

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

Monday, July 13th, 2026

The Luray Town Council met in regular session on Monday, July 13th, 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 Lillard

Council Present:

Ron Vickers
Jerry Dofflemyer
Ryan Dean
Jason Pettit
Joey Sours
Chuck Butler

Also Present:

Bryan Chrisman, Town Manager
Danielle Babb, Clerk Treasurer
Danielle Alger, Deputy Clerk Treasurer
Lonnie Foster, Luray Police Department
Leah George, Luray Police Department
Brooke Fox, Planning and Zoning
Town Attorney, Jason Botkins, Litten & Sipe
Dow McGrady III, Citizen Comment
Powell Markowitz, Boy Scouts
Dennis Fleming, Masonic Lodge
John Graves, Masonic Lodge

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.

CONSENT AGENDA

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

Consent Agenda

(A) Minutes of the Regular Council Meeting –06/08/2026

(B) Minutes of the Special Meeting – 06/23/2026

(C) Accounts Payable totaling- \$294,282.87

(D) Financial Reports will be available after audit review.

GENERAL CITIZEN COMMENTS

Dow McGrady, 500 Woodland Avenue, Luray

Dow McGrady stated that he is here to ask for help on the Trout Derby for the Boy Scouts. Mr. McGrady stated he has a conflict with the dates. He stated that Jen with Parks and Recreation asked him to switch months due to the Town's Trout Derby. Mr. McGrady asked if the Trout Derby for the Boy Scouts could be moved back to April like previous years and would like to see it consistently on the calendar as an annual event.

Mayor Lillard stated that she believed the reason for the conflict was due to fundraising. Mr. McGrady stated that he doesn't believe it had as much to do with the donations but for all the people that he had coming out of town for his event.

BOARDS, COMMISSIONS, DEPARTMENTAL REPORTS

Luray Downtown Initiative

LDI Director, Jackie Wood, was unable to attend tonight and has asked to be on the agenda at the next work session meeting in order to provide a more comprehensive report.

PUBLIC HEARINGS

Manufactured Homes – Ordinance Amendments

Town Manager, Bryan Chrisman, requested Council conduct a Public Hearing to receive citizen input, discuss, and take action on a proposal to amend relevant sections of the Town Code related to Manufactured Homes.

These changes are precipitated based on recent actions by the Virginia General Assembly.

Mr. Chrisman stated 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 the following:

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

Mr. Chrisman stated that the Planning Commission was unfavorable about a recommendation of approval, but did so at their meeting of 6/10/2026.

Mayor Lillard opened the hearing. Hearing nothing, she then closed the public hearing.

Councilman Pettit stated that he disagrees with the action taken by Richmond.

Motion: Councilman Butler motioned the proposed Zoning Amendments be approved, as presented. Councilman Dofflemyer seconded the motion with the vote as follows: Council Members: YEA: Vickers, Dofflemyer, Dean, Sours, Butler. NAY: Pettit. **Approved 5-1**

Disposition of Public Property – TM 42A10-A-3

Town Manager, Bryan Chrisman, requested Council conduct a public hearing to receive citizen input, discuss, and take action on a proposal to allocate certain public property.

The property is located adjacent to 750 West Main Street and abuts other Town property located at 748 West Main Street.

Adjustment of the property line will provide the benefits needed for the Town future water system improvements and also allow for the construction of an active structure on the adjacent parcel. As noted, we retain a permanent easement through the existing lot for access and underground utility lines.

The removal of the derelict and blighted structures located currently at 750 West Main Street is an added incentive.

Once approved, the Town Manager can stamp and sight the BLA Plat for recordation.

Mr. Chrisman stated the Town Attorney will need to draft a Deed of Easement for recordation with this BLA Survey Plat (and its Deed or Certificate of Plat, as required). The Town will record both the Deed

and Plat and provide copies to both parties involved. These actions are an integral part of the BLA approval process.

Since the current owner is not an incorporated entity, we will need them to sign a Petition for a judges Order to convey real property to them from the Town. Mr. Botkins is working on these items for submittal to the Circuit Court Clerk.

Council approval will also convey authority for the Town Manager and Town Attorney to complete the legal steps needed and sign the needed documents.

Mr. Chrisman stated that Mr. Graves and Mr. Fleming were here to speak on behalf of this hearing.

Mayor Lillard opened the hearing. Mr. Graves and Mr. Fleming spoke.

John Graves thanked Council for letting them speak on this. Mr. Graves stated that they purchased the property at the end of last year. He stated that they were going to be removing the building this week and will really improve the looks of things. Mr. Graves stated the intent is to put up a 40X60 structure and would like more road frontage. Mr. Graves added that he's been talking with the Town Manager, Bryan Chrisman. He stated Mr. Chrisman came up with an idea to move property lines around. Mr. Graves stated this would greatly improve the look of the property. Mr. Dennis Fleming thanked Council for working with them.

Mayor Lillard stated she was glad to hear about it. Councilman Butler stated it was a win for the Town.

Mayor Lillard closed the Public Hearing.

Motion: Councilman Vickers motioned the proposed Boundary Line Adjustment be approved, as presented. Councilman butler seconded the motion with the vote as follows: Council Members: YEA: Vickers, Dean, Sours, Butler. ABSTAIN: Dofflemyer, Pettit. Approved: 4-0

DISCUSSION ITEMS

Special Event Venues

Town Manager, Bryan Chrisman, requested Council 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 Council should consider where to make changes or recommend the proposed draft be forwarded to the Town Attorney for review and modification. Once completed, staff can then advertise for a Public Hearing at a future meeting.

The Planning Commission recommended that the current draft be forwarded to Council for review.

Councilman Dofflemyer inquired if it was 25 people per public assembly. Mr. Chrisman stated we could look at other towns and communities and get feedback on how they handle it. Councilman Butler stated that weddings were exempt but inquired about Churches. Mayor Lillard stated that dinners and banquets should be exempt and shouldn't exceed capacity. Councilman Pettit inquired if a Church will have to apply for a permit. Councilman Sours inquired about religious ceremonies. Mr. Chrisman stated he will take that into consideration. He added that most vacation bible schools do not exceed capacity. Councilman Pettit stated that he wants to see growth in our community yet many restrictions hinder businesses. Councilman Dofflemyer inquired about the urgency of this matter. Mr. Chrisman stated that it needed to have some level of control. Councilman Pettit agreed needing rules in place. Mr. Chrisman stated the flexibility is there. He added there are pros and cons to both.

Right-Of-Way Vacation Request – Rosser Drive

Town Manager, Bryan Chrisman, requested Council review and discuss a request from Alice Gray for the Town to vacate a portion of the platted right-of-way for North Bank Street. Her letter to request is included for Council review.

Mr. Chrisman stated the Gray family has built a substantial paved driveway and parking are in the right-of-way. Also, there is a storage shed and a fence across the right-of-way. At this time, North Bank Street ends abruptly against the fence with no turn-around. The property located at 96 Rosser Drive also uses this right-of-way to access their property.

Mr. Chrisman stated the construction of this segment of North Bank Street is possible, but challenging, due to the slopes involved. Such construction would eliminate the through travel of traffic from N. Bank Street to Rosser Drive and provide paved access to both 94 and 96 Rosser Drive. However, this would remove some of the paved area currently used as parking that was built by the Gray family, and would mean that a public street, with its associated traffic, would run between the houses at 94 and 96 Rosser Drive.

Mr. Chrisman stated appropriate handling of the storm water from this new street segment will present its own set of issues. The Town would be responsible for 100% of the construction costs for this street segment. Current construction costs are estimated to be at least \$335,000. If streetlight and drainage features are added, the price goes up. There is no requirement to build this street section now nor in the near future.

Mr. Chrisman stated if Council is inclined to grant the vacation, staff can advertise for the Public Hearing and notify adjacent property owners. We can also ask the Gray family to produce a BLA exhibit for review. This would later be amended to become a survey plat for recordation along with an Ordinance of Vacation drafted by Mr. Botkins and approved by the Council.

Councilman Pettit stated that he read the letter from Ms. Gray and she doesn't have a problem with it. Councilman Dofflemyer stated that she also mentioned it would be hard to find the owner. Mr. Chrisman stated there were two ways to look at it. He said you could go the other way and give half to one person

and the other half to the other. Town Attorney, Jason Botkins, stated the impact will depend on the data of the subdivision plat. Councilman Butler inquired under adverse possession if Ms. Gray could claim it. Mr. Botkins stated that it was public held property so therefore she couldn't. Mr. Chrisman stated that verbal okays are not recommended. Councilman Dofflemyer would like someone to talk to Ms. Gray. Mr. Chrisman stated that he would do that.

Ordinance Amendments

Town Manager, Bryan Chrisman, requested Council to review and discuss proposed amendments to definitions and various Ordinance elements.

The essential changes are noted below:

Definition of a Data Center so as not to be confused with other elements or usage types in the Town Code. *Not added as a use to any zoning district.

Clarify and define – Public Utilities and Storage Warehouse

Change the off-street, out of right of way parking space requirement for multi-family housing from 1.5 spaces per unit to one (1) space per bedroom in each unit.

Altering Chapter 506 – Parking, for clarity

Amending Chapter 517 to conform to recent state law changes. The yellow highlighted elements are available for change based on the Commissions recommendation and Council approval. These are essentially setback distances and post-construction vegetative cover.

A Public Hearing for these changes will be advertised and held on August 10, 2026, Regular Council Meeting.

Input from the Council discussion will be shared with the Commission during their Public Hearing in two (2) days.

Councilman Sours would like Exhibit A clarified. Councilman Pettit thanked Mr. Chrisman and Mr. Botkins for the work done on this. Mr. Chrisman stated that he's not listing it as a use anywhere. Mr. Chrisman stated that he would share what happens at the Planning Commission tomorrow night.

ACTION ITEMS

PFAS Authorization

Town Attorney, Jason Botkins, requested Council review, discuss, and take action on a request from himself and the Town Manager to complete the paperwork needed for a potential PFAS "forever chemicals" claim settlement in the future.

By completing the claim allowance paperwork now, the Town becomes eligible for any available compensation within the next four (4) years.

Mr. Botkins stated that several manufacturers produced firefighting foam and sold it for a few years. He stated this can contaminate water supplies. Mr. Botkins stated that the Town is prequalified as a Phase II Settlement participant. He added it's a possibility that it could be detected in the next several years. Mr. Botkins stated he was solicited by another attorney who is working on the settlement administration side of things. Mr. Botkins stated that he is asking for a 40% contingency fee. However, this would not be paid until the Town gets its share of the settlement proceeds. Mr. Botkins stated that when submitting a claim, it will preserve the Town's rights until 2030 and will have the ability to recover until that time.

Councilman Dofflemyer inquired about who handles the testing and if we can go ahead and file a claim. Mr. Chrisman stated that the Town has done two consecutive years with negative results. However, as technology advances the testing will be more accurate. Councilman Dofflemyer stated that we are reserving our right to reserve our claim in the future. Councilman Butler inquired how this can be remedied in the future. Mr. Chrisman stated that testing on wastewater supplies. He stated the drinking water may be lacking elements and is almost certain wastewater will show the PFAS. Councilman Sours stated he found another attorney that was part of the settlement only wants 25%. Councilman Sours added he would send Mr. Botkins and Mr. Chrisman his information. Councilman Pettit inquired if towns or cities closer to water are more susceptible to the PFAS.

Copies of the various documents are included for Council review.

TOWN ATTORNEY'S REPORT

Mr. Botkins stated he had nothing further this evening.

COUNCIL COMMENTS

Councilman Butler thanked the Mayor for attending the dedication of the Virginia 250. He added that despite the weather they had a good time. Councilman Butler also added that comments from Chairman Mr. Rod Graves will be forwarded to the Mayor to add to the minutes. Councilman Dean asked the Treasurer, Danielle Babb, if the Town's Trout Derby fundraising donations had decreased.

Ms. Babb stated she would check but knows if the date is not pushed up to March, the Town may have to fund the majority of the prizes due to a lack of donations. She added the Town typically does not budget for the prizes. Councilman Dean stated that he would love to see both events work out. Councilman Dofflemyer inquired about our usual date for the Trout Derby. Town Manager, Bryan Chrisman, stated it's always the second Saturday after Heritage Week and the Boy Scouts are asking for the third Saturday in March. He added this time it would have fell on Easter if they did the last Saturday in April. Mr. Chrisman stated people were getting confused when donating due to both events. Mr. Chrisman stated that he would talk to Jen Jenkins and see what the breakdown was and pass it along to Council Members. Mayor Lillard also stated that there was marketing confusion with the Boy Scouts/Fire Department and

then the Luray Trout Derby. Councilman Dofflemyer stated that the Boy Scouts could fundraise in Stanley and leave Luray for the Trout Derby.

Councilman Dofflemyer welcomed interim Police Chief Lonnie Foster here tonight along with Leah George.

MAYOR'S ANNOUNCEMENTS

Mayor Lillard reminded everyone of the VML conference coming up in October and to notify Ms. Babb as soon as possible so she can make the reservations. Mayor Lillard also asked Vice-Mayor Vickers if he could fill in for her at the Work Session on July 28th. Councilman Dean stated that he would not be able to attend that meeting. Mr. Chrisman recommends not having the Work Session this month but will let everyone know as soon as possible.

ADJOURN

With no further business, the meeting was adjourned at 8:20 p.m.

Stephanie Lillard
Mayor

Danielle Alger
Deputy Clerk-Treasurer