

Town of Luray

Planning Commission Agenda

June 10, 2026
7:00 P.M.

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Addition or Deletion of Agenda Items**
- 5. Review of Minutes** – May 13, 2026, Meeting Minutes
- 6. General Citizen Comments**
- 7. Public Hearings**
 - A) Manufactured Homes – Ordinance Amendments
- 8. Updates & Discussion Items**
 - A) Special Event Venues
 - B) Subdivision Review – Atkins Drive
- 9. Action Items**
- 10. Commission Comments**
- 11. Chairman’s Comments**
- 12. Adjourn**

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



PLANNING COMMISSION

Ronald Good, Chair

meado12@aol.com

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

Frankie Seaward

frankieseaward@gmail.com

Appointed By
Councilman Chuck Butler
Term Ends: 12-31-2028

Barbie Stombock

barbiestombock@gmail.com

Appointed By
Councilman Jason Pettit
Term Ends: 12-31-2028

Brian Sours

Brian.sours@mybrb.bank

Appointed By
Councilman Joey Sours
Term Ends: 12-31-2028

Bill Huffman

bill.huffman@luraycaverns.com

Appointed By
Former Council Member Lillard
Term Ends: 12-31-2026

Tracie Dickson

tdickson@truist.com

Appointed By
Mayor Stephanie Lillard
Term Ends: 12-31-2028

John Shaffer, Vice Chair

john.shaffer@luraycaverns.com

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

Town Officials

Town Manager – Bryan Chrisman
Assistant Town Manager – vacant
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
Parks & Recreation Director - Jennifer Jenkins
WTP Superintendent - Joey Haddock
WWTP Superintendent – John Sonifrank



TOWN OF LURAY
Planning Commission
Regular Meeting
June 10, 2026

**4. Addition & Deletion of
Agenda Items**



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: IV

Meeting Date: June 10, 2026

Agenda Item: **ADDITION TO, OR DELETION FROM, THE AGENDA**

Suggested Motion:
(If Required)

I move that the Planning Commission add Agenda Item ___ to the agenda regarding _____.

OR

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

OR

I move that the Planning Commission move Agenda Item _____ to a position on the agenda just following Agenda Item _____.



TOWN OF LURAY
Planning Commission
Regular Meeting
June 10, 2026

5. Review of Minutes -
May 13, 2026 Meeting Minutes

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
May 13, 2026**

The Luray Planning Commission met on Wednesday, May 13, 2026, at 7:00 p.m. in regular session. The meeting was held in the Luray Town Council Chambers at 45 East Main Street, Luray, Virginia at which time there were present the following:

Commissioner's Present:

Ronald Good, Chairman
John Shaffer, Vice Chairman
Bill Huffman
Barbie Stombock (via phone)
Frankie Seaward
Brian Sours
Tracie Dickson

Commissioners Absent:

Others Present:

Bryan Chrisman, Town Manager
Brooke Fox, Planning & Zoning Technician
Sandy Davis (Page County Planning Commission)
Ken Johnson (Page County Planning Commission)

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

ROLL CALL

The roll was called with seven (7) members present.

ADDITIONS OR DELETION OF AGENDA

Motion: Commissioner Huffman approved the May 13, 2026, agenda as presented. **Motion seconded** by Commissioner Sours with the vote as follows: **YEA:** Chairman Good, Commissioners Shaffer, Huffman, Stombock, Seaward, Sours, Dickson **Approved 7-0**

APPROVAL OF MINUTES

Chairman Good led a review of the April 15, 2026, regular meeting minutes.

Motion: Commissioner Shaffer made the motion to approve the April 15, 2026, regular meeting minutes as presented. **Motion seconded** by Commissioner Seaward with the vote as follows: **YEA:** Chairman Good, Commissioners Shaffer, Huffman, Stombock, Seaward, Sours, Dickson **Approved 7-0**

GENERAL CITIZENS COMMENTS:

There were no citizen comments.

PUBLIC HEARINGS

There were no public hearings.

UPDATES & DISCUSSION ITEMS

8A) Accessory Dwelling Units – SB531

The Planning Commission was requested to review and discuss proposed amendments to the Accessory Dwelling Unit (ADU) section of the ordinance, including the definition.

Included were several sheets indicating the current definition, the current ordinance section, and a list of discussion topics related to these uses and their possible expansion.

Topics for consideration included, but were not limited to:

- Location within zoning districts (currently only permitted in R-3 by Special Use Permit).
- New construction or renovation of existing structures (change of use).
- Operational requirements.
- Utilities and minimum setbacks.
- Future subdivision of parcels.
- Minimum lot size requirements.
- Whether Special Use Permits should continue to be required for all uses; and
- Potential impacts of economical housing on property values.

SB531 may affect any potential ordinance changes selected by the Commission.

Chairman Good stated that at the previous meeting there were questions regarding General Assembly bills and how they would affect the Town Ordinance. These bills have now been signed and are in effect. The Town Attorney provided summaries for each bill. The summary regarding accessory dwelling unit's states that ADUs must be permitted as an accessory use to single-family dwellings effective July 1, 2027. This requirement does not apply to any locality that adopted an ADU ordinance prior to January 1, 2026. Therefore, changes are optional for the Town of Luray if modifications are desired.

Mr. Chrisman asked whether the Commission wished to recommend any changes to Town Council.

Commissioner Shaffer stated approval of the list of considerations.

Commissioner Seaward asked for clarification regarding obtaining County permits. Mr. Chrisman stated this referred to applicants obtaining all necessary building permits for either the construction of a new ADU or the renovation of an existing structure. Applicants would also be required to obtain a zoning permit so that setbacks for new construction could be verified. New

construction would be permitted to meet the revised minimum size requirements. Utilities would initially be required to remain on one account. Parcel subdivision could occur if the lot met the minimum size requirements, at which time separate utility accounts would be required. The ADU would also be required to have its own entrance and off-street parking.

Mr. Chrisman stated that staff recommended a minimum lot size of 10,000 square feet. He noted that many rural towns maintain minimum lot size requirements, whereas larger cities often do not. Staff recommended the 10,000-square-foot minimum to allow sufficient area for the principal structure, accessory storage structures, pools, decks, and an ADU while still preserving green space.

Mr. Chrisman further stated that state code prohibits familial occupancy requirements. The Town's previous ordinance language required the owner to reside either in the principal dwelling or the ADU to maintain an owner's presence on the property. Currently, ADUs are permitted only within the R-3 zoning district by Special Use Permit in order to provide neighboring property owners an opportunity to comment. Staff previously discussed expanding ADUs into additional zoning districts such as R-2 and R-4 and potentially R-1 or R-5.

Chairman Good asked whether the current ordinance limits ADUs to existing structures. Mr. Chrisman stated that restriction had previously been removed and the ordinance now allows ADUs within both new and existing accessory structures.

Commissioner Stombock asked whether other localities allow ADUs in additional zoning districts if minimum lot sizes are met. She provided the example of allowing ADUs within R-1 by Special Use Permit only on a 10,000 square foot lot or larger rather than throughout the entire district.

Mr. Chrisman stated that the Town could include ADUs in additional zoning districts and establish a minimum lot size requirement, such as the recommended 10,000-square-foot minimum. If a parcel within another zoning district met or exceeded that size requirement, it could become eligible for an ADU by Special Use Permit.

Commissioner Stombock stated that the applicant would still need to meet setback requirements for the ADU. She added that she believed this approach would provide a reasonable compromise by increasing housing availability while avoiding limiting ADUs solely to R-3 zoning districts.

8B) Parking Requirements – HB888

The Planning Commission was requested to review and discuss the suitability of the existing parking requirements contained in Chapter 506 of the ordinance.

Topics for consideration included, but were not limited to:

- Whether the current parking ratios adequately meet current needs.
- Whether parking requirements for multi-unit residential uses should be increased.
- Whether one off-street parking space per bedroom would provide a better standard.

- Whether one additional off-street parking space per dwelling unit should be required for guests or visitors.
- Whether owner-controlled overflow parking lots are a viable alternative; and
- Whether the Town should consider prohibiting on-street parking where street widths are less than 40 feet from curb face to curb face.

The Town Attorney’s summary states that HB888 establishes a ceiling on off-street parking requirements for residential development effective July 1, 2026. The legislation applies only to designated areas defined as parcels located within one-half mile of a mass transit or public transportation station or facility. “Mass transit or public transportation” is defined as passenger transportation provided to the general public on a fixed route by bus, rail, or other means on a regular and continuing basis. School buses, microtransit, charter, and sightseeing services are excluded. It does not appear that the legislation currently applies to the Town.

Mr. Chrisman stated that discussion focused on whether the Town’s parking requirements adequately reflect current real-world parking demand. He noted that townhome parking requirements likely do not provide adequate parking and recommended consideration of one parking space per bedroom. Some localities also require one additional parking space per dwelling unit for guests. He stated that these changes would create greater consistency throughout the ordinance.

Mr. Chrisman further stated that several sections of Chapter 506 require or allow two parking spaces per dwelling. Staff indicated that this standard may no longer reflect current parking demand. Another recommendation under consideration would prohibit on-street parking along streets measuring less than forty (40) feet from curb face to curb face, thereby requiring off-street parking lots. Streets forty (40) feet or wider could continue to allow parking on both sides while maintaining two travel lanes.

Mr. Chrisman stated that staff would work with the Town Attorney to prepare draft amendments to Parking Section 506, Planned Neighborhood Development (PND) Section 409, townhouse standards Section 510, garden apartment Section 511, and subdivision ordinance Section 402 street design requirements for future review by the Planning Commission.

8C) Manufactured Homes – HB655

The Planning Commission was requested to review and discuss proposed amendments to Appendix A regarding manufactured housing allowances pursuant to HB655.

A summary of proposed amendment points prepared by the Town Attorney was included.

Implementation of these new allowances would significantly alter the ordinance as it relates to manufactured housing throughout the Town.

The Town Attorney’s summary states that HB655 requires manufactured homes to be permitted and treated the same as site-built single-family dwellings in zoning districts where such dwellings are permitted effective July 1, 2026.

Proposed amendments include:

- Sec. 201 – Delete the definition of “mobile home” and amend the definition of “manufactured home” to match the Virginia Code definition.
- Add Sec. 401.1(j), 402.1(j), and 405.1(j) to allow manufactured homes by right in R-1, R-2, and R-5.
- Add Sec. 406.2(f) to allow manufactured homes by Special Use Permit in B-1.
- Add Sec. 409.13(A)(15) to allow manufactured homes within PND districts; and
- Amend Sec. 520 to require only the following:
 - Manufactured homes must be converted to real property in accordance with Virginia Code § 46.2-653, as amended.
 - Certificates of occupancy must be issued within five years following the date of manufacture listed on the home data plate.
 - Each manufactured home must be placed on an individual lot; and
 - All manufactured homes must comply with the Virginia Manufactured Housing Construction and Safety Standards Law.

Mr. Chrisman stated that staff required Planning Commission consensus at the meeting so the public hearing could be advertised for the June meeting and forwarded to Town Council in July prior to the July 1, 2026, effective date. He stated that the amendment would impact all residential zoning districts within the Town. Manufactured homes would now be treated similarly to stick-built homes. Existing requirements such as continuous masonry foundations and roof pitch standards would remain unchanged. The primary change would expand manufactured homes from being permitted by right in only a few zoning districts to being permitted in all residential districts, including PND.

Mr. Chrisman also addressed mobile homes. He stated that mobile homes have not been permitted as new or replacement units within the corporate limits for many years. The definition currently remains in the ordinance solely to distinguish mobile homes from manufactured homes. If manufactured homes are permitted throughout Town, staff believes the mobile home definition would no longer be necessary.

Mr. Chrisman further stated that staff wished to address temporary mobile homes or trailers differently. Under the current ordinance, temporary trailers may be permitted by the Town Manager during emergency situations or natural disasters; however, no time limit currently exists. Staff proposed allowing the Zoning Administrator, during a declared emergency or natural disaster, to waive elements of the zoning ordinance to permit temporary housing for displaced residents of Luray for up to 180 days. This would eliminate references to temporary mobile homes and mobile home parks while establishing clear time limitations and administrative authority.

Commissioner Stombeck asked whether the amendments would affect mobile classroom units used by schools. Mr. Chrisman stated that the proposed amendments apply only to residential units and would not affect educational or commercial trailers.

Chairman Good referenced a note in the Town Attorney’s summary regarding retail marijuana sales. Mr. Chrisman stated that the legislation had not yet been signed. The Governor recommended several amendments; however, the General Assembly declined to adopt the recommendations and returned the bill to the Governor for consideration. The bill has not yet been signed.

8D) Special Event Venues

The Planning Commission was requested to review and discuss proposed definitions and ordinance provisions related to Special Event Venues.

Included in the packet were several documents from Shenandoah County related to existing definitions and ordinance provisions, as well as a draft document containing possible definitions, use classifications, location standards, and operational criteria.

Mr. Chrisman referenced the outline of topics proposed for inclusion in the ordinance as well as information received from the Page County Building Inspector regarding occupancy determinations. He stated that occupancy would likely be determined primarily by available on-site and off-street parking. He noted that event venues can include weddings, craft events, conferences, and similar activities, and that each property presents unique circumstances. Requiring a Special Use Permit would allow case-by-case review and provide neighboring property owners an opportunity to comment. He further stated that many localities restrict such venues to commercial zoning districts because they are generally commercial enterprises.

Mr. Huffman asked whether a large lot within the business district without on-street parking could qualify if parking were provided on-site. Mr. Chrisman stated yes. He explained that the current parking ordinance includes a waiver process. If an event required parking for fifty (50) vehicles but only thirty (30) spaces were available on-site, and the property was within 1,200 feet of a public parking lot, the applicant could utilize seventy-five (75) percent of the remaining required spaces and request a parking waiver for the balance. However, applicants could not fully rely upon waivers without making reasonable efforts to provide parking on-site or through legal agreements with nearby properties.

ACTION ITEMS

There were no action items.

COMMISSION COMMENTS

Mr. Chrisman updated the commission on the 15 Campbell Street project and the W Main utility projects. The Veteran Flags are up and will be replaced after the holiday with the Memorial Day 250 flags. Cave Hill Road will be shut down for the Luray Cavern Memorial Day weekend event.

CHAIRMAN’S COMMENTS

The next meeting would be held on June 10, 2026.

ADJOURNED

The meeting was adjourned at 8:00 p.m.

Bryan Chrisman
Town Manager



TOWN OF LURAY
Planning Commission
Regular Meeting
June 10, 2026

6. General Citizen Comments



TOWN OF LURAY
Planning Commission
Regular Meeting
June 10, 2026

Public Hearings
7A. Manufactured Homes -
Ordinance Amendments



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VII-A

Meeting Date: June 10, 2026

Agenda Item:

**PLANNING COMMISSION PUBLIC HEARING, DISCUSSION & ACTION
Item VII-A – Zoning Ordinance Code Amendments**

Summary:

The Planning Commission is requested to conduct a public hearing to receive comments from the public regarding proposed code amendments to the Zoning Ordinance.

A copy of the proposed amendments, the Ordinance, the House Bill, and the ad are included for review and discussion.

The principal changes focus on:

Allowance of Manufactured Homes in all residential districts

Manufactured Homes are now treated the same as site-built homes

Removal of current Luray requirements for Manufactured Homes

Removal of the definition and allowances for temporary mobile homes and temporary mobile home parks

Removal of the definition of mobile home

Manufactured homes must be converted to real property in accordance with Virginia Code 46.2-653, as amended.

The certificate of occupancy must be issued within five years following the date of manufacture listed on the home’s data plate.

Each manufactured home must be placed on an individual lot.

All manufactured homes must be built in compliance with the Virginia

Manufactured Housing Construction and Safety Standards Law (Virginia Code 36.2-85.2, et seq., as amended).

Commission Review: May 13, 2026

Fiscal Impact: N/A

Suggested Motions: I move that the proposed Zoning Code Amendments be recommended to the Council for **approval**, as presented.

OR

I move that the proposed Zoning Code Amendments be recommended to the Council for **approval with the following changes** _____.

OR

I move that the proposed Zoning Code Amendments be recommended to the Council for **denial based on the following reasons** _____.

EXHIBIT A

1. Section 202:

- The definition of “manufactured home” is amended as follows:

Manufactured home: A structure, ~~subject to federal regulation, which is transportable in one or more sections; is eight body feet or more in width and forty body feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure, designed for residential use by a single family that is manufactured offsite in accordance with the National Manufactured Housing Construction and Safety Act of 1974 and Federal Manufactured Home Construction and Safety Standards.~~

Commented [JB1]: This is the definition is provided in Virginia Code 36-85.3.

- The definition of “mobile home” is repealed in its entirety.

2. ~~Section 401.1(j), Section 402.1(j), and Section 405.1(j)~~ are amended as follows:

(j) Manufactured home.

3. ~~Section 406.2(f)~~ is amended as follows:

(f) Manufactured home.

4. ~~Section 409.13(A)(15)~~ is amended as follows:

15. Manufactured home.

Commented [JB2]: Va. Code 15.2-2290 was amended this year to require that manufactured homes be allowed in any zoning district that allows site-built housing.

5. ~~Section 401.2(a), Section 402.2(a), Section 404.2(a), Section 405.2(a), and Section 406.2(a)~~ are amended as follows:

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

These changes allow manufactured homes by right (same as single family dwellings) in the R-1, R-2, R-5, and PND zoning districts. They would be allowed by special use permit in B-1 just like single family dwellings.

6. ~~Section 403.2(b)~~ is amended as follows:

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

Manufactured homes are already permitted by right in the R-3 and R-4 zoning districts.

Commented [JB3]: We believe that this provision was included in the Town’s original zoning ordinance because VDOT was building 211 at the time.

7. ~~Section 407.1(w)~~ is amended as follows:

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

8. Section 508 of Article V is amended as follows:

508. ~~Reserved~~ Temporary mobile homes and temporary mobile home parks.

~~508.1. Special use permits for temporary mobile homes and temporary mobile home parks may be issued by the governing body, subject to the following conditions:~~

- ~~(a) That the location of a temporary mobile home and temporary mobile home park is necessary for the housing of construction workers employed on an industrial or highway construction project, or used as an office.~~
- ~~(b) That the request is filed by or certified to by the industry or state department of transportation as being essential to the construction.~~
- ~~(c) That a minimum area of 2,000 square feet be provided for each space.~~
- ~~(d) That sanitary facilities conform to the state health department's "Trailer Camp Sanitation" requirements.~~
- ~~(e) That the period for operating such temporary mobile home and temporary mobile home park shall concur with the anticipated period of the construction. Applications for renewal may be submitted if more time is required to complete the project. However, such renewal applications must be filed at least 90 days prior to the expiration of the original temporary use permit.~~

~~508.2. Bond: The governing body, in granting such a special use permit, may require the posting of a bond to assure that the temporary mobile home and temporary mobile home park will be removed and the site left in good order at the expiration of the permit.~~

~~508.3. The governing body shall establish such additional requirements as are in the best interest of the public.~~

9. Section 519.1(g)(1) is amended as follows:

- (1) Be a single-family dwelling or a manufactured home, ~~or mobile home~~;

10. Section 520 of Article V is amended as follows:

Manufactured homes are subject to the following requirements:

- (a) The home must be converted to real property utilizing the process set forth in Virginia Code § 46.2-653.1, as amended.
- (b) A certificate of occupancy must be issued within five years following the date of manufacture listed on the home's data plate.
- (c) The home must be placed on an individual lot.
- (d) The home must be built in compliance with the Virginia Manufactured Housing Construction and Safety Standards Law (Virginia Code § 36-85.2, et seq., as amended).

Commented [JB4]: The new changes to state law also prohibit adopting or enforcing any zoning, land-use, or development requirement that treats manufactured homes differently or more restrictively than single-family site-built dwellings allowed in the same zoning district.

The changes also prohibit any zoning requirement that applies generally to all dwellings, but has the effect of excluding manufactured homes built in compliance with the Virginia Manufactured Housing Construction and Safety Standards Law.

These are the only requirements adopted with the changes to Va. Code 15.2-2290.

- (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 zoning requirements must be met.~~

EXHIBIT A

1. Section 202:

- The definition of “manufactured home” is amended as follows:

Manufactured home: A structure, subject to federal regulation, which is transportable in one or more sections; is eight body feet or more in width and forty body feet or more in length in the traveling mode, or is 320 or more square feet when erected on site; is built on a permanent chassis; is designed to be used as a single-family dwelling, with or without a permanent foundation, when connected to the required utilities; and includes the plumbing, heating, air-conditioning, and electrical systems contained in the structure.

- The definition of “mobile home” is repealed in its entirety.

2. Section 401.1(j), Section 402.1(j), and Section 405.1(j) are amended as follows:

(j) Manufactured home.

3. Section 406.2(f) is amended as follows:

(f) Manufactured home.

4. Section 409.13(A)(15) is amended as follows:

15. Manufactured home.

5. Section 401.2(a), Section 402.2(a), Section 404.2(a), Section 405.2(a), and Section 406.2(a) are amended as follows:

(a) Reserved.

6. Section 403.2(b) is amended as follows:

(b) Reserved.

7. Section 407.1(w) is amended as follows:

(w) Reserved..

8. Section 508 of Article V is amended as follows:

508. Reserved.

9. Section 519.1(g)(1) is amended as follows:

(1) Be a single-family dwelling or a manufactured home;

10. Section 520 of Article V is amended as follows:

Manufactured homes are subject to the following requirements:

- (a) The home must be converted to real property utilizing the process set forth in Virginia Code § 46.2-653.1, as amended.
- (b) A certificate of occupancy must be issued within five years following the date of manufacture listed on the home's data plate.
- (c) The home must be placed on an individual lot.
- (d) The home must be built in compliance with the Virginia Manufactured Housing Construction and Safety Standards Law (Virginia Code § 36-85.2, *et seq.*, as amended).

Ordinance No. 2026-__

AN ORDINANCE AMENDING CERTAIN PROVISIONS 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, Virginia Code § 15.2-2290 has been amended to require that manufactured homes be permitted in zoning districts where site-build housing is permitted; and

WHEREAS, the recent changes to state law also prohibit zoning, land-use, or development requirements that treat manufactured homes differently or more restrictively than site-built single-family dwellings in the same zoning district; and

WHEREAS, certain amendments to Appendix A are necessary to harmonize the Town's zoning ordinance with the recently-enacted changes to Virginia Code § 15.2-2290; and

WHEREAS, the Town Planning Commission conducted a duly-advertised public hearing on the proposed amendments and has provided a recommendation to the Town the 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. The amendments to Appendix A of the Town Code that are set forth in Exhibit A are hereby adopted and approved.
2. This Ordinance shall take effect immediately.

Adopted: July 13, 2026

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 July 13, 2026, upon the following vote:

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

Date: July 13, 2026

[SEAL]

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

¹ Votes only in the event of a tie.

VIRGINIA ACTS OF ASSEMBLY - 2026 SESSION

CHAPTER 19

An Act to amend and reenact §§ 15.2-2247 and 15.2-2290 of the Code of Virginia, relating to zoning; manufactured housing.

[H 655]

Approved March 31, 2026

Be it enacted by the General Assembly of Virginia:

1. That §§ 15.2-2247 and 15.2-2290 of the Code of Virginia are amended and reenacted as follows:

§ 15.2-2247. Applicability of subdivision ordinance to manufactured home parks.

Any locality may designate, by ordinance, the areas within its jurisdiction in which ~~manufactured homes may be located or~~ manufactured home parks may be established, notwithstanding the absence of a zoning ordinance in such locality. Such ordinance may also apply to any of the provisions of §§ 15.2-2241 through 15.2-2245 in the regulation and governing of the location, establishment, and operation of ~~manufactured homes or~~ manufactured home parks. The ordinance may apply to any park or portion thereof licensed as a campground pursuant to Title 35.1 ~~of this Code~~. In the event of irreconcilable conflict between the ordinance and state law, the state law shall supersede the ordinance.

§ 15.2-2290. Uniform regulations for manufactured housing.

A. *Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that in all agricultural zoning districts, or districts having similar classifications regardless of name or designation, where agricultural, horticultural, or forest uses such as those described in § 58.1-3230 are the dominant use and where site-built housing is allowed, the placement of manufactured homes shall be permitted.*

B. *Localities adopting and enforcing zoning ordinances under the provisions of this article shall provide that, in all ~~agricultural zoning districts or districts having similar classifications regardless of name or designation where agricultural, horticultural, or forest uses such as~~ but not limited to those described in § 58.1-3230 are the dominant use, other than zoning districts listed in subsection A, where site-built housing is allowed, the placement of manufactured ~~houses~~ homes shall be permitted for manufactured homes that are on a permanent foundation (i) converted to real property in accordance with § 46.2-653.1, (ii) constructed so that the certificate of occupancy is issued within five years following the date of manufacture listed on the home's data plate, and (iii) placed on individual lots shall be permitted, subject to development standards that are equivalent to those applicable to site-built single family dwellings within the same or equivalent zoning district. Localities shall not adopt or enforce any zoning, land-use, or development regulation that treats manufactured homes differently or more restrictively than a single-family site-built dwelling allowed in the same zoning district. Nothing in this subsection shall be construed as limiting the authority of localities to adopt ordinances pursuant to §§ 10.1-2206.1 and 15.2-2306 designed to protect existing or future areas of historical or archaeological significance, historical sites, historical landmarks, and historical buildings and structures, or to establish local historical districts.*

~~B.~~ C. *Localities adopting and enforcing zoning regulations under the provisions of this article may, to provide for the general purposes of zoning ordinances, adopt uniform standards, so long as they apply to all residential structures erected within the ~~agricultural zoning district or other districts identified in subsection A of this section incorporating such standards~~. The standards shall not have the effect of excluding manufactured housing built in compliance with the Virginia Manufactured Housing Construction and Safety Standards Law (§ 36-85.2 et seq.).*

~~C.~~ D. *Local zoning ordinances adopting provisions consistent with this section shall not relieve lots or parcels from the obligations relating to manufactured housing units imposed by the terms of a restrictive covenant.*

**Town of Luray
45 East Main Street
Luray, Virginia 22835**

**NOTICE OF PUBLIC HEARING
LURAY PLANNING COMMISSION
PROPOSED AMENDMENTS TO ZONING ORDINANCE**

NOTICE is hereby given pursuant to § 15.2-2204 of the *Code of Virginia*, as amended, that Luray’s **Planning Commission** shall hold a public hearing on **June 10, 2026 at 7 p.m.** The public hearing shall be conducted in the Luray Town Council Chambers located at 45 East Main Street in the Town of Luray, Virginia.

Public comment may also be submitted until 12:00 p.m. on June 10, 2026, through any of the following means: Email: bchrisman@townofluray.com; Mail: Luray Planning Commission, Attention: Bryan Chrisman, Post Office Box 629, Luray, Virginia, 22835; Hand delivery: Place in the exterior DROP BOX in the alcove located at the front of the Town’s offices facing Main Street; or Phone: (540)743-5511. All comments must include the commentor’s name and address to be read aloud at the hearing. This hearing may be viewed live online through the Livestream Meetings link at townofluray.com. All normal Rules of Procedure will be followed.

The purpose of the hearing is to receive public comment on proposed amendments to the zoning ordinance set forth in Appendix A of the Town Code. The proposed amendments are summarized as follows:

- Section 202 would be amended to update the definition of “manufactured home” for consistency with state law and remove the definition of “mobile home.”
- Sections 401.1(j), 402.1(j), 405.1(j), 409.13(A)(15) would be amended to allow manufactured homes by right in the R-1, R-2, R-5, and PND zoning districts.
- Section 406.2(f) would be amended to allow manufactured homes by special use permit in the B-1 zoning district.
- Sections 401.2(a), 402.2(a), 403.2(b), 404.2(a), 405.2(a), 406.2(a), 407.1(w), and 508 would be repealed to no longer allow temporary mobile homes and temporary mobile home parks by special use permit.
- Section 519.1(g)(1) would be amended to remove the reference to mobile homes.
- Section 520(a)-(g) would be repealed and replaced with the requirements set forth in Virginia Code § 15.2-2290 which become effective on July 1, 2026.

Copies of the proposed zoning amendments and the Town’s zoning ordinance are available at the Town of Luray’s Office, 45 East Main Street, Luray, Virginia. These items may be viewed between the hours of 8 a.m. and 5 p.m. Monday – Friday, and may also be found online at the Town’s website www.townofluray.com. Questions may be directed to the Town by calling 540-743-5511, or by emailing bchrisman@townofluray.com.



TOWN OF LURAY
Planning Commission
Regular Meeting
June 10, 2026

Updates & Discussion Items
8A. Special Event Venues



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VIII-A

Meeting Date: June 10, 2026

Agenda Item:

PLANNING COMMISSION REVIEW & DISCUSSION
Item VIII-A – Special Event Venues

Summary:

The Planning Commission is requested to review and discuss proposed definitions and Ordinance elements related to Special Event Venues.

Included is a draft document containing proposed definitions, usage criteria, and venue type, as well as possible location and operational criteria.

The Commission should consider where to make changes or recommend the proposed draft be forwarded to the Town Council and Town Attorney for review and modification.

Commission Review: April 15, 2026, and May 13, 2026, meetings

Fiscal Impact: N/A

Suggested Motion: N/A

Appendix A, Article V, 523 Special Event Venue

A. Definitions

Special Event Venue

A facility, structure, or site used for commercial activity and events with or without compensation, including but not limited to meetings, conferences, banquets, dinners, weddings, receptions, parties, and similar gatherings.

Event

An organized gathering of people exceeding normal use of private property. A Special Event Permit is required from the Town of Luray. (is this needed?)

Exempt Facilities

The following shall be exempt from this section:

- Public assembly locations (what is the definition of a public assembly location?)
- Public property and/or facilities
- Schools/youth and athletic facilities
- Theaters

Public Property

Real property owned and/or maintained by a local, state, or federal government

B. Applicability

- 1) Special event venues shall be permitted only within designated zoning districts, including B-1 (Business District) and M-1 (Limited Industrial)
- 2) All special event venues shall require approval of a Special Use Permit (SUP) that is recommended by the Planning Commission and then approved by Town Council.
- 3) Use of public property for events shall be exempt from Special Use Permit (SUP) requirements but shall require issuance of a Special Event Permit in accordance with Town regulations.

C. Occupancy/Capacity

- 1) The maximum occupancy for any structure or event space (indoor and outdoor) shall be determined by the Page County Building Official in accordance with applicable building and fire codes.
- 2) Issuance of a Change of Use Permit and/or Certificate of Occupancy shall be required prior to operation.
- 3) The following shall be established and strictly enforced:
 - Special Use Permit dictates the actual number of guests (indoor/outdoor)
 - Compliance with all occupancy limits at all times
- 4) Occupancy and overall capacity may be restricted by off-street and out of public street and right-of-way parking.

D. Parking Requirements

- 1) Off-street/out of Right-of-Way parking shall be provided on-site unless otherwise approved through the SUP process.
- 2) Minimum parking requirements shall be established as a condition of the SUP based on capacity and use. ADA parking spaces shall be required.
- 3) Parking areas shall:
 - Be clearly marked and, where practical, improved, or stabilized (all weather)
 - Provide safe ingress and egress
 - Prevent parking on public streets unless specifically authorized
 - Overflow parking and shuttle plans may be required and written permission with offsite property owner must be obtained and provided to the town.

E. Hours of Operation

- 1) Hours of operation shall be limited to:
 - Sunday through Saturday: 7:00 a.m. to 10:00 p.m.
 - All outdoor amplified music or sound shall cease by 10:00 p.m.
 - Set-up and breakdown activities shall not create disturbances outside of permitted hours.

F. Noise

- 1) All activities shall comply with the Town's noise ordinance.
- 2) The Town may require additional sound mitigation measures as part of the SUP, including:
 - a) Speaker direction and placement
 - b) Volume limitations
- 3) Repeated violations may result in enforcement action or revocation of the SUP.

G. Lighting

- 1) Outdoor event lighting shall:
 - Prevent unnecessary glare onto adjacent properties
 - Be fully shielded (vegetative screening) and directed downward
 - Be turned off when not in use in support of an event
- 2) Temporary event lighting shall be removed following each event.
- 3) Lighting shall be limited to that necessary for safety and security.

H. Sanitation and Facilities

- 1) Adequate restroom facilities shall be provided based on occupancy/permitted capacity
- 2) Portable toilets may be permitted temporarily and shall:
 - a) Be screened from public view
 - b) Be regularly serviced and maintained
- 3) Trash and recycling receptacles shall be provided in sufficient quantity and made available for guests, shall clearly be identified on-site and orderly maintained, and be

constructed in a manner that is animal proof. It shall be the responsibility of the owner to dispose of all waste and trash off-site at a sanitary landfill. If the owner utilizes a contracted service for disposal, they shall inform the Town and provide a copy of such contract to the Town Zoning Administrator.

- 4) Hand-washing stations shall be provided in an appropriate number
- 5) The site shall be cleaned following each event, and all solid waste and temporary facilities shall be removed promptly within fourteen (14) days.

I. Traffic and Safety

- 1) A maintenance of traffic plan may be required as part of the SUP application.
- 2) The Town may require coordination with local law enforcement for traffic control or site security.
- 3) Adequate ingress and egress shall be maintained at all times.
- 4) Entrance must be sufficiently sized to accommodate traffic flow.
- 5) Emergency vehicle access shall be provided and maintained at all times.
- 6) Owner/applicant shall be responsible for parking assistance.

J. Potential Permit Conditions

In addition to the requirements of this section, the Town Council may impose conditions through the SUP process, including but not limited to:

- Maximum capacity and attendance
- Obtaining a Certificate of Occupancy from the Page County Building Official
- Parking requirements
- Submitting a site plan
- Traffic and safety measures (including Maintenance of Traffic plan)
- Security requirements
- Event log reporting (dates, attendance, type of event)
- Buffering, screening, and landscaping for adjacent properties
- The SUP is issued to the owner and may not be transferable upon sale of the real property.
- Site-specific conditions that require additional elements of control

K. Enforcement and Revocation

- 1) Violations of this section or any SUP condition shall constitute a zoning violation.
- 2) The Town may take the following actions:
 - Issue written requests for compliance
 - Issue notices of violation
 - Impose civil penalties
 - Modify, suspend, or temporarily revoke the SUP and Business License
- 3) Repeated or significant violations may result in suspension or termination of operations via revocation of the SUP, Business License, or both.

L. Application requirements. The Special Use Permit application shall contain:

- 1) The name and address of the property owner which will be the permit holder. Name and address of the intended operator of the event if different from the property owner.

Proof of landownership and/or a copy of any lease agreement shall be provided with the application. The owner and event operator will both sign the application.

- 2) A management plan giving a description of how the proposed venue will be managed, and how the impact on neighboring properties will be minimized. A copy of the proposed venue rules shall be included.
- 3) A site plan, at a minimum scale of one inch to 100 feet, for the proposed event venue which shall include:
 - a) The proposed location, boundary, and dimensions of the venue.
 - b) The location and dimensions of all existing and proposed buildings and/or structures. Proposed setbacks from all existing buildings and/or structures to property lines and proposed building and/or structures shall be clearly indicated.
 - c) The proposed location and dimensions of all parking areas. This must include a clear delineation of the ingress and egress lanes, specifying width and directional flow. The proposed minimum number of parking spots to be located in each parking area must be labeled on the site plan.
 - d) The location and labeling of existing and proposed landscaped areas and fencing.
- 4) Such other pertinent information as the Luray Zoning Administrator may deem necessary.

M. Permit approval.

Before any permit is issued for construction of, alterations to, or additions to any event venue, the Town Zoning Administrator shall first approve the plans and specifications.

Special Event Permits must be approved by the Town Council.

N. Permit Requirements

- Compliance with Virginia ABC licensing requirements where alcohol is served
- Conform to all local and state laws
- The need for an on-site operator providing full-time management during the events
- Obtain a Town Issued Business License (Lodging is permitted separately under the Town Ordinance)
- Fireworks, Laser Light Shows and Drone Shows are controlled by a separate permit issued by the Luray Police Chief.



TOWN OF LURAY
Planning Commission
Regular Meeting
June 10, 2026

Updates & Discussion Items
8B. Subdivision Review -
Atkins Drive



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VIII-B

Meeting Date: June 10, 2026

Agenda Item:

PLANNING COMMISSION REVIEW & DISCUSSION
Item VIII-B – Subdivision Review – Atkins Drive

Summary:

The Planning Commission is requested to review and discuss a proposed subdivision located along Atkins Drive. These parcels are zoned R-1(low density residential).

Included is the draft Boundary Line Adjustment & Subdivision Plat for review.

The Town will require a 20-foot utility & access easement across the front of each lot for the water line.

There are three (3) existing lots and there will be a total of six (6) lots. All six lots are intended to be served by Town water, but on-site sewage disposal systems approved by the Virginia Department of Health will be used in lieu of sewer.

The Owner intends to donate 8.5+ acres to the Town to further enhance Source Water Protection for Hite Spring.

The Commission should consider whether the proposed subdivision meets the requirements of Appendix B of the Town Code, and make any remarks related to criteria for the development.

Such items can include Town approved driveway entrances onto Atkins Drive, the requirement for onsite sewage disposal systems for each lot approved by VDH since Town sewer is not readily available nearby, and the requirement for Town water to be utilized.

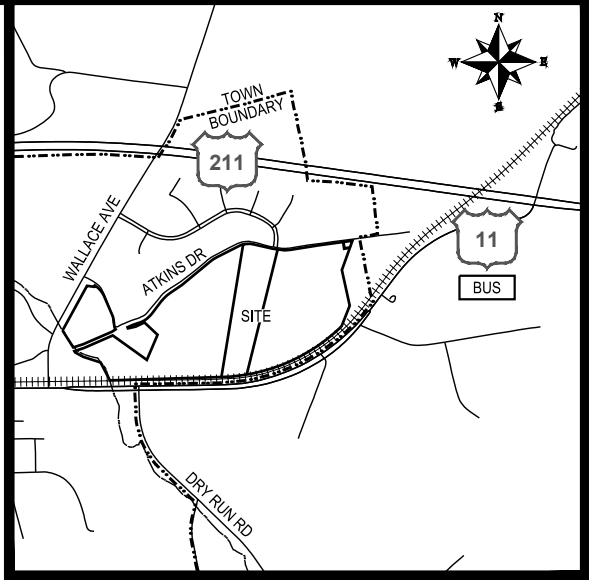
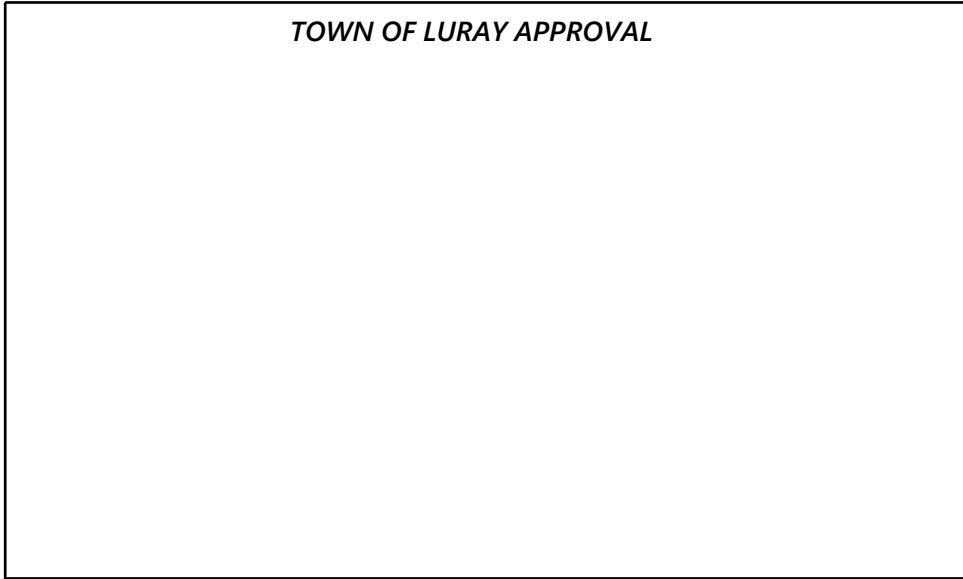
Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: N/A

NOTES:

1. BOUNDARY INFORMATION TAKEN FROM DEED/PLATS RECORDED AT INSTRUMENT NO. 200100477, 200300041 AND DEED BOOK 412, PAGE 552 AS FOUND AMONG THE LAND RECORDS OF PAGE COUNTY, VIRGINIA.
2. THIS PLAT WAS PREPARED SOLELY FROM THE LAND RECORDS AND NOT A FIELD SURVEY BY RACEY ENGINEERING. NO PROPERTY CORNERS SHOWN AND THE OVERALL BOUNDARY IS SUBJECT TO CHANGE BASED ON FOUND EVIDENCE.
3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON.
4. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), PANEL NUMBER 51139C0091D, MAP REVISED DATE: 1/5/2007, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE X. THIS AREA IS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (AREAS OF MINIMAL FLOOD HAZARD).
5. THE PROPERTY IS CURRENTLY ZONED R-1 (LOW DENSITY RESIDENTIAL)
 Front Setback: 30'
 Side Setback: 10'
 Rear Setback: 25'



VICINITY MAP SCALE 1"=2000'

OWNERS CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

ROBERT C. BROWN _____ DATE _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ OF 20__.

BY _____

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

SURVEYORS CERTIFICATE

I, KEVIN S. BLANKENSHIP, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND EXPERIENCE AND THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF ROBERT C. BROWN, AS RECORDED IN INSTRUMENT NO. 201601986, AS FOUND AMONG THE LAND RECORDS OF PAGE COUNTY, VIRGINIA.

KEVIN S. BLANKENSHIP



PLAT SHOWING BOUNDARY LINE ADJUSTMENT AND PRELIMINARY FINAL SUBDIVISION ON THE LANDS OF

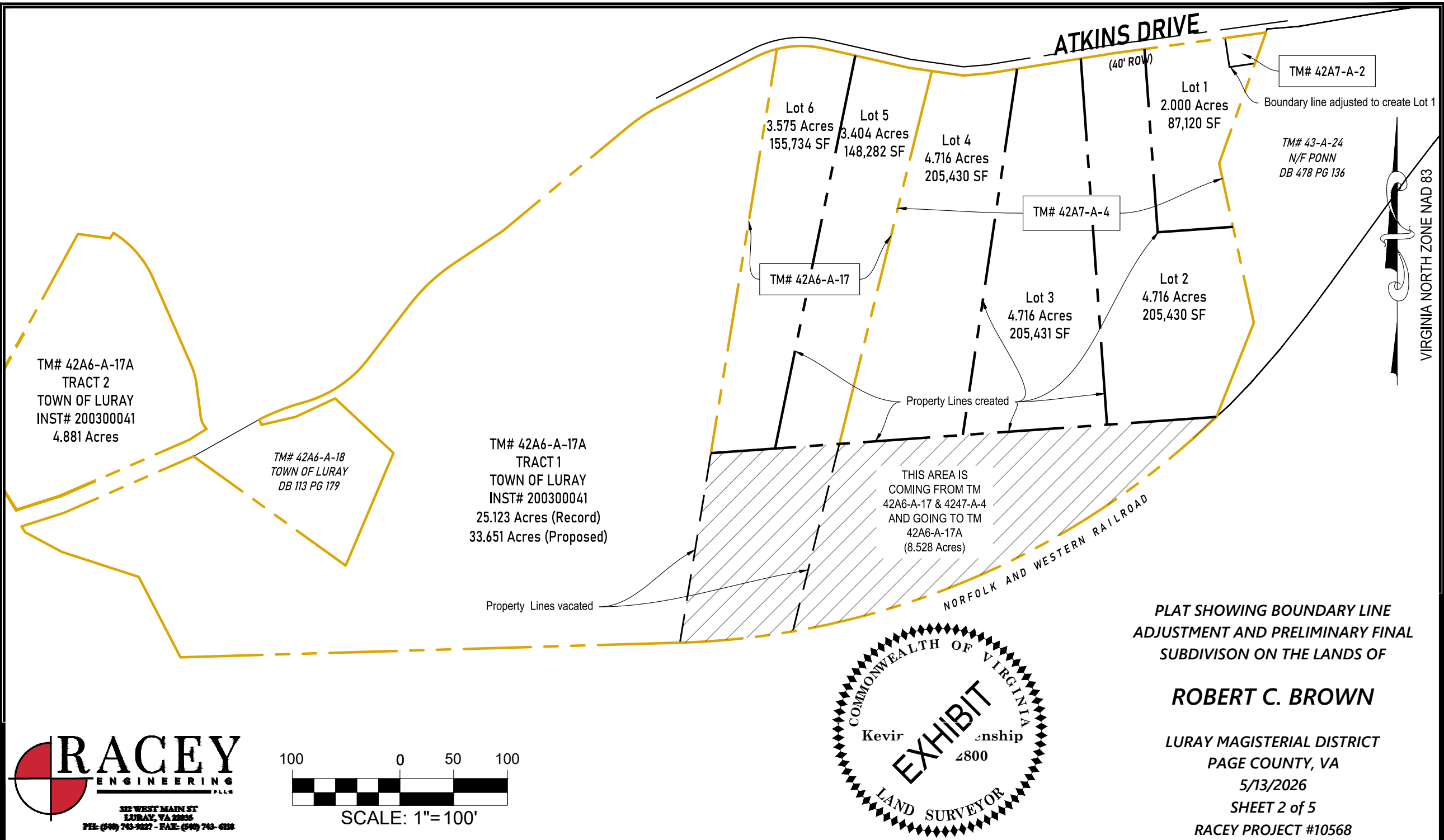
ROBERT C. BROWN

LURAY MAGISTERIAL DISTRICT
PAGE COUNTY, VA

5/13/2026

SHEET 1 of 5

RACEY PROJECT #10568



**PLAT SHOWING BOUNDARY LINE
ADJUSTMENT AND PRELIMINARY FINAL
SUBDIVISION ON THE LANDS OF**

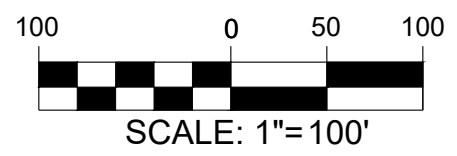
ROBERT C. BROWN

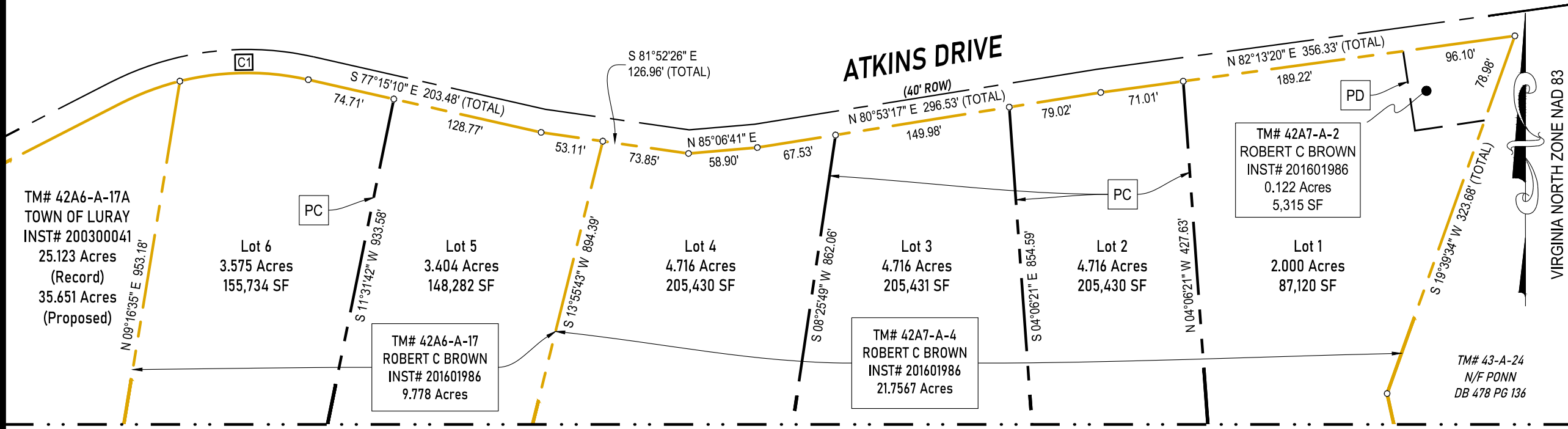
**LURAY MAGISTERIAL DISTRICT
PAGE COUNTY, VA**

5/13/2026

SHEET 2 of 5

RACEY PROJECT #10568

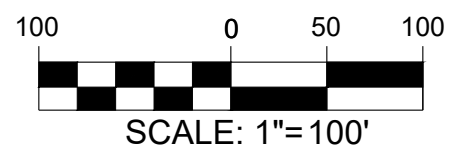
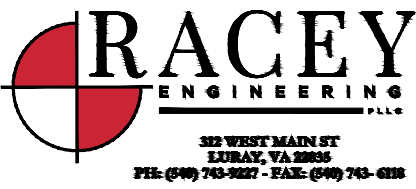




MATCHLINE SHEET 4

Curve Table						
Curve #	Radius	Arc Length	Delta	Tangent	Chord Bearing	Chord Length
C1	236.38'	110.53'	26° 47' 24"	56.29'	N 89° 21' 12" E	109.52'
C2	1877.08'	1385.99'	42° 18' 21"	726.30'	S 67° 10' 08" W	1354.72'

DUE TO PLAT BEING BASED ON LAND RECORDS NO PROPERTY CORNERS ARE SHOWN. VIRGINIA CODE REQUIRES PROPERTY CORNERS TO BE SET IN ACCORDANCE WITH A BOUNDARY SURVEY. A FIELD SURVEY IS NECESSARY BEFORE THIS PLAT GOES TO RECORD.



* PD = PROPERTY LINE HEREBY DELETED
 * PC = PROPERTY LINE HEREBY CREATED



PLAT SHOWING BOUNDARY LINE
 ADJUSTMENT AND PRELIMINARY FINAL
 SUBDIVISION ON THE LANDS OF

ROBERT C. BROWN

LURAY MAGISTERIAL DISTRICT
 PAGE COUNTY, VA

5/13/2026

SHEET 3 of 5

RACEY PROJECT #10568

33.651 Acres (Proposed)

MATCHLINE SHEET 4

Lot 6

Lot 5

Lot 4

Lot 3

Lot 2

149.84'

149.84'

288.12'

S 85°53'39" W 1179.55' (TOTAL)

336.52'

255.22'

PROPERTY LINE HEREBY CREATED

SPRING LOT
8.529 Acres

TM# 42A6-A-17
ROBERT C BROWN
INST# 201601986
9.778 Acres

TM# 42A7-A-4
ROBERT C BROWN
INST# 201601986
21.7567 Acres

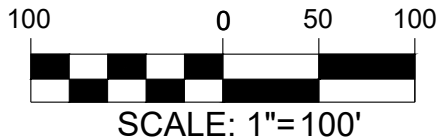
PROPERTY LINE HEREBY VACATED

PROPERTY LINE HEREBY VACATED

NORFOLK AND WESTERN RAILROAD

VIRGINIA NORTH ZONE NAD 83

DUE TO PLAT BEING BASED ON LAND RECORDS NO PROPERTY CORNERS ARE SHOWN. VIRGINIA CODE REQUIRES PROPERTY CORNERS TO BE SET IN ACCORDANCE WITH A BOUNDARY SURVEY. A FIELD SURVEY IS NECESSARY BEFORE THIS PLAT GOES TO RECORD.



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- * PC = PROPERTY LINE HEREBY CREATED



PLAT SHOWING BOUNDARY LINE
ADJUSTMENT AND PRELIMINARY FINAL
SUBDIVISION ON THE LANDS OF

ROBERT C. BROWN

LURAY MAGISTERIAL DISTRICT
PAGE COUNTY, VA

5/13/2026

SHEET 5 of 5

RACEY PROJECT #10568



TOWN OF LURAY
Planning Commission
Regular Meeting
June 10, 2026

Action Items