		180
000234	U.S.BANK OPERATIONS CENTE	09042025	4501-095100-9120- - -	9/04/2025	9/08/2025	8159.65	DEBT SERVICE		20
		1099-N	Debt Service - Interest on Loan				000		190
000234	U.S.BANK OPERATIONS CENTE	09042025	4502-095100-9110- - -	9/04/2025	9/08/2025	2278.42	DEBT SERVICE		20
		1099-N	Debt Service - Principal				000		200
000234	U.S.BANK OPERATIONS CENTE	09042025	4502-095100-9120- - -	9/04/2025	9/08/2025	6830.98	DEBT SERVICE		20
	INVOICE TOTAL	09042025	Debt Service - Interest			19990.63	000	19990.63	210
000578	VALLEY AUTOMATION, INC.	14100	4501-042250-8219- - -	8/26/2025	9/08/2025	1043.97	SCADA/WTP		
		1099-N	Improvement Projects				000		220
000578	VALLEY AUTOMATION, INC.	14100	4501-043000-3310- - -	8/26/2025	9/08/2025	658.53	SCADA/WTP		
	INVOICE TOTAL	14100	Maint. Repairs, Mach.& Equip.			1702.50	000	1702.50	230
000623	PAGE CO.SHERIFF'S OFFICE	09242025	4100-031100-5855- - -	9/24/2025	9/08/2025	50.00	TRIAD/LEAH AND		
	INVOICE TOTAL	09242025	Senior/ Physically Challenged			50.00	000	50.00	240
000117	SELECT SPECIALTY PRODUCTS	57388	4100-041200-6014- - -	8/26/2025	9/08/2025	537.00	WHAM/SUPER SORB		
	INVOICE TOTAL	57388	Material & Supplies			537.00	000	537.00	250
001601	PACE ANALYTICAL SERVICES	2530627991	4502-043000-5858- - -	8/22/2025	9/08/2025	157.00	WWTP		
	INVOICE TOTAL	2530627991	Sample Fees			157.00	000	157.00	260
001972	ORACLE ELEVATOR HOLDCO	SIN351547	4100-043200-3310- - -	9/01/2025	9/08/2025	132.35	QUARTERLY MAINT		
	INVOICE TOTAL	SIN351547	Maint.Repairs, Machinery & Equip.			132.35	000	132.35	270
001670	AXON ENTERPRISE INC	08272025	4100-031100-5540- - -	8/27/2025	9/08/2025	895.00	TASER CERTIFICA		
	INVOICE TOTAL	08272025	Travel & Training			895.00	000	895.00	280
001133	SHANNON SANKAR	INV-4291	4100-071200-6016- - -	8/31/2025	9/08/2025	486.25	PARKS AND REC		
	INVOICE TOTAL	INV-4291	Recreation Special Events			486.25	000	486.25	290

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TOWN OF LURAY

ACCOUNTS PAYABLE EDIT COMPANY #-001 BATCH#- 2579 PAGE 3
ACCOUNTING PERIOD - 2025/09

VEND. NO.	VENDOR NAME	* = DUP INVOICE NO.	G/L ACCT. NO.	INVOICE DATE	DUE DATE	GROSS AMOUNT	DESC /CLS	PO. NO.	SEQ. NO.
001133	SHANNON SANKAR	INV-4262	4100-081100-6014-	7/31/2025	9/08/2025	93.75	WEBSITE		
		1099-N	Materials & Supplies				000		300
001133	SHANNON SANKAR	INV-4262	4100-012100-5841-	7/31/2025	9/08/2025	696.25	WEBSITE		
		1099-N	Website/EMail Maintenance				000		310
	INVOICE TOTAL	INV-4262				790.00	.00	790.00	
000104	UNIFIRST CORPORATION	1700239686	4100-041200-6014-	8/25/2025	9/08/2025	21.37	PUBLIC WORKS		
		1099-N	Material & Supplies				000		320
	INVOICE TOTAL	1700239686				21.37	.00	21.37	
000104	UNIFIRST CORPORATION	1700239654	4501-043000-6011-	8/25/2025	9/08/2025	111.37	WTP		
		1099-N	Uniforms				000		330
	INVOICE TOTAL	1700239654				111.37	.00	111.37	
000104	UNIFIRST CORPORATION	1700239659	4502-043000-6011-	8/25/2025	9/08/2025	179.77	WASTEWATER		
		1099-N	Uniforms				000		340
	INVOICE TOTAL	1700239659				179.77	.00	179.77	
000104	UNIFIRST CORPORATION	1700239661	4502-043000-6014-	8/25/2025	9/08/2025	97.29	WWTP		
		1099-N	Materials & Supplies				000		350
	INVOICE TOTAL	1700239661				97.29	.00	97.29	
000104	UNIFIRST CORPORATION	1700239606	4100-043200-6014-	8/25/2025	9/08/2025	62.98	DEPOT SUPPLIES		
		1099-N	Materials & Supplies				000		360
000104	UNIFIRST CORPORATION	1700239606	4100-043200-5420-	8/25/2025	9/08/2025	17.33	DEPOT SUPPLIES		
		1099-N	Rents				000		370
	INVOICE TOTAL	1700239606				80.31	.00	80.31	
000104	UNIFIRST CORPORATION	1700239676	4100-043200-6014-	8/25/2025	9/08/2025	56.46	ADMIN/POLICE		
		1099-N	Materials & Supplies				000		380
000104	UNIFIRST CORPORATION	1700239676	4100-043200-5420-	8/25/2025	9/08/2025	12.71	ADMIN/POLICE		
		1099-N	Rents				000		390
	INVOICE TOTAL	1700239676				69.17	.00	69.17	
000117	SELECT SPECIALTY PRODUCTS	57385	4100-012710-6014-	8/26/2025	9/08/2025	796.00	WHAM BEE SPRAY		
		1099-N	Materials & Supplies				000		400
	INVOICE TOTAL	57385				796.00	.00	796.00	
002294	ADVANCED REHABILITATION T	6357	4502-043250-8217-	8/21/2025	9/08/2025	10800.00	INVERTS IN MANH		
		1099-N	Replacement Projects				000		410
	INVOICE TOTAL	6357				10800.00	.00	10800.00	
001564	VSC FIRE AND SECURITY INC	02ST42928190	4100-043200-3310-	8/26/2025	9/08/2025	185.00	SPRINKLER INSPE		
		1099-N	Maint.Repairs, Machinery & Equip.				000		420
	INVOICE TOTAL	02ST42928190				185.00	.00	185.00	
000104	UNIFIRST CORPORATION	1700239685	4100-041200-6011-	8/25/2025	9/08/2025	203.43	PUBLIC WORKS		
		1099-N	Uniforms				000		430
000104	UNIFIRST CORPORATION	1700239685	4501-042000-6011-	8/25/2025	9/08/2025	235.46	PUBLIC WORKS		
		1099-N	Uniforms				000		440
000104	UNIFIRST CORPORATION	1700239685	4502-042000-6011-	8/25/2025	9/08/2025	136.97	PUBLIC WORKS		
		1099-N	Uniforms				000		450
	INVOICE TOTAL	1700239685				575.86	.00	575.86	

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TOWN OF LURAY

ACCOUNTS PAYABLE EDIT COMPANY #-001
ACCOUNTING PERIOD - 2025/09

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VEND. NO.	VENDOR NAME	* = DUP INVOICE NO.	G/L ACCT. NO.	INVOICE DATE	DUE DATE	GROSS AMOUNT	DESC /CLS	PO. NO.	SEQ. NO.
001768	SITEONE LANDSCAPE SUPPLY	157479568-001	4100-071200-8406-	8/22/2025	9/08/2025	2587.00	WOOD CHIPS/MULC		
	INVOICE TOTAL	157479568-001	RHD Park Projects and Development			2587.00	000	2587.00	460
002158	XCEPTIONAL INC	283251	4100-071200-6013-	8/21/2025	9/08/2025	330.00	QTR MONITORING/		
	INVOICE TOTAL	283251	Greenway Maintenance			330.00	000	330.00	470
002060	ASHTON POTTER	110418	4100-012410-6001-	8/19/2025	9/08/2025	2889.00	CIG STAMPS		
	INVOICE TOTAL	110418	Office Supplies			2889.00	000	2889.00	480
000111	IAN G. RACER	08262025	4100-012710-8201-	8/26/2025	9/08/2025	50.00	POLICE		
000111	IAN G. RACER	08262025	4100-012710-8201-	8/26/2025	9/08/2025	170.00	POLICE		
	INVOICE TOTAL	08262025	Equipment			220.00	000	220.00	490
001647	WITMER PUBLIC SAFETY	SO644479	4100-012710-6014-	8/27/2025	9/08/2025	2267.80	SAFETY VEST		
	INVOICE TOTAL	SO644479	Materials & Supplies			2267.80	000	2267.80	510
001129	GRAINGER	9619679013	4100-012710-6014-	8/25/2025	9/08/2025	1384.77	SAFETY / VRSA G		
	INVOICE TOTAL	9619679013	Materials & Supplies			1384.77	000	1384.77	520
001129	GRAINGER	9621520866	4501-043000-8201-	8/26/2025	9/08/2025	965.83	TOOLS		
	INVOICE TOTAL	9621520866	Machinery & Equipment			965.83	000	965.83	530
001129	GRAINGER	9620760695	4100-012710-8201-	8/26/2025	9/08/2025	1241.53	LIGHT TOWERS		
	INVOICE TOTAL	9620760695	Equipment			1241.53	000	1241.53	540
002120	BLAUCH BROTHERS, INC	7632	4100-031100-3310-	8/22/2025	9/08/2025	2845.00	ADMIN/POL BUILD		
	INVOICE TOTAL	7632	Maint. Repairs Mach. & Equip.			2845.00	000	2845.00	550
002120	BLAUCH BROTHERS, INC	7611	4501-043000-3315-	8/21/2025	9/08/2025	4600.00	GENERATOR DISCO		
	INVOICE TOTAL	7611	Pump Station Maintenance			4600.00	000	4600.00	560
002120	BLAUCH BROTHERS, INC	7612	4501-042000-3310-	8/21/2025	9/08/2025	4600.00	GENERATOR DISCO		
	INVOICE TOTAL	7612	Maint.Repairs Machinery & Equip			4600.00	000	4600.00	570
002120	BLAUCH BROTHERS, INC	7617	4501-042250-8219-	8/21/2025	9/08/2025	10190.00	INSTALL NEW PUM		
	INVOICE TOTAL	7617	Improvement Projects			10190.00	000	10190.00	580
001601	PACE ANALYTICAL SERVICES	2530629361	4502-043000-5858-	8/28/2025	9/08/2025	157.00	WWTP		
	INVOICE TOTAL	2530629361	Sample Fees			157.00	000	157.00	590

AP040 9/04/2025		TOWN OF LURAY	ACCOUNTS PAYABLE EDIT COMPANY #-001 BATCH#- 2579 PAGE 5							
		* = DUP	ACCOUNTING PERIOD - 2025/09							
VEND. NO.	VENDOR NAME	INVOICE NO.	G/L ACCT. NO.	INVOICE DATE	DUE DATE	GROSS AMOUNT	DESC /CLS	PO. NO.	SEQ. NO.	
001981	T-MOBILE	08152025	4100-031100-5230-	8/15/2025	9/08/2025	543.87	POLICE STATEMEN			
		1099-N	Communications				000		600	
	INVOICE TOTAL	08152025				543.87	.00	543.87		
000370	BARCO PRODUCTS COMPANY	INVR033748	4100-071200-6013-	8/26/2025	9/08/2025	817.76	RPLCE BENCH SLA			
		1099-N	Greenway Maintenance				000		610	
	INVOICE TOTAL	INVR033748				817.76	.00	817.76		
002232	HAWK SECURITY SYSTEMS INC	1553491	4100-071200-5230-	9/01/2025	9/08/2025	20.00	MONITORING			
		1099-N	Communications				000		620	
	INVOICE TOTAL	1553491				20.00	.00	20.00		
000104	UNIFIRST CORPORATION	1700239607	4100-071200-6014-	8/25/2025	9/08/2025	19.42	LAKE ARROWHEAD			
		1099-N	Materials & Supplies				000		630	
	INVOICE TOTAL	1700239607				19.42	.00	19.42		
000104	UNIFIRST CORPORATION	1700239631	4100-071200-6014-	8/25/2025	9/08/2025	47.77	REC PARK			
		1099-N	Materials & Supplies				000		640	
	INVOICE TOTAL	1700239631				47.77	.00	47.77		
000104	UNIFIRST CORPORATION	1700239626	4100-071200-6011-	8/25/2025	9/08/2025	219.58	PARKS & REC			
		1099-N	Uniforms				000		650	
	INVOICE TOTAL	1700239626				219.58	.00	219.58		
001608	COMCAST	58592 08182025	4100-041200-5230-	8/18/2025	9/08/2025	253.17	633 E MAIN ST			
		1099-N	Communications				000		660	
	INVOICE TOTAL	58592 08182025				253.17	.00	253.17		
001671	CORE & MAIN	X553485	4501-041220-3310-	8/15/2025	9/08/2025	2466.12	BELT CLIPS/CONT			
		1099-N	Maint.Repairs, Machinery & Equip				000		670	
001671	CORE & MAIN	X553485	4502-041220-3310-	8/15/2025	9/08/2025	2466.12	BELT CLIPS/CONT			
		1099-N	Maint. Repairs, Machinery & Equip				000		680	
	INVOICE TOTAL	X553485				4932.24	.00	4932.24		
002080	VISION TECHNOLOGY GROUP	3841128	4100-043200-5230-	8/26/2025	9/08/2025	224.97				
		1099-N	Communications				000		690	
002080	VISION TECHNOLOGY GROUP	3841128	4100-071200-5230-	8/26/2025	9/08/2025	139.71				
		1099-N	Communications				000		700	
002080	VISION TECHNOLOGY GROUP	3841128	4502-043000-5230-	8/26/2025	9/08/2025	79.91				
		1099-N	Communications				000		710	
002080	VISION TECHNOLOGY GROUP	3841128	4501-043000-5230-	8/26/2025	9/08/2025	64.96				
		1099-N	Communications				000		720	
002080	VISION TECHNOLOGY GROUP	3841128	4100-031100-5230-	8/26/2025	9/08/2025	244.36				
		1099-N	Communications				000		730	
002080	VISION TECHNOLOGY GROUP	3841128	4100-041200-5230-	8/26/2025	9/08/2025	64.96				
		1099-N	Communications				000		740	
	INVOICE TOTAL	3841128				818.87	.00	818.87		
000578	VALLEY AUTOMATION, INC.	14075	4501-043000-3310-	8/26/2025	9/08/2025	7222.02	FLEX ETHERNET			
		1099-N	Maint. Repairs, Mach.& Equip.				000		750	
	INVOICE TOTAL	14075				7222.02	.00	7222.02		

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		* = DUP		ACCOUNTING PERIOD - 2025/09					
VEND. NO.	VENDOR NAME	INVOICE NO.	G/L ACCT. NO.	INVOICE DATE	DUE DATE	GROSS AMOUNT	DESC /CLS	PO. NO.	SEQ. NO.
-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
000104	UNIFIRST CORPORATION	1700241101	4100-043200-6014-	9/01/2025	9/08/2025	56.46	ADMIN POLICE		
		1099-N	Materials & Supplies				000		760
000104	UNIFIRST CORPORATION	1700241101	4100-043200-5420-	9/01/2025	9/08/2025	12.71	ADMIN POLICE		
		1099-N	Rents				000		770
	INVOICE TOTAL	1700241101				69.17	.00		69.17
000104	UNIFIRST CORPORATION	1700241118	4100-041200-6014-	9/01/2025	9/08/2025	21.37	PUBLIC WORKS		
		1099-N	Material & Supplies				000		780
	INVOICE TOTAL	1700241118				21.37	.00		21.37
000104	UNIFIRST CORPORATION	1700241053	4501-043000-6011-	9/01/2025	9/08/2025	111.37	WTP		
		1099-N	Uniforms				000		790
	INVOICE TOTAL	1700241053				111.37	.00		111.37
000104	UNIFIRST CORPORATION	1700241062	4502-043000-6011-	9/01/2025	9/08/2025	160.07	WASTEWATER		
		1099-N	Uniforms				000		800
	INVOICE TOTAL	1700241062				160.07	.00		160.07
000104	UNIFIRST CORPORATION	1700241066	4502-043000-6014-	9/01/2025	9/08/2025	27.93	WWTP		
		1099-N	Materials & Supplies				000		810
	INVOICE TOTAL	1700241066				27.93	.00		27.93
001278	GATHERING GROUNDS	08292025	4100-043200-5853-	8/29/2025	9/08/2025	625.44	DEBS RETIREMENT		
		1099-N	Employee Expenses/Retirement				000		820
	INVOICE TOTAL	08292025				625.44	.00		625.44
78236	COMPANY TOTAL					97631.16	.00		97631.16
HASH TOTALS-> FUND 348243 DEPT 3952960 LOC 0 ACCT 478180									
BATCH#- 2579 CREATED BY DANIELLEA ON 9/04/2025 RUN BY DANIELLEA ON 9/04/2025									

9/04/2025	TOWN OF LURAY		-A/P FUND BREAKDOWN-		AP054
CO#	FUND#		GROSS AMOUNT	CASH DISCOUNT	NET AMOUNT
---	----		-----	-----	-----
001	4100	TOTAL FOR EXPENDITURE	29,496.94	.00	29,496.94
	100	** TOTAL FOR FUND **	29,496.94 **	.00 **	29,496.94 **
001	4501	TOTAL FOR EXPENDITURE	44,752.54	.00	44,752.54
	501	** TOTAL FOR FUND **	44,752.54 **	.00 **	44,752.54 **
001	4502	TOTAL FOR EXPENDITURE	23,381.68	.00	23,381.68
	502	** TOTAL FOR FUND **	23,381.68 **	.00 **	23,381.68 **
		** TOTAL FOR COMPANY **	97,631.16 ***	.00 ***	97,631.16 ***

BATCH#- 2579 CREATED BY DANIELLEA ON 9/04/2025 RUN BY DANIELLEA ON 9/04/2025

***** Cash Discounts may not be the same at the time of printing checks because of dates. *****

A/P Batch# - 02579

Print Detail? Y

Company	Acct Per	G/L Number	G/L Description	Debit Amount	Credit Amount	Difference
001	2025/09	0-100-000200-0100-	AP Clearing Account	.00	29,496.94-	
001	2025/09	4-100-012100-5841-	Website/Email Maintenance	696.25	.00	
001	2025/09	4-100-012410-6001-	Office Supplies	2,889.00	.00	
001	2025/09	4-100-012710-6014-	Materials & Supplies	4,448.57	.00	
001	2025/09	4-100-012710-8201-	Equipment	1,461.53	.00	
001	2025/09	4-100-031100-3310-	Maint. Repairs Mach. & Equip.	2,845.00	.00	
001	2025/09	4-100-031100-5230-	Communications	788.23	.00	
001	2025/09	4-100-031100-5540-	Travel & Training	895.00	.00	
001	2025/09	4-100-031100-5855-	Senior/ Physically Challenged	50.00	.00	
001	2025/09	4-100-041200-5230-	Communications	375.73	.00	
001	2025/09	4-100-041200-6011-	Uniforms	203.43	.00	
001	2025/09	4-100-041200-6014-	Material & Supplies	715.35	.00	
001	2025/09	4-100-041250-8202-	Mach. & Equip. Maintenance & Repairs	1,155.00	.00	
001	2025/09	4-100-042300-5140-	Contract Serv.- Trash Collection	4,925.76	.00	
001	2025/09	4-100-043200-3310-	Maint.Repairs, Machinery & Equip.	317.35	.00	
001	2025/09	4-100-043200-5230-	Communications	224.97	.00	
001	2025/09	4-100-043200-5420-	Rents	42.75	.00	
001	2025/09	4-100-043200-5853-	Employee Expenses/Retirement	625.44	.00	
001	2025/09	4-100-043200-6014-	Materials & Supplies	175.90	.00	
001	2025/09	4-100-071200-3310-	Maint.Repairs. Mach.& Equip.	695.00	.00	
001	2025/09	4-100-071200-3311-	Repair Parts	256.78	.00	
001	2025/09	4-100-071200-5230-	Communications	821.60	.00	
001	2025/09	4-100-071200-6011-	Uniforms	439.16	.00	
001	2025/09	4-100-071200-6013-	Greenway Maintenance	1,147.76	.00	
001	2025/09	4-100-071200-6014-	Materials & Supplies	134.38	.00	
001	2025/09	4-100-071200-6016-	Recreation Special Events	486.25	.00	
001	2025/09	4-100-071200-8406-	RHD Park Projects and Development	2,587.00	.00	
001	2025/09	4-100-081100-6014-	Materials & Supplies	93.75	.00	
001	2025/09	0-100	TOTAL FOR FUND 100 ----	29,496.94	29,496.94-	
001	2025/09	0-501-000200-0100-	A/P Liability Account	.00	44,752.54-	
001	2025/09	4-501-041000-5810-	Membership Dues and Subscriptions	724.20	.00	
001	2025/09	4-501-041220-3310-	Maint.Repairs, Machinery & Equip	2,466.12	.00	
001	2025/09	4-501-042000-3310-	Maint.Repairs Machinery & Equip	4,600.00	.00	
001	2025/09	4-501-042000-6011-	Uniforms	235.46	.00	
001	2025/09	4-501-042250-8219-	Improvement Projects	11,233.97	.00	
001	2025/09	4-501-043000-3310-	Maint. Repairs, Mach.& Equip.	7,880.55	.00	
001	2025/09	4-501-043000-3315-	Pump Station Maintenance	4,600.00	.00	
001	2025/09	4-501-043000-5230-	Communications	595.44	.00	
001	2025/09	4-501-043000-6011-	Uniforms	222.74	.00	
001	2025/09	4-501-043000-8201-	Machinery & Equipment	965.83	.00	
001	2025/09	4-501-043250-8217-	Replacement Projects	347.00	.00	
001	2025/09	4-501-095100-9110-	Debt Service - Principal	2,721.58	.00	
001	2025/09	4-501-095100-9120-	Debt Service - Interest on Loan	8,159.65	.00	
001	2025/09	0-501	TOTAL FOR FUND 501 ----	44,752.54	44,752.54-	
001	2025/09	0-502-000200-0100-	AP Clearing	.00	23,381.68-	
001	2025/09	4-502-041220-3310-	Maint. Repairs, Machinery & Equip	2,466.12	.00	
001	2025/09	4-502-042000-6011-	Uniforms	136.97	.00	
001	2025/09	4-502-043000-5230-	Communications	79.91	.00	
001	2025/09	4-502-043000-5858-	Sample Fees	314.00	.00	
001	2025/09	4-502-043000-6011-	Uniforms	339.84	.00	

AP091 9/04/2025

ACCOUNTS PAYABLE TO G/L - Edit - COMPANY # 001

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Print Detail? Y

Company	Acct Per	G/L Number	G/L Description	Debit Amount	Credit Amount	Difference
001	2025/09	4-502-043000-6014-	Materials & Supplies	135.44	.00	
001	2025/09	4-502-043250-8217-	Replacement Projects	10,800.00	.00	
001	2025/09	4-502-095100-9110-	Debt Service - Principal	2,278.42	.00	
001	2025/09	4-502-095100-9120-	Debt Service - Interest	6,830.98	.00	
001	2025/09	4-502	TOTAL FOR FUND 502 ----	23,381.68	23,381.68-	
001	2025/09		TOTAL FOR ACCOUNTING PERIOD 2025/09 ----	97,631.16	97,631.16-	.00
			NET AMOUNT ----	97,631.16	97,631.16-	.00

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	000199	TENCARVA MACHINERY CO.	CD99196809	4/14/2025	4502-043000-3312-	- - 2025/06	3,100.83	20461	9/03/2025	Pump Station Maintenance	02577
0000000	000199	TENCARVA MACHINERY CO.	CD99201424	5/07/2025	4502-043000-3312-	- - 2025/06	7,968.94	20461	9/03/2025	Pump Station Maintenance	02577
						CHECK TOTAL	11,069.77				
0000000	000001	AFLAC	09012025	9/01/2025	100-000200-0200-	- - 2025/09	1,047.37	20462	9/03/2025	PR Clearing	02578
0000000	000001	AFLAC	09012025	9/01/2025	501-000200-0200-	- - 2025/09	486.59	20462	9/03/2025	Payroll Clearing	02578
0000000	000001	AFLAC	09012025	9/01/2025	502-000200-0200-	- - 2025/09	163.13	20462	9/03/2025	PR Clearing	02578
						CHECK TOTAL	1,697.09				
0000000	000941	BLUE RIDGE BANK	09152025	9/15/2025	4501-095100-9120-	- - 2025/09	2,528.26	20463	9/03/2025	Debt Service - Interest on Loa	02578
						CHECK TOTAL	2,528.26				
0000000	001263	EVERYDAY PEOPLE	09052025	9/05/2025	4100-071200-6016-	- - 2025/09	2,000.00	20464	9/03/2025	Recreation Special Events	02578
						CHECK TOTAL	2,000.00				
0000000	000079	JACKSON NATIONAL LIFE INS	09012025	9/01/2025	100-000200-0200-	- - 2025/09	2.67	20465	9/03/2025	PR Clearing	02578
0000000	000079	JACKSON NATIONAL LIFE INS	09012025	9/01/2025	501-000200-0200-	- - 2025/09	2.67	20465	9/03/2025	Payroll Clearing	02578
0000000	000079	JACKSON NATIONAL LIFE INS	09012025	9/01/2025	502-000200-0200-	- - 2025/09	2.66	20465	9/03/2025	PR Clearing	02578
						CHECK TOTAL	8.00				
						CHECK TYPE TOTAL	17,303.12				
						FINAL TOTAL	17,303.12				

SUMMARY OF MONTHLY DISBURSEMENTS: 08/01/2025-08/31/2025

<u>ACCOUNTS PAYABLE INVOICES</u>	\$ <u>335,033.80</u>
<u>REFUNDS PAYABLE</u>	\$ <u>823.85</u>
<u>VOIDS</u>	<hr/>
	\$ 335,857.65

AP308	TOWN OF LURAY		A/P REGULAR CHECK REGISTER				TIME-13:07:59		PAGE		1	
P/O NO. ---	VEND. NO. ----	VENDOR NAME -----	INVOICE NO. -----	INVOICE DATE -----	ACCOUNT NO. -----	ACCT PD -----	NET AMOUNT -----	CHECK NO. -----	CHECK DATE -----	DESCRIPTION -----	BATCH -----	
0000000	002311	BENJAMIN GLENN	000079	7/25/2025	4100-081100-3200-	- - 2025/08 CHECK TOTAL	500.00 500.00	20325	8/05/2025	Comp Plan Update	02565	
0000000	000001	AFLAC	08012025	8/01/2025	100-000200-0200-	- - 2025/08	1,047.37	20326	8/06/2025	PR Clearing	02566	
0000000	000001	AFLAC	08012025	8/01/2025	501-000200-0200-	- - 2025/08	486.59	20326	8/06/2025	Payroll Clearing	02566	
0000000	000001	AFLAC	08012025	8/01/2025	502-000200-0200-	- - 2025/08 CHECK TOTAL	163.13 1,697.09	20326	8/06/2025	PR Clearing	02566	
0000000	000941	BLUE RIDGE BANK	08152025	8/15/2025	4501-095100-9120-	- - 2025/08 CHECK TOTAL	2,501.17 2,501.17	20327	8/06/2025	Debt Service - Interest on Loa	02566	
0000000	000002	COREBRIDGE FINANCIAL	08012025	8/01/2025	100-000200-0200-	- - 2025/08	33.34	20328	8/06/2025	PR Clearing	02566	
0000000	000002	COREBRIDGE FINANCIAL	08012025	8/01/2025	501-000200-0200-	- - 2025/08	33.33	20328	8/06/2025	Payroll Clearing	02566	
0000000	000002	COREBRIDGE FINANCIAL	08012025	8/01/2025	502-000200-0200-	- - 2025/08 CHECK TOTAL	33.33 100.00	20328	8/06/2025	PR Clearing	02566	
0000000	000079	JACKSON NATIONAL LIFE INS	08012025	8/01/2025	100-000200-0200-	- - 2025/08	2.67	20329	8/06/2025	PR Clearing	02566	
0000000	000079	JACKSON NATIONAL LIFE INS	08012025	8/01/2025	501-000200-0200-	- - 2025/08	2.67	20329	8/06/2025	Payroll Clearing	02566	
0000000	000079	JACKSON NATIONAL LIFE INS	08012025	8/01/2025	502-000200-0200-	- - 2025/08 CHECK TOTAL	2.66 8.00	20329	8/06/2025	PR Clearing	02566	
0000000	002012	ROBERT LIMON	08082025	8/01/2025	4100-071200-6016-	- - 2025/08 CHECK TOTAL	2,100.00 2,100.00	20330	8/06/2025	Recreation Special Events	02566	
0000000	002120	BLAUCH BROTHERS, INC	7035	7/23/2025	4100-043200-3310-	- - 2025/07 CHECK TOTAL	2,683.00 2,683.00	20331	8/11/2025	Maint.Repairs, Machinery & Equ	02567	
0000000	002147	CENTRAL VIRGINIA RENTAL #	365290-2	8/29/2025	4100-071200-6016-	- - 2025/07 CHECK TOTAL	260.00 260.00	20332	8/11/2025	Recreation Special Events	02567	
0000000	000891	CHARLES A BUTLER, JR	07222025	7/22/2025	4100-031100-5845-	- - 2025/07 CHECK TOTAL	660.00 660.00	20333	8/11/2025	Court Costs	02567	
0000000	000083	DONALD B RICE TIRE CO,INC	13105353	7/23/2025	4100-031100-6008-	- - 2025/07	500.00	20334	8/11/2025	Gas, Lube, Tires, Etc.	02567	
0000000	000083	DONALD B RICE TIRE CO,INC	13105517	7/28/2025	4100-041200-6008-	- - 2025/07	600.00	20334	8/11/2025	Gas, Lube, Tires, etc.	02567	
0000000	000083	DONALD B RICE TIRE CO,INC	13105517	7/28/2025	4100-031100-6008-	- - 2025/07 CHECK TOTAL	205.00 1,305.00	20334	8/11/2025	Gas, Lube, Tires, Etc.	02567	
0000000	000024	FISHER AUTO PARTS	08012025	8/01/2025	4100-071200-3311-	- - 2025/07	255.44	20335	8/11/2025	Repair Parts	02567	
0000000	000024	FISHER AUTO PARTS	08012025	8/01/2025	4100-041200-3311-	- - 2025/07	34.88	20335	8/11/2025	Repair Parts	02567	
0000000	000024	FISHER AUTO PARTS	08012025	8/01/2025	4501-043000-3311-	- - 2025/07 CHECK TOTAL	30.32 320.64	20335	8/11/2025	Repair parts	02567	
0000000	001514	FORTILINE, INC	6994733	7/23/2025	4501-042000-6014-	- - 2025/07 CHECK TOTAL	2,372.81 2,372.81	20336	8/11/2025	Materials and Supplies	02567	
0000000	000048	J. REX BURNER CO., INC.	12958	7/22/2025	4100-043200-8238-	- - 2025/07 CHECK TOTAL	323.50 323.50	20337	8/11/2025	Depot Maintenance	02567	
0000000	001966	LENNY CAMPBELL SERVICE CO	24262	7/24/2025	4100-071200-8406-	- - 2025/07 CHECK TOTAL	1,910.53 1,910.53	20338	8/11/2025	RHD Park Projects and Developm	02567	

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	000056	LURAY COPY SERVICE, INC.	07302025	7/30/2025	4100-071200-6016-	- - 2025/07	121.00	20339	8/11/2025	Recreation Special Events	02567
0000000	000056	LURAY COPY SERVICE, INC.	07302025	7/30/2025	4100-071200-6016-	- - 2025/07	121.00	20339	8/11/2025	Recreation Special Events	02567
0000000	000056	LURAY COPY SERVICE, INC.	07302025	7/30/2025	4100-043200-5853-	- - 2025/07	3.29	20339	8/11/2025	Employee Expenses/Retirement	02567
0000000	000056	LURAY COPY SERVICE, INC.	07302025	7/30/2025	4100-071200-6016-	- - 2025/07	170.00	20339	8/11/2025	Recreation Special Events	02567
					CHECK TOTAL		415.29				
0000000	001601	PAGE ANALYTICAL SERVICES	07242025	7/24/2025	4502-043000-5858-	- - 2025/07	195.70	20340	8/11/2025	Sample Fees	02567
0000000	001601	PAGE ANALYTICAL SERVICES	07282025	7/28/2025	4502-043000-5858-	- - 2025/07	157.00	20340	8/11/2025	Sample Fees	02567
0000000	001601	PAGE ANALYTICAL SERVICES	2530622572	7/29/2025	4502-043000-5858-	- - 2025/07	404.45	20340	8/11/2025	Sample Fees	02567
0000000	001601	PAGE ANALYTICAL SERVICES	2530623278	7/31/2025	4502-043000-5858-	- - 2025/07	157.00	20340	8/11/2025	Sample Fees	02567
					CHECK TOTAL		914.15				
0000000	001665	PAGE TIRE AND LUBE	31472	7/25/2025	4100-071200-3310-	- - 2025/07	540.00	20341	8/11/2025	Maint.Repairs. Mach.& Equip.	02567
0000000	001665	PAGE TIRE AND LUBE	31472	7/25/2025	4100-071200-3311-	- - 2025/07	187.75	20341	8/11/2025	Repair Parts	02567
0000000	001665	PAGE TIRE AND LUBE	31637	7/24/2025	4100-031100-3310-	- - 2025/07	120.00	20341	8/11/2025	Maint. Repairs Mach. & Equip.	02567
0000000	001665	PAGE TIRE AND LUBE	31637	7/24/2025	4100-031100-3311-	- - 2025/07	20.00	20341	8/11/2025	Repair Parts	02567
0000000	001665	PAGE TIRE AND LUBE	31675	7/29/2025	4100-071200-3310-	- - 2025/07	64.95	20341	8/11/2025	Maint.Repairs. Mach.& Equip.	02567
0000000	001665	PAGE TIRE AND LUBE	31675	7/29/2025	4100-071200-3311-	- - 2025/07	7.95	20341	8/11/2025	Repair Parts	02567
0000000	001665	PAGE TIRE AND LUBE	31675	7/29/2025	4100-071200-6008-	- - 2025/07	71.60	20341	8/11/2025	Gas, Lube, Tires, Etc.	02567
					CHECK TOTAL		1,012.25				
0000000	000756	PERFORMING ARTS-LURAY	2	7/25/2025	4100-071200-6016-	- - 2025/07	250.00	20342	8/11/2025	Recreation Special Events	02567
					CHECK TOTAL		250.00				
0000000	002277	POLYDYNE INC	1946194	7/17/2025	4502-043000-6015-	- - 2025/07	5,265.00	20343	8/11/2025	Operational Chemicals	02567
					CHECK TOTAL		5,265.00				
0000080	001133	SHANNON SANKAR	INV-4261	7/31/2025	4100-071200-6016-	- - 2025/07	125.00	20344	8/11/2025	Recreation Special Events	02567
					CHECK TOTAL		125.00				
0000000	000998	SHENANDOAH VALLEY	07302025	7/30/2025	4100-071200-5110-	- - 2025/07	3,284.75	20345	8/11/2025	Electricity	02567
0000000	000998	SHENANDOAH VALLEY	07302025	7/30/2025	4100-043200-5110-	- - 2025/07	2,671.43	20345	8/11/2025	Electricity	02567
0000000	000998	SHENANDOAH VALLEY	07302025	7/30/2025	4100-041200-5110-	- - 2025/07	13,446.44	20345	8/11/2025	Electricity	02567
0000000	000998	SHENANDOAH VALLEY	07302025	7/30/2025	4100-031100-5110-	- - 2025/07	13.25	20345	8/11/2025	Electricity	02567
0000000	000998	SHENANDOAH VALLEY	07302025	7/30/2025	4501-042000-5110-	- - 2025/07	757.69	20345	8/11/2025	Electricity	02567
0080000	000998	SHENANDOAH VALLEY	07302025	7/30/2025	4501-043000-5110-	- - 2025/07	7,802.15	20345	8/11/2025	Electricity	02567
0000000	000998	SHENANDOAH VALLEY	07302025	7/30/2025	4502-042000-5110-	- - 2025/07	1,785.20	20345	8/11/2025	Electricity	02567
0000000	000998	SHENANDOAH VALLEY	07302025	7/30/2025	4502-043000-5110-	- - 2025/07	15,676.66	20345	8/11/2025	Electricity	02567
					CHECK TOTAL		45,437.57				
0000000	001981	T-MOBILE	07292025	7/29/2025	4100-071200-5230-	- - 2025/07	438.71	20346	8/11/2025	Communications	02567
0000000	001981	T-MOBILE	07292025	7/29/2025	4100-043200-5230-	- - 2025/07	427.72	20346	8/11/2025	Communications	02567
0000000	001981	T-MOBILE	07292025	7/29/2025	4501-042000-5230-	- - 2025/07	281.49	20346	8/11/2025	Communications	02567
0000000	001981	T-MOBILE	07292025	7/29/2025	4501-043000-5230-	- - 2025/07	608.07	20346	8/11/2025	Communications	02567
0000000	001981	T-MOBILE	07292025	7/29/2025	4501-041220-8201-	- - 2025/07	28.70	20346	8/11/2025	Machinery & Equipment	02567
0000000	001981	T-MOBILE	07292025	7/29/2025	4502-042000-5230-	- - 2025/07	24.79	20346	8/11/2025	Communications	02567
0000000	001981	T-MOBILE	07292025	7/29/2025	4502-043000-5230-	- - 2025/07	364.04	20346	8/11/2025	Communications	02567
0000000	001981	T-MOBILE	07292025	7/29/2025	4502-041220-8201-	- - 2025/07	53.59	20346	8/11/2025	Machinery & Equipment	02567
					CHECK TOTAL		2,227.11				
0000000	000722	UNIVERSAL LABORATORIES	UL-072925-019	7/29/2025	4502-043000-5859-	- - 2025/07	1,786.35	20347	8/11/2025	DEQ Plant Permit	02567
					CHECK TOTAL		1,786.35				

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
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0000000	001537	VALLEY EQUIPMENT COMPANY	P00958	7/27/2025	4100-071200-3311-	- - 2025/07	169.35	20348	8/11/2025	Repair Parts	02567
						CHECK TOTAL	169.35				
0000000	002080	VISION TECHNOLOGY GROUP	28705*	7/15/2025	4100-012410-8201-	- - 2025/07	1,075.83	20349	8/11/2025	Machinery & Equipment	02567
0000000	002080	VISION TECHNOLOGY GROUP	28756*	7/21/2025	4100-081100-6014-	- - 2025/07	112.00	20349	8/11/2025	Materials & Supplies	02567
						CHECK TOTAL	1,187.83				
0000000	000099	WASTE MGMT. OF BLUERIDGE	3453199-2411-3	7/25/2025	4100-042300-5140-	- - 2025/07	4,497.43	20350	8/11/2025	Contract Serv.- Trash Collecti	02567
						CHECK TOTAL	4,497.43				
0000000	001456	WATER LOSS SYSTEMS INC	4458	7/18/2025	4501-042000-3310-	- - 2025/07	2,500.00	20351	8/11/2025	Maint.Repairs Machinery & Equi	02567
						CHECK TOTAL	2,500.00				
0000000	002147	CENTRAL VIRGINIA RENTAL #	365290-2*	8/29/2025	4100-071200-6016-	- - 2025/07	209.20	20352	8/11/2025	Recreation Special Events	02567
						CHECK TOTAL	209.20				
0000000	001981	T-MOBILE	07152025	7/15/2025	4100-031100-5230-	- - 2025/07	537.29	20353	8/11/2025	Communications	02567
						CHECK TOTAL	537.29				
0000000	001601	PACE ANALYTICAL SERVICES	2530604525	5/02/2025	4502-043000-5858-	- - 2025/06	297.30	20354	8/12/2025	Sample Fees	02568
0000000	001601	PACE ANALYTICAL SERVICES	2530608229	5/21/2025	4502-043000-5858-	- - 2025/06	276.30	20354	8/12/2025	Sample Fees	02568
0000000	001601	PACE ANALYTICAL SERVICES	2530608645	5/23/2025	4502-043000-5858-	- - 2025/06	276.30	20354	8/12/2025	Sample Fees	02568
0000000	001601	PACE ANALYTICAL SERVICES	2530610567	6/02/2025	4502-043000-5858-	- - 2025/06	297.30	20354	8/12/2025	Sample Fees	02568
						CHECK TOTAL	1,147.20				
0000000	000242	SMITH & LOVELESS, INC.	185118	6/10/2025	4502-043000-3312-	- - 2025/06	738.26	20355	8/12/2025	Pump Station Maintenance	02568
						CHECK TOTAL	738.26				
0000000	001640	ADVANCE AUTO PARTS	07312025	7/31/2025	4100-071200-3311-	- - 2025/08	42.33	20360	8/14/2025	Repair Parts	02569
0000000	001640	ADVANCE AUTO PARTS	07312025	7/31/2025	4100-041200-6014-	- - 2025/08	18.23	20360	8/14/2025	Material & Supplies	02569
0000000	001640	ADVANCE AUTO PARTS	07312025	7/31/2025	4100-041200-6014-	- - 2025/08	16.22	20360	8/14/2025	Material & Supplies	02569
0000000	001640	ADVANCE AUTO PARTS	07312025	7/31/2025	4100-041200-6014-	- - 2025/08	10.74	20360	8/14/2025	Material & Supplies	02569
0000000	001640	ADVANCE AUTO PARTS	07312025	7/31/2025	4100-041200-6014-	- - 2025/08	52.48	20360	8/14/2025	Material & Supplies	02569
0000000	001640	ADVANCE AUTO PARTS	07312025	7/31/2025	4100-031100-3310-	- - 2025/08	5.46	20360	8/14/2025	Maint. Repairs Mach. & Equip.	02569
						CHECK TOTAL	145.46				
0000000	002060	ASHTON POTTER	110410	7/30/2025	4100-012410-6001-	- - 2025/08	508.36	20361	8/14/2025	Office Supplies	02569
						CHECK TOTAL	508.36				
0000000	000007	AT&T MOBILITY	VVF062025	7/04/2025	4501-043000-5230-	- - 2025/08	227.88	20362	8/14/2025	Communications	02569
0000000	000007	AT&T MOBILITY	VVF062025	7/04/2025	4502-043000-5230-	- - 2025/08	933.65	20362	8/14/2025	Communications	02569
						CHECK TOTAL	1,161.53				
0000000	000095	BRIGHTSPEED	08052025	8/05/2025	4100-071200-5230-	- - 2025/08	93.84	20363	8/14/2025	Communications	02569
						CHECK TOTAL	93.84				
0000000	000011	BURNER ELECTRICAL SERVICE	32537	7/22/2025	4100-041200-3310-	- - 2025/08	195.00	20364	8/14/2025	Maint.Repairs,Mach.& Equip.	02569
0000000	000011	BURNER ELECTRICAL SERVICE	32537	7/22/2025	4100-041200-3311-	- - 2025/08	80.55	20364	8/14/2025	Repair Parts	02569
0000000	000011	BURNER ELECTRICAL SERVICE	32546	7/24/2025	4100-041200-3310-	- - 2025/08	200.00	20364	8/14/2025	Maint.Repairs,Mach.& Equip.	02569
						CHECK TOTAL	475.55				

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	000347	CARTER MACHINERY CO.,INC.	2043072	7/17/2025	4501-043000-3311-	- - 2025/08	3,560.31	20365	8/14/2025	Repair parts	02569
					CHECK TOTAL		3,560.31				
0000000	001608	COMCAST	57347 07252025	7/25/2025	4100-071200-5230-	- - 2025/08	324.35	20366	8/14/2025	Communications	02569
0000000	001608	COMCAST	57354 07232025	7/23/2025	4100-071200-5230-	- - 2025/08	337.54	20366	8/14/2025	Communications	02569
0000000	001608	COMCAST	58592 07182025	7/18/2025	4100-041200-5230-	- - 2025/08	241.12	20366	8/14/2025	Communications	02569
0000000	001608	COMCAST	58709 08052025	8/05/2025	4100-041200-5230-	- - 2025/08	291.12	20366	8/14/2025	Communications	02569
0000000	001608	COMCAST	58659 07232025	7/23/2025	4501-043000-5230-	- - 2025/08	530.48	20366	8/14/2025	Communications	02569
0000000	001608	COMCAST	57602 08022025	8/02/2025	4502-043000-5230-	- - 2025/08	459.98	20366	8/14/2025	Communications	02569
					CHECK TOTAL		2,184.59				
0000000	000499	COMMONWEALTH ENGINEERING	47702	7/02/2025	4502-043000-3312-	- - 2025/08	1,440.00	20367	8/14/2025	Pump Station Maintenance	02569
0000000	000499	COMMONWEALTH ENGINEERING	47828	7/21/2025	4502-043000-3312-	- - 2025/08	3,298.00	20367	8/14/2025	Pump Station Maintenance	02569
					CHECK TOTAL		4,738.00				
0000000	000841	COMMONWEALTH OF VIRGINIA	08142025	8/14/2025	4502-043000-5540-	- - 2025/08	100.00	20368	8/14/2025	Travel & Training	02569
					CHECK TOTAL		100.00				
0000000	000683	CONCRETE PIPE AND PRECAST	889086	8/01/2025	4502-043250-8217-	- - 2025/08	2,367.00	20369	8/14/2025	Replacement Projects	02569
					CHECK TOTAL		2,367.00				
0000000	001671	CORE & MAIN	X109558	7/23/2025	4501-042000-5014-	- - 2025/08	801.80	20370	8/14/2025	Materials and Supplies	02569
0000000	001671	CORE & MAIN	X446769	7/31/2025	4501-041220-3310-	- - 2025/08	6,291.91	20370	8/14/2025	Maint.Repairs, Machinery & Equ	02569
0000000	001671	CORE & MAIN	X446769	7/31/2025	4502-041220-3310-	- - 2025/08	6,291.90	20370	8/14/2025	Maint. Repairs, Machinery & Eq	02569
					CHECK TOTAL		13,385.61				
0000000	000002	COREBRIDGE FINANCIAL	08152025	8/15/2025	100-000200-0200-	- - 2025/08	33.34	20371	8/14/2025	PR Clearing	02569
0000000	000002	COREBRIDGE FINANCIAL	08152025	8/15/2025	501-000200-0200-	- - 2025/08	33.33	20371	8/14/2025	Payroll Clearing	02569
0000000	000002	COREBRIDGE FINANCIAL	08152025	8/15/2025	502-000200-0200-	- - 2025/08	33.33	20371	8/14/2025	PR Clearing	02569
					CHECK TOTAL		100.00				
0000000	000083	DONALD B RICE TIRE CO,INC	13105682	8/07/2025	4100-031100-6008-	- - 2025/08	938.00	20372	8/14/2025	Gas, Lube, Tires, Etc.	02569
					CHECK TOTAL		938.00				
0000000	000855	ECONO SIGNS	10-997847	8/04/2025	4100-041300-5849-	- - 2025/08	505.75	20373	8/14/2025	Street-Sidewalk Materials	02569
					CHECK TOTAL		505.75				
0000000	000057	EMMART OIL	07312025	7/31/2025	4100-071200-6008-	- - 2025/08	2,692.84	20374	8/14/2025	Gas, Lube, Tires, Etc.	02569
0000000	000057	EMMART OIL	07312025	7/31/2025	4100-041200-6008-	- - 2025/08	1,000.47	20374	8/14/2025	Gas, Lube, Tires, etc.	02569
0000000	000057	EMMART OIL	07312025	7/31/2025	4501-042000-6008-	- - 2025/08	1,000.47	20374	8/14/2025	Gas, Lube, Tires	02569
0000000	000057	EMMART OIL	07312025	7/31/2025	4501-043000-6008-	- - 2025/08	221.31	20374	8/14/2025	Gas,Lube,Tires,etc.	02569
0000000	000057	EMMART OIL	07312025	7/31/2025	4502-042000-6008-	- - 2025/08	1,000.47	20374	8/14/2025	Gas, Lube and Tires	02569
0000000	000057	EMMART OIL	07312025	7/31/2025	4502-043000-6008-	- - 2025/08	515.18	20374	8/14/2025	Gas, Lube, Tires, etc.	02569
					CHECK TOTAL		6,431.74				
0000000	001772	EVERBANK, N.A.	10452298	8/10/2025	4100-012410-5410-	- - 2025/08	243.93	20375	8/14/2025	Lease/Rent of Equip.	02569
					CHECK TOTAL		243.93				
0000000	001129	GRAINGER	9587176653	7/28/2025	4501-043000-3311-	- - 2025/08	693.92	20376	8/14/2025	Repair parts	02569
					CHECK TOTAL		693.92				

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0000000	000033	HACH COMPANY	14597383	7/28/2025	4501-043000-5864-	- - 2025/08	2,284.06	20377	8/14/2025	Lab Supplies	02569
						CHECK TOTAL	2,284.06				
0000000	002232	HAWK SECURITY SYSTEMS INC	1540548	8/01/2025	4100-071200-5230-	- - 2025/08	20.00	20378	8/14/2025	Communications	02569
						CHECK TOTAL	20.00				
0000000	002146	HOLTZMAN OIL CORPORATION	07312025	7/31/2025	4100-031100-6008-	- - 2025/08	4,408.07	20379	8/14/2025	Gas, Lube, Tires, Etc.	02569
						CHECK TOTAL	4,408.07				
0000000	001704	INDUSTRIAL CHEM LABS	417623	8/07/2025	4502-043000-6015-	- - 2025/08	288.88	20380	8/14/2025	Operational Chemicals	02569
						CHECK TOTAL	288.88				
0000000	001166	INGERSOLL RAND COMPANY	31223148	7/16/2025	4502-043000-3310-	- - 2025/08	1,457.50	20381	8/14/2025	Maint.Repairs,Mach. & Equip.	02569
						CHECK TOTAL	1,457.50				
0000000	001153	JEFF L DOVEL LAWN CARE, L	895640	8/06/2025	4100-043200-3330-	- - 2025/08	5,050.00	20382	8/14/2025	Dam Maintenance	02569
0000000	001153	JEFF L DOVEL LAWN CARE, L	895641	8/06/2025	4501-043000-3315-	- - 2025/08	540.00	20382	8/14/2025	Pump Station Maintenance	02569
						CHECK TOTAL	5,590.00				
0000000	001127	JOHN DEERE FINANCIAL	08012025	8/01/2025	4100-041200-6014-	- - 2025/08	154.09	20383	8/14/2025	Material & Supplies	02569
0000000	001127	JOHN DEERE FINANCIAL	08012025	8/01/2025	4100-071200-6014-	- - 2025/08	62.99	20383	8/14/2025	Materials & Supplies	02569
0000000	001127	JOHN DEERE FINANCIAL	08012025	8/01/2025	4100-071200-6008-	- - 2025/08	28.28	20383	8/14/2025	Gas, Lube, Tires, Etc.	02569
						CHECK TOTAL	245.36				
0000000	001818	JR'S CLEANING SERVICE	1443	8/01/2025	4100-043200-3820-	- - 2025/08	1,250.00	20384	8/14/2025	Janitorial Services	02569
						CHECK TOTAL	1,250.00				
0000000	001939	L & B PORTABLES LLC	7093	8/03/2025	4100-071200-5410-	- - 2025/08	215.00	20385	8/14/2025	Rental fees	02569
0000000	001939	L & B PORTABLES LLC	7093	8/03/2025	4100-081500-8231-	- - 2025/08	130.00	20385	8/14/2025	Farmers Market	02569
0000000	001939	L & B PORTABLES LLC	7093	8/03/2025	4100-043200-5410-	- - 2025/08	215.00	20385	8/14/2025	Lease/Rental of Equipment	02569
0000000	001939	L & B PORTABLES LLC	7093	8/03/2025	4100-071200-5410-	- - 2025/08	130.00	20385	8/14/2025	Rental fees	02569
0000000	001939	L & B PORTABLES LLC	7093	8/03/2025	4100-071200-5410-	- - 2025/08	480.00	20385	8/14/2025	Rental fees	02569
0000000	001939	L & B PORTABLES LLC	7094	8/03/2025	4100-071200-5410-	- - 2025/08	755.00	20385	8/14/2025	Rental fees	02569
0000000	001939	L & B PORTABLES LLC	7095	8/03/2025	4100-071200-5410-	- - 2025/08	1,230.00	20385	8/14/2025	Rental fees	02569
						CHECK TOTAL	3,155.00				
0000000	002304	MARSTONS LAWN & LANDSCAPI	2761	8/03/2025	4100-043200-5840-	- - 2025/08	100.00	20386	8/14/2025	Mowing Expenses	02569
0000000	002304	MARSTONS LAWN & LANDSCAPI	2762	8/03/2025	4100-043200-5840-	- - 2025/08	100.00	20386	8/14/2025	Mowing Expenses	02569
0000000	002304	MARSTONS LAWN & LANDSCAPI	2763	8/03/2025	4100-043200-5840-	- - 2025/08	100.00	20386	8/14/2025	Mowing Expenses	02569
						CHECK TOTAL	300.00				
0000000	000364	MOYERS EXTERMINATING	08132025	8/13/2025	4100-043200-3310-	- - 2025/08	30.00	20387	8/14/2025	Maint.Repairs, Machinery & Equ	02569
						CHECK TOTAL	30.00				
0000000	001601	PACE ANALYTICAL SERVICES	2530623627	8/02/2025	4502-043000-5858-	- - 2025/08	276.30	20388	8/14/2025	Sample Fees	02569
0000000	001601	PACE ANALYTICAL SERVICES	2530624277	8/05/2025	4502-043000-5858-	- - 2025/08	157.00	20388	8/14/2025	Sample Fees	02569
0000000	001601	PACE ANALYTICAL SERVICES	2530624759	8/07/2025	4502-043000-5858-	- - 2025/08	276.30	20388	8/14/2025	Sample Fees	02569
0000000	001601	PACE ANALYTICAL SERVICES	2530624759	8/07/2025	4502-043000-5858-	- - 2025/08	276.30	20388	8/14/2025	Sample Fees	02569
0000000	001601	PACE ANALYTICAL SERVICES	2530625137	8/08/2025	4502-043000-5858-	- - 2025/08	348.80	20388	8/14/2025	Sample Fees	02569
						CHECK TOTAL	1,334.70				

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0000000	000084	PAGE COOP. FARM BUREAU	07312025	7/31/2025	4100-041200-6014-	- - 2025/08	39.89	20389	8/14/2025	Material & Supplies	02569
0000000	000084	PAGE COOP. FARM BUREAU	07312025	7/31/2025	4100-043200-6014-	- - 2025/08	69.99	20389	8/14/2025	Materials & Supplies	02569
0000000	000084	PAGE COOP. FARM BUREAU	07312025	7/31/2025	4100-071200-6014-	- - 2025/08	521.13	20389	8/14/2025	Materials & Supplies	02569
0000000	000084	PAGE COOP. FARM BUREAU	07312025	7/31/2025	4100-071200-8405-	- - 2025/08	358.94	20389	8/14/2025	Lake Arrowhead Projects & Deve	02569
0000000	000084	PAGE COOP. FARM BUREAU	07312025	7/31/2025	4100-041200-6014-	- - 2025/08	18.03	20389	8/14/2025	Material & Supplies	02569
0000000	000084	PAGE COOP. FARM BUREAU	07312025	7/31/2025	4100-031100-3310-	- - 2025/08	23.87	20389	8/14/2025	Maint. Repairs Mach. & Equip.	02569
0000000	000084	PAGE COOP. FARM BUREAU	07312025	7/31/2025	4100-071200-6013-	- - 2025/08	55.96	20389	8/14/2025	Greenway Maintenance	02569
0000000	000084	PAGE COOP. FARM BUREAU	07312025	7/31/2025	4100-031100-3310-	- - 2025/08	20.89	20389	8/14/2025	Maint. Repairs Mach. & Equip.	02569
0000000	000084	PAGE COOP. FARM BUREAU	07312025	7/31/2025	4100-071200-6015-	- - 2025/08	36.98	20389	8/14/2025	Tree/Beautific.Improvement Pro	02569
0000000	000084	PAGE COOP. FARM BUREAU	07312025	7/31/2025	4100-071200-6011-	- - 2025/08	162.18	20389	8/14/2025	Uniforms	02569
0000000	000084	PAGE COOP. FARM BUREAU	07312025	7/31/2025	4100-041200-6014-	- - 2025/08	47.99	20389	8/14/2025	Material & Supplies	02569
0000000	000084	PAGE COOP. FARM BUREAU	07312025	7/31/2025	4501-043000-3311-	- - 2025/08	288.54	20389	8/14/2025	Repair parts	02569
0000000	000084	PAGE COOP. FARM BUREAU	07312025	7/31/2025	4502-043000-6014-	- - 2025/08	120.30	20389	8/14/2025	Materials & Suppliea	02569
0000000	000084	PAGE COOP. FARM BUREAU	07312025	7/31/2025	4502-043000-6001-	- - 2025/08	49.49	20389	8/14/2025	Office Supplies	02569
					CHECK TOTAL		1,814.18				
0000000	002026	PAGE VALLEY NEWS	1032	8/02/2025	4100-043200-3600-	- - 2025/08	190.00	20390	8/14/2025	Advertising	02569
0000000	002026	PAGE VALLEY NEWS	1032	8/02/2025	4100-081100-3600-	- - 2025/08	475.00	20390	8/14/2025	Advertising	02569
					CHECK TOTAL		665.00				
0000000	000348	PETTIT PAVING LLC	0416	4/27/2025	4100-071200-8407-	- - 2025/08	675.00	20391	8/14/2025	Greenway Hawksbill Foundation	02569
0000000	000348	PETTIT PAVING LLC	0417	4/27/2025	4502-043250-8217-	- - 2025/08	500.00	20391	8/14/2025	Replacement Projects	02569
					CHECK TOTAL		1,175.00				
0000000	001633	RAILROAD MANAGEMENT	530631	7/28/2025	4502-041000-3150-	- - 2025/08	664.91	20392	8/14/2025	Legal Costs	02569
					CHECK TOTAL		664.91				
0000000	000081	ROCKINGHAM REDI-MIX	777045	7/30/2025	4100-071200-8405-	- - 2025/08	175.00	20393	8/14/2025	Lake Arrowhead Projects & Deve	02569
					CHECK TOTAL		175.00				
0000000	001575	SOUTHERN CORROSION INC.	20604	8/01/2025	4501-043000-3309-	- - 2025/08	34,135.53	20394	8/14/2025	Tank Inspections	02569
					CHECK TOTAL		34,135.53				
0000000	000526	THE HALL COMPANY	34289	7/25/2025	4502-041220-6001-	- - 2025/08	284.25	20395	8/14/2025	Office Supplies	02569
					CHECK TOTAL		284.25				
0000000	002199	TIDEWATER FLEET SUPPLY	07312025	7/31/2025	4100-031100-8201-	- - 2025/08	32.00	20396	8/14/2025	Machinery & Equipment	02569
					CHECK TOTAL		32.00				
0000000	000933	ULINE	195287838	7/09/2025	4502-043000-6014-	- - 2025/08	904.97	20397	8/14/2025	Materials & Suppliea	02569
					CHECK TOTAL		904.97				
0000000	000104	UNIFIRST CORPORATION	1700232877	7/21/2025	4100-041200-6011-	- - 2025/08	185.09	20398	8/14/2025	Uniforms	02569
0000000	000104	UNIFIRST CORPORATION	1700234044	7/28/2025	4100-043200-6014-	- - 2025/08	185.58	20398	8/14/2025	Materials & Supplies	02569
0000000	000104	UNIFIRST CORPORATION	1700234044	7/28/2025	4100-043200-5420-	- - 2025/08	44.10	20398	8/14/2025	Rents	02569
0000000	000104	UNIFIRST CORPORATION	1700234047	7/28/2025	4100-071200-6014-	- - 2025/08	17.39	20398	8/14/2025	Materials & Suppliea	02569
0000000	000104	UNIFIRST CORPORATION	1700234065	7/28/2025	4100-071200-6014-	- - 2025/08	42.65	20398	8/14/2025	Materials & Supplies	02569
0000000	000104	UNIFIRST CORPORATION	1700234119	7/28/2025	4100-043200-6014-	- - 2025/08	50.18	20398	8/14/2025	Materials & Supplies	02569
0000000	000104	UNIFIRST CORPORATION	1700234119	7/28/2025	4100-043200-5420-	- - 2025/08	11.55	20398	8/14/2025	Rents	02569
0000000	000104	UNIFIRST CORPORATION	1700234130	7/08/2025	4100-041200-6011-	- - 2025/08	185.09	20398	8/14/2025	Uniforms	02569
0000000	000104	UNIFIRST CORPORATION	1700234134	7/28/2025	4100-041200-6014-	- - 2025/08	19.21	20398	8/14/2025	Material & Supplies	02569

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0000000	000104	UNIFIRST CORPORATION	1700232877	7/21/2025	4501-042000-6011-	- -	2025/08	217.51	20398	8/14/2025	Uniforms	02569
0000000	000104	UNIFIRST CORPORATION	1700234087	7/28/2025	4501-043000-6011-	- -	2025/08	100.84	20398	8/14/2025	Uniforms	02569
0000000	000104	UNIFIRST CORPORATION	1700234130	7/08/2025	4501-042000-6011-	- -	2025/08	217.51	20398	8/14/2025	Uniforms	02569
0000000	000104	UNIFIRST CORPORATION	1700232877	7/21/2025	4502-042000-6011-	- -	2025/08	124.50	20398	8/14/2025	Uniforms	02569
0000000	000104	UNIFIRST CORPORATION	1700234093	7/28/2025	4502-043000-6011-	- -	2025/08	145.23	20398	8/14/2025	Uniforms	02569
0000000	000104	UNIFIRST CORPORATION	1700234097	7/28/2025	4502-043000-6014-	- -	2025/08	25.05	20398	8/14/2025	Materials & Supplies	02569
0000000	000104	UNIFIRST CORPORATION	1700234130	7/08/2025	4502-042000-6011-	- -	2025/08	124.50	20398	8/14/2025	Uniforms	02569
CHECK TOTAL							1,695.98					
0000000	000104	UNIFIRST CORPORATION	1700235367	8/04/2025	4100-071200-6014-	- -	2025/08	17.39	20399	8/14/2025	Materials & Supplies	02569
0000000	000104	UNIFIRST CORPORATION	1700235383	8/04/2025	4100-071200-6011-	- -	2025/08	181.68	20399	8/14/2025	Uniforms	02569
0000000	000104	UNIFIRST CORPORATION	1700235389	8/04/2025	4100-071200-6014-	- -	2025/08	42.65	20399	8/14/2025	Materials & Supplies	02569
0000000	000104	UNIFIRST CORPORATION	1700235450	8/04/2025	4100-043200-6014-	- -	2025/08	50.18	20399	8/14/2025	Materials & Supplies	02569
0000000	000104	UNIFIRST CORPORATION	1700235450	8/04/2025	4100-043200-5420-	- -	2025/08	11.55	20399	8/14/2025	Rents	02569
0000000	000104	UNIFIRST CORPORATION	1700235457	8/04/2025	4100-041200-6011-	- -	2025/08	185.09	20399	8/14/2025	Uniforms	02569
0000000	000104	UNIFIRST CORPORATION	1700235460	8/04/2025	4100-041200-6014-	- -	2025/08	19.21	20399	8/14/2025	Material & Supplies	02569
0000000	000104	UNIFIRST CORPORATION	1700235457	8/04/2025	4501-042000-6011-	- -	2025/08	216.62	20399	8/14/2025	Uniforms	02569
0000000	000104	UNIFIRST CORPORATION	1700235413	8/04/2025	4502-043000-6014-	- -	2025/08	25.05	20399	8/14/2025	Materials & Supplies	02569
0000000	000104	UNIFIRST CORPORATION	1700235418	8/04/2025	4502-043000-6011-	- -	2025/08	146.35	20399	8/14/2025	Uniforms	02569
0000000	000104	UNIFIRST CORPORATION	1700235424	8/04/2025	4502-043000-6014-	- -	2025/08	25.05	20399	8/14/2025	Materials & Supplies	02569
0000000	000104	UNIFIRST CORPORATION	1700235457	8/04/2025	4502-042000-6011-	- -	2025/08	124.50	20399	8/14/2025	Uniforms	02569
CHECK TOTAL							1,045.32					
0000000	000103	VA UTILITY PROTECTION SVC	072025-00537	7/31/2025	4100-041200-5230-	- -	2025/08	70.80	20400	8/14/2025	Communications	02569
CHECK TOTAL							70.80					
0000000	000578	VALLEY AUTOMATION, INC.	14035	8/06/2025	4501-043000-3310-	- -	2025/08	258.66	20401	8/14/2025	Maint. Repairs, Mach. & Equip.	02569
0000000	000578	VALLEY AUTOMATION, INC.	13969	7/31/2025	4502-043000-3310-	- -	2025/08	699.52	20401	8/14/2025	Maint. Repairs, Mach. & Equip.	02569
0000000	000578	VALLEY AUTOMATION, INC.	14034	8/06/2025	4502-043000-3310-	- -	2025/08	387.99	20401	8/14/2025	Maint. Repairs, Mach. & Equip.	02569
CHECK TOTAL							1,346.17					
0000000	002080	VISION TECHNOLOGY GROUP	28957	8/04/2025	4100-012610-3130-	- -	2025/08	3,930.49	20402	8/14/2025	IT Technician	02569
0000000	002080	VISION TECHNOLOGY GROUP	28957	8/04/2025	4100-012610-3310-	- -	2025/08	786.10	20402	8/14/2025	IT Repairs & Maintenance	02569
0000000	002080	VISION TECHNOLOGY GROUP	28957	8/04/2025	4100-012610-3311-	- -	2025/08	3,144.38	20402	8/14/2025	IT Repair Parts & Supplies	02569
CHECK TOTAL							7,860.97					
0000000	000098	WASTE MGMT. OF BLUERIDGE	3455945-2411-7	8/01/2025	4100-042300-5140-	- -	2025/08	33,638.64	20403	8/14/2025	Contract Serv.- Trash Collecti	02569
CHECK TOTAL							33,638.64					
0000000	002283	WILLIAMS SCOTSMAN, INC	9024341914	8/11/2025	4100-071200-5410-	- -	2025/08	1,493.27	20404	8/14/2025	Rental fees	02569
CHECK TOTAL							1,493.27					
0000000	002291	AKD SUPERSTORE	600020351*	3/17/2025	4100-012710-6014-	- -	2025/06	1,646.70	20405	8/20/2025	Materials & Supplies	02570
CHECK TOTAL							1,646.70					
0000000	000007	AT&T MOBILITY	07312025	7/31/2025	4501-043000-5230-	- -	2025/08	84.73	20406	8/22/2025	Communications	02571
0000000	000007	AT&T MOBILITY	08042025	8/04/2025	4501-043000-5230-	- -	2025/08	36.99	20406	8/22/2025	Communications	02571
0000000	000007	AT&T MOBILITY	08042025	8/04/2025	4502-043000-5230-	- -	2025/08	149.85	20406	8/22/2025	Communications	02571
CHECK TOTAL							271.57					
0000000	002120	BLAUCH BROTHERS, INC	7607	8/21/2025	4100-043200-3310-	- -	2025/08	295.00	20407	8/22/2025	Maint. Repairs, Machinery & Equ	02571
CHECK TOTAL							295.00					

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0000000	000011	BURNER ELECTRICAL SERVICE	32510	7/22/2025	4502-043000-3312-	- - 2025/08	225.00	20408	8/22/2025	Pump Station Maintenance	02571
					CHECK TOTAL		225.00				
0000000	000347	CARTER MACHINERY CO.,INC.	2044036	7/18/2025	4502-043000-3314-	- - 2025/08	12,303.60	20409	8/22/2025	Generator Maintenance	02571
					CHECK TOTAL		12,303.60				
0000000	000485	CLEAR COMMUNICATIONS AND	129585	5/23/2025	4100-031150-8205-	- - 2025/08	574.50	20410	8/22/2025	Vehicles	02571
0000000	000485	CLEAR COMMUNICATIONS AND	129714	7/25/2025	4100-031100-3310-	- - 2025/08	720.64	20410	8/22/2025	Maint. Repairs Mach. & Equip.	02571
0000000	000485	CLEAR COMMUNICATIONS AND	129715	7/25/2025	4100-031150-8205-	- - 2025/08	3,420.15	20410	8/22/2025	Vehicles	02571
					CHECK TOTAL		4,715.29				
0000000	001608	COMCAST	56976 08062025	8/06/2025	4100-041200-5230-	- - 2025/08	287.48	20411	8/22/2025	Communications	02571
0000000	001608	COMCAST	56984 08082025	8/08/2025	4100-043200-5230-	- - 2025/08	560.38	20411	8/22/2025	Communications	02571
0000000	001608	COMCAST	156230 08072025	8/07/2025	4501-043000-5230-	- - 2025/08	291.12	20411	8/22/2025	Communications	02571
0000000	001608	COMCAST	58253 08122025	8/12/2025	4501-043000-5230-	- - 2025/08	337.54	20411	8/22/2025	Communications	02571
					CHECK TOTAL		1,476.52				
0000000	001559	COMSONICS INC.	1099412	5/27/2025	4100-031150-8205-	- - 2025/08	83.46	20412	8/22/2025	Vehicles	02571
0000000	001559	COMSONICS INC.	563387	7/17/2025	4100-031150-8205-	- - 2025/08	114.70	20412	8/22/2025	Vehicles	02571
					CHECK TOTAL		198.16				
0000000	000083	DONALD B RICE TIRE CO,INC	13106058	8/15/2025	4100-071200-6008-	- - 2025/08	356.00	20413	8/22/2025	Gas, Lube, Tires, Etc.	02571
0000000	000083	DONALD B RICE TIRE CO,INC	13106059	8/15/2025	4100-071200-6008-	- - 2025/08	456.00	20413	8/22/2025	Gas, Lube, Tires, Etc.	02571
					CHECK TOTAL		812.00				
0000000	002312	GREEN HORIZON	3745	8/08/2025	4100-071200-8408-	- - 2025/08	2,165.00	20414	8/22/2025	Ralph H Dean Park Field Mainte	02571
					CHECK TOTAL		2,165.00				
0000000	001574	JOHN SUTPHIN	08222025	8/22/2025	4100-071200-5016-	- - 2025/08	1,500.00	20415	8/22/2025	Recreation Special Events	02571
					CHECK TOTAL		1,500.00				
0000000	000045	LANCASTER ENTERPRISES	07312025	7/31/2025	4100-041200-3310-	- - 2025/08	162.00	20416	8/22/2025	Maint.Repairs,Mach.& Equip.	02571
0000000	000045	LANCASTER ENTERPRISES	07312025	7/31/2025	4100-041200-3311-	- - 2025/08	604.72	20416	8/22/2025	Repair Parts	02571
0000000	000045	LANCASTER ENTERPRISES	07312025	7/31/2025	4100-071200-6008-	- - 2025/08	69.98	20416	8/22/2025	Gas, Lube, Tires, Etc.	02571
0000000	000045	LANCASTER ENTERPRISES	07312025	7/31/2025	4100-071200-6014-	- - 2025/08	384.23	20416	8/22/2025	Materials & Supplies	02571
0000000	000045	LANCASTER ENTERPRISES	07312025	7/31/2025	4100-071200-8201-	- - 2025/08	3,523.94	20416	8/22/2025	Machinery & Equipment	02571
0000000	000045	LANCASTER ENTERPRISES	07312025	7/31/2025	4100-031100-6010-	- - 2025/08	10.00	20416	8/22/2025	Police Supplies & Range	02571
0000000	000045	LANCASTER ENTERPRISES	07312025	7/31/2025	4501-043000-8201-	- - 2025/08	402.97	20416	8/22/2025	Machinery & Equipment	02571
0000000	000045	LANCASTER ENTERPRISES	07312025	7/31/2025	4502-043000-3311-	- - 2025/08	2.19	20416	8/22/2025	Repair Parts	02571
					CHECK TOTAL		5,160.03				
0000000	001536	LITTEN & SIPE LLP	08192025	8/19/2025	4100-012210-3150-	- - 2025/08	7,892.05	20417	8/22/2025	Town Attorney	02571
0000000	001536	LITTEN & SIPE LLP	34041	8/15/2025	4502-095100-9130-	- - 2025/08	376.84	20417	8/22/2025	Handling Charges	02571
					CHECK TOTAL		8,268.89				
0000000	001362	MARLOW MOTOR CO.,INC.	234396	1/18/2025	4100-031100-6008-	- - 2025/08	556.79	20418	8/22/2025	Gas, Lube, Tires, Etc.	02571
					CHECK TOTAL		556.79				
0000000	001028	MICHAEL BERGER	08222025	8/22/2025	4100-071200-6016-	- - 2025/08	300.00	20419	8/22/2025	Recreation Special Events	02571
					CHECK TOTAL		300.00				

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	000364	MOYERS EXTERMINATING	08132025/DEPOT	8/13/2025	4100-043200-8238-	- - 2025/08	30.00	20420	8/22/2025	Depot Maintenance	02571
					CHECK TOTAL		30.00				
0000000	001601	PACE ANALYTICAL SERVICES	2530626235	8/14/2025	4502-043000-5858-	- - 2025/08	276.30	20421	8/22/2025	Sample Fees	02571
0000000	001601	PACE ANALYTICAL SERVICES	2530626249	8/14/2025	4502-043000-5858-	- - 2025/08	276.30	20421	8/22/2025	Sample Fees	02571
					CHECK TOTAL		552.60				
0000000	001665	PAGE TIRE AND LUBE	31861	8/08/2025	4100-031100-6008-	- - 2025/08	230.06	20422	8/22/2025	Gas, Lube, Tires, Etc.	02571
0000000	001665	PAGE TIRE AND LUBE	31938	8/14/2025	4100-041200-3310-	- - 2025/08	120.00	20422	8/22/2025	Maint.Repairs,Mach.& Equip.	02571
					CHECK TOTAL		350.06				
0000000	000100	PITNEY BOWES GLOBAL FINAN	3321141573	8/11/2025	4100-012410-5410-	- - 2025/08	1,019.52	20423	8/22/2025	Lease/Rent of Equip.	02571
					CHECK TOTAL		1,019.52				
0000000	000175	REED'S TIRE CTR. #1, INC.	58563	8/04/2025	4100-041200-3310-	- - 2025/08	65.00	20424	8/22/2025	Maint.Repairs,Mach.& Equip.	02571
					CHECK TOTAL		65.00				
0000000	002126	RENTEQUIP	54597	8/14/2025	4100-071280-8406-	- - 2025/08	837.20	20425	8/22/2025	RHD Park Projects and Developm	02571
					CHECK TOTAL		837.20				
0000880	000088	SHADE EQUIPMENT CO.	414289	8/07/2025	4100-041200-3311-	- - 2025/08	2,632.50	20426	8/22/2025	Repair Parts	02571
					CHECK TOTAL		2,632.50				
0000000	000120	SHARE CORPORATION	312761	8/11/2025	4100-071200-3311-	- - 2025/08	210.94	20427	8/22/2025	Repair Parts	02571
0000000	000120	SHARE CORPORATION	312761	8/11/2025	4100-071200-6014-	- - 2025/08	412.05	20427	8/22/2025	Materials & Supplies	02571
					CHECK TOTAL		622.99				
0000000	002246	SHARP BUSINESS SYSTEMS DI	9005457698	8/16/2025	4100-031100-5410-	- - 2025/08	84.79	20428	8/22/2025	Rental of Equipment	02571
					CHECK TOTAL		84.79				
0000000	001770	SHARP ELECTRONICS CORP	39859892	8/07/2025	4100-012410-5410-	- - 2025/08	383.82	20429	8/22/2025	Lease/Rent of Equip.	02571
					CHECK TOTAL		383.82				
0000000	001068	SKYLINE PAINT & HARDWARE	07312025	7/31/2025	4100-041200-6014-	- - 2025/08	56.31	20430	8/22/2025	Material & Supplies	02571
0000000	001068	SKYLINE PAINT & HARDWARE	07312025	7/31/2025	4100-071200-6014-	- - 2025/08	1,853.39	20430	8/22/2025	Materials & Supplies	02571
0000000	001068	SKYLINE PAINT & HARDWARE	07312025	7/31/2025	4100-031100-6014-	- - 2025/08	14.03	20430	8/22/2025	Materials & Supplies	02571
0000000	001068	SKYLINE PAINT & HARDWARE	07312025	7/31/2025	4100-071200-8405-	- - 2025/08	41.74	20430	8/22/2025	Lake Arrowhead Projects & Deve	02571
0000000	001068	SKYLINE PAINT & HARDWARE	07312025	7/31/2025	4100-071200-8405-	- - 2025/08	473.82	20430	8/22/2025	Lake Arrowhead Projects & Deve	02571
0000000	001068	SKYLINE PAINT & HARDWARE	07312025	7/31/2025	4100-071200-8201-	- - 2025/08	2,355.71	20430	8/22/2025	Machinery & Equipment	02571
0000000	001068	SKYLINE PAINT & HARDWARE	07312025	7/31/2025	4501-043000-6014-	- - 2025/08	12.00	20430	8/22/2025	Material & Supplies	02571
					CHECK TOTAL		4,807.00				
0000000	001307	STANLEY AUTO SERVICE	5424	8/14/2025	4100-041200-3310-	- - 2025/08	200.00	20431	8/22/2025	Maint.Repairs,Mach.& Equip.	02571
0000000	001307	STANLEY AUTO SERVICE	5424	8/14/2025	4100-041200-3311-	- - 2025/08	170.57	20431	8/22/2025	Repair Parts	02571
					CHECK TOTAL		370.57				
0000000	002199	TIDEWATER FLEET SUPPLY	11INV002654	7/14/2025	4100-031150-8205-	- - 2025/08	32.00	20432	8/22/2025	Vehicles	02571
					CHECK TOTAL		32.00				
0000000	000104	UNIFIRST CORPORATION	1700235300	8/04/2025	4100-071200-6011-	- - 2025/08	700.53	20433	8/22/2025	Uniforms	02571
0000000	000104	UNIFIRST CORPORATION	1700236706	8/11/2025	4100-043200-6014-	- - 2025/08	62.98	20433	8/22/2025	Materials & Supplies	02571

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
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0000000	000104	UNIFIRST CORPORATION	1700236706	8/11/2025	4100-043200-5420-	- - 2025/08	17.33	20433	8/22/2025	Rents	02571
0000000	000104	UNIFIRST CORPORATION	1700236707	8/11/2025	4100-071200-6014-	- - 2025/08	19.42	20433	8/22/2025	Materials & Supplies	02571
0000000	000104	UNIFIRST CORPORATION	1700236713	8/11/2025	4100-071200-6011-	- - 2025/08	219.58	20433	8/22/2025	Uniforms	02571
0000000	000104	UNIFIRST CORPORATION	1700236718	8/11/2025	4100-071200-6014-	- - 2025/08	47.77	20433	8/22/2025	Materials & Supplies	02571
0000000	000104	UNIFIRST CORPORATION	1700236753	8/11/2025	4100-043200-6014-	- - 2025/08	56.46	20433	8/22/2025	Materials & Supplies	02571
0000000	000104	UNIFIRST CORPORATION	1700236753	8/11/2025	4100-043200-5420-	- - 2025/08	12.71	20433	8/22/2025	Rents	02571
0000000	000104	UNIFIRST CORPORATION	1700236726	8/11/2025	4501-043000-6011-	- - 2025/08	78.12	20433	8/22/2025	Uniforms	02571
0000000	000104	UNIFIRST CORPORATION	1700236731	8/11/2025	4501-043000-6011-	- - 2025/08	111.37	20433	8/22/2025	Uniforms	02571
0000000	000104	UNIFIRST CORPORATION	1700236738	8/11/2025	4502-043000-6011-	- - 2025/08	160.27	20433	8/22/2025	Uniforms	02571
0000000	000104	UNIFIRST CORPORATION	1700236740	8/11/2025	4502-043000-6014-	- - 2025/08	27.93	20433	8/22/2025	Materials & Supplies	02571
					CHECK TOTAL		1,514.47				
0000000	000104	UNIFIRST CORPORATION	1700236764	8/11/2025	4100-041200-6011-	- - 2025/08	203.43	20434	8/22/2025	Uniforms	02571
0000000	000104	UNIFIRST CORPORATION	1700236765	8/11/2025	4100-041200-6014-	- - 2025/08	21.37	20434	8/22/2025	Material & Supplies	02571
0000000	000104	UNIFIRST CORPORATION	1700238113	8/18/2025	4100-071200-6014-	- - 2025/08	19.42	20434	8/22/2025	Materials & Supplies	02571
0000000	000104	UNIFIRST CORPORATION	1700238123	8/18/2025	4100-071200-6011-	- - 2025/08	219.58	20434	8/22/2025	Uniforms	02571
0000000	000104	UNIFIRST CORPORATION	1700238128	8/18/2025	4100-071200-6014-	- - 2025/08	158.09	20434	8/22/2025	Materials & Supplies	02571
0000000	000104	UNIFIRST CORPORATION	1700238172	8/18/2025	4100-043200-6014-	- - 2025/08	56.46	20434	8/22/2025	Materials & Supplies	02571
0000000	000104	UNIFIRST CORPORATION	1700238172	8/18/2025	4100-043200-5420-	- - 2025/08	12.71	20434	8/22/2025	Rents	02571
0000000	000104	UNIFIRST CORPORATION	1700238178	8/18/2025	4100-041200-6011-	- - 2025/08	203.43	20434	8/22/2025	Uniforms	02571
0000000	000104	UNIFIRST CORPORATION	1700236764	8/11/2025	4501-042000-6011-	- - 2025/08	235.46	20434	8/22/2025	Uniforms	02571
0000000	000104	UNIFIRST CORPORATION	1700238145	8/18/2025	4501-043000-6011-	- - 2025/08	111.37	20434	8/22/2025	Uniforms	02571
0000000	000104	UNIFIRST CORPORATION	1700238178	8/18/2025	4501-042000-6011-	- - 2025/08	235.46	20434	8/22/2025	Uniforms	02571
0000000	000104	UNIFIRST CORPORATION	1700236764	8/11/2025	4502-042000-6011-	- - 2025/08	136.97	20434	8/22/2025	Uniforms	02571
0000000	000104	UNIFIRST CORPORATION	1700238154	8/18/2025	4502-043000-6011-	- - 2025/08	160.27	20434	8/22/2025	Uniforms	02571
0000000	000104	UNIFIRST CORPORATION	1700238156	8/18/2025	4502-043000-6014-	- - 2025/08	27.93	20434	8/22/2025	Materials & Supplies	02571
0000000	000104	UNIFIRST CORPORATION	1700238178	8/18/2025	4502-042000-6011-	- - 2025/08	136.97	20434	8/22/2025	Uniforms	02571
					CHECK TOTAL		1,938.92				
0000000	000104	UNIFIRST CORPORATION	1700238181	8/18/2025	4100-041200-6014-	- - 2025/08	21.37	20435	8/22/2025	Material & Supplies	02571
					CHECK TOTAL		21.37				
0000000	002161	UNIFIRST FIRST AID CORP	A501766	8/15/2025	4100-012710-6014-	- - 2025/08	358.57	20436	8/22/2025	Materials & Supplies	02571
					CHECK TOTAL		358.57				
0000000	000640	UNIVERSITY OF VIRGINIA	08212025	8/21/2025	4100-011100-5810-	- - 2025/08	500.00	20437	8/22/2025	Membership Dues/Subscriptions	02571
					CHECK TOTAL		500.00				
0000000	000578	VALLEY AUTOMATION, INC.	13923	7/08/2025	4501-043000-3311-	- - 2025/08	81.71	20438	8/22/2025	Repair parts	02571
0000000	000578	VALLEY AUTOMATION, INC.	13966	8/13/2025	4501-043000-3310-	- - 2025/08	4,235.56	20438	8/22/2025	Maint. Repairs, Mach. & Equip.	02571
					CHECK TOTAL		4,317.27				
0000000	002080	VISION TECHNOLOGY GROUP	3806370	7/26/2025	4100-043200-5230-	- - 2025/08	268.81	20439	8/22/2025	Communications	02571
0000000	002080	VISION TECHNOLOGY GROUP	3806370	7/26/2025	4100-071200-5230-	- - 2025/08	139.71	20439	8/22/2025	Communications	02571
0000000	002080	VISION TECHNOLOGY GROUP	3806370	7/26/2025	4100-031100-5230-	- - 2025/08	244.36	20439	8/22/2025	Communications	02571
0000000	002080	VISION TECHNOLOGY GROUP	3806370	7/26/2025	4100-041200-5230-	- - 2025/08	64.96	20439	8/22/2025	Communications	02571
0000000	002080	VISION TECHNOLOGY GROUP	3806370	7/26/2025	4501-043000-5230-	- - 2025/08	64.96	20439	8/22/2025	Communications	02571
0000000	002080	VISION TECHNOLOGY GROUP	3806370	7/26/2025	4502-043000-5230-	- - 2025/08	79.91	20439	8/22/2025	Communications	02571
					CHECK TOTAL		862.71				
0000000	001456	WATER LOSS SYSTEMS INC	4466	8/08/2025	4501-042250-8218-	- - 2025/08	1,500.00	20440	8/22/2025	Engineering/Surveying/Studies	02571
					CHECK TOTAL		1,500.00				

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
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0000000	000578	VALLEY AUTOMATION, INC.	13790	5/31/2025	4100-031100-3310-	- - 2025/06	105.81	20442	8/22/2025	Maint. Repairs Mach. & Equip.	02572
						CHECK TOTAL	105.81				
0000000	001814	CHARLEEN JOHNSTON	08302025	8/30/2025	4100-071200-6016-	- - 2025/08	400.00	20443	8/27/2025	Recreation Special Events	02573
						CHECK TOTAL	400.00				
0000000	000002	COREBRIDGE FINANCIAL	08292025	8/29/2025	100-000200-0200-	- - 2025/08	33.34	20444	8/27/2025	PR Clearing	02573
0000000	000002	COREBRIDGE FINANCIAL	08292025	8/29/2025	501-000200-0200-	- - 2025/08	33.33	20444	8/27/2025	Payroll Clearing	02573
0000000	000002	COREBRIDGE FINANCIAL	08292025	8/29/2025	502-000200-0200-	- - 2025/08	33.33	20444	8/27/2025	PR Clearing	02573
						CHECK TOTAL	100.00				
0000000	000067	DEBORAH NEALIS	08292025	8/29/2025	4100-043200-5853-	- - 2025/08	2,700.00	20445	8/27/2025	Employee Expenses/Retirement	02573
						CHECK TOTAL	2,700.00				
0000000	001180	PAGE COUNTY FARMERS'	08252025	8/25/2025	4100-071200-6016-	- - 2025/08	1,000.00	20446	8/27/2025	Recreation Special Events	02573
						CHECK TOTAL	1,000.00				
0000000	002087	RANDOLPH M CHAPMAN	08302025	8/30/2025	4100-071200-6016-	- - 2025/08	1,200.00	20447	8/27/2025	Recreation Special Events	02573
						CHECK TOTAL	1,200.00				
0000000	000273	SECURIAN FINANCIAL GROUP	08312025	8/31/2025	100-000200-0200-	- - 2025/08	218.65	20448	8/27/2025	PR Clearing	02573
0000000	000273	SECURIAN FINANCIAL GROUP	08312025	8/31/2025	501-000200-0200-	- - 2025/08	56.59	20448	8/27/2025	Payroll Clearing	02573
0000000	000273	SECURIAN FINANCIAL GROUP	08312025	8/31/2025	502-000200-0200-	- - 2025/08	76.68	20448	8/27/2025	PR Clearing	02573
						CHECK TOTAL	351.92				
0000000	000134	TOWN OF LURAY- PETTY CASH	08252025	8/25/2025	4100-071200-6014-	- - 2025/08	400.00	20449	8/27/2025	Materials & Supplies	02573
						CHECK TOTAL	400.00				
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-012410-5450-	- - 2025/08	36.15	20450	8/27/2025	Credit Card Expense	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-012100-6001-	- - 2025/08	59.96	20450	8/27/2025	Office Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-011100-5810-	- - 2025/08	19.99	20450	8/27/2025	Membership Dues/Subscriptions	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-011100-5810-	- - 2025/08	19.99	20450	8/27/2025	Membership Dues/Subscriptions	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-011100-6001-	- - 2025/08	217.07	20450	8/27/2025	Office Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-011100-6001-	- - 2025/08	31.99	20450	8/27/2025	Office Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-043200-6014-	- - 2025/08	35.37	20450	8/27/2025	Materials & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-031100-5810-	- - 2025/08	36.98	20450	8/27/2025	Membership Dues Subscr.	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-031100-6010-	- - 2025/08	149.74	20450	8/27/2025	Police Supplies & Range	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-031100-3310-	- - 2025/08	231.90	20450	8/27/2025	Maint. Repairs Mach. & Equip.	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-031100-5855-	- - 2025/08	326.00	20450	8/27/2025	Senior/ Physically Challenged	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-031150-8205-	- - 2025/08	716.04	20450	8/27/2025	Vehicles	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-031100-5810-	- - 2025/08	9.99	20450	8/27/2025	Membership Dues Subscr.	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-031100-6010-	- - 2025/08	445.13	20450	8/27/2025	Police Supplies & Range	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-031100-6011-	- - 2025/08	156.34	20450	8/27/2025	Uniforms	02573
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0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-031100-6001-	- - 2025/08	76.94	20450	8/27/2025	Office Supplies	02573
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0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-031100-6011-	- - 2025/08	139.37	20450	8/27/2025	Uniforms	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-031100-6011-	- - 2025/08	139.39	20450	8/27/2025	Uniforms	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-031100-6001-	- - 2025/08	96.07	20450	8/27/2025	Office Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-031100-3310-	- - 2025/08	349.72	20450	8/27/2025	Maint. Repairs Mach. & Equip.	02573

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-081100-6001-	- -	32.24	20450	8/27/2025	Office Supplies	02573
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0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-071200-3311-	- -	127.92	20450	8/27/2025	Repair Parts	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-012100-3311-	- -	75.13	20450	8/27/2025	Repair Parts	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-012410-5810-	- -	14.99	20450	8/27/2025	Membership Dues/Subscriptions	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-012710-8201-	- -	147.90	20450	8/27/2025	Equipment	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-012710-5540-	- -	171.09	20450	8/27/2025	Travel & Training	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-012710-8201-	- -	338.22	20450	8/27/2025	Equipment	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-012710-6014-	- -	128.20	20450	8/27/2025	Materials & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-012710-6014-	- -	95.72	20450	8/27/2025	Materials & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-031100-5810-	- -	174.00	20450	8/27/2025	Membership Dues Subscr.	02573
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0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-071200-6016-	- -	85.14	20450	8/27/2025	Recreation Special Events	02573
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0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-071200-6014-	- -	599.96	20450	8/27/2025	Materials & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-071200-6016-	- -	94.48	20450	8/27/2025	Recreation Special Events	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-071200-6016-	- -	174.83	20450	8/27/2025	Recreation Special Events	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-071200-6014-	- -	5.72	20450	8/27/2025	Materials & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-071200-6014-	- -	100.00	20450	8/27/2025	Materials & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-071200-6014-	- -	94.99	20450	8/27/2025	Materials & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-071200-6001-	- -	237.98	20450	8/27/2025	Office Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-071200-5230-	- -	120.00	20450	8/27/2025	Communications	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-071200-6013-	- -	514.99	20450	8/27/2025	Greenway Maintenance	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-071200-6014-	- -	266.10	20450	8/27/2025	Materials & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-071200-6014-	- -	181.87	20450	8/27/2025	Materials & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-071200-6016-	- -	303.97	20450	8/27/2025	Recreation Special Events	02573
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0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-071200-6014-	- -	161.10	20450	8/27/2025	Materials & Supplies	02573
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0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-071200-6014-	- -	79.17	20450	8/27/2025	Materials & Supplies	02573
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0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-012100-5810-	- -	333.67	20450	8/27/2025	Membership Dues Subscription	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4100-011100-5840-	- -	164.40	20450	8/27/2025	Misc. Expenses	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-3311-	- -	63.56	20450	8/27/2025	Repair parts	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-6001-	- -	41.99	20450	8/27/2025	Office Supplies	02573

P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH	
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-6001-	- -	2025/08	34.20	20450	8/27/2025	Office Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-5540-	- -	2025/08	143.96	20450	8/27/2025	Travel & Training	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-6014-	- -	2025/08	169.22	20450	8/27/2025	Material & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-3311-	- -	2025/08	337.00	20450	8/27/2025	Repair parts	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-6014-	- -	2025/08	313.56	20450	8/27/2025	Material & Supplies	02573
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0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-6014-	- -	2025/08	34.99	20450	8/27/2025	Material & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-6014-	- -	2025/08	156.79	20450	8/27/2025	Material & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-6014-	- -	2025/08	8.99	20450	8/27/2025	Material & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-5860-	- -	2025/08	100.00	20450	8/27/2025	Water-Certification Exp.	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-6014-	- -	2025/08	153.82	20450	8/27/2025	Material & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-6014-	- -	2025/08	29.00	20450	8/27/2025	Material & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-6014-	- -	2025/08	53.87	20450	8/27/2025	Material & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-5540-	- -	2025/08	14.02	20450	8/27/2025	Travel & Training	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-5540-	- -	2025/08	25.00	20450	8/27/2025	Travel & Training	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-5540-	- -	2025/08	19.38	20450	8/27/2025	Travel & Training	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4501-043000-5540-	- -	2025/08	20.00	20450	8/27/2025	Travel & Training	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4502-043000-3311-	- -	2025/08	70.31	20450	8/27/2025	Repair Parts	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4502-043000-5540-	- -	2025/08	126.00	20450	8/27/2025	Travel & Training	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4502-043000-6001-	- -	2025/08	94.34	20450	8/27/2025	Office Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4502-043000-6014-	- -	2025/08	171.73	20450	8/27/2025	Materials & Supplies	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4502-043000-5540-	- -	2025/08	126.00	20450	8/27/2025	Travel & Training	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4502-043000-5540-	- -	2025/08	187.89	20450	8/27/2025	Travel & Training	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4502-043000-5540-	- -	2025/08	94.30	20450	8/27/2025	Travel & Training	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4502-043000-5540-	- -	2025/08	100.00	20450	8/27/2025	Travel & Training	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4502-043000-5540-	- -	2025/08	126.00	20450	8/27/2025	Travel & Training	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4502-043000-5540-	- -	2025/08	126.00	20450	8/27/2025	Travel & Training	02573
0000000	000105	TRUIST BANKCARD	08022025	8/02/2025	4502-043000-6001-	- -	2025/08	39.77	20450	8/27/2025	Office Supplies	02573
CHECK TOTAL							16,835.01					
0000000	002313	WILLIAM J DAVISON	08302025	8/30/2025	4100-071200-6016-	- -	2025/08	450.00	20451	8/27/2025	Recreation Special Events	02573
CHECK TOTAL							450.00					
0000000	000756	PERFORMING ARTS-LURAY	08252025	8/25/2025	4100-011100-5811-	- -	2025/06	4,500.00	20452	8/27/2025	Contributions	02574
0000000	000756	PERFORMING ARTS-LURAY	08252025	8/25/2025	4100-011100-5811-	- -	2025/06	4,500.00	20452	8/27/2025	Contributions	02574
0000000	000756	PERFORMING ARTS-LURAY	08252025	8/25/2025	4100-011100-5811-	- -	2025/06	4,500.00	20452	8/27/2025	Contributions	02574
CHECK TOTAL							13,500.00					
0000000	000756	PERFORMING ARTS-LURAY	08272025*	8/27/2025	4100-011100-5811-	- -	2025/08	4,500.00	20453	8/27/2025	Contributions	02575
CHECK TOTAL							4,500.00					
0000000	000193	THE MIMSLYN INN, LLC	08272025	8/27/2025	4100-012410-5540-	- -	2025/08	577.66	20454	8/27/2025	Travel & Training	02575
CHECK TOTAL							577.66					
0000000	001928	DOROTHY WEAVER	08282025	8/28/2025	4100-043200-3311-	- -	2025/08	57.32	20455	8/28/2025	Repair Parts	02576
CHECK TOTAL							57.32					
CHECK TYPE TOTAL							335,033.80					

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TOWN OF LURAY

A/P TREAS. REFUND CHECK REGISTER TIME-13:07:59

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P/O NO.	VEND. NO.	VENDOR NAME	INVOICE NO.	INVOICE DATE	ACCOUNT NO.	ACCT PD	NET AMOUNT	CHECK NO.	CHECK DATE	DESCRIPTION	BATCH
0000000	999999	ALCOVA MORTGAGE	UT0000060360001	8/12/2025	501-000200-0300-	- - 2025/08	9.80	20356	8/12/2025	Refund Liability Account	00784
						CHECK TOTAL	9.80				
0000000	999999	JIBOD HAMID	UT0000063270001	8/12/2025	501-000200-0300-	- - 2025/08	75.08	20357	8/12/2025	Refund Liability Account	00784
						CHECK TOTAL	75.08				
0000000	999999	KENNERLY LISA	UT0000067810001	8/12/2025	501-000200-0300-	- - 2025/08	304.32	20358	8/12/2025	Refund Liability Account	00784
						CHECK TOTAL	304.32				
0000000	999999	STACEY WILLIAM	UT0000070090001	8/12/2025	501-000200-0300-	- - 2025/08	85.88	20359	8/12/2025	Refund Liability Account	00784
						CHECK TOTAL	85.88				
0000000	999999	CAMPBELL BARRY	UT0000049180001	8/25/2025	501-000200-0300-	- - 2025/08	85.88	20456	8/29/2025	Refund Liability Account	00785
						CHECK TOTAL	85.88				
0000000	999999	HUFF RICHARD	UT0000052540001	8/25/2025	501-000200-0300-	- - 2025/08	1.76	20457	8/29/2025	Refund Liability Account	00785
						CHECK TOTAL	1.76				
0000000	999999	JORDAN PETER	UT0000067780001	8/25/2025	501-000200-0300-	- - 2025/08	3.25	20458	8/29/2025	Refund Liability Account	00785
						CHECK TOTAL	3.25				
0000000	999999	MILLER RICHARD D	UT0000056000001	8/25/2025	501-000200-0300-	- - 2025/08	85.88	20459	8/29/2025	Refund Liability Account	00785
						CHECK TOTAL	85.88				
0000000	999999	PLEASANTS ROBERT	UT0000041450001	8/25/2025	501-000200-0300-	- - 2025/08	172.00	20460	8/29/2025	Refund Liability Account	00785
						CHECK TOTAL	172.00				
						CHECK TYPE TOTAL	823.85				
						FINAL TOTAL	335,857.65				



TOWN OF LURAY

Town Council

Regular Meeting

September 8, 2025

Public Hearings

VIIIA. Lodging House - SUP25-002

6 Wilson Ave (R3)



Town of Luray, Virginia
Town Council Agenda Statement

Item No: VIII-A

Meeting Date: September 8, 2025

Agenda Item:

TOWN COUNCIL PUBLIC HEARING, DISCUSSION & ACTION
Item VIII-A – SUP25-002 – 6 Wilson Avenue (McKenna)

Summary:

The Town Council is requested to conduct a Public Hearing to receive citizen input and to consider a request for a Special Use Permit to locate a Lodging House (short-term rental) at **6 Wilson Avenue** (Tax Map No. **42A11-2-19**) in the High Density Residential (**R-3**) Zoning District. The dwelling is approximately **1,336** square feet with **two (2) bedrooms** and is located on one parcel that is approximately **7,840** sq ft in area. A Special Use Permit is required to operate a Lodging House in the R-3 Zoning District per Town Code Appendix A, Article IV, Section **403.2.(n)**.

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. The maximum number of guests shall be two (2) 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) Operator shall maintain directional signs in and out of the private alley for the on-site parking area, which shall be used for overnight guests.
- 3) The Special Use Permit shall not transfer upon sale of property or membership interest composition of the holding company.

Commission Review: August 13, 2025, Public Hearing Recommended for Approval 5 – 1 (Stombock)

Fiscal Impact: N/A

Suggested Motions: I move that the Special Use Permit 25-002 be **approved**, with the conditions as presented.

OR

I move that the Special Use Permit 25-002 be **approved**, with the **conditions noted**

_____.

OR

I move that the Special Use Permit 25-002 be **denied**, for the reasons noted

_____.



Town of Luray
Special Use Permit Application
Application No.: SP25-002

Existing Property Information:

Site Address 6 Wilson Avenue, Luray, VA 22835

Page County Tax Map Number 42A11 2 19

Town Zoning District R3

Total Acreage 0.75

Request Information:

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

We are requesting to operate a short-term rental at 6 Wilson Avenue in Luray. The property was previously operated as a short-term rental by owners from North Carolina prior to our purchase, so this would not be the addition of a short-term rental in downtown Luray, only the continuance. only a continuance. We are residents of the town of Luray and operate two other short-term rentals in Luray. We are committed to this beautifully-restored farmhouse that will celebrate its 100th birthday in 2028 and also supporting our local businesses (especially downtown businesses) who would benefit from their patronage. We are requesting to build a white fence around a portion of the backyard to provide additional privacy for both guests and for our neighbors.

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



Town of Luray

Zoning Permit Application

Application No.: SUP-25-002
\$430 - pd. 6/23/25

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 Laurence and Tricia McKennaCompany Name LTM Rentals, LLCAddress 191 Bixlers Ferry Road, Luray, VA 22835Phone: _____ Email: 1

Property Owner Information:

Owner Name Laurence and Tricia McKennaAddress 191 Bixlers Ferry Road, Luray, VA 22835

Phone: _____ Email: _____

Property Information:

Site Address 6 Wilson Avenue, Luray, VA 22835Page County Tax Map Number 42A11 2 19 Town Zoning District R3

Request Information:

Nature of Request (Describe Fully) We are requesting to operate a short-term rental at 6 Wilson Avenue in Luray. The property was previously operated as a short-term rental by owners from North Carolina prior to our purchase, so this would not be the addition of a short-term rental in downtown Luray, only the continuance. We are residents of the town of Luray and operate two other short-term rentals in Luray, one property that we built ourselves. Our website is www.stayinluray.com where you can see that both of our current short-term rentals are well-maintained and highly-rated. We are committed to this beautifully-restored farmhouse that will celebrate its 100th birthday in 2028 and also supporting our local businesses (especially downtown businesses) that would benefit from our downtown guests' patronage. We personally ensure that our guests respect the property and permanent neighbors.

See Appropriate Application Appendix for Additional Information Required with Your Application

Alma
Signature of Applicant6/23/25
Date

Please Complete Additional Application Form for Your Specific Request

Google Maps



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 100 ft

6 Wilson Avenue, Luray, VA

This property was previously a short-term rental that operated without issue. Across the street from the property is a vacant lot. The backyard is long with unused outbuildings with only one neighbor before the cemetery. This neighbor has a privacy fence. The property to the right of the home is a garage for rent. We have also built a privacy fence in the backyard stopping before the vacant outbuildings on our lot to ensure additional privacy for both neighbors and guests.

We believe the impact on neighboring properties would be minimal as a short-term rental, but the impact on main street businesses and restaurants would be positive due to the frequent patronage from the short-term rental's guests. We as the owners of 6 Wilson Avenue live in the town of Luray so we would be immediately accessible and responsible for the rental's operation.



Page County Property Map

THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressed or implied, including, 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.

- General Tab

Addresses
- Parcels

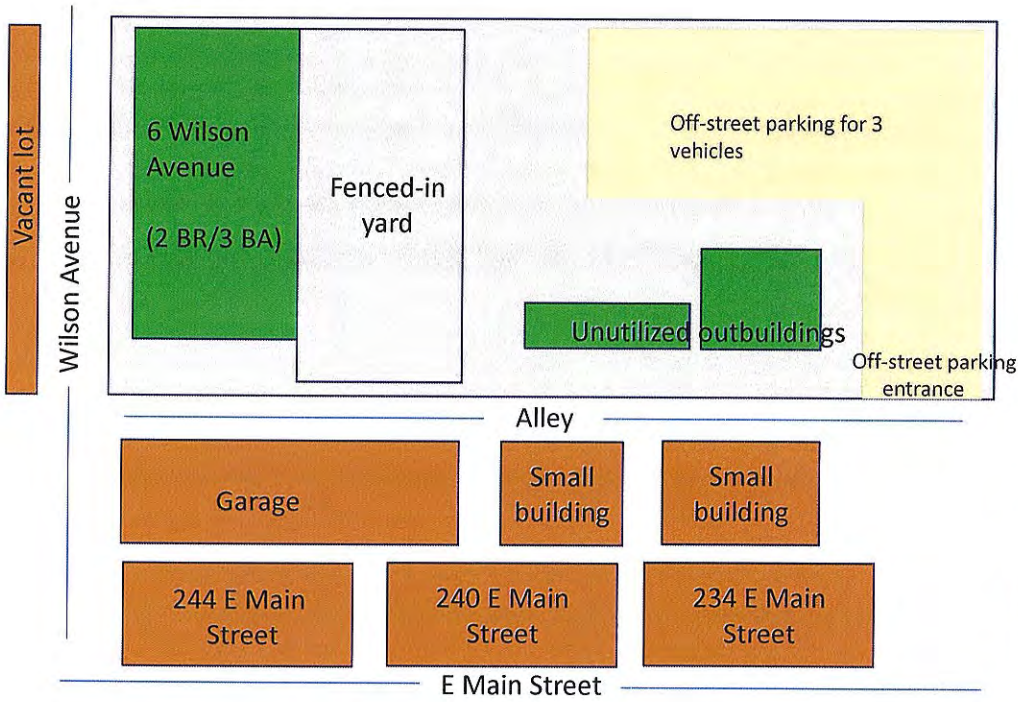
Streams
- Roads

Railroads
- Hidden Other Counties

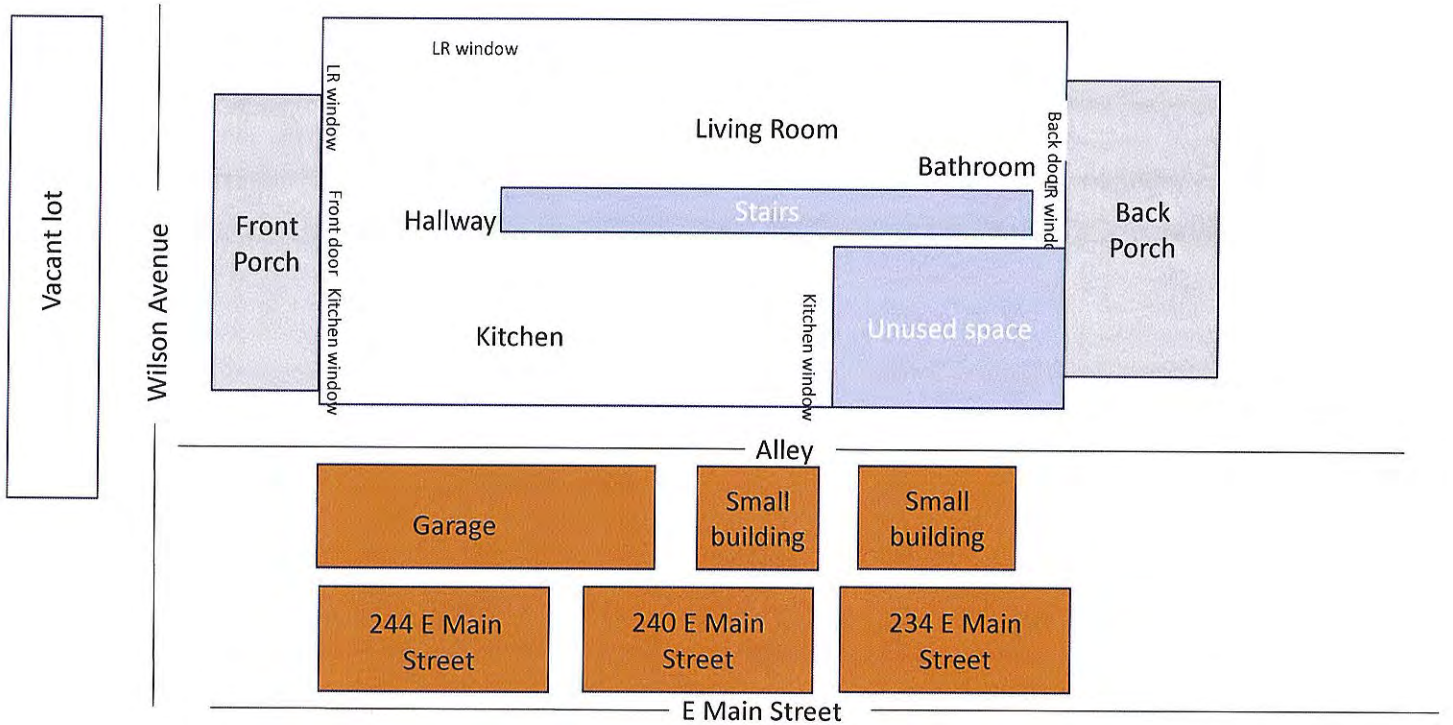
Property/Floor Plan

6 Wilson Avenue, Luray, VA

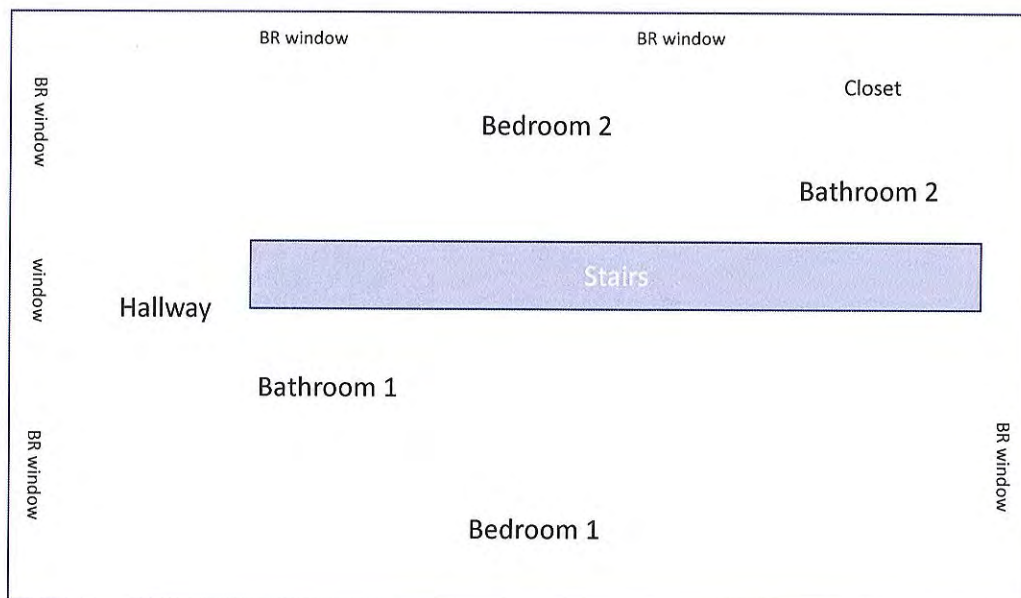
Overview



First Floor



Second Floor



Lodging House Operational Plan for 6 Wilson Avenue, Luray, VA

This lodging house operational plan outlines key areas such as primary contacts, property management protocol, guest communications and experience, property maintenance, and issue resolution. This plan will help ensure smooth operations, consistent guest experiences, and efficient handling of issues if and when they arise.

Primary Contacts:

Tricia and Laurence McKenna, Owners and Managers

191 Bixlers Ferry Road, Luray, Virginia 22835

Phone: 703-597-7342 (Tricia), 540-664-7776 (Laurence)

Email: triciaemorris@hotmail.com (Tricia), laurence589@gmail.com (Laurence)

Property Management:

The owners manage and clean the property themselves. The business name is LTM Rentals, LLC, and we have a current Page County Business License.

- Check-in for guests is at 11am the day of their arrival. Check-out is at 4pm.
- Maximum number of guests on the property at any time is limited to six.
- Cleaning and preparing the lodging house is done by the owners prior to each guest's arrival. We follow Airbnb's highest cleaning standards that were issued during the Covid-19 pandemic.
- Maintenance issues are handled by the owner who is a licensed contractor, with the exception of major issues for which local experts are called. The owners have professional relationships with local electricians, hot tub maintenance, plumbing, landscaping and other related vendors.
- Inventory management is handled by the owners. Most supply inventory is kept onsite at their primary residence at 191 Bixlers Ferry Road.

Guest Communication:

Guests are encouraged to communicate with the owners through the Airbnb app which allows for instant messaging and notification to the owners/managers 24/7. Guests do have access to the owners'/managers' phone number, as well, and are provided the numbers for emergencies (hospital, fire, police) at the property.

The owners/managers communicate directly with the guests themselves from booking and throughout their stay.

A common booking communication to guests is as follows:

"Hi _____! Thanks so much for booking our property in Luray. We look forward to having you there later this month. Sending you some information about the property ahead of your stay:

The address is 6 Wilson Avenue in Luray, and self-check-in is at 4pm or after the day of your arrival.

At the home, we'll have starter firewood (enough for at least one night around the firepit) there for you when you all arrive. For the gas grill, we'll have a propane tank there with gas.

Along with that, we have streaming TV, a DVD player with DVDs, games and puzzles. We also provide smores supplies, smores skewers, and a Keurig coffee maker with an assortment of K-cups, creamers, and sweeteners. Also in the kitchen are basic pantry supplies such as all-purpose seasonings, aluminum foil, and nonstick cooking spray.

Other items provided are all the cookware, cooking utensils and basic kitchen cooking and cleaning items you might need including dishwashing soap, dishwasher detergent, hand soap, trash bags, and paper towels. For toiletries, we have hotel-sized body washes, shampoos, soaps, conditioners, toilet paper, bathrobes, disposable spa slippers, and hair dryers. We also have a full-size washer and dryer and related supplies.

Also provided are all the bedding, towels, extra blankets, etc., all cleaned for our guests to Airbnb's (and our :)) highest standards. We want to make sure our guests feel right at home as much as possible.

The Luray-Page County Visitor Center in downtown Luray is less than five minutes from the home, and has a ton of info about the area. For food and drink, a couple of recommendations are Broad Porch Coffee, The Gathering Grounds, West Main Market, Hawksbill Brewing Co., Blue Shepherd Spirits, Wisteria Farm and Vineyard, Chop House Bistro, Taste o' Home, and Asian Station downtown. If you're interested in doing pizza one night, our favorite is Anthony's in the Food Lion Shopping Center.

Luray Caverns is also an amazing all-weather attraction, and is located near the downtown area, as well.

For visiting Skyline Drive and the Shenandoah National Park, the Thornton Gap Entrance is the closest to the cabin (about 30 minutes away). On Skyline Drive is a restaurant and gift shop called Skyland that is a great place to stop for lunch, dinner, a coffee, or a drink.

If you need more firewood during your stay, the convenience stores, Page Co-op, and the grocery store sell bundles. And for groceries, Walmart and FoodLion are about 10 minutes away from the home in Luray (along with fast food chains, etc.).

Hope this information is helpful, along with our Luray Airbnb guidebook:

[https://www.airbnb.com/s/guidebooks?refinement_patns\[\]=/guidebooks/3089813&share_channel=copy](https://www.airbnb.com/s/guidebooks?refinement_patns[]=/guidebooks/3089813&share_channel=copy)

I'll send more information, including the self-check-in and WiFi info about a week before your stay. Message any time with additional questions or if we can help with any special requests. All our best! – Tricia”

Approximately a week prior to their stay, guests receive another message that gives them the self-check in instructions, WiFi, etc., encouraging them to message us anytime if they need assistance or additional information, and assuring that we are just a message and a few miles away.

The owners/managers are then on alert and on call for any guest messages during each guest's stay.

**Attached you will find our house rules and other instructions for guests that are located inside the home when they arrive.

Issue Resolution:

Should guests or neighbors have any issues during a guest's stay, the owners take quick and personal responsibility to ensure fast resolution. We are located 1.5 miles/5 minutes from the property.

Maintenance:

Because the owners clean and manage the property themselves, they regularly inspect the property and its belongings for issues during each cleaning and between guests.

Common maintenance issues are handled by the owner who is a licensed contractor, with the exception of major issues for which local experts are called. The owners have professional relationships with local electricians, hot tub maintenance, plumbing, landscaping and other related vendors.

Marketing and Promotion:

Our short-term rental properties are booked exclusively through Airbnb. We also manage and maintain a website, www.stayinluray.com, which promotes the properties and Luray as a visitor destination.

Guest Experience:

We care very deeply about our guests' experience and their visit to Luray. We have been superhosts for five years on Airbnb and maintain a 4.99 and 5.0-star rating on our other two short-term rentals in Luray.

We collect and take action on guest feedback to continue to improve our properties and the experience for guests.

Community Experience:

As residents of the Town of Luray, we are dedicated to being good neighbors. We are also committed to preserving and improving this 1928 farmhouse which will celebrate its 100th anniversary in 2028. My grandmother, Jennie Kerkhoff, wrote the book "Old Homes of Page County," so we are very excited to share this home with the community and visitors.

This property was previously a short-term rental that operated without issue. Across the street from the property is a vacant lot. The backyard is long with unused outbuildings with only one neighbor before

the cemetery. This neighbor has a privacy fence. The property to the right of the home is a garage for rent. We have also built a privacy fence around our backyard with a door leading to and from our off-street parking to ensure additional privacy for both neighbors and guests.

We believe the impact on neighboring properties would be minimal as a short-term rental, but the impact on main street businesses and restaurants would be positive due to the frequent patronage from the short-term rental's guests. We as the owners of 6 Wilson Avenue live in the town of Luray so we would be immediately accessible and responsible for the rental's operation.

Welcome

TO SAGE DOWNTOWN

6 Wilson Avenue, Luray, VA



WIFI

NETWORK: XXXX

PASSWORD: XXXX



CONTACT

HOSTS: Tricia & Laurence
Message through Airbnb app
for information or assistance



HOUSE RULES

- PARKING IS OFF-STREET IN THE REAR OF THE PROPERTY
- NO SMOKING, VAPING, OR E-CIGARETTES INDOORS
- NO PETS OR PARTIES
- QUIET HOURS 8PM - 8AM
PLEASE KEEP VOICES & MUSIC LOW WHEN OUTSIDE
- PLEASE ENSURE OUTDOOR FIRE IS OUT BEFORE RETIRING FOR THE EVENING
- ENSURE HOT TUB REMAINS COVERED & AT 100 DEGREES WHEN NOT IN USE
- TRASH PICKUP ON WEDNESDAY
- PLEASE BE RESPECTFUL OF NEIGHBORS



CHECK-OUT

- CHECK OUT IS AT OR BEFORE 11AM
- LEAVE USED TOWELS AND ROBES IN HAMPERS
- LEAVE USED BEDS UNMADE JUST AS YOU WOULD IN A HOTEL
- DISPOSE OF OPENED FOOD, DRINK
- PUT DIRTY DISHES IN DISHWASHER & START ON SHORTEST SETTING
- PLACE TRASH IN OUTDOOR BIN
- LEAVE ROOM TEMPERATURE BETWEEN 65 AND 72 DEGREES
- CHECK FOR PERSONAL ITEMS
- CLOSE & LOCK WINDOWS, DOORS

Enjoy Your Stay!

Bryan Chrisman

From: nvraloneme Ford <gaily4d@gmail.com>
Sent: Wednesday, August 13, 2025 4:57 PM
To: Bryan Chrisman
Subject: Public hearing special use permit

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Good morning, Brian,

I am strongly against the Planning Commission approving the Short Term Rental of 6 Wilson Avenue, for the following reasons:

- 1) My 4 grandchildren live in that block. My daughter purchased her home believing she would have long term neighbors, who she would know, and be able to affirm she could trust. You are presenting her with the third (minimum) structure within just her block on Wilson that welcomes complete strangers routinely, who cannot be vetted or trusted - all adjacent to her yard where her children play. This endangers her children.
- 2) There are plenty of short term rentals in Luray and Page County, a rapidly growing number. This, while the young people, who must stay to pay taxes to keep this town afloat as the town's people age, must ultimately leave the town in order to find affordable housing.
- 3) Zoning is supposed to alert potential buyers as to what a particular property is appropriate to be used for. Allowing post-purchase exceptions like this makes zoning meaningless, negatively impacting the quality of life of those families who are honoring the original guidelines.

Please ask the Planning Commission to use their authority to keep the well-being of the children growing up in Luray in mind and reject this application for an exception.

Thank you,

Gail Ford

Land owner of 0 Eden Road

(1 Garden Way, Tax Map # 42A13-A-29)

Luray VA 22835



TOWN OF LURAY

Town Council

Regular Meeting

September 8, 2025

Public Hearings

VIIIB. Ordinance Amendments –

Articles IV & VII



Town of Luray, Virginia
Town Council Agenda Statement

Item No: VIII-B

Meeting Date: September 8, 2025

Agenda Item:

TOWN COUNCIL PUBLIC HEARING, DISCUSSION & ACTION
Item VIII-B – Zoning Ordinance Amendments – Articles IV & VII

Summary:

The Town Council is requested to conduct a Public Hearing to receive citizen input and to consider several amendments to the Zoning Ordinance, specifically Article IV – Chapter 413 and designation, and Article VII.

These amendments will facilitate the incorporation of the Village Residential (VR) Zoning District, a new concept in the Town which is designed to offer additional housing options for our community.

The text amendments will also make important updates and changes to the Ordinance to bring the text sections into compliance with state code and local practice. These primarily impact the operations of the Board of Zoning Appeals. The proposed changes have been provided by the Town Attorney.

Copies of the text amendments (both red-line and clean) are included for your review.

If the Council chooses to approve these amendments, an Ordinance with Exhibits is included for adoption.

Commission Review: August 13, 2025, Public Hearing Recommended for Approval (6-0)

Fiscal Impact: N/A

Suggested Motions: I move that the Zoning Ordinance Amendments **be approved, and the Ordinance with Exhibits be adopted**, as presented.

OR

I move that the Zoning Ordinance Amendments **be approved**, and the Ordinance with Exhibits be adopted, **with the changes noted**

OR

I move that the Zoning Ordinance Amendments be **denied**, for the reasons noted

302. Zoning districts.

For the purpose of this ordinance, the incorporated area of Luray, Virginia, is hereby classified into the following districts:

R-1	Low-Density Residential
R-2	Medium-Density Residential
R-3	High-Density Residential
R-4	High-Density Residential (Boomfield)
R-5	Townhouse and Apartment Residential
<u>VR</u>	<u>Village Residential</u>
B-1	Business
M-1	Limited Industrial
	Floodplain Conservation
OSP	Open Space/Park Zoning District
PND	Planned Neighborhood Development District (PND)
	Arts and Cultural District
	Luray Enterprise Zone

(Ord. of 2-8-2010, § 2; Ord. of 05-13-2019(3); Am. of 8-9-2021(2))

413. Village Residential District.

413.1. Statement of intent. The district is established to promote and maintain a harmonious residential environment within the town, while emphasizing affordability, quality housing, and small-scale neighborhood design. This district seeks to offer a range of housing options that cater to varying needs and lifestyles, including older populations, single individuals, small families, all while embracing smaller household size trends.

Dwellings located in this district are single-family or two-family dwelling units, designed to foster a sense of community and neighborhood cohesion. The district encourages the integration of smaller housing units that utilize efficient design principles and sustainable building practices, thereby reducing environmental impact. Affordability is enhanced through the incorporation of manufactured and/or modular housing, which has seen significant improvements in quality and design in recent years.

Development in this district is guided by an approved development plan that outlines the layout of the entire neighborhood, including the locations and sizes of individual dwelling units. The development plan also includes provisions for open space, parking areas, pedestrian connections, and accommodations to support a high quality of life for residents. Emphasis is placed on creating pedestrian-friendly environments, providing adequate open space, and ensuring compatibility with the surrounding town character and infrastructure.

413.2. Definitions.

- A. *Open space.* Common space generally intended for passive recreation and not improved with a building, structure, driveway, street, sidewalk, or parking area. Open space may include neighborhood recreation facilities, undisturbed natural areas, woodlands, preservation areas; landscaped grounds, and buffers.
- B. *Village recreation facility.* Pedestrian walkways, bike paths, trails, playgrounds, picnic areas, shelters, outdoor cooking facilities, and similar structures and improvements.
- C. *Village service facility.* A structure from which property management and maintenance services are provided along with ancillary services available exclusively to village residents such as laundry, personal storage, exercise equipment, refuse removal, and similar amenities.

413.3. Permitted uses. In the village residential district, the following residential and accessory uses are permitted by right:

- A. Detached single-family dwelling.
- B. Two-family dwelling with dwelling units that are side by side.
- C. Off-street parking.
- D. Electronic occupation.
- E. Village recreation facility.
- F. Village service facility.

413.4. Dimensional requirements.

- A. *Minimum lot size:* 32,670 square feet.
- B. *Minimum setback:* 15 feet from edge of public right-of-way and 10 feet from any interior roadway or off-street parking area.
- C. *Yard regulations:*
 - 1. *Dwellings:* Each rear and side yard shall be a minimum of 10 feet.
 - 2. *All other structures:* Each rear and side yard shall be a minimum of 20 feet.

413.5. Design standards.

- A. *Minimum open space:* A single contiguous area equal to 10 percent of the total area of the village neighborhood.
- B. *Dwelling units:*
 - 1. Each village neighborhood shall contain a minimum of eight dwelling units that are at least 400 square feet (16 feet in width by 25 feet in length).
 - 2. An additional dwelling unit is permitted for every 3,500 square feet of lot size above 32,670 square feet.
- C. *Minimum village service facility:* 800 square feet.

- D. *Maximum structure height:* 28 feet.
- E. *Interior pathway:* Dwelling units, village service facilities, and village recreation facilities must be accessible from and interconnected by a pedestrian pathway.
- F. *Parking requirements:*
 - 1. Each dwelling unit and village service facility must have one dedicated parking space.
 - 2. An additional overflow parking area is required that must provide 0.5 parking spaces for each dwelling unit.
 - 3. All required parking must be off-street.
 - 4. No recreational vehicles, campers, or camper vans are permitted.
- G. *Vehicular access:* A single combined entrance/exit must be utilized for vehicular ingress and egress from the public right-of-way to the village neighborhood.
- H. *Lighting:* Lighting for structures, interior walkways, and parking areas shall be provided for safety and convenience of residents, but shall be arranged to avoid reflection toward any public streets or causing any annoyance to surrounding property owners and residents.
- I. *Screening, buffering, and landscaping:*
 - 1. Upon recommendation of the zoning administrator and/or the planning commission, sufficient area may be required to adequately screen and/or buffer the village neighborhood from adjacent uses.
 - 2. Upon recommendation of the zoning administrator and/or the planning commission, a planting plan specifying the type, size and location of existing and proposed planting material may be required.
- J. *Utilities.*
 - 1. Electric transmission, cable television lines, telephone lines, and other utilities serving the village neighborhood shall be installed underground.
 - 2. Each village neighborhood shall be served by a single utility account with the town.
 - 3. Refuse in the village neighborhood shall be deposited into a solid waste dumpster in a secure enclosure located onsite.
- K. *Signs.* Each village neighborhood shall have one ground sign of up to 24 square feet and each dwelling unit may have up to three minor signs.

413.6. Review and consideration process.

- A. *Application for rezoning.* The owner of a lot meeting the minimum requirements for a village neighborhood may file an application for rezoning with the zoning administrator. A preliminary conference with town staff is required prior to such filing.
- B. *Development plan.* A development plan drawn to scale shall be submitted with the application. The development plan shall comply with the provisions of appendix A section 515 of the Code of Luray, Virginia, and be prepared by a Virginia-licensed architect or engineer.
- C. *Evaluation criteria.* The application will be evaluated on the extent to which the development plan achieves these objectives:

1. Effectively relates the type, design and layout of proposed village neighborhood to the specific characteristics of the particular lot.
 2. Employs architectural, landscape or other design features to provide compatibility with neighboring uses.
 3. Includes an efficient layout of various transportation modes that connect internal features of the neighborhood.
 4. Utilizes design to protect and preserve any natural features such as trees and topographic features.
 5. Demonstrates adequate capacity of private utility infrastructure to serve the proposed neighborhood.
 6. Minimizes traffic impacts upon the surrounding public traffic network.
 7. Exhibits consistency with the town's comprehensive plan and provides overall benefits to the town.
- D. *Consideration by planning commission.* After advertisement and a public hearing as required by law, the planning commission shall consider the application and issue a recommendation to the town council that the application be approved, conditionally approved, or disapproved.
- E. *Consideration by town council.* After receiving the recommendation of the planning commission, the town council may approve, conditionally approve, or disapprove the application following advertisement and a public hearing as required by law.

513.7. Amendments to development plan. After approval of the application, all subsequent development in the village neighborhood shall be in substantial compliance with the approved development plan. Minor adjustments to the development plan may be approved administratively by the zoning administrator. However, substantial revisions or modifications to the development plan shall be considered using the process set forth above in section 513.6(D)-(E).

ARTICLE VII. ADMINISTRATION AND ENFORCEMENT

701. Zoning permits.

701.1. No building or structure shall be started, repaired, reconstructed, enlarged or altered until after a zoning permit has been obtained from the zoning administrator.

701.2. Each application for a zoning permit shall be accompanied by three copies of an adequately dimensioned drawing unless as otherwise specified. The drawing shall show the size and shape of the parcel of land on which the proposed building is to be constructed, the nature of the proposed use of the building or land, the location and arrangement of off-street parking, the location of such building or use with respect to the property line of said parcel of land and to the right-of-way of any street or highway adjoining said parcel of land, the developer's drainage plan for properly distributing surface water and additional information as required by this ordinance. Any other information which the zoning administrator may deem necessary for the consideration of the application may be required. If the proposed building or use is in conformity with the provisions of this ordinance, a permit shall be issued to the applicant by the zoning administrator. One copy of the drawing shall be returned to the applicant with the permit.

~~701.3. Buildings to which state fire safety regulations apply as set forth by the state corporation commission shall conform to such regulations.~~

702. Certificate of occupancy.

~~(a)~~ Land may be used or occupied, and buildings structurally altered or erected may be used or changed in use only after a certificate of occupancy has been issued ~~by the administrator. Such a permit~~ The {certificate} shall state that the building or the proposed use, or the use of land, complies with the provisions of this ordinance. A similar certificate shall be issued for the purpose of maintaining, renewing, changing, or extending a nonconforming use. A certificate of occupancy either for the whole or a part of a building shall be applied for simultaneously with the application for a zoning permit. ~~The permit shall be issued within ten days after the erection or structural alteration of such building or part has conformed with the provisions of this ordinance.~~

~~(b) — Special use permits, issued pursuant to sections 401.2(c), 402.2(c), 403.2(d), 404.2(d), 405.2(c), 406.2(f), and 407.1(y), shall only be issued after a public hearing is held in relation thereto at which parties in interest and citizens shall have an opportunity to be heard. Notices thereof shall be given of the time and place of such hearing by publication in at least two issues of some newspaper having a general circulation in the jurisdiction, in accordance with Code of Virginia, § 15.2-2204, as amended.~~

~~(c) — Such permits shall not be issued if the proposed use would be contrary to the spirit of this ordinance, or contrary to the spirit of the statement of intent for the zoning district involved, or would be a substantial detriment to adjacent property, or would be substantially at variance with the character of the zoning district involved.~~

(Ord. of 4-28-1980, § 5)

703. Special use permit.

~~Uses permitted by special use permit require a special use permit. Where uses are permitted by special permit the location and beginning of such uses shall require,~~ in addition to the zoning permit and certificate of occupancy, ~~a special use permit. A special use~~ These permits shall be subject to such conditions as required in this ordinance and those that the governing body town council upon recommendation of the planning commission deems necessary to carry out the intent of this ordinance. Applications for ~~such special use~~ permits shall be submitted to the zoning administrator. The planning commission and town council shall each hold a public hearing

noticed in accordance with Code of Virginia, § 15.2-2204, as amended, prior to issuing a recommendation or deciding upon an application for a special use permit.

704. Satisfaction of applicable fees, charges, expenses, and liens.

704.1. Fees, charges, and expenses. The town council shall establish, by resolution, a schedule of fees, charges, expenses, and collection procedures for zoning permits, special use permits, variances, appeals, amendments, and other matters pertaining to this ordinance. The schedule of fees shall be available for inspection in the office of the zoning administrator and may be amended by resolution of the town council. No action shall be taken on any application or appeal until all application fees, charges, and expenses have been paid in full.

704.2. Delinquent real estate taxes, nuisance charges, and other liens. An application by the owner of the subject property, the owner's agent, or any entity in which the owner holds an ownership interest greater than 50 percent, for a special use permit, variance, rezoning or land disturbing permit, including building permits and erosion and sediment control permits, shall not be approved until satisfactory evidence is presented to the zoning administrator that any delinquent real estate taxes, nuisance charges, and other charges owed to the town and constituting a lien on the subject property have been paid in full.

(Ord. of 3-9-2020(1))

State law reference(s)—Code of Virginia, § 15.2-2286(B).

705. Provisions for appeal.

705.1. Board of zoning appeals:

- (a) A board consisting of seven town residents shall be appointed by the Circuit Court of Page County, Virginia. The board shall serve without pay other than for traveling expenses, and members shall be removable for malfeasance, misfeasance, or nonfeasance in office, or for other just cause, by the Circuit Court of Page County, Virginia, after a hearing held after at least 15 days' notice. Appointments for vacancies ~~occurring otherwise than by expiration of term~~ shall be for the unexpired term.
- (b) ~~Members of the board shall hold no other public office in the town except that The term of office shall be for five years, except that of the first seven members appointed, one shall serve for seven years, one for six years, one for five years, one for four years, one for three years, one for two years, and one for one year. One of the seven members appointed may be an active member of the planning commission of the town.~~
- (c) Any member of the board shall be disqualified to act upon a matter before the board when necessary to comply with the provisions of the State and Local Government Conflict of Interest Act, Code of Virginia, § 2.2-3100, et seq., as amended ~~with respect to property in which the member has an interest.~~
- (d) The board ~~members~~ shall elect a chairman and vice chairman from its members, and secretary who may either be a member or an otherwise qualified individual. The vice chairman shall act when the chairman is absent or abstaining. All officers shall serve one-year terms and may succeed themselves. choose annually from its own membership, its chairman and vice chairman, who shall act in the absence of the chairman, and secretary.

State law reference(s)—Local board of zoning appeals, Code of Virginia, § 15.2-2308 et seq.

705.2. Powers of the board of zoning appeals:

The board of zoning appeals shall have the following powers and duties:

- (a) ~~1.~~ 1.—To hear and decide appeals from any order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of Code of Virginia, § 15.2-2280, et seq., or

this ordinance. The determination of the administrative officer shall be presumed to be correct. At a hearing on an appeal, the administrative officer shall explain the basis for the determination after which the appellant has the burden of proof to rebut the presumption by a preponderance of the evidence. The decision on such appeal shall be based on the board's judgment of whether the administrative officer was correct. The board shall consider the purpose and intent of any applicable ordinances, laws and regulations in making its decision.

(b) 2.—To grant a variance upon appeal or original application in specific cases as defined in Code of Virginia, § 15.2-2201. The board of zoning appeals shall grant a variance if the appellant or applicant evidence shows by a preponderance of the evidence:

- 1a. (i) A strict application of the ordinance provisions would unreasonably restrict the utilization of the property; or
- (ii) The granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of this ordinance; or
- (iii) The variance would alleviate a hardship by granting a reasonable modification for a person with a disability; and
- 2b. The property interest for which the variance is requested was acquired in good faith and any hardship was not created by the applicant; and
- 3e. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity; and
- 4d. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as amendment to this ordinance; and
- 5e. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
- 6.f. The relief or remedy sought by the variance applicant is not available through a modification ~~special exception process~~ authorized under section 606 of this ordinance ~~Code of Virginia, § 15.2-2309(6).~~

No variance shall be authorized except after notice and hearing as required by Code of Virginia, § 15.2-2204, as amended. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

In authorizing a variance, the board may impose such conditions regarding the location, character and other features of the proposed structure or use as it may deem necessary in the public interest, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

(c)3- To hear and decide appeals from the decision of the zoning administrator after notice and hearing as provided by Code of Virginia, § 15.2-2204, as amended. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

(d)4- To hear and decide applications for interpretation of the district map where there is any uncertainty as to the location of a district boundary. After notice to the owners of the property affected by the question, and after public hearing with notice as required by Code of Virginia, § 15.2-2204, the board may interpret the map in such way as to carry out the intent and purpose of the ordinance for the particular section or district in question. However, when giving any required notice to the owners, their

agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. The board shall not have the power to change substantially the locations of district boundaries as established by ordinance.

- (e)5- No provision of this section shall be construed as granting ~~the any~~ board the power to rezone property or to base board decisions on the merits of the purpose and intent of ~~local~~ ordinances duly adopted by the ~~governing body~~ town council.
- (f)6- Any variance granted to provide a reasonable modification to property or improvements thereon requested by, or on behalf of, a person with a disability may expire when the person benefited by it is no longer in need of the modification to such property or improvements provided by the variance, subject to the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131, et seq.), as applicable. If a request for a reasonable modification is made to the town and is appropriate under the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131, et seq.), as applicable, such request shall be granted by the town unless a variance from the board of zoning appeals under this section is required in order for such request to be granted.
- (g)7- The board by resolution may fix a schedule of regular meetings, and may also fix the day or days to which any meeting shall be continued if the chairman, or vice chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting in accordance with Code of Virginia, § 15.2-2312 shall be conducted at the continued meeting and no further advertisement is required.

(Ord. of 8-14-2017(1), § 6; Ord. of 11-13-2018, § 1)

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2309.

705.3. Rules and regulations:

- (a) The board of zoning appeals shall adopt such rules and regulations as it may consider necessary.
- (b) The meeting of the board shall be held at the call of its chairman or at such time as a quorum of the board may determine.
- (c) The chairman or, in his ~~or her~~ absence, the ~~viceacting~~ chairman, may administer oaths and compel the attendance of witnesses.
- (d) The board shall keep minutes of its proceedings and other official actions in accordance with Code of Virginia, § 2.2-3707(I), as amended, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact. It shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record.
- (e) All meetings of the board shall be open to the public except as provided in Code of Virginia, § 2.2-3707, as amended.
- (f) A quorum shall be at least ~~three-four~~ members of the board.
- (g) A ~~concurring favorable~~ vote of a majority ~~three members~~ of the membership of the board shall be necessary to reverse any order, requirement, decision, or determination of any administrative official or to decide in favor of the applicant on any matter upon which the board is required to pass.

705.4 Appeal to the board of zoning appeals:

- (a)A- An appeal to the board may be taken by any person aggrieved ~~or by any officer, department, board or bureau of the locality affected~~ by any decision of the zoning administrator or from any order,

requirement, decision or determination made by any other administrative officer in the administration or enforcement of Code of Virginia, § 15.2-2280, et seq., or this ordinance.

~~Notwithstanding any Charter provision to the contrary, a~~ Any written notice of a zoning violation or a written order of the zoning administrator ~~dated on or after July 1, 1993,~~ shall include a statement informing the recipient that he may have a right to appeal the notice of a zoning violation or a written order within 30 days in accordance with this section, and that the decision shall be final and unappealable if not appealed within 30 days. The appeal period shall not commence until the statement is given and the zoning administrator's written order is sent by registered or certified mail to, or posted at, the last known address or usual place of abode of the property owner or its registered agent, if any. There shall be a rebuttable presumption that the property owner's last known address is shown on the current real estate tax assessment records, or the address of a registered agent that is shown in the records of the Virginia State Corporation Commission.

The appeal shall be taken within 30 days after the decision appealed from by filing with the zoning administrator, and with the board, a notice of appeal specifying the grounds thereof. The zoning administrator shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken. The fee for filing the appeal shall not exceed the costs of advertising the appeal for public hearing and reasonable costs. A decision by the board on an appeal shall be binding upon the owner of the property which is the subject of such appeal only if the owner has been provided notice of the zoning violation or written order of the zoning administrator. The owner's actual notice of such notice of zoning violation or written order or active participation in the appeal hearing shall waive the owner's right to challenge the validity of the board's decision due to failure of the owner to receive notice.

~~(b)B-~~ An appeal shall stay all proceedings in furtherance of the action appealed from unless the zoning administrator certifies to the board that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order granted by the board or by a court of record, on application and on notice to the ~~town manager~~ zoning administrator and for good cause shown.

~~(c)C-~~ In no event shall a written order, requirement, decision or determination made by the zoning administrator or other administrative officer be subject to change, modification or reversal by any zoning administrator or other administrative officer after 60 days have elapsed from the date of the written order, requirement, decision or determination where the person aggrieved has materially changed his position in good faith reliance on the action of the zoning administrator or other administrative officer unless it is proven that such written order, requirement, decision or determination was obtained through malfeasance of the zoning administrator or other administrative officer or through fraud. The 60-day limitation period shall not apply in any case where, with the concurrence of the town attorney ~~for the governing body~~, modification is required to correct clerical or other nondiscretionary errors.

~~(d)~~ In any appeal taken pursuant to this section, if the board's attempt to reach a decision results in a tie vote, the matter may be carried over until the next scheduled meeting at the request of the person filing the appeal.

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2311.

705.5. Appeal procedure: Appeals shall be mailed to the board of zoning appeals, c/o the ~~zoning~~ zoning administrator, ~~and a copy of the appeal mailed to the secretary of the planning commission. A third copy shall be mailed to the individual, official, department or agency concerned, if any. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to the applicant, appellant, or other person aggrieved as soon as practicable thereafter, but in no event more than three business days of providing such materials to a member of the board. If the applicant, appellant, or other person aggrieved requests additional documents other than those materials provided to the board, the request shall be made pursuant to Code of Virginia, § 2.2-3704, as amended. All materials furnished to~~

a member of the board shall also be made available for public inspection pursuant to Code of Virginia, § 2.2-3707(G), as amended.

705.6. Public hearing: The board shall fix a reasonable time for the hearing of an application or appeal, give public notice thereof as well as due notice to the parties in interest and make its decision within 90 days of the filing of the application or appeal. In exercising its powers the board may reverse or affirm, wholly or partly, or may modify, an order, requirement, decision, or determination appealed from. ~~The concurring vote of a majority of the membership of the board shall be necessary to reverse any order, requirement, decision or determination of an administrative officer or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance or to effect any variance from this ordinance. The board shall keep minutes of its proceedings and other official actions which shall be filed in the office of the board and shall be public records. The chairman of the board, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses.~~

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2312.

705.7. Review of decision of board of zoning appeals:

Any person or persons jointly or severally aggrieved by any decision of the board of zoning appeals, or any aggrieved taxpayer or any officer, department, board or bureau of the town, may file with the clerk of the Page County Circuit Court ~~for the county~~ a petition specifying the grounds on which aggrieved within 30 days after the final decision of the board.

Upon the presentation of such petition, the court shall allow a writ of certiorari to review the decision of the board of zoning appeals and shall prescribe therein the time within which a return thereto must be made and served upon the secretary of the board of zoning appeals or, if no secretary exists, the chair of the board of zoning appeals ~~relator's attorney~~, which shall not be less than ten-10 days and may be extended by the court. Once the writ of certiorari is served, the board of zoning appeals shall have 21 days or as ordered by the court to respond. The allowance of the writ shall not stay proceedings upon the decision appealed from, but the court may, on application, on notice to the board and on due cause shown, grant a restraining order.

The board of zoning appeals shall not be required to return the original papers acted upon by it but it shall be sufficient to return certified or sworn copies thereof or of the portions thereof as may be called for by the writ. The return shall concisely set forth such other facts as may be pertinent and material to show the grounds of the decision appealed from and shall be verified.

~~If, upon the hearing, it shall appear to the court that testimony is necessary for the proper disposition of the matter, it may take evidence or appoint a commissioner to take evidence as it may direct and report the evidence to the court with his findings of fact and conclusions of law, which shall constitute a part of the proceedings upon which the determination of the court shall be made. The court may reverse or affirm, wholly or partly, or may modify the decision brought up for review.~~

In the case of an appeal from the board of zoning appeals to the circuit court of an order, requirement, decision or determination of a zoning administrator or other administrative officer in the administration or enforcement of any ordinance or provision of state law, the findings and conclusions ~~decision~~ of the board of zoning appeals on questions of fact shall be presumed to be correct. The appealing party may rebut that presumption by proving by a preponderance of the evidence, including the record before the board of zoning appeals, that the board of zoning appeals erred in its decision. Any party may introduce evidence in the proceedings in the court.

In the case of an appeal by a person of any decision of the board of zoning appeals that denied or granted an application for a variance, ~~or application for a special exception~~, the decision of the board of zoning appeals shall be presumed to be correct. The petitioner may rebut that presumption by proving by a preponderance of the evidence, including the record before the board of zoning appeals, showing to the satisfaction of the court that the board of zoning appeals erred in its decision ~~applied erroneous principles of law, or where the discretion of the board of zoning appeals is involved, the decision of the board of zoning appeals was plainly wrong and in violation of the purpose and intent of the zoning ordinance.~~

~~If, upon the hearing, it shall appear to the court that testimony is necessary for the proper disposition of the matter, it may take evidence or appoint a commissioner to take evidence as it may direct and report the evidence to the court with his findings of fact and conclusions of law, which shall constitute a part of the proceedings upon which the determination of the court shall be made. Any party may introduce evidence in the proceedings in court in accordance with the Rules of Evidence of the Supreme Court of Virginia. The court may reverse or affirm, wholly or partly, or may modify the decision brought up for review.~~

Costs shall not be allowed against the ~~townboard~~, unless it shall appear to the court that it acted in bad faith or with malice ~~in making the decision appealed from~~. In the event the decision of the board is affirmed and the court finds that the appeal was frivolous, the court may order the ~~person or persons~~arty who requested the issuance of the writ of certiorari to pay the costs incurred in making the return of the record pursuant to the writ of certiorari. If the petition is withdrawn subsequent to the filing of the return, the ~~townboard~~ may request that the court hear the matter on the question of whether the appeal was frivolous.

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2314.

(Ord. No. 2006-04-08, 4-10-2006; Res. No. 2006-04-08, § 1, 4-10-2006)

706. Violation and penalty.

706.1. All departments, officials, and employees of the town which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this ordinance. They shall issue permits for uses, buildings, or purposes only when they are in harmony with the provisions of this ordinance. Any such permit, if issued in conflict with the provisions of this ordinance, shall be null and void.

706.2. Any violation of this ordinance shall be a misdemeanor punishable by a fine of up to \$1,000.00. If the violation is uncorrected at the time of the conviction, the court shall order the violator to abate or remedy the violation in compliance with this ordinance within a time period set by the court. Failure to remove or abate a zoning violation within the time period specified by the court shall constitute a separate misdemeanor punishable by a fine of up to \$1,000.00; and any such failure during a succeeding ten-day period shall constitute a separate misdemeanor offense punishable by a fine of up to \$1,500.00; and any such failure during a succeeding ten-day period shall constitute a separate misdemeanor offense for each ten-day period punishable by a fine of up to \$2,000.00.

(Ord. of 11-13-2018, § 2)

State law reference(s)—Permitted penalty for violation of zoning ordinance, Code of Virginia, § 15.2-2286(A)(5).

707. Amendments.

707.1. The regulations, restrictions, and boundaries established in this ordinance may, from time to time, be amended, supplemented, changed, modified, or repealed by ~~a favorable majority vote of~~ the town council, provided:

~~707.1. That a public hearing is noticed and shall be conducted held in relation thereto in accordance with Code of Virginia, § 15.2-2204, as amended, to provide members of the public at which parties in interest and citizens shall have an opportunity to be heard.~~

~~707.2. Notices shall be given of the time and place of such hearings by publication in accordance with Code of Virginia, § 15.2-2204, as amended.~~

~~707.3. When a proposed amendment of the zoning ordinance involves a change in the zoning map classification of 25 or fewer parcels of land, then, in addition to the advertising as above required, written notice shall be given by the local planning commission, or its representative, at least five days before the~~

hearing to the owner or owners, their agent or the occupant, of each parcel involved; to the owners, their agent or the occupant, of all abutting property and property immediately across the street or road from the property affected, including those parcels which lie in other localities of the commonwealth; and, if any portion of the affected property is within a planned unit development, then to such incorporated property owner's associations within the planned unit development that have members owning property located within 2,000 feet of the affected property as may be required by the commission or its agent. Notice sent by registered or certified mail to the last known address of such owner as shown on the current real estate tax assessment books or current real estate tax assessment records shall be deemed adequate compliance with this requirement. If the hearing is continued, notice shall be remailed. Costs of any notice required under this ordinance shall be taxed to the applicant.

When a proposed amendment of the zoning ordinance involves a change in the zoning map classification of more than 25 parcels of land, or a change to the applicable zoning ordinance text regulations that decreases the allowed dwelling unit density of more than 25 parcels of land, then, in addition to the advertising as above required, written notice shall be given by the local planning commission, or its representative, at least five days before the hearing to the owner, owners, or their agent of each parcel of land involved, provided, however, that written notice of such changes to zoning ordinance text regulations shall not have to be mailed to the owner, owners, or their agent of lots shown on a subdivision plat approved and recorded pursuant to the provisions of Code of Virginia, § 15.2-2240 et seq. where such lots are less than 11,500 square feet. One notice sent by first class mail to the last known address of such owner as shown on the current real estate tax assessment books or current real estate tax assessment records shall be deemed adequate compliance with this requirement, provided that a representative of the local commission shall make affidavit that such mailings have been made and file such affidavit with the papers in the case. Nothing in this subsection shall be construed as to invalidate any subsequently adopted amendment or ordinance because of the inadvertent failure by the representative of the local commission to give written notice to the owner, owners or their agent of any parcel involved.

The governing body may provide that, in the case of a condominium or a cooperative, the written notice may be mailed to the unit owners' association or proprietary lessees' association, respectively, in lieu of each individual unit owner.

Whenever the notices required hereby are sent by an agency, department or division of the local governing body, or their representative, such notices may be sent by first class mail; however, a representative of such agency, department or division shall make affidavit that such mailings have been made and file such affidavit with the papers in the case.

A party's actual notice of, or active participation in, the proceedings for which the written notice provided by this section is required shall waive the right of that party to challenge the validity of the proceeding due to failure of the party to receive the written notice required by this section.

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2204.

707.24. Changes to the regulations, restrictions, and boundaries established in this ordinance may be made by the town council ~~in the zoning ordinance or the zoning map~~ only after such changes shall have been referred to the planning commission for its recommendations. Action shall be taken by the town council only after a recommendation report has been received from the planning commission. Failure of the planning commission to issue a recommendation within, unless a period of 90-100 days of the has elapsed after date of referral shall be deemed approval of ~~to the commission, after which time it may be assumed the commission has approved~~ the change or amendment. No land may be zoned to a more intensive use classification than was contained in the public notice without an additional public hearing after notice as required herein.

707.35. A ~~Individual~~ property owner, contract purchaser with the owner's written consent, or the owner's agents may petition the governing body ~~town council~~ to have their property rezoned by submitting their request in writing to the zoning administrator. The fee imposed shall be used to defray the cost of advertising and administration. After proper public hearing, the planning commission shall make its recommendation to the town council, which will then act upon the applicant's request. Failure of ~~if~~ the planning commission to ~~make~~ an ~~and~~

recommendation within ~~1090~~ days from the date of referral ~~shall be deemed approval; council may assume that the commission concurs with the applicant.~~

707.~~46~~. When an application for rezoning, special use permit, or zoning amendment is denied, substantially the same application will not be reconsidered for a period of 12 months from the date of the denial. An application is "substantially the same" if it requests (a) the rezoning of the same parcel to a zoning district that was requested by a prior application; (b) a special use permit for the same use on a parcel that was requested by a prior application; or (c) a change to the same existing zoning district regulation or the addition of the same proposed zoning district regulation that was requested by a prior application.

(Ord. of 4-8-2024, § 1)

708. Administration.

708.1. ~~The provisions of this ordinance shall be administered by the zoning administrator who shall be the town manager and his or her authorized designee. The zoning administrator shall have the authority specified in Code of Virginia, § 15.2-2286 and such other authority as may be granted by law. This ordinance shall be enforced by the administrator who shall be appointed by the governing body. The administrator shall serve at the pleasure of that body. Compensation for such may be fixed by resolution of the governing body.~~

708.2. Nothing contained herein shall require any change in the plans or construction of any building or structure for which a permit was granted prior to the effective date of this ordinance. However, such construction must commence within 30 days after this ordinance becomes effective and be completed within a period of one year after construction is initiated. If construction is discontinued for a period of six months or more, further construction shall be in conformity with the provisions of this ordinance for the district in which the operation is located.

709. Severability.

Should any section or provision of this ordinance be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so held to be unconstitutional or invalid.

710. Conflicting ordinances.

All conflicting ordinances or parts thereof which are inconsistent with the provisions of this ordinance are hereby repealed.

711. Effective date.

This Zoning Ordinance of Luray, Virginia, shall be effective at and after 7:30 p.m., October 10, 1977.

ARTICLE VII. ADMINISTRATION AND ENFORCEMENT

701. Zoning permits.

701.1. No building or structure shall be started, repaired, reconstructed, enlarged or altered until after a zoning permit has been obtained from the zoning administrator.

701.2. Each application for a zoning permit shall be accompanied by three copies of an adequately dimensioned drawing unless as otherwise specified. The drawing shall show the size and shape of the parcel of land on which the proposed building is to be constructed, the nature of the proposed use of the building or land, the location and arrangement of off-street parking, the location of such building or use with respect to the property line of said parcel of land and to the right-of-way of any street or highway adjoining said parcel of land, the developer's drainage plan for properly distributing surface water and additional information as required by this ordinance. Any other information which the zoning administrator may deem necessary for the consideration of the application may be required. If the proposed building or use is in conformity with the provisions of this ordinance, a permit shall be issued to the applicant by the zoning administrator. One copy of the drawing shall be returned to the applicant with the permit.

702. Certificate of occupancy.

Land may be used or occupied, and buildings structurally altered or erected may be used or changed in use only after a certificate of occupancy has been issued. The certificate shall state that the building or the proposed use, or the use of land, complies with the provisions of this ordinance. A similar certificate shall be issued for the purpose of maintaining, renewing, changing, or extending a nonconforming use. A certificate of occupancy either for the whole or a part of a building shall be applied for simultaneously with the application for a zoning permit.

(Ord. of 4-28-1980, § 5)

703. Special use permit.

Uses permitted by special use permit require a special use permit in addition to the zoning permit and certificate of occupancy. A special use permit shall be subject to such conditions as required in this ordinance and those that the town council upon recommendation of the planning commission deems necessary to carry out the intent of this ordinance. Applications for special use permits shall be submitted to the zoning administrator. The planning commission and town council shall each hold a public hearing noticed in accordance with Code of Virginia, § 15.2-2204, as amended, prior to issuing a recommendation or deciding upon an application for a special use permit.

704. Satisfaction of applicable fees, charges, expenses, and liens.

704.1. *Fees, charges, and expenses.* The town council shall establish, by resolution, a schedule of fees, charges, expenses, and collection procedures for zoning permits, special use permits, variances, appeals, amendments, and other matters pertaining to this ordinance. The schedule of fees shall be available for inspection in the office of the zoning administrator and may be amended by resolution of the town council. No action shall be taken on any application or appeal until all application fees, charges, and expenses have been paid in full.

704.2. *Delinquent real estate taxes, nuisance charges, and other liens.* An application by the owner of the subject property, the owner's agent, or any entity in which the owner holds an ownership interest greater than 50 percent, for a special use permit, variance, rezoning or land disturbing permit, including building permits and erosion and sediment control permits, shall not be approved until satisfactory evidence is presented to the zoning administrator that any delinquent real estate taxes, nuisance charges, and other charges owed to the town and constituting a lien on the subject property have been paid in full.

(Ord. of 3-9-2020(1))

State law reference(s)—Code of Virginia, § 15.2-2286(B).

705. Provisions for appeal.

705.1. Board of zoning appeals:

- (a) A board consisting of seven town residents shall be appointed by the Circuit Court of Page County, Virginia. The board shall serve without pay other than for traveling expenses, and members shall be removable for malfeasance, misfeasance, or nonfeasance in office, or for other just cause, by the Circuit Court of Page County, Virginia, after a hearing held after at least 15 days' notice. Appointments for vacancies shall be for the unexpired term.
- (b) Members of the board shall hold no other public office in the town except that one member may be a member of the planning commission.
- (c) Any member of the board shall be disqualified to act upon a matter before the board when necessary to comply with the provisions of the State and Local Government Conflict of Interest Act, Code of Virginia, § 2.2-3100, et seq., as amended.
- (d) The board members shall elect a chairman and vice chairman from its members, and secretary who may either be a member or an otherwise qualified individual. The vice chairman shall act when the chairman is absent or abstaining. All officers shall serve one-year terms and may succeed themselves.

State law reference(s)—Local board of zoning appeals, Code of Virginia, § 15.2-2308 et seq.

705.2. Powers of the board of zoning appeals:

The board of zoning appeals shall have the following powers and duties:

- (a) To hear and decide appeals from any order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of Code of Virginia, § 15.2-2280, et seq., or this ordinance. The determination of the administrative officer shall be presumed to be correct. At a hearing on an appeal, the administrative officer shall explain the basis for the determination after which the appellant has the burden of proof to rebut the presumption by a preponderance of the evidence. The board shall consider the purpose and intent of any applicable ordinances, laws and regulations in making its decision.
- (b) To grant a variance upon appeal or original application in specific cases as defined in Code of Virginia, § 15.2-2201. The board of zoning appeals shall grant a variance if the appellant or applicant shows by a preponderance of the evidence:
 - 1.
 - (i) A strict application of the ordinance provisions would unreasonably restrict the utilization of the property; or
 - (ii) The granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of this ordinance; or
 - (iii) The variance would alleviate a hardship by granting a reasonable modification for a person with a disability; and
 - 2. The property interest for which the variance is requested was acquired in good faith and any hardship was not created by the applicant; and
 - 3. The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity; and

4. The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as amendment to this ordinance; and
5. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and
6. The relief or remedy sought by the variance applicant is not available through a modification authorized under section 606 of this ordinance.

No variance shall be authorized except after notice and hearing as required by Code of Virginia, § 15.2-2204, as amended. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

In authorizing a variance, the board may impose such conditions regarding the location, character and other features of the proposed structure or use as it may deem necessary in the public interest, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

- (c) To hear and decide appeals from the decision of the zoning administrator after notice and hearing as provided by Code of Virginia, § 15.2-2204, as amended. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.
- (d) To hear and decide applications for interpretation of the district map where there is any uncertainty as to the location of a district boundary. After notice to the owners of the property affected by the question, and after public hearing with notice as required by Code of Virginia, § 15.2-2204, the board may interpret the map in such way as to carry out the intent and purpose of the ordinance for the particular section or district in question. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. The board shall not have the power to change substantially the locations of district boundaries as established by ordinance.
- (e) No provision of this section shall be construed as granting the board the power to rezone property or to base board decisions on the merits of the purpose and intent of ordinances duly adopted by the town council.
- (f) Any variance granted to provide a reasonable modification to property or improvements thereon requested by, or on behalf of, a person with a disability may expire when the person benefited by it is no longer in need of the modification to such property or improvements provided by the variance, subject to the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131, et seq.), as applicable. If a request for a reasonable modification is made to the town and is appropriate under the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131, et seq.), as applicable, such request shall be granted by the town unless a variance from the board of zoning appeals under this section is required in order for such request to be granted.
- (g) The board by resolution may fix a schedule of regular meetings, and may also fix the day or days to which any meeting shall be continued if the chairman, or vice chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting in accordance with Code of Virginia, § 15.2-2312 shall be conducted at the continued meeting and no further advertisement is required.

(Ord. of 8-14-2017(1), § 6; Ord. of 11-13-2018, § 1)

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2309.

705.3. Rules and regulations:

- (a) The board of zoning appeals shall adopt such rules and regulations as it may consider necessary.
- (b) The meeting of the board shall be held at the call of its chairman or at such time as a quorum of the board may determine.
- (c) The chairman or, in his or her absence, the vice chairman, may administer oaths and compel the attendance of witnesses.
- (d) The board shall keep minutes of its proceedings and other official actions in accordance with Code of Virginia, § 2.2-3707(I), as amended.
- (e) All meetings of the board shall be open to the public except as provided in Code of Virginia, § 2.2-3707, as amended.
- (f) A quorum shall be at least four members of the board.
- (g) A concurring vote of a majority of the membership of the board shall be necessary to reverse any order, requirement, decision, or determination of any administrative official or to decide in favor of the applicant on any matter upon which the board is required to pass.

705.4 Appeal to the board of zoning appeals:

- (a) An appeal to the board may be taken by any person aggrieved by any decision of the zoning administrator or from any order, requirement, decision or determination made by any other administrative officer in the administration or enforcement of Code of Virginia, § 15.2-2280, et seq., or this ordinance.

Any written notice of a zoning violation or a written order of the zoning administrator shall include a statement informing the recipient that he may have a right to appeal the notice of a zoning violation or a written order within 30 days in accordance with this section, and that the decision shall be final and unappealable if not appealed within 30 days. The appeal period shall not commence until the statement is given and the zoning administrator's written order is sent by registered or certified mail to, or posted at, the last known address or usual place of abode of the property owner or its registered agent, if any. There shall be a rebuttable presumption that the property owner's last known address is shown on the current real estate tax assessment records, or the address of a registered agent that is shown in the records of the Virginia State Corporation Commission.

The appeal shall be taken within 30 days after the decision appealed from by filing with the zoning administrator, and with the board, a notice of appeal specifying the grounds thereof. The zoning administrator shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken. The fee for filing the appeal shall not exceed the costs of advertising the appeal for public hearing and reasonable costs. A decision by the board on an appeal shall be binding upon the owner of the property which is the subject of such appeal only if the owner has been provided notice of the zoning violation or written order of the zoning administrator. The owner's actual notice of such notice of zoning violation or written order or active participation in the appeal hearing shall waive the owner's right to challenge the validity of the board's decision due to failure of the owner to receive notice.

- (b) An appeal shall stay all proceedings in furtherance of the action appealed from unless the zoning administrator certifies to the board that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order granted by the board or by a court of record, on application and on notice to the zoning administrator and for good cause shown.

- (c) In no event shall a written order, requirement, decision or determination made by the zoning administrator or other administrative officer be subject to change, modification or reversal by any zoning administrator or other administrative officer after 60 days have elapsed from the date of the written order, requirement, decision or determination where the person aggrieved has materially changed his position in good faith reliance on the action of the zoning administrator or other administrative officer unless it is proven that such written order, requirement, decision or determination was obtained through malfeasance of the zoning administrator or other administrative officer or through fraud. The 60-day limitation period shall not apply in any case where, with the concurrence of the town attorney, modification is required to correct clerical or other nondiscretionary errors.
- (d) In any appeal taken pursuant to this section, if the board's attempt to reach a decision results in a tie vote, the matter may be carried over until the next scheduled meeting at the request of the person filing the appeal.

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2311.

705.5. Appeal procedure: Appeals shall be mailed to the board of zoning appeals, c/o the zoning administrator. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to the applicant, appellant, or other person aggrieved as soon as practicable thereafter, but in no event more than three business days of providing such materials to a member of the board. If the applicant, appellant, or other person aggrieved requests additional documents other than those materials provided to the board, the request shall be made pursuant to Code of Virginia, § 2.2-3704, as amended. All materials furnished to a member of the board shall also be made available for public inspection pursuant to Code of Virginia, § 2.2-3707(G), as amended.

705.6. Public hearing: The board shall fix a reasonable time for the hearing of an application or appeal, give public notice thereof as well as due notice to the parties in interest and make its decision within 90 days of the filing of the application or appeal. In exercising its powers the board may reverse or affirm, wholly or partly, or may modify, an order, requirement, decision, or determination appealed from.

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2312.

705.7. Review of decision of board of zoning appeals:

Any person or persons jointly or severally aggrieved by any decision of the board of zoning appeals, or any aggrieved taxpayer or any officer, department, board or bureau of the town, may file with the clerk of the Page County Circuit Court a petition specifying the grounds on which aggrieved within 30 days after the final decision of the board.

Upon the presentation of such petition, the court shall allow a writ of certiorari to review the decision of the board of zoning appeals and shall prescribe therein the time within which a return thereto must be made and served upon the secretary of the board of zoning appeals or, if no secretary exists, the chair of the board of zoning appeals, which shall not be less than 10 days and may be extended by the court. Once the writ of certiorari is served, the board of zoning appeals shall have 21 days or as ordered by the court to respond. The allowance of the writ shall not stay proceedings upon the decision appealed from, but the court may, on application, on notice to the board and on due cause shown, grant a restraining order.

The board of zoning appeals shall not be required to return the original papers acted upon by it but it shall be sufficient to return certified or sworn copies thereof or of the portions thereof as may be called for by the writ. The return shall concisely set forth such other facts as may be pertinent and material to show the grounds of the decision appealed from and shall be verified.

In the case of an appeal from the board of zoning appeals to the circuit court of an order, requirement, decision or determination of a zoning administrator or other administrative officer in the administration or enforcement of any ordinance or provision of state law, the findings and conclusions of the board of zoning appeals on questions of fact shall be presumed to be correct. The appealing party may rebut that presumption by

proving by a preponderance of the evidence, including the record before the board of zoning appeals, that the board of zoning appeals erred in its decision. Any party may introduce evidence in the proceedings in the court.

In the case of an appeal by a person of any decision of the board of zoning appeals that denied or granted an application for a variance, the decision of the board of zoning appeals shall be presumed to be correct. The petitioner may rebut that presumption by proving by a preponderance of the evidence, including the record before the board of zoning appeals, that the board of zoning appeals erred in its decision. Any party may introduce evidence in the proceedings in court in accordance with the Rules of Evidence of the Supreme Court of Virginia. The court may reverse or affirm, wholly or partly, or may modify the decision brought up for review.

Costs shall not be allowed against the town unless it shall appear to the court that it acted in bad faith or with malice. In the event the decision of the board is affirmed and the court finds that the appeal was frivolous, the court may order the party who requested the issuance of the writ of certiorari to pay the costs incurred in making the return of the record pursuant to the writ of certiorari. If the petition is withdrawn subsequent to the filing of the return, the town may request that the court hear the matter on the question of whether the appeal was frivolous.

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2314.

(Ord. No. 2006-04-08, 4-10-2006; Res. No. 2006-04-08, § 1, 4-10-2006)

706. Violation and penalty.

706.1. All departments, officials, and employees of the town which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this ordinance. They shall issue permits for uses, buildings, or purposes only when they are in harmony with the provisions of this ordinance. Any such permit, if issued in conflict with the provisions of this ordinance, shall be null and void.

706.2. Any violation of this ordinance shall be a misdemeanor punishable by a fine of up to \$1,000.00. If the violation is uncorrected at the time of the conviction, the court shall order the violator to abate or remedy the violation in compliance with this ordinance within a time period set by the court. Failure to remove or abate a zoning violation within the time period specified by the court shall constitute a separate misdemeanor punishable by a fine of up to \$1,000.00; and any such failure during a succeeding ten-day period shall constitute a separate misdemeanor offense punishable by a fine of up to \$1,500.00; and any such failure during a succeeding ten-day period shall constitute a separate misdemeanor offense for each ten-day period punishable by a fine of up to \$2,000.00.

(Ord. of 11-13-2018, § 2)

State law reference(s)—Permitted penalty for violation of zoning ordinance, Code of Virginia, § 15.2-2286(A)(5).

707. Amendments.

707.1. The regulations, restrictions, and boundaries established in this ordinance may, from time to time, be amended, supplemented, changed, modified, or repealed by the town council, provided that a public hearing is noticed and conducted in accordance with Code of Virginia, § 15.2-2204, as amended, to provide members of the public an opportunity to be heard.

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2204.

707.2. Changes to the regulations, restrictions, and boundaries established in this ordinance may be made by the town council only after such changes shall have been referred to the planning commission for its recommendations. Action shall be taken by the town council only after a recommendation has been received from the planning commission. Failure of the planning commission to issue a recommendation within 100 days of the date of referral shall be deemed approval of the change or amendment. No land may be zoned to a more

intensive use classification than was contained in the public notice without an additional public hearing after notice as required herein.

707.3. A property owner, contract purchaser with the owner's written consent, or the owner's agent may petition the town council to have their property rezoned by submitting their request in writing to the zoning administrator. The fee imposed shall be used to defray the cost of advertising and administration. After proper public hearing, the planning commission shall make its recommendation to the town council, which will then act upon the applicant's request. Failure of the planning commission to make a recommendation within 100 days from the date of referral shall be deemed approval.

707.4. When an application for rezoning, special use permit, or zoning amendment is denied, substantially the same application will not be reconsidered for a period of 12 months from the date of the denial. An application is "substantially the same" if it requests (a) the rezoning of the same parcel to a zoning district that was requested by a prior application; (b) a special use permit for the same use on a parcel that was requested by a prior application; or (c) a change to the same existing zoning district regulation or the addition of the same proposed zoning district regulation that was requested by a prior application.

(Ord. of 4-8-2024, § 1)

708. Administration.

708.1. The provisions of this ordinance shall be administered by the zoning administrator who shall be the town manager and his or her authorized designee. The zoning administrator shall have the authority specified in Code of Virginia, § 15.2-2286 and such other authority as may be granted by law.

708.2. Nothing contained herein shall require any change in the plans or construction of any building or structure for which a permit was granted prior to the effective date of this ordinance. However, such construction must commence within 30 days after this ordinance becomes effective and be completed within a period of one year after construction is initiated. If construction is discontinued for a period of six months or more, further construction shall be in conformity with the provisions of this ordinance for the district in which the operation is located.

709. Severability.

Should any section or provision of this ordinance be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so held to be unconstitutional or invalid.

710. Conflicting ordinances.

All conflicting ordinances or parts thereof which are inconsistent with the provisions of this ordinance are hereby repealed.

711. Effective date.

This Zoning Ordinance of Luray, Virginia, shall be effective at and after 7:30 p.m., October 10, 1977.

Ordinance No. 2025-__

**AN ORDINANCE AMENDING ARTICLES III, IV AND VII OF APPENDIX A OF THE
TOWN CODE OF THE TOWN OF LURAY, VIRGINIA**

WHEREAS, Appendix A of the Town Code currently sets forth the zoning ordinance that applies to property within the Town; and

WHEREAS, textual amendments to Articles III and IV of Appendix A have been proposed that would create a village residential zoning district to allow clustered development of single-family and two-family dwellings on certain parcels; and

WHEREAS, textual amendments to Article VII of Appendix A have been proposed that would update the administration and enforcement provisions to reflect current practices and recent changes to Virginia law; and

WHEREAS, the Town Planning Commission conducted a duly-advertised public hearing on the proposed amendments and has provided a recommendation to the Town Council; and

WHEREAS, the Town Council has conducted a duly-advertised public hearing and wishes to adopt the proposed amendments.

NOW, THEREFORE, be it ordained by the Council of the Town of Luray, Virginia, as follows:

1. Appendix A, Article III, Section 303 of the Town Code is hereby amended and readopted as shown in Exhibit A.
2. Article IV of Appendix A of the Town Code is hereby amended to include Section 413 as set forth in Exhibit B.
3. Article VII of Appendix A of the Town Code is hereby amended and readopted as shown in Exhibit C.
4. This Ordinance shall take effect immediately.

Adopted: September 8, 2025

Mayor

CERTIFICATE

I certify that I am the Clerk of the Town of Luray, Virginia, and that the foregoing is a true copy of an Ordinance adopted by the Council of the Town of Luray, Virginia, on September 8, 2025, upon the following vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Mayor Lillard ¹				
Ron Vickers				
Jerry Dofflemyer				
Alex White				
Jason Pettit				
Joey Sours				
Charles Butler, Jr.				

Date: September 8, 2025

[SEAL]

ATTEST: _____
Clerk, Town Council of
Town of Luray, Virginia

¹ Votes only in the event of a tie.

EXHIBIT A

302. Zoning districts.

For the purpose of this ordinance, the incorporated area of Luray, Virginia, is hereby classified into the following districts:

R-1	Low-Density Residential
R-2	Medium-Density Residential
R-3	High-Density Residential
R-4	High-Density Residential (Boomfield)
R-5	Townhouse and Apartment Residential
VR	Village Residential
B-1	Business
M-1	Limited Industrial
	Floodplain Conservation
OSP	Open Space/Park Zoning District
PND	Planned Neighborhood Development District (PND)
	Arts and Cultural District
	Luray Enterprise Zone

(Ord. of 2-8-2010, § 2; Ord. of 05-13-2019(3); Am. of 8-9-2021(2))

EXHIBIT B

413. Village Residential District.

413.1. Statement of intent. The district is established to promote and maintain a harmonious residential environment within the town, while emphasizing affordability, quality housing, and small-scale neighborhood design. This district seeks to offer a range of housing options that cater to varying needs and lifestyles, including older populations, single individuals, small families, all while embracing smaller household size trends.

Dwellings located in this district are single-family or two-family dwelling units, designed to foster a sense of community and neighborhood cohesion. The district encourages the integration of smaller housing units that utilize efficient design principles and sustainable building practices, thereby reducing environmental impact. Affordability is enhanced through the incorporation of manufactured and/or modular housing, which has seen significant improvements in quality and design in recent years.

Development in this district is guided by an approved development plan that outlines the layout of the entire neighborhood, including the locations and sizes of individual dwelling units. The development plan also includes provisions for open space, parking areas, pedestrian connections, and accommodations to support a high quality of life for residents. Emphasis is placed on creating pedestrian-friendly environments, providing adequate open space, and ensuring compatibility with the surrounding town character and infrastructure.

413.2. Definitions.

- A. *Open space.* Common space generally intended for passive recreation and not improved with a building, structure, driveway, street, sidewalk, or parking area. Open space may include neighborhood recreation facilities, undisturbed natural areas, woodlands, preservation areas; landscaped grounds, and buffers.
- B. *Village recreation facility.* Pedestrian walkways, bike paths, trails, playgrounds, picnic areas, shelters, outdoor cooking facilities, and similar structures and improvements.
- C. *Village service facility.* A structure from which property management and maintenance services are provided along with ancillary services available exclusively to village residents such as laundry, personal storage, exercise equipment, refuse removal, and similar amenities.

413.3. Permitted uses. In the village residential district, the following residential and accessory uses are permitted by right:

- A. Detached single-family dwelling.
- B. Two-family dwelling with dwelling units that are side by side.
- C. Off-street parking.
- D. Electronic occupation.
- E. Village recreation facility.
- F. Village service facility.

413.4. Dimensional requirements.

- A. *Minimum lot size:* 32,670 square feet.
- B. *Minimum setback:* 15 feet from edge of public right-of-way and 10 feet from any interior roadway or off-street parking area.
- C. *Yard regulations:*
 - 1. *Dwellings:* Each rear and side yard shall be a minimum of 10 feet.
 - 2. *All other structures:* Each rear and side yard shall be a minimum of 20 feet.

413.5. Design standards.

- A. *Minimum open space:* A single contiguous area equal to 10 percent of the total area of the village neighborhood.
- B. *Dwelling units:*
 - 1. Each village neighborhood shall contain a minimum of eight dwelling units that are at least 400 square feet (16 feet in width by 25 feet in length).
 - 2. An additional dwelling unit is permitted for every 3,500 square feet of lot size above 32,670 square feet.
- C. *Minimum village service facility:* 800 square feet.
- D. *Maximum structure height:* 28 feet.
- E. *Interior pathway:* Dwelling units, village service facilities, and village recreation facilities must be accessible from and interconnected by a pedestrian pathway.
- F. *Parking requirements:*
 - 1. Each dwelling unit and village service facility must have one dedicated parking space.
 - 2. An additional overflow parking area is required that must provide 0.5 parking spaces for each dwelling unit.
 - 3. All required parking must be off-street.
 - 4. No recreational vehicles, campers, or camper vans are permitted.
- G. *Vehicular access:* A single combined entrance/exit must be utilized for vehicular ingress and egress from the public right-of-way to the village neighborhood.
- H. *Lighting:* Lighting for structures, interior walkways, and parking areas shall be provided for safety and convenience of residents, but shall be arranged to avoid reflection toward any public streets or causing any annoyance to surrounding property owners and residents.
- I. *Screening, buffering, and landscaping:*
 - 1. Upon recommendation of the zoning administrator and/or the planning commission, sufficient area may be required to adequately screen and/or buffer the village neighborhood from adjacent uses.

2. Upon recommendation of the zoning administrator and/or the planning commission, a planting plan specifying the type, size and location of existing and proposed planting material may be required.

J. *Utilities.*

1. Electric transmission, cable television lines, telephone lines, and other utilities serving the village neighborhood shall be installed underground.
2. Each village neighborhood shall be served by a single utility account with the town.
3. Refuse in the village neighborhood shall be deposited into a solid waste dumpster in a secure enclosure located onsite.

- K. *Signs.* Each village neighborhood shall have one ground sign of up to 24 square feet and each dwelling unit may have up to three minor signs.

413.6. *Review and consideration process.*

- A. *Application for rezoning.* The owner of a lot meeting the minimum requirements for a village neighborhood may file an application for rezoning with the zoning administrator. A preliminary conference with town staff is required prior to such filing.
- B. *Development plan.* A development plan drawn to scale shall be submitted with the application. The development plan shall comply with the provisions of appendix A section 515 of the Code of Luray, Virginia, and be prepared by a Virginia-licensed architect or engineer.
- C. *Evaluation criteria.* The application will be evaluated on the extent to which the development plan achieves these objectives:
1. Effectively relates the type, design and layout of proposed village neighborhood to the specific characteristics of the particular lot.
 2. Employs architectural, landscape or other design features to provide compatibility with neighboring uses.
 3. Includes an efficient layout of various transportation modes that connect internal features of the neighborhood.
 4. Utilizes design to protect and preserve any natural features such as trees and topographic features.
 5. Demonstrates adequate capacity of private utility infrastructure to serve the proposed neighborhood.
 6. Minimizes traffic impacts upon the surrounding public traffic network.
 7. Exhibits consistency with the town's comprehensive plan and provides overall benefits to the town.
- D. *Consideration by planning commission.* After advertisement and a public hearing as required by law, the planning commission shall consider the application and issue a recommendation to the town council that the application be approved, conditionally approved, or disapproved.

- E. *Consideration by town council.* After receiving the recommendation of the planning commission, the town council may approve, conditionally approve, or disapprove the application following advertisement and a public hearing as required by law.

513.7. Amendments to development plan. After approval of the application, all subsequent development in the village neighborhood shall be in substantial compliance with the approved development plan. Minor adjustments to the development plan may be approved administratively by the zoning administrator. However, substantial revisions or modifications to the development plan shall be considered using the process set forth above in section 513.6(D)-(E).

EXHIBIT C

ARTICLE VII. ADMINISTRATION AND ENFORCEMENT

701. Zoning permits.

701.1. No building or structure shall be started, repaired, reconstructed, enlarged or altered until after a zoning permit has been obtained from the zoning administrator.

701.2. Each application for a zoning permit shall be accompanied by three copies of an adequately dimensioned drawing unless as otherwise specified. The drawing shall show the size and shape of the parcel of land on which the proposed building is to be constructed, the nature of the proposed use of the building or land, the location and arrangement of off-street parking, the location of such building or use with respect to the property line of said parcel of land and to the right-of-way of any street or highway adjoining said parcel of land, the developer's drainage plan for properly distributing surface water and additional information as required by this ordinance. Any other information which the zoning administrator may deem necessary for the consideration of the application may be required. If the proposed building or use is in conformity with the provisions of this ordinance, a permit shall be issued to the applicant by the zoning administrator. One copy of the drawing shall be returned to the applicant with the permit.

~~701.3. Buildings to which state fire safety regulations apply as set forth by the state corporation commission shall conform to such regulations.~~

702. Certificate of occupancy.

~~(a) ———~~ Land may be used or occupied, and buildings structurally altered or erected may be used or changed in use only after a certificate of occupancy has been issued ~~by the administrator. Such a permit~~ The [certificate] shall state that the building or the proposed use, or the use of land, complies with the provisions of this ordinance. A similar certificate shall be issued for the purpose of maintaining, renewing, changing, or extending a nonconforming use. A certificate of occupancy either for the whole or a part of a building shall be applied for simultaneously with the application for a zoning permit. ~~The permit shall be issued within ten days after the erection or structural alteration of such building or part has conformed with the provisions of this ordinance.~~

~~(b) —~~ Special use permits, issued pursuant to sections 401.2(c), 402.2(c), 403.2(d), 404.2(d), 405.2(c), 406.2(f), and 407.1(y), shall only be issued after a public hearing is held in relation thereto at which parties in interest and citizens shall have an opportunity to be heard. Notices thereof shall be given of the time and place of such hearing by publication in at least two issues of some newspaper having a general circulation in the jurisdiction, in accordance with Code of Virginia, § 15.2-2204, as amended.

~~(c) —~~ Such permits shall not be issued if the proposed use would be contrary to the spirit of this ordinance, or contrary to the spirit of the statement of intent for the zoning district involved, or would be a substantial detriment to adjacent property, or would be substantially at variance with the character of the zoning district involved.

(Ord. of 4-28-1980, § 5)

703. Special use permit.

Uses permitted by special use permit require a special use permit ~~Where uses are permitted by special permit the location and beginning of such uses shall require, in addition to the zoning permit and certificate of occupancy, a special use permit.~~ A special use ~~These~~ permits shall be subject to such conditions as required in this ordinance and those that the ~~governing body~~ town council upon recommendation of the planning commission deems necessary to carry out the intent of this ordinance. Applications for ~~such special use~~ permits shall be submitted to the zoning administrator. The planning commission and town council shall each hold a public hearing noticed in accordance with Code of Virginia, § 15.2-2204, as amended, prior to issuing a recommendation or deciding upon an application for a special use permit.

704. Satisfaction of applicable fees, charges, expenses, and liens.

704.1. Fees, charges, and expenses. The town council shall establish, by resolution, a schedule of fees, charges, expenses, and collection procedures for zoning permits, special use permits, variances, appeals, amendments, and other matters pertaining to this ordinance. The schedule of fees shall be available for inspection in the office of the zoning administrator and may be amended by resolution of the town council. No action shall be taken on any application or appeal until all application fees, charges, and expenses have been paid in full.

704.2. Delinquent real estate taxes, nuisance charges, and other liens. An application by the owner of the subject property, the owner's agent, or any entity in which the owner holds an ownership interest greater than 50 percent, for a special use permit, variance, rezoning or land disturbing permit, including building permits and erosion and sediment control permits, shall not be approved until satisfactory evidence is presented to the zoning administrator that any delinquent real estate taxes, nuisance charges, and other charges owed to the town and constituting a lien on the subject property have been paid in full.

(Ord. of 3-9-2020(1))

State law reference(s)—Code of Virginia, § 15.2-2286(B).

705. Provisions for appeal.

705.1. Board of zoning appeals:

- (a) A board consisting of seven town residents shall be appointed by the Circuit Court of Page County, Virginia. The board shall serve without pay other than for traveling expenses, and members shall be removable for malfeasance, misfeasance, or nonfeasance in office, or for other just cause, by the Circuit Court of Page County, Virginia, after a hearing held after at least 15 days' notice. Appointments for vacancies ~~occurring otherwise than by expiration of term~~ shall be for the unexpired term.
- (b) ~~Members of the board shall hold no other public office in the town except that The term of office shall be for five years, except that of the first seven members appointed, one shall serve for seven years, one for six years, one for five years, one for four years, one for three years, one for two years, and one for one year. One of the seven members appointed may be an active member of the planning commission of the town.~~

- (c) Any member of the board shall be disqualified to act upon a matter before the board when necessary to comply with the provisions of the State and Local Government Conflict of Interest Act, Code of Virginia, § 2.2-3100, et seq., as amended~~with respect to property in which the member has an interest.~~
- (d) The board members shall elect a chairman and vice chairman from its members, and secretary who may either be a member or an otherwise qualified individual. The vice chairman shall act when the chairman is absent or abstaining. All officers shall serve one-year terms and may succeed themselves. ~~choose annually from its own membership, its chairman and vice chairman, who shall act in the absence of the chairman, and secretary.~~

State law reference(s)—Local board of zoning appeals, Code of Virginia, § 15.2-2308 et seq.

705.2. Powers of the board of zoning appeals:

The board of zoning appeals shall have the following powers and duties:

- (a) ~~1.~~—To hear and decide appeals from any order, requirement, decision, or determination made by an administrative officer in the administration or enforcement of Code of Virginia, § 15.2-2280, et seq., or this ordinance. The determination of the administrative officer shall be presumed to be correct. At a hearing on an appeal, the administrative officer shall explain the basis for the determination after which the appellant has the burden of proof to rebut the presumption by a preponderance of the evidence. ~~The decision on such appeal shall be based on the board's judgment of whether the administrative officer was correct.~~ The board shall consider the purpose and intent of any applicable ordinances, laws and regulations in making its decision.
- (b) ~~2.~~—To grant a variance upon appeal or original application in specific cases as defined in Code of Virginia, § 15.2-2201. The board of zoning appeals shall grant a variance if the appellant or applicant evidence shows by a preponderance of the evidence:
 - ~~1a.~~ (i) A strict application of the ordinance provisions would unreasonably restrict the utilization of the property; or
 - (ii) The granting of the variance would alleviate a hardship due to a physical condition relating to the property or improvements thereon at the time of the effective date of this ordinance; or
 - (iii) The variance would alleviate a hardship by granting a reasonable modification for a person with a disability; and
- ~~2b.~~ The property interest for which the variance is requested was acquired in good faith and any hardship was not created by the applicant; and
- ~~3e.~~ The granting of the variance will not be of substantial detriment to adjacent property and nearby properties in the proximity; and
- ~~4d.~~ The condition or situation of the property concerned is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as amendment to this ordinance; and

5e. The granting of the variance does not result in a use that is not otherwise permitted on such property or a change in the zoning classification of the property; and

6.f. The relief or remedy sought by the variance applicant is not available through a modification special exception process authorized under section 606 of this ordinance Code of Virginia, § 15.2-2309(6).

No variance shall be authorized except after notice and hearing as required by Code of Virginia, § 15.2-2204, as amended. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

In authorizing a variance, the board may impose such conditions regarding the location, character and other features of the proposed structure or use as it may deem necessary in the public interest, and may require a guarantee or bond to ensure that the conditions imposed are being and will continue to be complied with.

(c)3. To hear and decide appeals from the decision of the zoning administrator after notice and hearing as provided by Code of Virginia, § 15.2-2204, as amended. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail.

(d)4. To hear and decide applications for interpretation of the district map where there is any uncertainty as to the location of a district boundary. After notice to the owners of the property affected by the question, and after public hearing with notice as required by Code of Virginia, § 15.2-2204, the board may interpret the map in such way as to carry out the intent and purpose of the ordinance for the particular section or district in question. However, when giving any required notice to the owners, their agents or the occupants of abutting property and property immediately across the street or road from the property affected, the board may give such notice by first-class mail rather than by registered or certified mail. The board shall not have the power to change substantially the locations of district boundaries as established by ordinance.

(e)5. No provision of this section shall be construed as granting the any board the power to rezone property or to base board decisions on the merits of the purpose and intent of local ordinances duly adopted by the governing body town council.

(f)6. Any variance granted to provide a reasonable modification to property or improvements thereon requested by, or on behalf of, a person with a disability may expire when the person benefited by it is no longer in need of the modification to such property or improvements provided by the variance, subject to the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131, et seq.), as applicable. If a request for a reasonable modification is made to the town and is appropriate under the provisions of state and federal fair housing laws, or the Americans with Disabilities Act of 1990 (42 U.S.C. § 12131, et seq.), as applicable, such request shall be granted by the town unless a variance from

the board of zoning appeals under this section is required in order for such request to be granted.

~~(g)7.~~ The board by resolution may fix a schedule of regular meetings, and may also fix the day or days to which any meeting shall be continued if the chairman, or vice chairman if the chairman is unable to act, finds and declares that weather or other conditions are such that it is hazardous for members to attend the meeting. Such finding shall be communicated to the members and the press as promptly as possible. All hearings and other matters previously advertised for such meeting in accordance with Code of Virginia, § 15.2-2312 shall be conducted at the continued meeting and no further advertisement is required.

(Ord. of 8-14-2017(1), § 6; Ord. of 11-13-2018, § 1)

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2309.

705.3. Rules and regulations:

- (a) The board of zoning appeals shall adopt such rules and regulations as it may consider necessary.
- (b) The meeting of the board shall be held at the call of its chairman or at such time as a quorum of the board may determine.
- (c) The chairman or, in his or her absence, the ~~vice~~acting chairman, may administer oaths and compel the attendance of witnesses.
- (d) The board shall keep minutes of its proceedings and other official actions in accordance with Code of Virginia, § 2.2-3707(I), as amended, showing the vote of each member upon each question, or if absent or failing to vote, indicating such fact. It shall keep records of its examinations and other official actions, all of which shall be immediately filed in the office of the board and shall be a public record.
- (e) All meetings of the board shall be open to the public except as provided in Code of Virginia, § 2.2-3707, as amended.
- (f) A quorum shall be at least ~~three-four~~ members of the board.
- (g) A ~~concurring~~favorable vote of a majority ~~three members~~ of the membership of the board shall be necessary to reverse any order, requirement, decision, or determination of any administrative official or to decide in favor of the applicant on any matter upon which the board is required to pass.

705.4 Appeal to the board of zoning appeals:

~~(a)A.~~ An appeal to the board may be taken by any person aggrieved ~~or by any officer, department, board or bureau of the locality affected~~ by any decision of the zoning administrator or from any order, requirement, decision or determination made by any other administrative officer in the administration or enforcement of Code of Virginia, § 15.2-2280, et seq., or this ordinance.

~~Notwithstanding any Charter provision to the contrary, a~~Any written notice of a zoning violation or a written order of the zoning administrator ~~dated on or after July 1, 1993,~~ shall include a statement informing the recipient that he may have a right to appeal the

notice of a zoning violation or a written order within 30 days in accordance with this section, and that the decision shall be final and unappealable if not appealed within 30 days. The appeal period shall not commence until the statement is given and the zoning administrator's written order is sent by registered or certified mail to, or posted at, the last known address or usual place of abode of the property owner or its registered agent, if any. There shall be a rebuttable presumption that the property owner's last known address is shown on the current real estate tax assessment records, or the address of a registered agent that is shown in the records of the Virginia State Corporation Commission.

The appeal shall be taken within 30 days after the decision appealed from by filing with the zoning administrator, and with the board, a notice of appeal specifying the grounds thereof. The zoning administrator shall forthwith transmit to the board all the papers constituting the record upon which the action appealed from was taken. The fee for filing the appeal shall not exceed the costs of advertising the appeal for public hearing and reasonable costs. A decision by the board on an appeal shall be binding upon the owner of the property which is the subject of such appeal only if the owner has been provided notice of the zoning violation or written order of the zoning administrator. The owner's actual notice of such notice of zoning violation or written order or active participation in the appeal hearing shall waive the owner's right to challenge the validity of the board's decision due to failure of the owner to receive notice.

~~(b)B-~~ An appeal shall stay all proceedings in furtherance of the action appealed from unless the zoning administrator certifies to the board that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property, in which case proceedings shall not be stayed otherwise than by a restraining order granted by the board or by a court of record, on application and on notice to the ~~town manager~~ zoning administrator and for good cause shown.

~~(c)C-~~ In no event shall a written order, requirement, decision or determination made by the zoning administrator or other administrative officer be subject to change, modification or reversal by any zoning administrator or other administrative officer after 60 days have elapsed from the date of the written order, requirement, decision or determination where the person aggrieved has materially changed his position in good faith reliance on the action of the zoning administrator or other administrative officer unless it is proven that such written order, requirement, decision or determination was obtained through malfeasance of the zoning administrator or other administrative officer or through fraud. The 60-day limitation period shall not apply in any case where, with the concurrence of the ~~town attorney for the governing body~~, modification is required to correct clerical or other nondiscretionary errors.

(d) In any appeal taken pursuant to this section, if the board's attempt to reach a decision results in a tie vote, the matter may be carried over until the next scheduled meeting at the request of the person filing the appeal.

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2311.

705.5. *Appeal procedure:* Appeals shall be mailed to the board of zoning appeals, c/o the zoning zoning administrator, ~~and a copy of the appeal mailed to the secretary of the planning~~

~~commission. A third copy shall be mailed to the individual, official, department or agency concerned, if any. Any materials relating to a particular case, including a staff recommendation or report furnished to a member of the board, shall be made available without cost to the applicant, appellant, or other person aggrieved as soon as practicable thereafter, but in no event more than three business days of providing such materials to a member of the board. If the applicant, appellant, or other person aggrieved requests additional documents other than those materials provided to the board, the request shall be made pursuant to Code of Virginia, § 2.2-3704, as amended. All materials furnished to a member of the board shall also be made available for public inspection pursuant to Code of Virginia, § 2.2-3707(G), as amended.~~

~~705.6. Public hearing: The board shall fix a reasonable time for the hearing of an application or appeal, give public notice thereof as well as due notice to the parties in interest and make its decision within 90 days of the filing of the application or appeal. In exercising its powers the board may reverse or affirm, wholly or partly, or may modify, an order, requirement, decision, or determination appealed from. The concurring vote of a majority of the membership of the board shall be necessary to reverse any order, requirement, decision or determination of an administrative officer or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance or to effect any variance from this ordinance. The board shall keep minutes of its proceedings and other official actions which shall be filed in the office of the board and shall be public records. The chairman of the board, or in his absence the acting chairman, may administer oaths and compel the attendance of witnesses.~~

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2312.

705.7. Review of decision of board of zoning appeals:

Any person or persons jointly or severally aggrieved by any decision of the board of zoning appeals, or any aggrieved taxpayer or any officer, department, board or bureau of the town, may file with the clerk of the ~~Page County Ceircuit Ceourt for the county~~ a petition specifying the grounds on which aggrieved within 30 days after the final decision of the board.

Upon the presentation of such petition, the court shall allow a writ of certiorari to review the decision of the board of zoning appeals and shall prescribe therein the time within which a return thereto must be made and served upon the ~~secretary of the board of zoning appeals or, if no secretary exists, the chair of the board of zoning appeals~~ ~~relator's attorney~~, which shall not be less than ~~ten~~ 10 days and may be extended by the court. Once the writ of certiorari is served, the board of zoning appeals shall have 21 days or as ordered by the court to respond. The allowance of the writ shall not stay proceedings upon the decision appealed from, but the court may, on application, on notice to the board and on due cause shown, grant a restraining order.

The board of zoning appeals shall not be required to return the original papers acted upon by it but it shall be sufficient to return certified or sworn copies thereof or of the portions thereof as may be called for by the writ. The return shall concisely set forth such other facts as may be pertinent and material to show the grounds of the decision appealed from and shall be verified.

~~If, upon the hearing, it shall appear to the court that testimony is necessary for the proper disposition of the matter, it may take evidence or appoint a commissioner to take evidence as it may direct and report the evidence to the court with his findings of fact and conclusions of law, which shall constitute a part of the proceedings upon which the determination of the court shall~~

~~be made. The court may reverse or affirm, wholly or partly, or may modify the decision brought up for review.~~

In the case of an appeal from the board of zoning appeals to the circuit court of an order, requirement, decision or determination of a zoning administrator or other administrative officer in the administration or enforcement of any ordinance or provision of state law, the findings and conclusions ~~decision~~ of the board of zoning appeals on questions of fact shall be presumed to be correct. The appealing party may rebut that presumption by proving by a preponderance of the evidence, including the record before the board of zoning appeals, that the board of zoning appeals erred in its decision. Any party may introduce evidence in the proceedings in the court.

In the case of an appeal by a person of any decision of the board of zoning appeals that denied or granted an application for a variance, ~~or application for a special exception,~~ the decision of the board of zoning appeals shall be presumed to be correct. The petitioner may rebut that presumption by proving by a preponderance of the evidence, including the record before the board of zoning appeals, showing to the satisfaction of the court ~~that the board of zoning appeals erred in its decision~~ applied erroneous principles of law, or where the discretion of the board of zoning appeals is involved, the decision of the board of zoning appeals was plainly wrong and in violation of the purpose and intent of the zoning ordinance.

~~If, upon the hearing, it shall appear to the court that testimony is necessary for the proper disposition of the matter, it may take evidence or appoint a commissioner to take evidence as it may direct and report the evidence to the court with his findings of fact and conclusions of law, which shall constitute a part of the proceedings upon which the determination of the court shall be made. Any party may introduce evidence in the proceedings in court in accordance with the Rules of Evidence of the Supreme Court of Virginia. The court may reverse or affirm, wholly or partly, or may modify the decision brought up for review.~~

Costs shall not be allowed against the townboard, unless it shall appear to the court that it acted in bad faith or with malice ~~in making the decision appealed from~~. In the event the decision of the board is affirmed and the court finds that the appeal was frivolous, the court may order the person or persons ~~arty~~ who requested the issuance of the writ of certiorari to pay the costs incurred in making the return of the record pursuant to the writ of certiorari. If the petition is withdrawn subsequent to the filing of the return, the townboard may request that the court hear the matter on the question of whether the appeal was frivolous.

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2314.

(Ord. No. 2006-04-08, 4-10-2006; Res. No. 2006-04-08, § 1, 4-10-2006)

706. Violation and penalty.

706.1. All departments, officials, and employees of the town which are vested with the duty or authority to issue permits or licenses shall conform to the provisions of this ordinance. They shall issue permits for uses, buildings, or purposes only when they are in harmony with the provisions of this ordinance. Any such permit, if issued in conflict with the provisions of this ordinance, shall be null and void.

706.2. Any violation of this ordinance shall be a misdemeanor punishable by a fine of up to \$1,000.00. If the violation is uncorrected at the time of the conviction, the court shall order the violator to abate or remedy the violation in compliance with this ordinance within a time period set by the court. Failure to remove or abate a zoning violation within the time period specified by the court shall constitute a separate misdemeanor punishable by a fine of up to \$1,000.00; and any such failure during a succeeding ten-day period shall constitute a separate misdemeanor offense punishable by a fine of up to \$1,500.00; and any such failure during a succeeding ten-day period shall constitute a separate misdemeanor offense for each ten-day period punishable by a fine of up to \$2,000.00.

(Ord. of 11-13-2018, § 2)

State law reference(s)—Permitted penalty for violation of zoning ordinance, Code of Virginia, § 15.2-2286(A)(5).

707. Amendments.

707.1. The regulations, restrictions, and boundaries established in this ordinance may, from time to time, be amended, supplemented, changed, modified, or repealed by ~~a favorable majority vote of~~ the town council, provided:

~~707.1. That a public hearing is noticed and shall be conducted held in relation thereto in accordance with Code of Virginia, § 15.2-2204, as amended, to provide members of the public at which parties in interest and citizens shall have an opportunity to be heard.~~

~~707.2. Notices shall be given of the time and place of such hearings by publication in accordance with Code of Virginia, § 15.2-2204, as amended.~~

~~707.3. When a proposed amendment of the zoning ordinance involves a change in the zoning map classification of 25 or fewer parcels of land, then, in addition to the advertising as above required, written notice shall be given by the local planning commission, or its representative, at least five days before the hearing to the owner or owners, their agent or the occupant, of each parcel involved; to the owners, their agent or the occupant, of all abutting property and property immediately across the street or road from the property affected, including those parcels which lie in other localities of the commonwealth; and, if any portion of the affected property is within a planned unit development, then to such incorporated property owner's associations within the planned unit development that have members owning property located within 2,000 feet of the affected property as may be required by the commission or its agent. Notice sent by registered or certified mail to the last known address of such owner as shown on the current real estate tax assessment books or current real estate tax assessment records shall be deemed adequate compliance with this requirement. If the hearing is continued, notice shall be remailed. Costs of any notice required under this ordinance shall be taxed to the applicant.~~

~~When a proposed amendment of the zoning ordinance involves a change in the zoning map classification of more than 25 parcels of land, or a change to the applicable zoning ordinance text regulations that decreases the allowed dwelling unit density of more than 25 parcels of land, then, in addition to the advertising as above required, written notice shall be given by the local planning commission, or its representative, at least five days before the hearing to the owner, owners, or their agent of each parcel of land involved, provided,~~

~~however, that written notice of such changes to zoning ordinance text regulations shall not have to be mailed to the owner, owners, or their agent of lots shown on a subdivision plat approved and recorded pursuant to the provisions of Code of Virginia, § 15.2-2240 et seq. where such lots are less than 11,500 square feet. One notice sent by first class mail to the last known address of such owner as shown on the current real estate tax assessment books or current real estate tax assessment records shall be deemed adequate compliance with this requirement, provided that a representative of the local commission shall make affidavit that such mailings have been made and file such affidavit with the papers in the case. Nothing in this subsection shall be construed as to invalidate any subsequently adopted amendment or ordinance because of the inadvertent failure by the representative of the local commission to give written notice to the owner, owners or their agent of any parcel involved.~~

~~The governing body may provide that, in the case of a condominium or a cooperative, the written notice may be mailed to the unit owners' association or proprietary lessees' association, respectively, in lieu of each individual unit owner.~~

~~Whenever the notices required hereby are sent by an agency, department or division of the local governing body, or their representative, such notices may be sent by first class mail; however, a representative of such agency, department or division shall make affidavit that such mailings have been made and file such affidavit with the papers in the case.~~

~~A party's actual notice of, or active participation in, the proceedings for which the written notice provided by this section is required shall waive the right of that party to challenge the validity of the proceeding due to failure of the party to receive the written notice required by this section.~~

State law reference(s)—Similar provisions, Code of Virginia, § 15.2-2204.

707.24. Changes to the regulations, restrictions, and boundaries established in this ordinance may be made by the town council ~~in the zoning ordinance or the zoning map~~ only after such changes shall have been referred to the planning commission for its recommendations. Action shall be taken by the town council only after a ~~recommendation report~~ has been received from the planning commission. Failure of the planning commission to issue a recommendation within, unless a period of 90-100 days of the has elapsed after date of referral shall be deemed approval of to the commission, after which time it may be assumed the commission has approved the change or amendment. No land may be zoned to a more intensive use classification than was contained in the public notice without an additional public hearing after notice as required herein.

707.35. AIndividual property owner, contract purchaser with the owner's written consent, or the owner's agents may petition the ~~governing body~~town council to have their property rezoned by submitting their request in writing to the zoning administrator. The fee imposed shall be used to defray the cost of advertising and administration. After proper public hearing, the planning commission shall make its recommendation to the town council, which will then act upon the applicant's request. Failure of the planning commission to make a recommendation within 1090 days from the date of referral shall be deemed approval, council may assume that the commission concurs with the applicant.

707.46. When an application for rezoning, special use permit, or zoning amendment is denied, substantially the same application will not be reconsidered for a period of 12 months

from the date of the denial. An application is "substantially the same" if it requests (a) the rezoning of the same parcel to a zoning district that was requested by a prior application; (b) a special use permit for the same use on a parcel that was requested by a prior application; or (c) a change to the same existing zoning district regulation or the addition of the same proposed zoning district regulation that was requested by a prior application.

(Ord. of 4-8-2024, § 1)

708. Administration.

708.1. The provisions of this ordinance shall be administered by the zoning administrator who shall be the town manager and his or her authorized designee. The zoning administrator shall have the authority specified in Code of Virginia, § 15.2-2286 and such other authority as may be granted by law. This ordinance shall be enforced by the administrator who shall be appointed by the governing body. The administrator shall serve at the pleasure of that body. Compensation for such may be fixed by resolution of the governing body.

708.2. Nothing contained herein shall require any change in the plans or construction of any building or structure for which a permit was granted prior to the effective date of this ordinance. However, such construction must commence within 30 days after this ordinance becomes effective and be completed within a period of one year after construction is initiated. If construction is discontinued for a period of six months or more, further construction shall be in conformity with the provisions of this ordinance for the district in which the operation is located.

709. Severability.

Should any section or provision of this ordinance be decided by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof other than the part so held to be unconstitutional or invalid.

710. Conflicting ordinances.

All conflicting ordinances or parts thereof which are inconsistent with the provisions of this ordinance are hereby repealed.

711. Effective date.

This Zoning Ordinance of Luray, Virginia, shall be effective at and after 7:30 p.m., October 10, 1977.



TOWN OF LURAY

Town Council

Regular Meeting

September 8, 2025

Public Hearings

VIIIC. Lodging House Evaluation

Criteria



Town of Luray, Virginia
Town Council Agenda Statement

Item No: VIII-C

Meeting Date: September 8, 2025

Agenda Item:

TOWN COUNCIL PUBLIC HEARING, DISCUSSION & ACTION
Item VIII-C – Lodging House Evaluation Criteria

Summary:

The Town Council is requested to conduct a Public Hearing to receive citizen input and to consider whether the listed criteria should be included in the Zoning Ordinance (Appendix A) or not.

The Council passed a Resolution earlier in 2025 (enclosed) requesting that the Planning Commission evaluate the criteria outlined in the Resolution of Referral and make a recommendation as to whether they are appropriate for inclusion in the Zoning Ordinance as an amendment. A copy of the meeting minutes page is also included for reference.

The Commission held a Public Hearing on August 13, 2025, and voted to recommend to Council that the listed criteria NOT be added to the Ordinance. The primary reason noted that various members of the Council and Commission may already use the criteria, and they did not see the need to codify them. They also did not want to give applicants the impression that these were the only criteria being used for evaluation.

If the Council elects to codify these criteria as a Zoning Amendment to Chapter 519.1, an Ordinance is included for adoption.

Commission Review: August 13, 2025, Public Hearing Recommended to **Not Add** (6-0)

Fiscal Impact: N/A

Suggested Motions: I move that the Lodging House Evaluation Criteria **be approved** as a Zoning Amendment, and **adopt** the enclosed Ordinance, as presented.

OR

I move that the Lodging House Evaluation Criteria **be approved** as a Zoning Amendment, and **adopt** the enclosed Ordinance, **with the following changes:**

OR

I move that the Lodging House Evaluation Criteria **be denied** as a Zoning Amendment, for the reasons noted _____.

Resolution No. 2025- 03-10

**A RESOLUTION INITIATING AN AMENDMENT TO
THE ZONING ORDINANCE OF THE TOWN OF LURAY, VIRGINIA**

WHEREAS, the Town Council may initiate an amendment to the Town's zoning regulations by resolution pursuant to Virginia Code § 15.2-2286(A)(7); and

WHEREAS, the Town Council has determined that convenience and good zoning practice require amending the Town's zoning regulations to include a non-exhaustive list of criteria that may be utilized for evaluating applications for special use permits for lodging houses; and

WHEREAS, the Town Council has further determined that the amendment will provide notice of the evaluation criteria to potential applicants and promote consistency in the evaluation process.

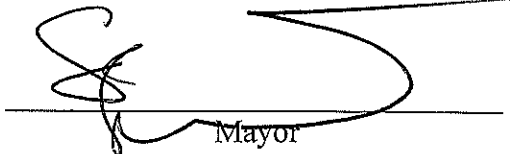
NOW, THEREFORE, be it resolved by the Council of the Town of Luray, Virginia, as follows:

1. The following zoning amendment to Appendix A, Article V, Section 519.1 is hereby referred to the Planning Commission for public hearing and recommendation:

- (i) In considering a special use permit application, the planning commission and town council may consider the following factors along with any other appropriate land-use considerations deemed relevant:
 - (1) The potential neighborhood impact based upon the current use of adjoining parcels, setbacks from structures on adjoining parcels, existing noise levels in the area, and the nature and extent of any renovations proposed by the applicant.
 - (2) The presence, location, and numerosity of other lodging houses on the same street and/or within the same neighborhood.
 - (3) The current, historical, and potential uses of the subject property.
 - (4) The ability of applicant to respond to and address issues arising on the subject property in a timely manner.
 - (5) The applicant's history of compliance or noncompliance with land use restrictions and other relevant legal obligations.

2. This Resolution shall take effect immediately.

Adopted: March 10, 2025



Mayor

CERTIFICATE


I certify that I am the Clerk of the Town of Luray, Virginia, and that the foregoing is a true copy of a Resolution adopted by the Council of the Town of Luray, Virginia, on March 10, 2025, upon the following vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Mayor Lillard ¹				
Ron Vickers	✓			
Jerry Dofflemeyer				✓
Alex White	✓			
Jason Pettit	✓			
Joey Sours	✓			
Charles Butler, Jr.		✓		

Date: March 10, 2025

[SEAL]

ATTEST:


Clerk, Town Council of
Town of Luray, Virginia

¹ Votes only in the event of a tie.

ACTION ITEMS

Lodging House Resolution

Town Manager, Bryan Chrisman requested Council to discuss and take action on a proposed Resolution regarding the evaluation of Lodging Houses.

A Copy of the Resolution is included for Council review.

The Resolution, if adopted, would forward the enclosed topics to the Planning Commission for their consideration and comment.

Councilman White stated this telegraphs to people what our priorities are and believes a lot of work has gone into this on the staff's side. He added this sends a message that we've tried to do as much as we can. Councilman Butler believes that it will open people up to contest things and doesn't believe it should be adopted by Council. Councilman Sours stated that it would be non-binding, no hard and fast rules or strict grade. Councilman White added there would be no grading system. Councilman Butler stated that he doesn't want to nail down something too solid and understands this would be non-binding but believes people will argue. Councilman Butler added the least amount of rules would be better.

Motion: Councilman White motioned the Resolution be approved with the following changes: to replace any other land use considerations as presented. Councilman Sours seconded the motion with the vote as follows: YEA: Council Members Vickers, White, Pettit, Sours. NAY: Councilman Butler.
Approved 4-1

Various Appointments

Mayor Lillard requested Council consider various appointments.

Luray-Page County Airport Authority

One (1) Council Member or Town Citizen (by Council)

Interested citizens that we are aware of at this time include:

- 1) Alex White
- 2) Mark Dofflemyer

Board of Zoning Appeals (BZA)

One (1) Town Citizen (by Ron Vickers)

Appointment or Re-Appointment (Rick Black)
due June 30, 2025 (by Alex White)

Ordinance No. 2025-__

**AN ORDINANCE AMENDING APPENDIX A, ARTICLE V, SECTION 519.1 OF THE
TOWN CODE OF THE TOWN OF LURAY, VIRGINIA**

WHEREAS, Appendix A of the Town Code currently sets forth the zoning ordinance that applies to property within the Town; and

WHEREAS, textual amendments to Appendix A, Article V, Section 519.1 have been proposed that would identify a non-exhaustive list of criteria that may be utilized for evaluating applications for special use permits for lodging houses; and

WHEREAS, the Town Planning Commission conducted a duly-advertised public hearing on the proposed amendments and has provided a recommendation to the Town Council; and

WHEREAS, the Town Council has conducted a duly-advertised public hearing and wishes to adopt the proposed amendments.

NOW, THEREFORE, be it ordained by the Council of the Town of Luray, Virginia, as follows:

1. Appendix A, Article V, Section 519.1 of the Town Code is hereby amended to include the following as Subsection (i):

In considering a special use permit application, the planning commission and town council may consider the following factors along with any other appropriate land-use considerations deemed relevant:

- (1) The potential neighborhood impact based upon the current use of adjoining parcels, setbacks from structures on adjoining parcels, existing noise levels in the area, and the nature and extent of any renovations proposed by the applicant.
- (2) The presence, location, and numerosity of other lodging houses on the same street and/or within the same neighborhood.
- (3) The current, historical, and potential uses of the subject property.
- (4) The ability of applicant to respond to and address issues arising on the subject property in a timely manner.
- (5) The applicant's history of compliance or noncompliance with land use restrictions and other relevant legal obligations.

2. This Ordinance shall take effect immediately.

Adopted: September 8, 2025

Mayor

CERTIFICATE

I certify that I am the Clerk of the Town of Luray, Virginia, and that the foregoing is a true copy of an Ordinance adopted by the Council of the Town of Luray, Virginia, on September 8, 2025, upon the following vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Mayor Lillard ¹				
Ron Vickers				
Jerry Dofflemyer				
Alex White				
Jason Pettit				
Joey Sours				
Charles Butler, Jr.				

Date: September 8, 2025

[SEAL]

ATTEST: _____
Clerk, Town Council of
Town of Luray, Virginia

¹ Votes only in the event of a tie.



TOWN OF LURAY

Town Council

Regular Meeting

September 8, 2025

Discussion Items

IXA. IRF Grant Loan



Town of Luray, Virginia
Town Council Agenda Statement

Item No: IX-A

Meeting Date: August 11, 2025

Agenda Item:

TOWN COUNCIL PUBLIC REVIEW & DISCUSSION
Item IX-A – IRF Grant/Loan Award

Summary:

The Town Council is requested to discuss the topic of the IRD Grant/Loan award of \$1 million from the Virginia Department of Housing & Community Development.

A copy of the award letter is attached, as well as a copy of the Governor's press release.

The project summary sheet is included for reference.

The Town has not yet received the grant agreement and acceptance paperwork , and it is recommended that no formal action be considered until those documents are received, and the various parties have adequate time for review and comment.

Commission Review: N/A

Fiscal Impact:

An amendment of \$1 million to the FY26 budget will be required. The Town will establish the needed revenue and expenditure General Ledger entries as well as a special account for receipt and disbursement of funds for the project. Since this award exceeds the \$750,000 threshold, a Single Audit will be required.

The FY27 budget will need to include these same elements, in all likelihood.

Moving forward, the Town will transfer these repaid loan amounts into a special section of the General Ledger for use as a revolving loan fund for other, similar, IRF-type projects. This is similar to the current CDBG revolving loan pool.

Suggested Motions: N/A



Glenn Youngkin
Governor

Juan Pablo Segura
Secretary of
Commerce and Trade

COMMONWEALTH of VIRGINIA

Maggie Beal
Interim Director

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

July 30, 2025

The Honorable Stephanie Lillard, Mayor
Town of Luray
45 E Main Street
Luray, VA, 22835

Re: FY2026 Industrial Revitalization Fund Award

Dear Mayor Lillard,

On behalf of Governor Youngkin, it gives me great pleasure to inform you that the Town of Luray has been selected for an award from the Industrial Revitalization Fund FY26 round of funding. This \$1,000,000 award is for the redevelopment of the building at 15 Campbell Street into affordable long-term apartment rentals, a restaurant, and a coworking space.

We will be reaching out soon via email to begin the contract negotiation process. If you have any questions or need additional information, please do not hesitate to contact Tory McGowan, Real Estate Program Manager, at (804) 773-8745.

DHCD is pleased to assist with the town's ongoing community revitalization initiatives, and we look forward to working with you on this important project.

Sincerely,

Sara J. Dunnigan
Deputy Director

c: Bryan Chrisman, Town Manager





Commonwealth of Virginia ***Office of Governor Glenn Youngkin***

FOR IMMEDIATE RELEASE · July 25, 2025

CONTACTS:

Office of the Governor

Contact: Peter Finocchio

Peter.Finocchio@governor.virginia.gov

Virginia Department of Housing and Community Development

Contact: Todd Weinstein

Todd.Weinstein@dhcd.virginia.gov

Governor Glenn Youngkin Announces \$5.4 million in Grants to Revitalize Downtown Development

*Funding will support job growth, business expansion, and
community revitalization across the Commonwealth*

RICHMOND, VA – Governor Glenn Youngkin announced \$5.4 million in grant awards to Virginia communities to support 30 local projects that revitalize historic commercial districts, transform vacant structures, expand small businesses, and bolster local economies. The funding will enhance communities, create or expand 19 businesses, generate 142 new jobs, and leverage more than \$17.6 million in additional public and private investments.

“We are thrilled to partner with business and community leaders to launch projects that will create jobs and strengthen these historic downtowns,” **said Governor Glenn Youngkin.** “I look forward to seeing these projects create opportunity and prosperity

for the Virginia communities that make our state the best place to live, work, raise a family, and do business.”

Grant awards include over \$4.5 million in Industrial Revitalization Funds for 8 projects across the Commonwealth, \$570,000 in Virginia Main Street grants to 17 communities, and \$325,000 in Community Business Launch grants for 5 projects.

“These community grants enable Virginia to deliver targeted support for local economic development priorities,” said **Secretary of Commerce and Trade Juan Pablo Segura**. “The investments will foster local revitalization efforts, offer innovative solutions, drive economic development, and build stronger communities across the Commonwealth.”

IRF Awardees		
Locality/Organization	Project Name	Recommend Amount
Town of Luray	15 Campbell Street	\$1,000,000
City of Roanoke EDA	The Foundry	\$1,000,000
City of Petersburg	Former Travel Inn	\$750,000
City of Danville	Five Forks	\$600,000
Town of Blackstone	Dillard Crawley Building	\$475,000
Town of Grundy	Richardson Building Restoration Project	\$300,000
Town of Bluefield	Restoring Downtown Bluefield	\$245,000
Town of Hillsville	707 North Main Revitalization	\$188,500
Total:		\$4,558,500

VMS Downtown Investment Grants		
Applicant	Project Name	Recommend Award
Winchester Main Street	Taylor Pavilion and Alleyway Restoration Project	\$75,000
Believe in Bristol	Bristol Façade and Public Improvement 2026	\$75,000
Harrisonburg Downtown Renaissance	Harrisonburg History Trail	\$59,000
Onancock Main Street	Retain, Recruit, Revitalize	\$50,000
St Paul Tomorrow	Fresh Facades: Main Street Makeover	\$50,000
Historic Downtown Clarksville	Interior Improvement	\$50,000
Destination Downtown South Boston	Keep Entrepreneurs Program	\$50,000
Farmville Downtown Partnership	Façade Grant 2.0	\$25,000
Uptown Partnership	Façade Boost: Building Business from the Outside In	\$25,000
Total:		\$459,000

VMS Community Vitality Grants		
Applicant	Project Name	Recommend Amount
Town of Occoquan	Mill Street Pocket Park	\$15,000
Urbanna Beautification, Inc.	Urbanna Main Street Wayfinding Signs	\$15,000
Downtown Front Royal, Inc.	Historic Main Street Gateway Signage	\$15,000
Town of Crewe	Downtown Wayfinding Signage	\$15,000
Downtown Crozet Initiative, Inc.	Downtown Crozet Branding and Wayfinding Plan	\$15,000
Town of Hillsville	Wayfinding 2026	\$15,000
Clifton Forge Main Street	Town Branding Project	\$14,500
Town of Lovettsville	Directional Signage	\$9,750
Total:		\$114,250

Community Business Launch Grants		
Locality/Organization	Project Name	Recommend Amount
Believe in Bristol	Believe in Bristol E-Grant 2026	\$100,000
Town of Mount Jackson	MJS: The Nest	\$75,000
Altavista on Track	Fire Up Altavista	\$50,000
Dickenson County Board of Supervisors	Dickenson Co Community Launch Program	\$50,000
Waynesboro Economic Development Authority	Grow Waynesboro: Rockfish Gateway 2026	\$50,000
Total:		\$325,000

Since 1985, the Virginia Department of Housing and Community Development (DHCD) has been providing assistance to localities engaged in downtown commercial district revitalization through the Virginia Main Street Program. The Industrial Revitalization Fund leverages local and private resources to achieve market-driven redevelopment of vacant and deteriorated industrial and commercial properties. In addition, DHCD administers Community Business Launch to support small business creation and fill vacancies in historic downtown districts and commercial corridors.

To learn more about DHCD's downtown revitalization programs, visit

dhcd.virginia.gov/irf
dhcd.virginia.gov/vms
dhcd.virginia.gov/cbl

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APPENDIX A: PROJECT SUMMARY SHEET

PROJECT SUMMARY SHEET

Project Name:	The Warehouse at 15 Campbell Street
Locality Applying:	Town of Luray
Property Address:	15 Campbell Street, Luray Virginia 22835
Year Built:	1910-1930
Original Use of Property:	Warehouse
Property Size SF:	33,589
Vacant Since:	2023
Owner:	HUB Development, LLC
Developer:	HUB Development, LLC
End User:	HUB Development, LLC, TBD Restaurateur
Total Project Budget:	\$7,600,000.00
IRF Funding Request:	\$1,000,000.00
Total Matching Funds Proposed:	\$3,525,000.00
Total Additional Non-Match Eligible Leverage Funding:	\$3,075,000
Intended Use of IRF Funds:	Hard construction costs, including structural repairs, roof and façade work, window and door replacement, utility upgrades (HVAC, plumbing, electrical) accessibility and safety improvements (stairs, egress, code compliance).
Intended Use of Property:	28 affordable housing units, everyday restaurant, coworking space
Anticipated # of Jobs to be Created Once Open:	<p>4 -5 net new full-time equivalent (FTE) jobs, including positions generated by the on-site restaurant, property management and maintenance staff, and coworking operations support.</p> <p>7-9 part-time jobs, primarily in the food service and hospitality sectors, including a restaurant manager, servers, kitchen staff, and host staff.</p>

Current Total Assessment Value:	The building is assessed at \$1,100,000
Current Condition of Property:	Vacant, Derelict and Blighted
Estimated new local tax revenues generated annually once open (if applicable):	\$20,000 based of \$500,000 annual restaurant sales- local meals tax, plus TBD income tax on for employees/new jobs created
Estimated new state tax revenues generated annually once open (if applicable):	\$35,000 based off a Restaurant based of \$500,000 annual restaurant sales – state tax, plus TBD income tax on new jobs created and restaurant profits



TOWN OF LURAY

Town Council

Regular Meeting

September 8, 2025

Discussion Items

IXB. District Regulation

Amendments



Town of Luray, Virginia

Town Council Agenda Statement

Item No: IX-B

Meeting Date: September 8, 2025

Agenda Item:

TOWN COUNCIL REVIEW, DISCUSSION & POTENTIAL ACTION

Item IX-B – District Regulation Amendments

Summary:

The Town Council is requested to review and discuss district regulation amendments formulated by the Town Attorney in response to a prior request by Council.

Included for review are the draft district amendments proposed, as well as a Resolution to forward these amendments to the Planning Commission so that they might advertise and hold the necessary Public Hearing.

The principal changes focus on:

- 1) Clarifying acceptable uses in all zoning districts
- 2) Eliminating vague and confusing language regarding uses
- 3) Separating out the Bed & Breakfast and Manufactured Homes uses into their own chapters (518 and 520, respectively) for ease of use.
- 4) Adding the roof pitch element to the Manufactured Home section
- 5) Proposing that Manufactured Homes become a by-right use in the R-3 and R-4 zoning districts (as opposed to the Special Use they are now).

Number 5 above is a significant philosophical shift from the original intent of the ordinance but given that both the Commission and Council have discussed this very issue as a way to potentially enhance housing affordability options in Luray, the changes are included for consideration. Changing both, or only one district, are options to consider moving forward.

One change that occurred since the last version was a decrease from the proposed 6 ½ pitch roof minimum to a 5 ½ pitch roof minimum. The principal reasons are the availability of construction firms able to provide this pitch, and additional cost.

The requirement of a continuous masonry foundation costs about \$12,000 extra. The addition of a 5 ½ pitch roof also adds about \$12,000 to the cost.

Commission Review: August 13, 2025, regular meeting (review only)

Fiscal Impact: N/A

Suggested Motions: I move that the Council **approve** the Resolution of Referral to the Planning Commission, **as presented**.

OR

I move that the Council **approve** the Resolution of Referral to the Planning Commission **with the following changes:** _____.

EXHIBIT A

ARTICLE III. ZONING MAP AND ZONING DISTRICTS

304. Interpretation of district regulations.

The district regulations in article IV establish the uses and structures that are permitted by right and by special use permit in each zoning district. Any use that is not listed in the regulations as permitted by right or by special use permit is expressly prohibited.

ARTICLE IV. DISTRICT REGULATIONS

401. Low-Density Residential District R-1.

Statement of intent: This district is composed of certain quiet, low-density residential areas plus certain open areas where similar residential development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage a suitable environment for family life where there are children, and to prohibit all activities of a commercial nature. To these ends, development is limited to relatively low concentration and permitted uses are limited basically to single unit dwellings providing homes for the residents plus certain additional uses such as schools, parks, churches, and certain public facilities that serve the residents of the district. ~~No home occupations (including room renting) are permitted.~~

401.1. Uses permitted by right: Only one main building and its accessory buildings may be erected on any lot or parcel of land in Residential District R-1.

- (a) Single-family dwellings.
- (b) Schools.
- (c) Churches.
- (d) Libraries.
- (e) Parks and playgrounds.
- (f) Off-street parking for uses permitted in this district as required by this ordinance.
- (g) Accessory buildings as defined, however, garages or other accessory buildings such as carports, porches and stoops attached to the main building shall be considered part of the main building. No accessory building may be closer than five feet to any property line.
- (h) Public utilities: Poles, lines, distribution transformers, booster and relay stations, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewage facilities.
- (i) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

- (j) Reserved.

(Ord. of 8-8-2016(1))

(k) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(l) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(m) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(n) Reserved.

(Mo. of 10-10-2000; Ord. of 9-12-2011, § 3)

(o) Electronic occupations.

(Ord. of 9-12-2011, § 4)

401.2. Uses permitted by special permit:

(a) Temporary mobile homes and temporary mobile home parks as set forth in section 508.

(b) Fire, police, and rescue squad stations.

~~(c) Other uses not specifically permitted, which are not expected to be recurring or of general application.
(Ord. of 4-28-1980, § 1)~~

401.3. Area regulations: The minimum lot area for permitted uses shall be 15,000 square feet, except that private schools must conform to land area requirements of the state board of education.

401.4. Setback regulations: All structures shall be located at least: (a) 35 feet from the front lot line; (b) 35 feet from the edge of any street right-of-way; and (c) 60 feet from the center of any street right-of-way. The line which complies with all of these minimum distances shall be known as the "setback line."

(Ord. of 8-14-2017(1), § 2)

401.5. Frontage regulations: The minimum lot width at the setback line shall be 100 feet.

401.6. Yard regulations:

(a) Side: Each side yard shall be a minimum of 15 feet.

(b) Rear: Each rear yard shall have a minimum of 35 feet.

401.7. Height regulations:

(a) Buildings may be erected up to 2½ stories but not to exceed 35 feet in height except that:

1. A public or semipublic building such as a school, church, or library may be erected to a height of 60 feet from grade provided that required front, side, and rear yards shall be increased one foot for each foot in height over 35 feet.
2. Church spires, belfries, cupolas, municipal water towers, chimneys, flues, ~~flag poles~~, television antennae, and radio aeriels are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

-
- (b) No accessory building which is within 20 feet of any party lot line shall be more than one story high. All accessory buildings shall be less than the main building in height.

401.8. Special provisions for corner lots:

- (a) Of the two sides of a corner lot, the owner may determine the front. All area and setback regulations of this section shall apply.

(Mo. of 4-10-1995)

- (b) The side yard on the side facing the side street shall be 35 feet or more for both main and accessory building.
- (c) Each corner lot shall have a minimum width at the setback line of 125 feet.

401.9. Signs: As provided in article VIII.

(Ord. of 8-8-2016(1))

402. Medium-Density Residential District R-2.

Statement of intent: This district is composed of certain medium concentration of residential uses, plus certain open areas where similar development appear likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life composed of an adult population with children. To these ends, development is limited to low-to-medium concentration and permitted uses are limited basically to single unit dwellings plus certain additional uses such as schools, parks, churches and certain public facilities that serve the district. ~~No home occupations are permitted.~~

402.1. Uses permitted by right: Only one building and its accessory buildings may be erected on any lot or parcel of land in Residential District R-2.

- (a) Single-family dwellings.
- (b) Schools.
- (c) Churches.
- (d) Libraries.
- (e) Parks and playgrounds.
- (f) Off-street parking for uses permitted in this district as required by this ordinance.
- (g) Accessory buildings permitted as defined, however, garages, or other accessory structures, such as carports, porches, and stoops attached to the main building, shall be considered part of the main building. No accessory building may be closer than five feet to any property line.
- (h) Public utilities: Poles, lines, distribution transformers, booster and relay stations, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewage systems.
- (i) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

- (j) Reserved.

(Ord. of 8-8-2016(1))

-
- (k) Reserved.
(Mo. of 4-10-1995; Ord. of 8-8-2016(1))
- (l) Reserved.
(Mo. of 4-10-1995; Ord. of 8-8-2016(1))
- (m) Reserved.
(Mo. of 4-10-1995; Ord. of 8-8-2016(1))
- (n) Reserved.
(Mo. of 10-10-2000; Ord. of 9-12-2011, § 5)
- (o) Electronic occupations.
(Ord. of 9-12-2011, § 6)

402.2. Uses permitted by special permit:

- (a) Temporary mobile homes and temporary mobile home parks ~~as set forth in section 508.~~
- (b) Fire, police and rescue squad stations.
- (c) ~~Reserved~~ ~~Other uses not specifically permitted, which are not expected to be recurring or of general application.~~

~~(Ord. of 4-28-1980, § 1)~~

- (d) Bed and breakfast home. ~~These regulations are established to allow the rental of bedrooms to guests in bed and breakfast homes while at the same time preserving the historical and residential character of the neighborhoods in which the dwellings are located. Bed and breakfast homes are allowed only along the listed major street to avoid bringing increased traffic and congestion by non residents into this residential district in order to ensure that the corridor maintains its residential character. Bed and breakfast homes shall be permitted only in single family attached dwellings.~~

~~(1) Guest registration shall not exceed a period of 14 consecutive calendar days.~~

~~(2) A bed and breakfast home shall have no more than three guest rooms and no more than six guests at any one time. Except that a bed and breakfast home situated on a lot one acre or greater in size shall be allowed no more than six guest rooms and no more than 12 guests. Existing cottages on the premises may be rented and shall be considered a guest room. Children 12 years old and under in the same room shall not be included in the total number of guests.~~

~~(3) At least one off street parking space shall be provided for each guest room and each outside employee. No more than two parking spaces shall be permitted in the front yard. Parking spaces and driveways shall be constructed of gravel, compacted stone, concrete, asphalt, brick, or paving stones. Parking areas shall be screened and buffered as to preserve the residential character of the premises.~~

~~(4) An identification sign may be allowed on the property, not exceeding four square feet on either side.~~

~~(5) The bed and breakfast home must be occupied and managed by the owner or lessee of the property. Such owners or lessees may employ no more than one outside person to assist with the operation of the bed and breakfast home.~~

~~(6) Meals shall only be served to guests renting bedrooms in the dwelling.~~

~~(7) Applicable provisions of the Uniform Statewide Building Code, the commonwealth board of health, and all other applicable laws, regulations, inspections, and licenses shall be met.~~

~~(8) Transient occupancy tax and meals tax must be collected and remitted to the town.~~

~~(9) The application for a bed and breakfast home shall include a floor plan showing the location of each bedroom to be rented, including its dimensions and floor area, the location of exits and the location of smoke detectors. A site plan shall also be submitted showing the location of the parking to be provided.~~

~~(10) It shall be a violation of this section to advertise for rent to guests any bedroom exceeding the number of bedrooms authorized herein.~~

~~(Ord. of 6-9-1997; Res. No. 2005-05-02, 5-9-2005; Ord. of 12-9-2013, § 2)~~

(e) Home occupation.

(Ord. of 9-12-2011, § 13)

402.3. Area regulations:

- (a) For lots served by public water and sewage disposal or only public sewage disposal, the minimum lot area shall be 10,000 square feet. The required area for lots with on-site water systems shall be approved by the health official.
- (b) For lots not served by public sewerage systems the minimum lot area shall be 15,000 square feet. The required area for any such use shall be approved by the health official.

402.4. Setback regulations: All structures shall be located at least: (a) 35 feet from the front lot line; (b) 35 feet from the edge of any street right-of-way; and (c) 60 feet from the center of any street right-of-way. The line which complies with all of these minimum distances shall be known as the "setback line."

(Ord. of 8-14-2017(1), § 2)

402.5. Frontage regulations: The minimum lot width at the setback line shall be 75 feet.

402.6. Yard regulations:

- (a) Side: Each minimum side yard shall be a minimum of ten feet.
- (b) Rear: Each rear yard shall have a minimum of 25 feet.

402.7. Height regulations:

- (a) Buildings may be erected up to 2½ stories but not to exceed 35 feet in height except that:
 - 1. A public or semipublic building such as a school, church, or library may be erected to a height of 60 feet from grade provided that required front, side, and rear yards shall be increased one foot for each foot in height over 35 feet.
 - 2. Church spires, belfries, cupolas, municipal water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.
- (b) Accessory buildings over one story in height shall be at least ten feet from any lot line. All accessory buildings shall be less than the main building in height.

402.8. Special provisions for corner lots:

- (a) Of the two sides of a corner lot, the owner may determine the front. All area and setback regulations of this section shall apply.

(Mo. of 4-10-1995)

(b) The side yard on the side facing the side street shall be 25 feet or more for both main and accessory buildings.

(c) Each corner lot shall have a minimum width at the setback line of 100 feet.

402.9. *Signs*: As provided in article VIII.

(Ord. of 8-8-2016(1))

403. High-Density Residential District R-3.

Statement of intent: This district is composed of certain medium to high concentration of residential uses, plus certain open areas where similar development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life composed of an adult population with children, and to permit certain commercial uses of a character unlikely to develop general concentration of traffic, crowds of customers, and general outdoor advertising. To these ends, retail activity is sharply limited and this district is protected against encroachment of general commercial or industrial uses. Residential types of structures for both permanent and transient occupancy and including institutions, are permitted plus structures for commercial uses conforming to the pattern of the district.

403.1. *Uses permitted by right*: In Residential District R-3, structures to be erected or land to be used shall be for one of the following uses:

(a) Single-family dwellings.

(b) Two-family dwellings.

(c) Libraries.

(d) Reserved.

(Mo. of 4-10-1995)

(e) Reserved.

(Mo. of 4-10-1995)

(f) Schools.

(g) Churches.

(h) Reserved.

(Ord. of 4-12-1993; Ord. of 12-11-1995)

(i) Reserved.

(Ord. of 4-12-1993; Mo. of 4-10-1995; Ord. of 12-11-1995)

(j) Reserved.

(Mo. of 4-10-1995)

(k) Parks and playgrounds.

(Supp. No. 54)

Created: 2024-11-12 12:06:03 [EST]

(l) Reserved.

(Ord. of 9-12-2011, § 20)

(m) Reserved.

(Ord. of 9-12-2011, § 14)

(n) Off-street parking for permitted uses in this district as required by this ordinance.

(o) Accessory buildings permitted as defined, however, garages or other accessory structures such as carports, porches, and stoops attached to the main building shall be considered part of the main building. No accessory building may be closer than one foot to any property line.

(p) Public utilities: Poles, lines, distribution transformers, booster and relay stations, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewerage facilities.

(q) Reserved.

(Mo. of 4-10-1995)

(r) Reserved.

(Res. No. 2017-12-03, § 1, 12-11-2017)

(s) Reserved.

(Mo. of 4-10-1995)

(t) Reserved.

(Mo. of 4-10-1995; Res. No. 2017-12-03, § 1, 12-11-2017)

(u) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(v) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(w) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(x) Electronic occupations.

(Ord. of 9-12-2011, § 7)

(y) Manufactured home.

403.2. Uses permitted by special permit:

(a) General hospitals and special care hospitals.

(b) Temporary mobile homes and temporary mobile home park ~~as set forth in section 508.~~

(c) Fire, police, and rescue squad stations.

(Supp. No. 54)

Created: 2024-11-12 12:06:03 [EST]

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- (d) ~~Reserved~~Other uses not specifically permitted, which are not expected to be recurring or of general application.

~~(Ord. of 4-28-1980, § 1)~~

- (e) ~~Reserved~~Manufactured home, if it meets the following requirements:

- ~~1. If it is a structure, transportable in two or more sections, which in the traveling mode is ten body feet or more in width or 40 body feet or more in length, or when erected on site is 800 or more square feet, and which is built on a permanent chassis and designed to be used as a single-family dwelling with a permanent foundation when connected to the required utilities, and includes the plumbing, heating and electrical systems contained therein.~~
- ~~2. The special use permit application must be reviewed by the Luray Planning Commission and approved by the Luray Town Council.~~
- ~~3. The axles, wheels and towbar/hitch must be removed.~~
- ~~4. The roof must be constructed of shingles, or other materials customarily and normally used for conventional dwelling roofing, and must be approved by the planning commission and the Luray Town Council.~~
- ~~5. The underpinning shall consist of a permanent, continuous masonry foundation.~~
- ~~6. Siding must be of any material commonly used in conventional homes.~~
- ~~7. Front, rear and all other steps and landings must be constructed in accordance with all legal requirements.~~
- ~~8. All other Town of Luray zoning requirements must be met.~~

~~(Ord. of 3-12-1990; Ord. of 8-12-1991, § 2)~~

- (f) Homes for adults.

(Ord. of 12-11-1995)

- (g) Bed and breakfast home. ~~These regulations are established to allow the rental of bedrooms to guests in bed and breakfast homes while at the same time preserving the residential character of the neighborhoods in which the dwellings are located. Bed and breakfast homes shall be permitted only in single-family detached dwellings. Approval for a bed and breakfast home shall be subject to the following:~~

- ~~(1) Guest registration shall not exceed a period of 14 consecutive calendar days.~~
- ~~(2) A bed and breakfast home shall have no more than three guest rooms and no more than six guests at any one time. Except that a bed and breakfast home situated on a lot one acre or greater in size shall be allowed no more than six guest rooms and no more than 12 guests. Existing cottages on the premises may be rented and shall be considered a guest room. Children 12 years old and under in the same room shall not be included in the total number of guests.~~
- ~~(3) At least one off-street parking space shall be provided for each guest room and each outside employee. No more than two parking spaces shall be permitted in the front yard. Parking spaces and driveways shall be constructed of gravel, compacted stone, concrete, asphalt, brick, or paving stones. Parking areas shall be screened and buffered as to preserve the residential character of the premises.~~
- ~~(4) An identification sign may be allowed on the property, not exceeding four square feet on either side.~~

~~(5) The bed and breakfast home must be occupied and managed by the owner or lessee of the property. Such owners or lessees may employ no more than one outside person to assist with the operation of the bed and breakfast home.~~

~~(6) Meals shall only be served to guests renting bedrooms in the dwelling.~~

~~(7) Applicable provisions of the Uniform Statewide Building Code, the commonwealth board of health, and all other applicable laws, regulations, inspections, and licenses shall be met.~~

~~(8) Transient occupancy tax and meals tax must be collected and remitted to the town.~~

~~(9) The application for a bed and breakfast home shall include a floor plan showing the location of each bedroom to be rented, including its dimensions and floor area, the location of exits and the location of smoke detectors. A site plan shall also be submitted showing the location of the parking to be provided.~~

~~(10) It shall be a violation of this section to advertise for rent to guests any bedroom exceeding the number of bedrooms authorized herein.~~

~~{Ord. of 6-9-1997; Res. No. 2005-05-02, 5-9-2005}~~

(h), (i) Reserved.

(j) Clubs and lodges.

(Mo. of 4-10-1995)

(k) Accessory dwelling units, ~~as set forth in article V, section 516.~~

(Ord. of 5-11-2009(2), § 1)

(l) Home occupation.

(Ord. of 9-12-2011, § 15)

(m) Professional offices.

(Ord. of 9-12-2011, § 21)

(n) Lodging houses.

(Res. No. 2017-12-02, § 1, 12-11-2017)

403.3. Area regulations:

(a) For lots served by public water and sewage disposal or only with public sewer, the minimum lot area shall be 7,000 square feet, plus 3,000 square feet for each additional dwelling unit. The health official shall approve all lot sizes for lots having either on-site water and/or on-site sewer systems.

(b) For two-family dwellings arranged side-by-side, each unit shall be assigned 5,000 square feet on the lot.

(c) For lots containing or intended to contain a single-family dwelling not served by public sewerage systems, the minimum lot area shall be 15,000 square feet. The required area for any such use shall be approved by the health official. All other permitted uses shall be served by public water and sewerage systems.

403.4 Setback regulations: All structures shall be located at least: (a) 35 feet from the front lot line; (b) 35 feet from the edge of any street right-of-way; and (c) 60 feet from the center of any street right-of-way. The line which complies with all of these minimum distances shall be known as the "setback line."

(Ord. of 8-14-2017(1), § 2)

403.5. Frontage regulations: The minimum lot width at the setback line shall be 60 feet, and for each additional dwelling unit above one there shall be at least ten feet of additional lot width at the setback line.

403.6. Yard regulations:

- (a) Side: The minimum side yard shall be ten feet.
- (b) Rear: The minimum rear yard shall be 25 feet.

403.7. Height regulations: Buildings may be erected up to 2½ stories but not to exceed 35 feet in height except that:

- 1. A public or semipublic building such as a school, church, library, or hospital may be erected to a height of 60 feet from grade provided that required front, side, and rear yards shall be increased one foot for each foot in height over 35 feet.
- 2. Church spires, belfries, cupolas, monuments, municipal water towers, chimneys, flues, ~~flag poles~~, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

403.8. Special provisions for corner lots:

- (a) Of the two sides of a corner lot, the owner may determine the front. All area and setback regulations of this section shall apply.

(Mo. of 4-10-1995)

- (b) The side yard on the side facing the side street shall be 20 feet or more for both main and accessory buildings.

403.9. Signs: As provided in article VIII.

(Ord. of 8-8-2016(1))

404. High-Density Residential (Boomfield) District R-4.

Statement of intent: This district is composed of certain medium to high concentration of residential uses, plus certain open areas where similar development appears likely to occur. The regulations for this district are designed to stabilize and protect the essential characteristics of the district, to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life composed of an adult population with children, and to permit certain commercial uses of a character unlikely to develop general concentration of traffic, crowds of customers, and general outdoor advertising. To these ends, retail activity is sharply limited and this district is protected against encroachment of general commercial or industrial uses. Residential types of structures for both permanent and transient occupancy and including institutions, are permitted plus structures for commercial uses conforming to the pattern of the district. This district has been designed specifically to provide regulations for the Boomfield Area.

404.1. Uses permitted by right: In Residential District R-4, structures to be erected on land to be used shall be for one of the following uses:

- (a) Single-family dwellings.

(b) Two-family dwellings.

(c) Libraries.

(d) Reserved.

(Mo. of 4-10-1995)

(e) Reserved.

(Mo. of 4-10-1995)

(f) Schools.

(g) Churches.

(h) Reserved.

(Ord. of 4-12-1993; Ord. of 12-11-1995)

(i) Reserved.

(Ord. of 4-12-1993; Ord. of 12-11-1995)

(j) Reserved.

(Mo. of 4-10-1995)

(k) Parks and playgrounds.

(l) Reserved.

(Ord. of 9-12-2011, § 22)

(m) Reserved.

(Ord. of 9-12-2011, § 16)

(n) Off-street parking for uses permitted in this district as required by this ordinance.

(o) Accessory buildings permitted as defined, however, garages or other accessory structures such as carports, porches, and stoops attached to the main building shall be considered part of the main building. No accessory building may be closer than one foot to any property line.

(p) Public utilities: Poles, lines, distribution transformers, booster and relay stations, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewerage facilities.

(q) Reserved.

(Mo. of 4-10-1995)

(r) Reserved.

(Res. No. 2017-12-03, § 2, 12-11-2017)

(s) Reserved.

(Mo. of 4-10-1995)

(t) Reserved.

(Mo. of 4-10-1995; Res. No. 2017-12-03, § 2, 12-11-2017)

(u) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(v) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(w) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

(x) Electronic occupations.

(Ord. of 9-12-2011, § 8)

(y) Manufactured home.

404.2. Uses permitted by special permit:

(a) General hospitals and special care hospitals.

(b) Temporary mobile homes and temporary mobile home parks as set forth in section 508.

(c) Fire, police, and rescue squad stations.

(d) ~~Reserved~~~~Other uses not specifically permitted, which are not expected to be recurring or of general application.~~

~~(Ord. of 4-28-1980, § 1)~~

(e) ~~Manufactured home~~Reserved, if it meets the following requirements:

1. ~~If it is a structure, transportable in two or more sections, which in the traveling mode is ten body feet or more in width or 40 body feet or more in length, or when erected on site is 800 or more square feet, and which is built on a permanent chassis and designed to be used as a single family dwelling with a permanent foundation when connected to the required utilities, and includes the plumbing, heating and electrical systems contained therein.~~

2. ~~The special use permit application must be reviewed by the Luray Planning Commission and approved by the Luray Town Council.~~

3. ~~The axles, wheels and towbar/hitch must be removed.~~

4. ~~The roof must be constructed of shingles, or other materials customarily and normally used for conventional dwelling roofing, and must be approved by the planning commission and the Luray Town Council.~~

5. ~~The underpinning shall consist of a permanent, continuous masonry foundation.~~

6. ~~Siding must be of any material commonly used in conventional homes.~~

7. ~~Front, rear and all other steps and landings must be constructed in accordance with all legal requirements.~~

8. ~~All other Town of Luray zoning requirements must be met.~~

~~{Ord. of 3-12-1990; Ord. of 8-12-1991, § 3}~~

(f) Homes for adults.

(Ord. of 12-11-1995)

(g) Bed and breakfast home. ~~These regulations are established to allow the rental of bedrooms to guests in bed and breakfast homes while at the same time preserving the residential character of the neighborhoods in which the dwellings are located. Bed and breakfast homes shall be permitted only in single family detached dwellings. Approval for a bed and breakfast home shall be subject to the following:~~

~~(1) Guest registration shall not exceed a period of 14 consecutive calendar days.~~

~~(2) A bed and breakfast home shall have no more than three guest rooms and no more than six guests at any one time. Except that a bed and breakfast home situated on a lot one acre or greater in size shall be allowed no more than six guest rooms and no more than 12 guests. Existing cottages on the premises may be rented and shall be considered a guest room. Children 12 years old and under in the same room shall not be included in the total number of guests.~~

~~(3) At least one off street parking space shall be provided for each guest room and each outside employee. No more than two parking spaces shall be permitted in the front yard. Parking spaces and driveways shall be constructed of gravel, compacted stone, concrete, asphalt, brick, or paving stones. Parking areas shall be screened and buffered as to preserve the residential character of the premises.~~

~~(4) An identification sign may be allowed on the property, not exceeding four square feet on either side.~~

~~(5) The bed and breakfast home must be occupied and managed by the owner or lessee of the property. Such owners or lessees may employ no more than one outside person to assist with the operation of the bed and breakfast home.~~

~~(6) Meals shall only be served to guests renting bedrooms in the dwelling.~~

~~(7) Applicable provisions of the Uniform Statewide Building Code, the commonwealth board of health, and all other applicable laws, regulations, inspections, and licenses shall be met.~~

~~(8) Transient occupancy tax and meals tax must be collected and remitted to the town.~~

~~(9) The application for a bed and breakfast home shall include a floor plan showing the location of each bedroom to be rented, including its dimensions and floor area, the location of exists and the location of smoke detectors. A site plan shall also be submitted showing the location of the parking to be provided.~~

~~(10) It shall be a violation of this section to advertise for rent to guests any bedroom exceeding the number of bedrooms authorized herein.~~

~~{Ord. of 6-9-1997; Res. No. 2005-05-02, 5-9-2005}~~

(h), (i) Reserved.

(j) Clubs and lodges.

(Mo. of 4-10-1995)

(l) Home occupation.

(Ord. of 9-12-2011, § 17)

(m) Professional offices.

(Ord. of 9-12-2011, § 23)

(n) Triplex.

(Mo. of 12-14-2015)

(o) Reserved.

(Res. No. 2017-12-02, § 2, 12-11-2017; Ord. of 9-9-2024, § 2)

404.3. Area regulations:

- (a) For a single family dwelling, the minimum lot area shall be 6,000 square feet.
- (b) For two-family dwellings arranged side-by-side, the minimum lot area shall be 7,000 square feet. Each unit shall be assigned 3,500 square feet on the lot. A lot containing a two-family dwelling arranged side-by-side may be further divided into separate parcels for each dwelling unit, provided that the resulting lot size for each dwelling unit is a minimum of 3,500 square feet, and provided further that there be a firewall meeting all legal and regulatory requirements between the two dwellings.

(Ord. of 8-10-1992)

- (c) Triplex units arranged side-by-side can be divided into lot sizes as deemed appropriate; provided the units are located on a lot with a minimum aggregate size of 10,000 square feet, and contains a firewall between individual dwelling units. A triplex unit shall possess a minimum of 75 feet of lot width at the setback line, and no individual unit/lot shall possess less than 20 feet of lot width.

(Mo. of 12-14-2015; Ord. of 1-9-2017(1))

404.4. Setback regulations: All structures shall be located at least: (a) 15 feet from the front lot line; (b) 15 feet from the edge of any street right-of-way; and (c) 40 feet from the center of any street right-of-way. The line which complies with all of these minimum distances shall be known as the "setback line."

(Ord. of 8-14-2017(1), § 3)

404.5. Frontage regulations: The minimum lot width at the setback line shall be 50 feet.

404.6. Yard regulations:

- (a) Each side yard shall be a minimum of five feet.
- (b) The minimum rear yard shall be 25 feet.

404.7. Height regulations: Buildings may be erected up to 2½ stories but not to exceed 35 feet in height from grade except that:

1. A public or semipublic building such as a school, church, library, or hospital may be erected to a height of 60 feet from grade provided that required front, side, and rear yards shall be increased one foot for each foot in height over 35 feet.
2. Church spires, belfries, cupolas, monuments, municipal water towers, chimneys, flues, ~~flag poles~~, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

404.8. Special provisions for corner lots:

- (a) Of the two sides of a corner lot, the owner may determine the front. All area and setback regulations of this section shall apply.

(Mo. of 4-10-1995)

- (b) The side yard facing the side street shall be a minimum of five feet.

404.9. Signs: As provided in article VIII.

(Ord. of 8-8-2016(1))

405. Townhouse and Apartment Residential District R-5.

Statement of intent: This district is intended to be composed of some of the highest residential densities in the Town of Luray. The regulations for this district are designed to promote and encourage, insofar as compatible with the intensity of land use, a suitable environment for family life composed of an adult population with children. Various types of residential structures for permanent occupancy are permitted along with institutional uses. This is the only residential district in Luray in which apartments and townhouses are permitted.

405.1. Uses Permitted by right: In Residential District R-5, structures to be erected on land to be used shall be for one of the following uses:

- (a) Single-family dwellings.
- (b) Two-family dwellings.
- (c) Libraries.
- (d) Schools.
- (e) Churches.
- (f) Parks and playgrounds.
- (g) Off-street parking for uses permitted in this district as required by this ordinance.
- (h) Accessory buildings permitted as defined, however, garages or other accessory structures such as carports, porches, and stoops attached to the main building shall be considered part of the main building. No accessory building may be closer than one foot to any property line.
- (i) Public utilities: Poles, lines, distribution transformers, booster relay stations, pipes, meters, and other facilities necessary for the provision and maintenance of public utilities, including water and sewerage facilities.
- (j) Reserved.

(Ord. of 8-8-2016(1))

- (k) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

- (l) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

- (m) Reserved.

(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

- (n) Reserved.

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(Mo. of 4-10-1995; Ord. of 8-8-2016(1))

- (o) Garden apartments in accordance with section 511.
- (p) Electronic office.

(Mo. of 10-10-2000)

- (q) Townhouses in accordance with section 510.

(Ord. No. 2006-07-02, § 1, 7-10-2006)

- (r) Electronic occupations.

(Ord. of 9-12-2011, § 9)

405.2. Uses permitted by special permit:

- (a) Temporary mobile homes and temporary mobile home parks as set forth in section 508.
- (b) Fire, police, and rescue squad stations.
- (c) ~~Reserved Other uses not specifically permitted, which are not expected to be recurring or of general application.~~

~~(Ord. of 4-28-1980, § 1)~~

- (d) Reserved.

(Res. No. 2017-12-02, § 3, 12-11-2017; Ord. of 9-9-2024, § 2)

405.3. Area regulations:

- (a) For lots served by public water and sewage disposal, the minimum lot area shall be 7,000 square feet.
- (b) For two-family units, for lots served by public water and sewage disposal, the minimum lot area shall be 10,000 square feet.

(Mo. of 4-10-1995)

- (c) For two-family dwelling units arranged side-by-side, each unit shall be assigned 5,000 square feet on the lot.
- (d) For townhouses, see section 510.
- (e) For garden apartments, see section 511.

405.4 Setback regulations: All structures shall be located at least: (a) 35 feet from the front lot line; (b) 35 feet from the edge of any street right-of-way; and (c) 60 feet from the center of any street right-of-way. The line which complies with all of these minimum distances shall be known as the "setback line."

(Ord. of 8-14-2017(1), § 2)

405.5. Frontage regulations: The minimum lot width at the setback line shall be 60 feet, and for each additional dwelling unit above one there shall be at least ten feet of additional lot width at the setback line. (Unless as otherwise specified for townhouses and garden apartments.)

405.6. Yard regulations:

- (a) Side: The minimum side yard shall be ten feet.

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- (b) Rear: The minimum rear yard shall be 25 feet. (Unless as otherwise specified for townhouses and garden apartments.)

405.7. Height regulations: Buildings may be erected up to 2½ stories but not to exceed 35 feet in height from grade except that:

1. A public or semipublic building, such as a school or church, may be erected to a height of 60 feet from grade provided that required front, side, and rear yards shall be increased one foot for each foot in height over 35 feet.
2. Church spires, belfries, cupolas, monuments, municipal water towers, chimneys, flues, ~~flag poles~~, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest. (Unless as otherwise specified for townhouses and garden apartments.)

405.8. Special provisions for corner lots:

- (a) Of the two sides of a corner lot, the owner may determine the front. All area and setback regulations of this section shall apply.

(Mo. of 4-10-1995)

- (b) The side yard on the side facing the side street shall be 20 feet or more for both main and accessory buildings. (Unless as otherwise specified for townhouses and garden apartments.)

405.9. Signs: As provided in article VIII.

(Ord. of 8-8-2016(1))

406. Business District B-1.

Statement of intent: Generally this district covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise due to the congregation of people and passenger vehicles.

406.1. Uses permitted by right: In Business District B-1, structures to be erected or land to be used shall be for one or more of the following:

- (a) Retail food stores.
- (b) Bakeries.
- (c) Drycleaners.
- (d) Laundries or laundromats.
- (e) Wearing apparel stores.
- (f) Drugstores.
- (g) Barber and beauty shops.
- (h) Auto and home appliance services.
- (i) Theaters, assembly halls.
- (j) Hotels and motels.

(Mo. of 4-10-1995)

(k) Office buildings (see professional offices).

(Ord. of 9-12-2011, § 24)

(l) Churches.

(m) Libraries.

(n) Hospitals, general.

(o) Animal hospital or clinic, veterinary office.

(p) Funeral homes.

(q) Services stations (with major repair under cover), and garages.

(r) Clubs and lodges.

(s) Auto sales and service.

(t) Lumber and building supply (with storage under cover).

(u) Plumbing and electrical supply (with storage under cover).

(v) Machinery sales and service.

(w) Furniture stores.

(x) Restaurants.

(y) Public utilities.

(z) Commercial recreation, tourist and scenic attractions.

(aa) Off-street parking for permitted uses in this district as required by this ordinance.

(bb) Single-family dwellings constructed prior to October, 1977 when used as a residential single-family dwelling.

(Ord. of 10-15-2019)

(cc) Artisan food and beverage—Maximum size of individual production establishment is 2,000 square feet of gross floor area per establishment.

(Ord. of 8-10-2020)

(dd), (ee) Reserved.

(Res. No. 2017-12-05, § 1, 12-11-2017)

(ff) Pet stores.

(Ord. of 9-17-1990)

(gg) Banks.

(Ord. of 9-17-1990)

(hh) Photographers, photographic services.

(Ord. of 11-12-1990)

-
- (ii) Bookstore.
(Ord. of 11-12-1990)
- (jj) General retail stores.
(Mo. of 4-10-1995)
- (kk) Businesses for the rental or sale of equipment of all sizes and designs and rental of supplies or any other items, except that no equipment or other items for rental or sale shall be stored outside.
(Mo. of 11-8-1999)
- (ll) Country inn.
(Res. No. 2005-05-02, 5-9-2005)
- (mm) Small winery operation.
(Ord. of 5-10-2010, § 2)
- (nn) Microbrewery.
(Ord. of 5-10-2010, § 2)
- (oo) Electronic occupations.
(Ord. of 9-12-2011, § 10)
- (pp) Home occupation.
(Ord. of 9-12-2011, § 18)
- (qq) Mixed-use development.
(Ord. of 5-9-2016(1), § 2)
- (rr) Schools.
(Ord. of 3-13-2017(1))
- (ss) Bed and breakfast homes.
(Ord. of 5-8-2017, § 3)
- (tt) Lodging houses.
(Ord. of 5-8-2017, § 3)
- (uu) Accessory buildings.
(Res. No. 2017-12-05, § 2, 12-11-2017)
- 406.2. Uses permitted by special permit:*
- (a) Apartment houses.
- (b) Wholesale houses.

(Mo. of 4-10-1995)

- (c) Public billiard parlors and poolroom, bowling alleys, dance halls, and similar forms of public amusement. The governing body shall request that the planning commission submit a recommendation to it concerning such use applications. In approving any such application, the governing body may establish such special requirements and regulations for the protection of adjacent property, set the hours of operation, and make requirements as it may deem necessary in the public interest.
- (d) Temporary mobile homes and temporary mobile home parks as set forth in section 508.
- (e) Fire, police, and rescue squad stations.
- (f) ~~Reserved~~Other uses not specifically permitted, which are not expected to be recurring or of general application.

~~{Ord. of 4-28-1980, § 1}~~

- (g) Manufactured home, ~~if it meets the following requirements:~~
 - 1. ~~If it is a structure, transportable in two or more sections, which in the traveling mode in ten body feet or more in width or 40 body feet or more in length, or when erected on site is 800 or more square feet, and which is built on a permanent chassis and designed to be used as a single-family dwelling with a permanent foundation when connected to the required utilities, and includes the plumbing, heating and electrical systems contained therein.~~
 - 2. ~~The special use permit application must be reviewed by the Luray Planning Commission and approved by the Luray Town Council.~~
 - 3. ~~The axles, wheels and towbar/hitch must be removed.~~
 - 4. ~~The roof must be constructed of shingles, or other materials customarily and normally used for conventional dwelling roofing, and must be approved by the planning commission and the Luray Town Council.~~
 - 5. ~~The underpinning shall consist of a permanent, continuous masonry foundation.~~
 - 6. ~~Siding must be of any material commonly used in conventional homes.~~
 - 7. ~~Front, rear and all other steps and landings must be constructed in accordance with all legal requirements.~~
 - 8. ~~All other Town of Luray zoning requirements must be met.~~

~~{Ord. of 3-12-1990; Ord. of 8-12-1991, § 4}~~

- (h) Single-family dwellings not permitted by right in section 406.1(bb).

(Amendment of 12-9-1991; Ord. of 10-15-2019)

- (i) Preschool, child care facilities.

(Ord. of 7-9-1990, § 2)

- (j) Mini-storage units.

(Ord. of 12-11-1989)

- (k) Homes for adults.

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(Ord. of 4-12-1993)

(l) Reserved.

(Ord. of 6-9-1997; Res. No. 2005-05-02, 5-9-2005; Ord. of 8-8-2016(1); Ord. of 5-8-2017, § 4)

(m) Two-family dwellings.

(Ord. of 8-11-1997)

(n) Townhouses for sale or rental in accordance with section 510.

(Ord. of 8-11-1997)

(o) Tattoo parlor.

(Ord. of 10-13-2009, § 2)

(p) Artisan manufacturing—Maximum size of individual production establishment is 4,000 square feet of gross floor area per establishment.

1. Intended business:

- a. Breweries and distilleries.
- b. Food production—Coffee roasters, popcorn, bakery, confectionaries.
- c. Apparel.
- d. Furniture.
- e. Sporting goods.
- f. Jewelry/watches.
- g. Artisans/crafters.
- h. Personal hygiene/makeup—Soap, makeup.
- i. Glass blowing.
- j. 3-D printing.

(Ord. of 8-10-2020)

406.3. Area regulations: None.

406.4. Setback regulations: None.

406.5. Frontage and yard regulations: For permitted uses, the minimum side yard or rear yard adjoining or adjacent to a residential district shall be 25 feet and off-street parking shall be in accordance with the provisions contained herein.

406.6. Height regulations:

- (a) Buildings may be erected up to 45 feet in height from grade.
- (b) Church spires, belfries, cupolas, monuments, cooling towers, municipal water towers, chimneys, flues, ~~flag poles~~, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

(Supp. No. 54)

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406.7. Requirements for permitted uses: Before a building permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, detailed site plans (three copies) in sufficient detail to show the operations and processes shall be submitted to the zoning administrator for study. The administrator may refer these plans to the planning commission for their recommendations. Modification of the plans may be required. A use permitted by special permit shall also receive approval or rejection by the town council. Such site plan shall be proposed in accordance with section 515.

406.8. Signs: As provided in article VIII.

(Ord. of 8-8-2016(1))

407. Limited Industrial District M-1.

Statement of intent: The preliminary purpose of this district is to permit certain industries to locate adjacent to residential uses, without harming such residential property.

407.1. Uses permitted by special permit: In Industrial District M-1 any structure to be erected or land to be used shall be for one or more of the following uses:

- (a) Assembly of electrical appliances, electronic instruments and devices, radios and phonographs. Also the manufacture of small parts such as coils, condensers, transformers, and crystal holders.
- (b) Automobile assembling, painting, upholstering, repairing, rebuilding, reconditioning, body and fender work, truck repairing or overhauling, tire retreading or recapping or battery manufacture.
- (c) Blacksmith shop, welding or machine shop, excluding punch presses exceeding 40 ton rated capacity and drop hammers.
- (d) Laboratories, pharmaceutical and/or medical.
- (e) Manufacture, compounding, processing, packaging, or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, perfumed toilet soap, toiletries and food products.
- (f) Manufacture, compounding, assembling or treatment of articles of merchandise from the following previously prepared materials: Bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semiprecious metals or stone, shell, straw, textiles, tobacco, wood, yarn, and paint.
- (g) Manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.
- (h) Manufacture of musical instruments, toys, novelties and rubber and metal stamps.
- (i) Building material sales yards, plumbing supplies storage.
- (j) Coal and wood yards, lumber yards, feed and seed stores.
- (k) Contractors' equipment storage yards or plants, or rental of equipment commonly used by contractors.
- (l) Cabinet, furniture and upholstery shops.
- (m) Boat building.
- (n) Stone monument works.
- (o) Veterinary hospital, kennels.
- (p) Wholesale businesses, storage warehouses.

-
- (q) Off-street parking for permitted uses in the district as required by this ordinance.
 - (r) Public utility generating, booster or relay stations, transformer substations, transmission lines and towers, and other facilities for the provision and maintenance of public utilities, including railroads and facilities, and water and sewage installations.
 - (s) Reserved.

(Ord. of 8-8-2016(1))

- (t) Reserved.

(Ord. of 8-8-2016(1))

- (u) Reserved.

(Ord. of 8-8-2016(1))

- (v) Airports.

- (w) Temporary mobile homes and temporary mobile home parks as set forth in section 508.

- (x) Fire, police, and rescue squad stations.

- (y) ~~Reserved~~ Other uses not herein specifically listed.

~~(Ord. of 4-28-1980, § 2)~~

- (z) Small winery operation.

(Ord. of 5-10-2010, § 3)

- (aa) Microbrewery.

(Ord. of 5-10-2010, § 3)

- (bb) Lodging houses.

(Res. No. 2017-12-02, § 4, 12-11-2017)

407.2. Requirements for permitted uses:

- (a) Before a building permit, or special use permit, shall be issued or construction commenced on any enumerated use in this district, or a special permit issued for a new use, the plans (three copies), in sufficient detail to show the operations and processes, shall be submitted to the zoning administrator for study. Modifications of the plans may be required. Site plans shall be prepared in accordance with section 515.
- (b) Such uses shall be conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid board fence or evergreen hedge six feet in height. Public utilities and signs requiring natural air circulation, unobstructed view, or other technical consideration necessary for proper operation may be exempt from this provision. This exception does not include storing of any materials.
- (c) Landscaping may be required within any established or required front setback area. The plans and execution must take into consideration traffic hazards. Landscaping may be permitted up to a height of three feet, and to within 50 feet from the corner of any intersecting streets.

-
- (d) Sufficient area shall be provided to adequately screen such uses from adjacent business and residential districts and for off-street parking of vehicles incidental to the industry, its employees and clients.
 - (e) Automobile graveyards and junkyards in existence at the time of the adoption of this ordinance are to be considered as nonconforming uses. They shall be allowed up to three years after adoption of this ordinance in which to completely screen, on any side open to view from a public road, the operation or use by a masonry wall, a uniformly painted solid board fence or an evergreen hedge six feet in height. They shall comply with all other regulations for nonconforming uses of land.

(Ord. of 4-28-1980, § 4)

407.3. Area regulations: The minimum lot area shall be 10,000 square feet.

407.4. Setback regulations: All structures shall be located at least (a) 20 feet from the front lot line; (b) 20 feet from the edge of any street right-of-way; and (c) 45 feet from the center of any street right-of-way. The line which complies with all of these minimum distances shall be known as the "setback line."

(Ord. of 8-14-2017(1), § 4)

407.5. Frontage regulations: None.

407.6. Yard regulations: For permitted uses the minimum side yard adjoining or adjacent to a residential district shall be 20 feet. The side yard of all corner lots shall be 20 feet or more. A rear yard adjacent to a residential district shall be a minimum of 20 feet.

407.7. Height regulations: Buildings may be erected up to a height of 45 feet. Chimneys, flues, cooling towers, ~~flag poles~~, radio or communication towers or their accessory facilities not normally occupied by workmen are excluded from this limitation. Parapet walls are permitted up to four feet above the limited height of the building on which the walls rest.

407.8. Signs: As provided in article VIII.

(Ord. of 8-8-2016(1))

412. Open Space/Park (OSP).

Statement of intent. It is the intent of this district to perpetuate the rural atmosphere, open space and scenic landscape of the area. This district is established for the specific purpose of conserving natural resources, promoting outdoor recreation areas, and protecting existing undeveloped areas.

412.1. Uses permitted by right:

- A. Public park and recreation areas.
- B. Forest, scenic and wildlife preserves and conservation areas.
- C. Agriculture.
- D. Parking for designated by right uses.

412.2. Uses permitted by special permit:

- A. Police, fire and rescue squad stations; other essential public services.
- B. Bed and breakfast home. ~~These regulations are established to allow the rental of bedrooms to guests in bed and breakfast homes while at the same time preserving the residential character of the neighborhoods in which the dwellings are located. Bed and breakfast homes shall be permitted only in~~

(Supp. No. 54)

Created: 2024-11-12 12:06:03 [EST]

single family detached dwellings. Approval for a bed and breakfast home shall be subject to the following:

- ~~(1) Guest registration shall not exceed a period of 14 consecutive calendar days.~~
 - ~~(2) A bed and breakfast home shall have no more than three guest rooms and no more than six guests at any one time, except that a bed and breakfast home situated on a lot one acre or greater in size shall be allowed no more than six guest rooms and no more than 12 guests. Existing cottages on the premises may be rented and shall be considered a guest room. Children 12 years old and under in the same room shall not be included in the total number of guests.~~
 - ~~(3) At least one off street parking space shall be provided for each guest room and each outside employee. No more than two parking spaces shall be permitted in the front yard. Parking spaces and driveways shall be constructed of gravel, compacted stone, concrete, asphalt, brick, or paving stones. Parking areas shall be screened and buffered as to preserve the residential character of the premises.~~
 - ~~(4) An identification sign may be allowed on the property, not exceeding four square feet on either side.~~
 - ~~(5) The bed and breakfast home must be occupied and managed by the owner or lessee of the property. Such owners or lessees may employ no more than one outside person to assist with the operation of the bed and breakfast home.~~
 - ~~(6) Meals shall only be served to guests renting bedrooms in the dwelling.~~
 - ~~(7) Applicable provisions of the Uniform Statewide Building Code, the commonwealth board of health, and all other applicable laws, regulations, inspections, and licenses shall be met.~~
 - ~~(8) Transient occupancy tax and meals tax must be collected and remitted to the town.~~
 - ~~(9) The application for a bed and breakfast home shall include a floor plan showing the location of each bedroom to be rented, including its dimensions and floor area, the location of exits and the location of smoke detectors. A site plan shall also be submitted showing the location of the parking to be provided.~~
 - ~~(10) It shall be a violation of this section to advertise for rent to guests any bedroom exceeding the number of bedrooms authorized herein.~~
- C. Commercial outdoor recreation areas and facilities: Parks (except amusement parks), playgrounds, picnic grounds, swimming clubs, country clubs, golf courses and driving ranges, miniature golf courses; archery; laser tag; paintball; and other similar uses.
 - D. Outdoor commercial recreation areas and facilities: Camps and campgrounds.
 - E. Cemeteries.
 - ~~F. Other uses not specifically permitted, which are not expected to be recurring or of general application.~~

412.3 Open space designated and required within the Planned Neighborhood Development District shall not be considered for rezoning to this district.

(Am. of 8-9-2021(1))

518. Bed and breakfast homes.

These regulations are established to allow the rental of bedrooms to guests in bed and breakfast homes while at the same time preserving the historical and residential character of the neighborhoods in which the dwellings are located.

- (a) Bed and breakfast homes are allowed only along the listed major street to avoid bringing increased traffic and congestion by non-residents into this residential district in order to ensure that the corridor maintains its residential character.
- (b) Bed and breakfast homes are permitted only in single-family attached dwellings.
- (c) ~~(1)~~—Guest registration shall not exceed a period of 14 consecutive days.
- (d) A bed and breakfast home shall have no more than three guest rooms and no more than six guests at any one time. Except that a bed and breakfast home situated on a lot one acre or greater in size shall be allowed no more than six guest rooms and no more than 12 guests. Existing cottages on the premises may be rented and shall be considered a guest room. Children 12 years old and under in the same room shall not be included in the total number of guests.
- (e) At least one off-street parking space shall be provided for each guest room and each outside employee. No more than two parking spaces shall be permitted in the front yard. Parking spaces and driveways shall be constructed of gravel, compacted stone, concrete, asphalt, brick, or paving stones. Parking areas shall be screened and buffered as to preserve the residential character of the premises.
- (f) An identification sign may be allowed on the property, not exceeding four square feet on either side.
- (g) The bed and breakfast home must be occupied and managed by the owner or lessee of the property. Such owners or lessees may employ no more than one outside person to assist with the operation of the bed and breakfast home.
- (h) Meals shall only be served to guests renting bedrooms in the dwelling.
- (i) Applicable provisions of the Uniform Statewide Building Code, the commonwealth board of health, and all other applicable laws, regulations, inspections, and licenses shall be met.
- (j) Transient occupancy tax and meals tax must be collected and remitted to the town.
- (k) The special use permit application for a bed and breakfast home shall include a floor plan showing the location of each bedroom to be rented, including its dimensions and floor area, the location of exits and the location of smoke detectors. A site plan shall also be submitted showing the location of the parking to be provided.
- (l) The number of bedrooms advertised as available for rent shall not exceed the number of bedrooms authorized herein.

520. Manufactured homes.

Manufactured homes are subject to the following requirements:

- (a) The structure must be transportable in two or more sections, which in the traveling mode is ten body feet or more in width or 40 body feet or more in length, or when erected on site is 800 or more square feet, and which is built on a permanent chassis and designed to be used as a single-family dwelling with a permanent foundation when connected to the required utilities, and includes the plumbing, heating and electrical systems contained therein.
- (b) The axles, wheels and towbar/hitch must be removed.

-
- (c) The roof must be constructed of shingles, or other materials customarily and normally used for conventional dwelling roofing, and must have a pitch of 5/12 or steeper.
 - (d) The underpinning shall consist of a permanent, continuous masonry foundation.
 - (e) Siding must be of any material commonly used in conventional homes.
 - (f) Front, rear and all other steps and landings must be constructed in accordance with all legal requirements.
 - (g) All other Town of Luray zoning requirements must be met.

Resolution No. 2025-__

**A RESOLUTION INITIATING AN AMENDMENT TO
THE ZONING ORDINANCE OF THE TOWN OF LURAY, VIRGINIA**

WHEREAS, the Town Council may initiate an amendment to the Town's zoning regulations by resolution pursuant to Virginia Code § 15.2-2286(A)(7); and

WHEREAS, the Town Council has determined that convenience and good zoning practice require amending Articles III, IV, and V of the Town's zoning ordinance to provide clarification with respect to permissible uses, promote consistency among those provisions, and place the supplemental regulations for certain uses permitted by special use permit in a single location.

NOW, THEREFORE, be it resolved by the Council of the Town of Luray, Virginia, as follows:

1. The amendments to Articles III, IV, and V of Appendix A reflected in Exhibit A are hereby referred to the Planning Commission for public hearing and recommendation.
2. This Resolution shall take effect immediately.

Adopted: September 8, 2025

Mayor

CERTIFICATE

I certify that I am the Clerk of the Town of Luray, Virginia, and that the foregoing is a true copy of a Resolution adopted by the Council of the Town of Luray, Virginia, on September 8, 2025, upon the following vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Mayor Lillard ¹				
Ron Vickers				
Jerry Dofflemyer				
Alex White				
Jason Pettit				
Joey Sours				
Charles Butler, Jr.				

Date: September 8, 2025

[SEAL]

ATTEST: _____
Clerk, Town Council of
Town of Luray, Virginia

¹ Votes only in the event of a tie.



TOWN OF LURAY

Town Council

Regular Meeting

September 8, 2025

Discussion Items

IXC. Page Valley News Update



Town of Luray, Virginia
Town Council Agenda Statement

Item No: IX-C

Meeting Date: September 8, 2025

Agenda Item:

TOWN COUNCIL REVIEW & DISCUSSION
Item IX-C – Page Valley News Update

Summary:

The Town Council is requested to review and discuss an update from Page Valley News online.

The advertising contract between the Town and PVN is set to expire September 30, 2025, and Mr. Arrington was planning to attend tonight's meeting to provide an update to Council. Unfortunately, due to a scheduling issue, he is unable to attend. In his place, he provided the enclosed update report for Council to review and discuss.

The Council previously approved the funding for this contract in the FY26 budget.

Given the advantages received by the Town in utilizing these online resources, staff recommended the contract renewal effective October 1, 2025, for another year.

Commission Review: N/A

Fiscal Impact: Funds for this contract are allocated in the FY26 budget

Suggested Motions: N/A

TO: Members of the Luray Council
FROM: Randy Arrington, Publisher, *PageValleyNews.com*
RE: Annual renewal of PVN advertising agreement

Tuesday, Sept. 2, 2025

Dear Members of the Luray Council,

I am writing to you today to request the renewal of the Town's **annual advertising contract** with *PageValleyNews.com* in the amount of **\$7,072**. Unlike many annual expenses, this amount has **not increased** since the first agreement between us four years ago. This amount once again covers the sponsorship of our "Today in History" segment, both on our front / home page and on all inside pages (everything other than the home page). Based on traffic data provided by GoogleAnalytics, this coverage means your advertisements and marketing notices have been seen by more than **188,000 users** and on **787,792 pageviews** over the past 12 months. The duration of the new contract would run from Oct. 1, 2025, through Sept. 30, 2026.

Our local news service focusing on Page County has continued to grow, both in readership and across several platforms:

- The **PVN website** currently averages **863.9 users** and **3,000 pageviews per day**, according to StatCounter.
- The **PVN Facebook page** currently has **8,901 followers** and has had **4,847 interactions** and **396,040 pageviews** in just the past 28 days, according to Facebook Insights (analytics).
- The **PVN YouTube channel**, which started just two years ago, has **263 subscribers** and has had **1,627 views** and **178.1 viewing hours** over the past 28 days, according to YouTube analytics.

I wish I could be at tonight's meeting to present this in person on Sept. 8, but PVN is recording the first of **three candidate forums** for the 2025 local elections during the same time frame as the Luray Council meeting. So, I would like to take a moment in this letter to point out why we feel this renewal is important and useful for the Town of Luray.

First, the Town has utilized this space well to promote events such as the Youth Trout Derby, office closures on Memorial Day, Evenings on Main, the Downtown Get Down, the Sunflower Festival, the Trick-or-Treat Main Street, Downtown Christmas events, and even water conservation notices back in January/February. **Second**, these funds help support local journalism, which we are desperately trying to keep alive, from local high school sports and promoting local events, to hot button items across the county and the volunteer efforts of our non-profits. (Not to mention free obituaries, free job postings, and free yard sale listings.) While we openly acknowledge that our limited staff has been ~~lexplain~~providing meeting coverage (in the schools, the county government and the towns), we believe that we have hit the **biggest issues** facing our county and Luray — from covering the solar farm debates and the rapidly spreading wildfires, to giving warnings about weather-related hazards and the water concerns in Town earlier this year, to providing detailed information about the Town's recent \$1 million

grant for development (to correct errant reports from other media), to explaining to the public the Town's rationale behind its efforts to reform short-term rentals, make changes at Lake Arrowhead, and take fluoride out of the drinking water.

We are still far from where we want to be, in terms of overall local coverage, but we are progressing and improving in multiple ways. We can only continue those efforts through the support of folks like the Town of Luray and local businesses.

We thank you for your time and consideration of this already budgeted request for FY26, and we truly appreciate your past support.

We hope you will continue that support into the future.

Randy Arrington
Publisher
PageValleyNews.com



TOWN OF LURAY
Town Council
Regular Meeting
September 8, 2025

Action Items

XA. Rezoning – RZ25-001
62 Carillon Dr (M1 to B1)



Town of Luray, Virginia
Town Council Agenda Statement

Item No: X-A

Meeting Date: September 8, 2025

Agenda Item:

TOWN COUNCIL DISCUSSION & ACTION

Item X-A Rezoning from M-1 to B-1 RZ25-001 62 Carillon Drive

Summary:

The Town Council is requested to consider a request for a Parcel Rezoning from a **Limited Industrial (M-1)** designated lot to a **Business (B-1)** designated lot for the parcel identified as **Tax Map 42A9-A-10** owned by Great Southern Land Developers, LLC (applicant/owner). The current address for the parcel is listed as 62 Carillon Drive.

Staff suggest that the following items be considered for discussion:

- 1) Street limitations, including the current use as a dead-end street, current and potential traffic volumes, and commercial access entrances, as required.
- 2) Storm water management and off-street/out-of-right-of-way parking
- 3) The lack of a properly designed and constructed cul-de-sac makes turning around at the dead-end difficult without encroaching onto private property. Additional property deeded from the applicant may be necessary to expand the right-of-way.
- 4) If no specific business use is provided, the Council can consider potential impacts from all types of by-right uses in the B-1 zoning district (see attached).
- 5) Available infrastructure elements such as water and sewer,
- 6) Compatibility of non-specified by-right uses with the current adjacent uses, which include Lodging Houses, single family dwellings, a church, and a park.
- 7) Other items relevant to the discussion as proposed by the Council, or public.

Commission Review: July 16, 2025, meeting at which a Public Hearing was held, but action deferred.

August 13, 2025 – Planning Commission recommended approval, 6-0

Fiscal Impact: N/A

Suggested Motion: I move that the Rezoning **be approved**, as presented.

OR

I move that the Rezoning **be approved with the following conditions**_____

OR

I move that Rezoning **be denied for the following reasons**_____



Town of Luray
Rezoning Application
Application No.: RZ-25001

Existing Property Information:

Site Address 62 CADILLAC DRIVE
Page County Tax Map Number 42A9-A-10 Town Zoning District W-1

Request Information:

Requested Zoning District B-1
Total Acreage to be Rezoned 1.9 (Entire Parcel Shall be Requested to be Rezoned)
Nature of Request (Describe fully to include future property use and planned structure(s) construction)
REZONE TO B-1 FOR ANY LAWFUL USE AS PERMITTED BY THAT DISTRICT. ALSO, TO MAKE THE PARCEL THE SAME ZONING AS ALL OTHERS ON THE SAME STREET FOR CONTINUITY AND TO PROVIDE FOR HIGHEST AND BEST USE.

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

I (we), the undersigned, do hereby respectfully make application and petition to the Town of Luray to amend the Zoning Ordinance and to change the Zoning Map of the Town of Luray, Virginia. 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.

John Coleman, AGENT
Signature of Applicant

7-17-2025
Date

Signature of Applicant

Date

Signature of Owner

Date

Signature of Owner

Date



Town of Luray
Zoning Permit Application
Application No.: RZ-25001

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 GREAT SOUTHERN LAND DEVELOPERS, LLC
Company Name JOHN COLEMAN, AGENT
Address 1079 US HWY 21 W, LURAY, VA 22835
Phone: [REDACTED] Email: [REDACTED]

Property Owner Information:

Owner Name SAME
Address _____
Phone: _____ Email: _____

Property Information:

Site Address 62 CARILLON DRIVE,
Page County Tax Map Number 42A9-A-10 Town Zoning District M-1

Request Information:

Nature of Request (Describe Fully) REZONE TO B-1 FOR CONTINUITY
WITH ALL OTHER PARCELS ON THIS STREET.

See Appropriate Application Appendix for Additional Information Required with Your Application

JOHN COLEMAN, AGENT
Signature of Applicant

7-17-2025
Date



General Tab

- Addresses
- Parcels

Zoning - Town of Luray

- B-1 (Business)
- M-1 (Limited Industrial)
- R-1 (Low-Density Residential)
- R-2 (Medium-Density Residential)
- R-3 (High-Density Residential)
- R-4 (High-Density Residential - Boomfield)
- R-5 (Townhouse and Apartment Residential)
- P (Parkland)
- PND (Planned Neighborhood Development)

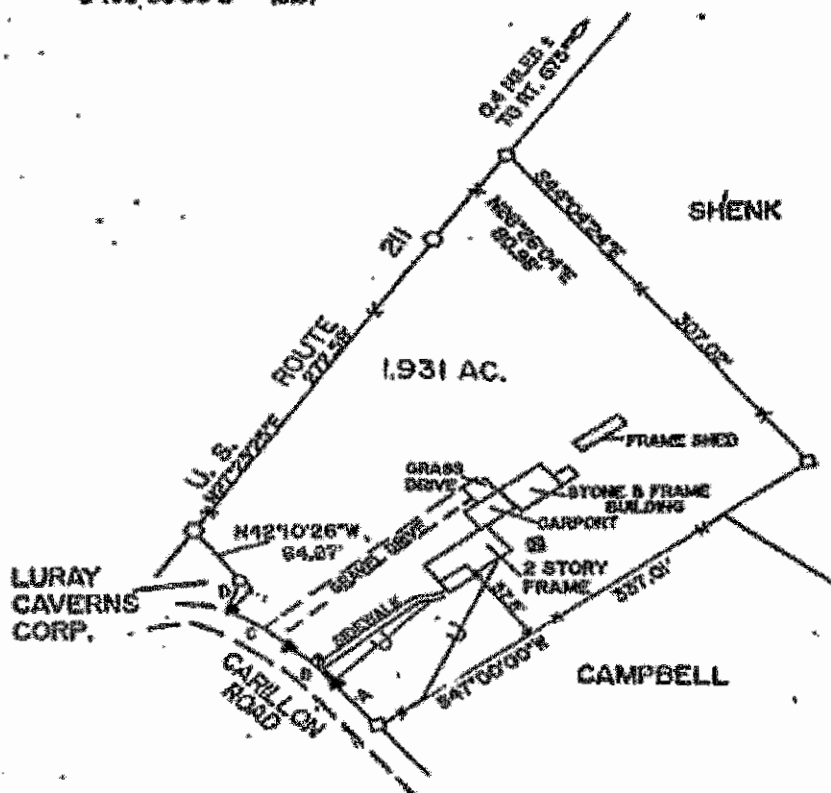


- 1-BEARINGS ARE MAGNETIC
2-SCALE 1"=100'
3-OTHER RIGHT OF WAYS AND EASEMENTS IF ANY, ARE NOT SHOWN
4-TAX MAP 42A9-A-9&10
5-DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY
6-FEMA PANEL NO. 0002-B
FLOOD ZONE 0

LETTERED COURSES

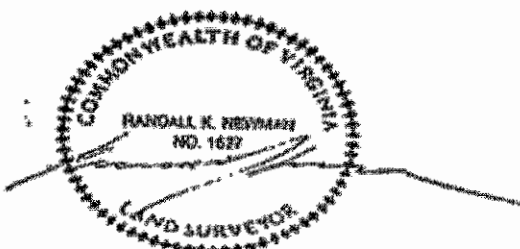
A	N40°49'55"W	48.45'
B	N81°25'52"W	42.87'
C	N83°41'0"W	32.56'
D	N9°00'00"E	16.57'

- LEGEND
O=IRON PIN SET
□=POST
△=POINT
○=MONUMENT
⊗=CISTERN PUMP
⊙=WATER METER
-U=UTILITY LINE
X=FENCE



PLAT SHOWING A SURVEY OF A 1.931 ACRE TRACT OF LAND STANDING IN THE NAME OF THOMAS C. LEAKE JR. AND CHARLES R. LEAKE AS RECORDED IN WILL BOOK 56, PAGE 263.

LOCATED IN THE TOWN OF LURAY, AT THE INTERSECTION OF CARILLON ROAD AND U.S. ROUTE 211 BYPASS, IN THE LURAY MAGISTERIAL DISTRICT, PAGE COUNTY, VIRGINIA.



Given Under My Hand This 18th
Day Of FEBRUARY, 1991

JOB NO. P42A9-A-B & 10

MORRIS and NEWMAN
Professional Land Surveyors
Mt. Jackson, Virginia 22842
(703) 477-3730
(703) 459-8676



Four-Lane US 211 built in 1970 cuts through M-1 District

Previously Rezoned from M-1 to B-1

42A6-1-1

42A6-A-6

LURAY CAVERNS

Subject parcel of Rezoning request 25-001

US HWY 211 W
US HWY 211 W

W MAIN ST

US HWY 211 W

CARILLON DR

W MAIN ST

COLE ST

BIXLERS FERRY RD

HILLTOP LN

BIXLERS FERRY RD

HILL SIDE RD

US HWY 211 W

MAPA DR

PORT RD

PATRIOT WAY

CAVE HILL RD

GENERAL DR

406. - Business District B-1.

Statement of intent: Generally this district covers that portion of the community intended for the conduct of general business to which the public requires direct and frequent access, but which is not characterized either by constant heavy trucking other than stocking and delivery of light retail goods, or by any nuisance factors other than occasioned by incidental light and noise due to the congregation of people and passenger vehicles.

406.1. Uses permitted by right: In Business District B-1, structures to be erected or land to be used shall be for one or more of the following:

- (a) Retail food stores.
- (b) Bakeries.
- (c) Drycleaners.
- (d) Laundries or laundromats.
- (e) Wearing apparel stores.
- (f) Drugstores.
- (g) Barber and beauty shops.
- (h) Auto and home appliance services.
- (i) Theaters, assembly halls.
- (j) Hotels and motels.

(Mo. of 4-10-1995)

- (k) Office buildings (see professional offices).

(Ord. of 9-12-2011, § 24)

- (l) Churches.
- (m) Libraries.
- (n) Hospitals, general.
- (o) Animal hospital or clinic, veterinary office.
- (p) Funeral homes.
- (q) Services stations (with major repair under cover), and garages.
- (r) Clubs and lodges.
- (s) Auto sales and service.
- (t) Lumber and building supply (with storage under cover).
- (u) Plumbing and electrical supply (with storage under cover).
- (v) Machinery sales and service.

(w) Furniture stores.

(x) Restaurants.

(y) Public utilities.

(z) Commercial recreation, tourist and scenic attractions.

(aa) Off-street parking for permitted uses in this district as required by this ordinance.

(bb) Single-family dwellings constructed prior to October, 1977 when used as a residential single-family dwelling.

(Ord. of 10-15-2019)

(cc) Artisan food and beverage—Maximum size of individual production establishment is 2,000 square feet of gross floor area per establishment.

(Ord. of 8-10-2020)

(dd), (ee) Reserved.

(Res. No. 2017-12-05, § 1, 12-11-2017)

(ff) Pet stores.

(Ord. of 9-17-1990)

(gg) Banks.

(Ord. of 9-17-1990)

(hh) Photographers, photographic services.

(Ord. of 11-12-1990)

(ii) Bookstore.

(Ord. of 11-12-1990)

(jj) General retail stores.

(Mo. of 4-10-1995)

(kk) Businesses for the rental or sale of equipment of all sizes and designs and rental of supplies or any other items, except that no equipment or other items for rental or sale shall be stored outside.

(Mo. of 11-8-1999)

(ll) Country inn.

(Res. No. 2005-05-02, 5-9-2005)

(mm) Small winery operation.

(Ord. of 5-10-2010, § 2)

(nn) Microbrewery.

(Ord. of 5-10-2010, § 2)

(oo) Electronic occupations.

(Ord. of 9-12-2011, § 10)

(pp) Home occupation.

(Ord. of 9-12-2011, § 18)

(qq) Mixed-use development.

(Ord. of 5-9-2016(1), § 2)

(rr) Schools.

(Ord. of 3-13-2017(1))

(ss) Bed and breakfast homes.

(Ord. of 5-8-2017, § 3)

(tt) Lodging houses.

(Ord. of 5-8-2017, § 3)

(uu) Accessory buildings.

(Res. No. 2017-12-05, § 2, 12-11-2017)

406.2. Uses permitted by special permit:

(a) Apartment houses.

(b) Wholesale houses.

(Mo. of 4-10-1995)

(c) Public billiard parlors and poolroom, bowling alleys, dance halls, and similar forms of public amusement. The governing body shall request that the planning commission submit a recommendation to it concerning such use applications. In approving any such application, the governing body may establish such special requirements and regulations for the protection of adjacent property, set the hours of operation, and make requirements as it may deem necessary in the public interest.

(d) Temporary mobile homes and temporary mobile home parks as set forth in section 508.

(e) Fire, police, and rescue squad stations.

(f)

Other uses not specifically permitted, which are not expected to be recurring or of general application.

(Ord. of 4-28-1980, § 1)

(g) Manufactured home, if it meets the following requirements:

1. If it is a structure, transportable in two or more sections, which in the traveling mode in ten body feet or more in width or 40 body feet or more in length, or when erected on site is 800 or more square feet, and which is built on a permanent chassis and designed to be used as a single-family dwelling with a permanent foundation when connected to the required utilities, and includes the plumbing, heating and electrical systems contained therein.
2. The special use permit application must be reviewed by the Luray Planning Commission and approved by the Luray Town Council.
3. The axles, wheels and towbar/hitch must be removed.
4. The roof must be constructed of shingles, or other materials customarily and normally used for conventional dwelling roofing, and must be approved by the planning commission and the Luray Town Council.
5. The underpinning shall consist of a permanent, continuous masonry foundation.
6. Siding must be of any material commonly used in conventional homes.
7. Front, rear and all other steps and landings must be constructed in accordance with all legal requirements.
8. All other Town of Luray zoning requirements must be met.

(Ord. of 3-12-1990; Ord. of 8-12-1991, § 4)

(h) Single-family dwellings not permitted by right in section 406.1(bb).

(Amendment of 12-9-1991; Ord. of 10-15-2019)

(i) Preschool, child care facilities.

(Ord. of 7-9-1990, § 2)

(j) Mini-storage units.

(Ord. of 12-11-1989)

(k) Homes for adults.

(Ord. of 4-12-1993)

(l) Reserved.

(Ord. of 6-9-1997; Res. No. 2005-05-02, 5-9-2005; Ord. of 8-8-2016(1); Ord. of 5-8-2017, § 4)

(m)

Two-family dwellings.

(Ord. of 8-11-1997)

(n) Townhouses for sale or rental in accordance with section 510.

(Ord. of 8-11-1997)

(o) Tattoo parlor.

(Ord. of 10-13-2009, § 2)

(p) Artisan manufacturing—Maximum size of individual production establishment is 4,000 square feet of gross floor area per establishment.

1. Intended business:

- a. Breweries and distilleries.
- b. Food production—Coffee roasters, popcorn, bakery, confectionaries.
- c. Apparel.
- d. Furniture.
- e. Sporting goods.
- f. Jewelry/watches.
- g. Artisans/crafters.
- h. Personal hygiene/makeup—Soap, makeup.
- i. Glass blowing.
- j. 3-D printing.

(Ord. of 8-10-2020)

406.3. Area regulations: None.

406.4. Setback regulations: None.

406.5. Frontage and yard regulations: For permitted uses, the minimum side yard or rear yard adjoining or adjacent to a residential district shall be 25 feet and off-street parking shall be in accordance with the provisions contained herein.

406.6. Height regulations:

- (a) Buildings may be erected up to 45 feet in height from grade.
- (b) Church spires, belfries, cupolas, monuments, cooling towers, municipal water towers, chimneys, flues, flag poles, television antennae, and radio aerials are exempt. Parapet walls may be up to four feet above the height of the building on which the walls rest.

406.7. Requirements for permitted uses: Before a building permit shall be issued or construction commenced on any permitted use in this district, or a permit issued for a new use, detailed site plans (three copies) in sufficient detail to show the operations and processes shall be submitted to the zoning administrator for study. The administrator may refer these plans to the planning commission for their recommendations. Modification of the plans may be required. A use permitted by special permit shall also receive approval or rejection by the town council. Such site plan shall be proposed in accordance with section 515.

406.8. Signs: As provided in article VIII.

(Ord. of 8-8-2016(1))

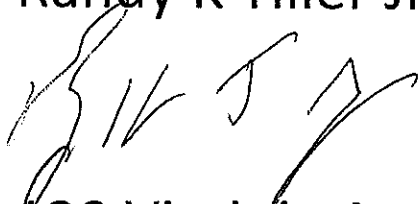
Bryan Chrisman

Town Manager of Luray

I wanted to voice my support for the rezoning of property located on Carillon Drive owned by John Coleman , next to my property from m1 to business. If you have any questions, please feel free to reach out to me either by mail or by calling my cell.

Thanks,

Randy K Tiller Jr

A handwritten signature in black ink, appearing to read 'Randy K Tiller Jr', written over the printed name.

120 Virginia Ave

Luray Va 22835

540-244-6306

Bryan Chrisman

From: John Graves <john.graves@luraycaverns.com>
Sent: Tuesday, August 12, 2025 3:34 PM
To: Bryan Chrisman
Subject: Zoning hearing

[NOTICE: DO NOT CLICK on links or open attachments unless you are sure the content is safe. No email should ever ask you for your username or password.]

Good day Bryan,

I was just now asked by John Coleman (Great Southern Land Developers) to endorse his (their) request to the Planning Commission and to the Luray Town Council for re-zoning 62 Carillon Drive, Luray, Va. Moving the zoning code from M1 to B1 seems a reasonable request, with the exception of the use of the property and any negative impact the “intended business use” may have on neighbors, infrastructure and the Town and County comprehensive plan(s).

Thank you,
John Graves



TOWN OF LURAY

Town Council

Regular Meeting

September 8, 2025

Action Items

**XB. Amendments to Town Code
Section 90-1 Vegetation - Bamboo**



Town of Luray, Virginia
Town Council Agenda Statement

Item No: X-B

Meeting Date: September 8, 2025

Agenda Item:

TOWN COUNCIL DISCUSSION & ACTION
Item X-B Code Section 90-1 Amendments - Bamboo

Summary:

The Town Council is requested to consider adopting changes to Section 90-1 Vegetation of the Town Code to include bamboo.

Running bamboo is an invasive vegetative species that is exceedingly difficult to maintain or eradicate.

The addition of State Code provisions will allow better tools for the Code Enforcement officers to implement meaningful and effective resolutions for properties with running bamboo.

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: I move that the Code 90-1 Amendment Ordinance **be approved**, as presented.
OR

I move that the Code 90-1 Amendment Ordinance **be approved with the following changes**_____

OR

I move that Code 90-1 Amendment Ordinance **be denied for the following reasons**_____

EXHIBIT A

Sec. 90-1. Grass, weeds, running bamboo, and other foreign growth.

(a) The owner of occupied or vacant property, whether developed or undeveloped, shall cut any grass, weeds, or other growth on the property so that such growth is ten inches or less in height.

(b) No property owner shall allow running bamboo to (i) grow without proper upkeep and appropriate containment measures, including barriers and/or trenching; or (ii) spread to any public right-of-way or adjoining property owned by a third-party.

(c) The town (through its agents, contractors, or employees) may cut the grass, weeds, running bamboo, and other growth at the owner's expense if the owner fails to do so after a written notice is provided under this subsection.

A written notice from the town shall be mailed to the owner at the address shown on the town's tax records and shall state that the town may cut the grass, weeds, running bamboo, and other foreign growth if the owner fails to do so within seven days from the date the notice is mailed. For the purposes of this section, one notice per growing season shall constitute adequate and reasonable notice, but the town may elect to provide additional notices.

(d) If the town (through its agents, contractors, or employees) cuts the grass, weeds, running bamboo, or other foreign growth, the town's costs and expenses shall be charged to the property owner. The costs and expenses shall be collected by the town in the same manner as real property taxes, and they shall constitute a lien on the property, ranking on a parity with liens for unpaid taxes.

(e) The first violation of this section in a 12-month period shall be subject to a civil penalty of \$50.00. Subsequent violations within 12 months of the first violation shall be subject to a civil penalty of \$200.00. Each day that a violation remains constitutes a separate offense. The maximum cumulative civil penalty in any 12-month period shall not exceed \$3,000.00.

For the purpose of this subsection, the first violation occurs upon the mailing of the notice under ~~subsection paragraph (c)~~. Subsequent violations in the same growing season occur when ~~both (i)~~ the conditions of the property ~~violate exceed the limit set in either~~ subsection paragraph (a) or (b) and ~~(ii) the town takes action under paragraph (b), such as whether it be~~ cutting the growth or mailing an additional notice.

(f) Three civil penalties imposed within a 24-month period on the same person for the same or similar violations not arising from the same operative facts shall be a Class 3 misdemeanor.

(g) For purposes of this section, "running bamboo" means any bamboo that is characterized by aggressive spreading behavior, including species in the genus Phyllostachys.

(h) The provisions of this section shall not apply to land zoned for or in active farming operation.

(Code 1965, §§ 12-6—12-9; Code 1981, § 14-35; Ord. of 4-14-1997, § 1; Res. No. 2005-11-06, § 1, 11-14-2005; Ord. of 11-13-2017(1), § 1)

State law reference(s)—Authority of town to compel the cutting of grass, weeds, bamboo and other foreign growth on vacant property, Code of Virginia, § 15.2-901, 15.2-901.1.

Ordinance No. 2025-__

**AN ORDINANCE AMENDING SECTION 90-1 OF THE TOWN CODE
OF THE TOWN OF LURAY, VIRGINIA**

WHEREAS, Section 90-1 of the Town Code currently requires property owners to cut grass, weeds, and other foreign growth; authorizes action by the Town after due notice; and imposes costs and penalties for violations; and

WHEREAS, Virginia Code §§ 15.2-901 and 15.2-901.1 authorize the Town to enact similar measures by ordinance with respect to running bamboo; and

WHEREAS, the Town Council wishes to amend Town Code Sec. 90-1 to address issues caused by running bamboo within the Town.

NOW, THEREFORE, be it ordained by the Council of the Town of Luray, Virginia, as follows:

1. Sections 90-1 of the Town Code is hereby amended and readopted as shown in Exhibit A.
2. This Ordinance shall take effect immediately.

Adopted: **Month X**, 2025

Mayor

CERTIFICATE

I certify that I am the Clerk of the Town of Luray, Virginia, and that the foregoing is a true copy of an Ordinance adopted by the Council of the Town of Luray, Virginia, on **Month D**, 2025, upon the following vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Mayor Lillard ¹				
Ron Vickers				
Jerry Dofflemyer				
Alex White				
Jason Pettit				
Joey Sours				
Charles Butler, Jr.				

Date: **Month D**, 2025

[SEAL]

ATTEST: _____
Clerk, Town Council of
Town of Luray, Virginia

¹ Votes only in the event of a tie.



TOWN OF LURAY

Town Council

Regular Meeting

September 8, 2025

Closed Meeting

XI.



Town of Luray, Virginia

Council Agenda Statement

Item No: XI

Meeting Date: September 8, 2025

Agenda Item: **CLOSED MEETING**

Item XI – Discussion of the Employment & Performance of Specific Appointees/Employees by the Town Council

Summary: Council is requested to go into Closed Meeting for the purpose of discussing the performance and employment of specific local government personnel as authorized by Section 2.2-3711(A)(1) of the Code of Virginia. The subject matter concerns the position, performance, and employment of the Town Manager.

Motion to Go into Closed Meeting

I move that the Town Council convene and go into Closed Meeting for the purpose of discussing the performance and employment of specific local government personnel as authorized by Section 2.2-3711(A)(1) of the Code of Virginia. The subject matter concerns the position, performance, and employment of the Town Manager.

A roll call vote shall be taken to certify the vote to convene in Closed Meeting.

Motion to Adjourn Closed Meeting and Reconvene in Open Session

At the conclusion of the Closed Meeting, immediately reconvene in open session.

I move the closed meeting be adjourned and the Luray Town Council reconvene in open session.

A roll call vote shall be taken to adjourn the Closed Meeting.

Certification Resolution

Upon reconvening in open session, the Council shall certify the Close Meeting discussion.

I move that with respect to the just-completed closed session and to the best of each member's knowledge, only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act, and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting by the Town Council.

A roll call vote shall be taken to certify the Closed Meeting discussion.

NOTE: *Any member who does not intend to vote "aye" should state so prior to the vote and indicate the substance of the departure that, in his/her judgement, has taken place. This statement shall be recorded in the minutes.*