

**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

