

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
June 10, 2026**

The Luray Planning Commission met on Wednesday, June 10, 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
Brian Sours (via phone)
Tracie Dickson

Commissioners Absent:

Barbie Stombock
Frankie Seaward

Others Present:

Bryan Chrisman, Town Manager
Charles Seal, VTG

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 five (5) members present.

ADDITIONS OR DELETION OF AGENDA

Motion: Commissioner Shaffer approved the June 10, 2026, agenda as presented. **Motion seconded** by Commissioner Huffman with the vote as follows: **YEA:** Chairman Good, Commissioners Shaffer, Huffman, Sours, Dickson **Approved 5-0**

APPROVAL OF MINUTES

Chairman Good led a review of the May 13, 2026, regular meeting minutes.

Motion: Commissioner Shaffer made the motion to approve the May 13, 2026, regular meeting minutes as presented. **Motion seconded** by Commissioner Dickson with the vote as follows: **YEA:** Chairman Good, Commissioners Shaffer, Huffman, Sours, Dickson **Approved 5-0**

GENERAL CITIZENS COMMENTS:

There were no citizen comments.

PUBLIC HEARINGS

7A) Manufactured Homes – Ordinance Amendments

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

The principal changes focus on:

Allowance of Manufactured Homes in all residential districts

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

Removal of current Luray requirements for Manufactured Homes

Removal of the definition and allowance 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).

Mr. Chrisman added that Mr. Botkins did alert him that also in the new state law it expressly preserves locality authority to regulate and preserve historical landmarks, historical buildings and local historical districts which would include the Luray Downtown Historical Districts. So those specific areas in Luray, we could regulate manufactured homes, but new residential construction is already required by special use in the B1 Business District anyway. The Downtown Historical District is all B1 zoning.

The public hearing was opened.

Mr. Chrisman read a comment submitted by email from Caleb Routhier sent on June 1, 2026. Mr. Routhier states "I saw that Luray was considering allowing mobile homes back in town limits. I am in support of this proposal. We still have a few mobile homes off the beaten path that are grandfathered in, so allowing new ones will not be groundbreaking. Rents have gone up precipitously recently, and mobile homes are probably the most inexpensive housing available. A landlord can easily make money renting a mobile home for less than \$1000 without any need for government subsidies. With the modern rise of tiny homes and prefabricated small homes that may be more aesthetically pleasing than a boxy mobile home, I would not want our current rules to bar someone wishing to place one of those because it would be defined as a mobile home. I was happy with the council's decision to allow accessory dwellings a few years ago but have not really seen any impact that they had on housing. Maybe allowing mobile homes will show bigger results." – Caleb Routhier, 105 N. Lee Street, Luray

Mr. Chrisman also received a comment by phone from Mr. Dudley, who is a local realtor. He is concerned and wanted confirmation primarily about there being some terminology that could be

a problem. Mobile homes are not allowed, and house trailers have not been allowed in Luray for a long time. The ones that are here are grandfathered in and cannot be replaced. What we are talking about here are single wide or double wide manufactured housing which comes in on an axel, towed in as one or two sections and placed on site. We are clarifying that part of our definition with this code amendment as well. This will clarify that mobile homes are still not allowed. You still have to have a manufactured home in compliance with the Virginia Manufactured Housing Construction and Safety Standards Law. But Mr. Dudley's questions were mostly regarding where these can be located. Essentially, they can be located in any residential zoning district that allows a single-family dwelling. And they will be allowed by-right. He was also concerned about financing availability for these homes and whether they were actually going to be more affordable or not. And was also concerned about the removal of all our local criteria for manufactured housing that we have been working on the last two years to make them available in certain districts such as masonry foundations, 5/12 or steeper pitched roofs, modern material for the siding, windows, doors and the roofing. Now all of that is resented because we cannot be any more stringent than what is in the State Ordinance. So, this would allow, with the new reduced single-family dwelling house size, you can now put a fourteen-by-fifty-foot single wide manufactured home on any residential lot in Luray. He was also concerned about the potential for devaluing adjacent properties, especially when you have a vacant lot between two \$450,000 homes and you place a manufactured home there, what does that do for property values in that neighborhood. We had a good conversation about whether this was intended to help with housing affordability, will it have the intended impact or whether the unintended consequences of this state bill will actually be farther reaching and potentially more damaging to local residential neighborhoods over the commonwealth.

We may see this topic again at the next general assembly session because as people figure out what those unintended consequences are they may very well come back up on our radar. This will probably be a chapter in our ordinance that we will be modifying for a while until we get all the wrinkles ironed out.

Chairman Good stated that they certainly should be less than most stick-built houses. Mr. Chrisman's response was they will be and especially with the size that you can put there now. The real challenge is you still have to buy the lot, grade the lot, buy water and sewer connections and then when you get all that done if you add a porch and a deck and gravel your parking spaces etc. the individual cost of the dwelling will be less but then when you go to finance the home your downpayment requirement may be significantly higher than a stick build home.

Commissioner Dickson added to also consider the interest rates.

Mr. Chrisman stated that people who may be able to buy the home outright probably have a difficult time meeting the financing requirements that most lending institutions place on this type of housing. In the end they may not see a huge amount of savings due to seeing a higher interest rate for these types of homes and having to put a certain percentage down. This will be in effect as of July 1, 2026.

The public hearing was closed.

Moving forward they will be allowed in R1, R2, R3, R4, R5 and PND. Of course, PND has the master land use plan set up which would be an essential step to approving the overall development. But for R1 through R5 they would be by right. And for B1 and M1 they would be by special use permit.

Motion: Commissioner Dickson motioned that the proposed Zoning Code Amendments be recommended to Council for approval, as presented. **Motion seconded** by Commissioner Huffman with the vote as follows: **YEA:** Chairman Good, Commissioners Shaffer, Huffman, Sours, Dickson **Approved 5-0**

UPDATES & DISCUSSION ITEMS

8A) Special Event Venues

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

A draft was presented to the commission. Comments from the previous meeting have been added. A copy has been given to the town attorney. Once comments have been received from the commission and council, those would be added and then handed over to the town attorney to draft an ordinance which would then be presented for review to the commission. If the commission is ok with that it would then go to public hearing.

Commissioner Huffman asked if the permitting would be just a hoop to jump through, will it reduce any revenue and is it worth the time and effort. Mr. Chrisman states that the real issue is going to be to provide a business model of how you would plan to handle these types of events on the property that you own. And then compare that to the other elements of the ordinance. We can compare the plan to the ordinance and issue the special use permit with noted conditions. All these event venues are going to be a little bit different, so to come up with a cookie cutter to do this as a by-right would be impossible. The only other process is to run them through the special use permit process where they have a chance to provide all the supporting documentation and planning commission has an opportunity to look at that and decide is that a good place to put that at that scale in that location. We definitely do not want to inhibit business use of this because it is an economic driver for our community and our local economy. It could be hugely impactful. We also do not want to give way to everything and then we run into problems with residential neighborhoods that are adjacent or impacts to adjacent businesses. Most localities come down on the side of special use permits for these types of operations. They are specific to that operator. Because the next person that buys that property may want to do something different with that real estate. From a permitting standpoint it is designed to offset the cost of the advertisements and administrative costs. It is designed so the town taxpayers do not have to pick up the tab for these services. Moving forward the bigger impact will be on the local economy and the business license on any food tax collected. Some of these may want to utilize the lodging. So as a business that is apparently very popular right now it will be an economic driver. Chairman Good asked what the cost is for a special use permit. Mr. Chrisman stated that the fee schedule is going up about \$30.00. The permit application fee will be a \$250 flat fee and then they pay for four ads. The ads are \$95 each which totals \$360.00. It is advertised twice for the

Planning Commission and twice for the Town Council. On top of that they will pay a business license application fee if they get approved. If they do food or lodging, they remit taxes for that on a monthly basis. The initial upfront cost is minimal. Some things that may have impacts on future property owners such as special use permits and rezonings there is a requirement in the ordinance that the applicant take those to record at the County Court House which is somewhere around and then provided recorded copies to the town to prove that they have been recorded. This rarely happens. So, in talking with the council, we are just going to add that cost to the application fees, and we are going to take it to record, record it and pay the fee. This way legally in the chain of title to the property, future buyers can see the previous use of the property, and they may want to apply for the same use.

8B) Subdivision Review – Atkins Drive

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). The Town will require a 20-foot utility and 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.

Chairman Good asked if Atkins Drive was still a dirt road. Mr. Chrisman informed them that it has been graveled and the Town paved half of it. The Town hopes to have the money in the budget by fiscal year 2027 to pave the remaining half which will take it up to Springview Boulevard. From a maintenance perspective having asphalt on the road will be better. It is a state right-of-way that was dedicated to the town. It was the former Sperryville Turnpike. It only has a 30-foot prescriptive right-of-way, so it is not eligible for state maintenance money. Once the town paves it, due to its age we can ask VDOT to take it into the maintenance system and the town can get maintenance dollars in the future.

Chairman Good ask if the property drops off. Mr. Chrisman stated it is a significant drop off. All the houses are going to be right up on Atkins Drive and will meet a 45-foot setback from the front property line. The drainfields are going to be on the side slope. If someone cannot get a drainfield on one of the lots, they do have the ability to connect to town sewer, but they will have to put in a private sewer pump station. The town is willing to allow on-site sewer systems as long as they are health department approved and have reserved areas. The town is getting the additional acreage to protect the source water.

ACTION ITEMS

There were no action items.

COMMISSION COMMENTS

Commissioner Huffman congratulated Laurel Ridge Community College on their twenty years of having a campus in Luray.

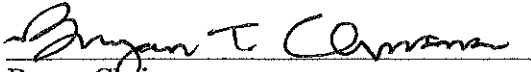
CHAIRMAN'S COMMENTS

Chairman Good asked if there were any updates. Mr. Chrisman stated we are still looking at potential development to the west of town. He is looking at wrapping up some Luray Landing projects with the duplexes. There has been some talk with Laurel Ridge Community College and some of the developers of Luray Landing to potentially add more duplexes on that western piece that has so far been undevelopable. He did get the signed deed for transfer from Holtzman Corporation to transfer their half of General Drive to the town. And we are waiting on McDonalds and a waiver from Walmart Corp. Getting these and getting rid of the storm drainage out there that crossed the college property those two projects will essentially open up that entire area with no restrictions. Baker Drive will then extend all the way through to Airport Road. We can connect the water and sewer through there, as well as solve some stormwater problems in the WestLu neighborhood.

The next meeting will be held on July 15, 2026.

ADJOURNED

The meeting was adjourned at 7:52 p.m.


Bryan Chrisman
Town Manager