

Town of Luray

Planning Commission Agenda

October 15, 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 & Approval of Meeting Minutes – September 16, 2026**
- 6. General Citizen Comments**
- 7. Public Hearings**
 - A) SUP 26-002 South Ventures, LLC Home Occupation R-2
- 8. Updates & Discussion Items**
 - A) Special Event Venues
 - B) Draft Parking Study Review
- 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

Mike Weaver

weavers939@comcast.net

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 – Bow Cook
Planning & Zoning Technician – Brooke Newman
Town Clerk/ Treasurer – Danielle Babb
Deputy Town Clerk/ Treasurer - Danielle Alger
Chief of Police – Lonnie Foster
Superintendent of Public Works - Vacant
Parks & Recreation Director - Jennifer Jenkins
WTP Superintendent - Joey Haddock
WWTP Superintendent – John Sonifrank



TOWN OF LURAY
Planning Commission
Regular Meeting
October 15, 2026

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



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: IV

Meeting Date: October 15, 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
October 15, 2026

5. Review of Minutes -
September 16, 2026

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
September 16, 2026**

The Luray Planning Commission met on Wednesday, September 16, 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 (via phone)
Mike Weaver
Tracie Dickson

Commissioners Absent:

Frankie Seaward
Brian Sours

Others Present:

Bryan Chrisman, Town Manager
Brooke Fox, Planning & Zoning Technician

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 and two (2) members absent.

ADDITIONS OR DELETION OF AGENDA

There were no additions or deletions of the agenda.

APPROVAL OF MINUTES

Motion: Commissioner Shaffer approved the August 12, 2026, meeting minutes as presented.

Motion seconded by Commissioner Weaver with the vote as follows: **YEA:** Chairman Good, Vice Chairman Shaffer, Commissioners Huffman, Weaver **Approved 4-0** Commission Dickson Abstained

GENERAL CITIZENS COMMENTS

No Citizen Comments

PUBLIC HEARINGS

No Public Hearings

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 document containing proposed definitions, usage criteria, and venue type, as well as possible location and operation criteria was provided to the Commission.

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.

The version provided is an updated one based on comments from the Town Council to the Town Attorney who completed the update.

Chairman Good stated that the definition of event venue may be too general.

Mr. Chrisman stated that the special event venue is an exclusive area but there could be situations where a special venue is collocated in a building or on a property with another permitted use. And so, the word exclusive is not to say that it can be the only business on the parcel or in that building. You could have other businesses or other things on that same parcel that were viable and permitted. It just would not have to totally be a special event venue. So, I'm going to make sure that I bring that up to the town attorney as well because I can think of a couple of buildings on Main Street where you could have a special event venue on one floor and then you could have apartments on the upper floor and/or maybe an office space on another floor. There may be part of this that is state code regulated. We will have him address that as well.

8B) FY26 Annual Report

A fiscal year report was presented to the Commission compiling zoning permits from fiscal year 2022 through 2026.

8C) Small Area Grant Report (LDI)

Mr. Chrisman presented the small area grant report from Luray Downtown Initiative.

ACTION ITEMS

There were no action items.

COMMISSION COMMENTS

There were no additional comments.

CHAIRMAN'S COMMENTS

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

ADJOURNED

The meeting was adjourned at 8:07 p.m.

Bryan Chrisman
Town Manager



TOWN OF LURAY
Planning Commission
Regular Meeting
October 15, 2026

6. General Citizen Comments



TOWN OF LURAY
Planning Commission
Regular Meeting
October 15, 2026

Public Hearings

7A. SUP26-002 South Ventures, LLC
Home Occupatioin R-2



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VII-A

Meeting Date: October 15, 2025

Agenda Item:

PLANNING COMMISSION PUBLIC HEARING, DISCUSSION & ACTION
Item VII-A – SUP26-001 – 152 S Court St (South)

Summary:

The Planning Commission is requested to conduct a Public Hearing to receive citizen input and to consider a request for a Special Use Permit to operate a cottage bakery at **152 S Court Street** (Tax Map No. **42A10-A-95**) in the Medium-Density Residential (**R-2**) Zoning District. The dwelling is located on one parcel that is approximately **20,473** sq ft in area. A Special Use Permit is required to operate a Home Occupation in the R-2 Zoning District per Town Code Appendix A, Article IV, Section **402.2.(e)**.

A Home Occupation is commonly defined as “any professional service and/or business occupation within a dwelling and clearly incidental thereto carried on by a member, or members, of the family residing on the premises.” The kitchen in the residence would be used for baking, and an adjacent detached accessory structure would be used for product storage, pick-up, and sales. If granted, the Special Use Permit would be valid for the Home Occupation at 152 S. Court, and valid for a period of 12 months for the “Bread Shed” as requested by the applicant.

Staff recommend the following conditions be considered:

- 1) Compliance with the definition and applicable Town Code sections (as required)
- 2) Owner shall maintain traffic directional signs in and out of the property, during operational hours to establish a clear traffic pattern.
- 3) Owner shall implement established pickup windows of time distributed throughout operating hours to reduce concentrated customer arrivals.
- 4) That the SUP, if granted, is not transferable to any new property owner or tenant.

Commission Review: October 15, 2026, Public Hearing

Fiscal Impact: N/A

Suggested Motions: I move that the Special Use Permit 26-001 be recommended to Council for **approval**, with the conditions as presented.

OR

I move that the Special Use Permit 26-001 be recommended to Council for **approval**, with the **conditions noted** _____.

OR

I move that the Special Use Permit 26-001 be recommended to Council for **denial**, for the reasons noted _____.

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

**NOTICE OF PUBLIC HEARING
LURAY PLANNING COMMISSION
SPECIAL USE PERMIT REQUEST**

NOTICE is hereby given pursuant to § 15.2-2204 of the Code of Virginia, as amended, that the Luray Planning Commission shall hold a public hearing on **October 15, 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 be submitted in person during the public hearing. Public comment may also be submitted until 12:00 p.m. on October 15, 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 the following:

SUP26-001

The applicant, Emmitt South, has requested a Special Use Permit to operate a cottage bakery in the residence located at 152 South Court Street (Tax Map No. 42A10-(A)-95). Home occupations are allowed by Special Use Permit the R-2 Zoning District pursuant to Town Code Appendix A, Article IV, Sec. 402.2(e), and are defined in pertinent part as "any professional service and/or business occupation within a dwelling and clearly incidental thereto carried on by a member, or members, of the family residing on the premises[.]" The kitchen in the residence would be used for baking and an adjacent structure would be used for product storage, pick-up, and sales. If granted, the Special Use Permit would be valid for a period of 12 months as requested by the applicant.

Copies of the Special Use Permit application 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
Special Use Permit Application
Application No.: SUP 26-002

Existing Property Information:

Site Address 152 S Court Street

Page County Tax Map Number 42A10A95 Town Zoning District R2

Total Acreage 0.45

Request Information:

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

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

I (we), the undersigned, do hereby respectfully make application and petition to the Town of Luray in order to utilize the subject property for a use which requires the issuance of a Special Use Permit. I (we) agree to comply with any conditions for the Special Use Permit required by the Town.

I (we) authorize Town of Luray officials to enter the property for site inspection purposes.

I (we) authorize the Town of Luray to place standard signage on the property necessary for notifying the public of this rezoning request during the application consideration process.

I (we) hereby certify that this application and its accompanying materials are true and accurate to the best of my (our) knowledge.

Signature of Applicant

8/3/26

Date

Signature of Applicant

Date

Signature of Owner

Date

Signature of Owner

Date



Town of Luray
Zoning Permit Application
Application No. Sup26-002

I, as owner or authorized agent for the property described below, do hereby certify that I have the authority to make this application for a Zoning Permit for the activity described below and as show on any attached plans or specifications, that the information provided is correct and that any construction/use will conform to the regulations of the Town's *Zoning Ordinance* and other codes of the Town of Luray, County of Page, and Commonwealth of Virginia, as applicable. This permit application authorizes the Zoning Administrator or designee to perform reasonable site inspections as required to confirm information provided and compliance with the conditions applicable to this permit. Further I understand that any deviation from the application as requested shall require the express written approval of the Zoning Administrator.

Application: ☐ Site Development ☐ Property Subdivision ☐ Boundary Line Adjustment
☐ Rezoning ☒ Special Use Permit ☐ Zoning Variance

Applicant Information:

Applicant Name Emmitt South
Company Name South Ventures, LLC
Address 152 S Court Street
Phone: 703 655 2221 Email: [REDACTED]

Property Owner Information:

Owner Name Emmitt South
Address 152 S Court Street, Luray, VA 22835
Phone: 703 655 2221 Email: [REDACTED]

Property Information:

Site Address 152 S Court Street
Page County Tax Map Number 42A10A95 Town Zoning District R2

Request Information:

Nature of Request (Describe Fully) See attachment

See Appropriate Application Appendix for Additional Information Required with Your Application

[Signature]
Signature of Applicant

8/3/26
Date

Signature of Property Owner

Date

Please Complete Additional Application Form for Your Specific Request



Property Information Report

Map #: 42A10-A-95

Page County, Virginia
100 South Court Street
Luray, VA 22835
Telephone: (540) 743-4142
8:30 a.m. - 5:00 p.m. Mon - Fri

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation who obtains this map or any of the enclosed information assumes all risk for the accuracy thereof. As Page County expressly disclaims any liability for loss or damage arising from the use of such information by any third party.

Property Overview

Parcel #: 42A10-A-95

Account #: 18959

Owner: SOUTH EMMITT

Mail Address: 152 SOUTH COURT ST

Mail Address: LURAY, VA 22835

Description: DB 534-620 COURT ST #11-1912-S #18-2075 #21-0853 #24-0739

Site Address: 152 S COURT ST

Zoning: Medium-Density Residential - R-2

Acres: 0.47

Assessment History

Valuation Year	Improvement Value	Land Value	Total Value
2026	\$265,300	\$45,000	\$310,300
2025	\$265,300	\$45,000	\$310,300
2025	\$133,600	\$45,000	\$178,600
2024	\$133,600	\$45,000	\$178,600
2023	\$133,600	\$45,000	\$178,600
2022	\$133,600	\$45,000	\$178,600
2021	\$132,400	\$45,000	\$177,400
2020	\$82,500	\$45,000	\$127,500

Ownership History

Sale Date	Sale Price	Buyer	Deed Reference
4/1/2024	\$392,500	SOUTH EMMITT	739/2024
3/17/2021	-	KOLDEWEY HELEN	739/2024
9/7/2011	\$163,000	MALONE MARK M & MARY W	2075/2018
12/1/1995	\$87,000	HESELGRAVE BARBARA L	534/0
4/21/1995	-	DEANE BONNIE ANNE BAILEY	0/0
NA	-	JONES ELSIE M	0/0

Improvement Details

Exterior Information

Year Built: 1885

Occupancy Type: URBAN RES-IN TOWN - RES



Property Information Report

Map #: 42A10-A-95

Page County, Virginia
100 South Court Street
Luray, VA 22835
Telephone: (540) 743-4042
8:30 a.m. - 5:00 p.m. Mon - Fri

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Page County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Foundation: STONE

Ext. Wall: STUCCO/MASONRY

Roofing: METAL/TIN

Roof Type: HIP

Garage: NONE

Story height: 2.0

Interior Information

of Rooms: 6

of Bedrooms: 3

Full Bathrooms: 2

Half Bathroom: 0

Fireplaces: 0

Floors: SOFT WOOD

Building SqFt: 2,052

Utilities

Fuel Type: ELECTRIC

Electric: Y

Water: Public

Sewer: Public Sewer

Gas: N

Primary Photo and Sketch



Type	Description	Units	Year
Shed	GAR-FRAME	1	1885
Driveway	DRIVE-PVMT	1	1885



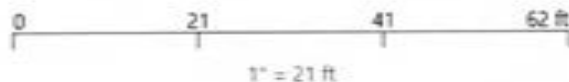
Page County
Map #: 42A10-A-95

July 9, 2026



Legend

- Railroads
- Roads
- Streams
- Parcels



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Page County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

NATURE OF REQUEST

The applicants, Emmitt and Kelli South, are requesting approval to operate **Luray Artisan Bakery as a Home Occupation** from their residence at 152 S. Court Street, Luray, Virginia.

Luray Artisan Bakery is a family-operated Virginia cottage food bakery. The business is operated by members of the family residing on the property, and baked goods are produced within the dwelling in accordance with applicable cottage food requirements.

As an accessory/extension of the Home Occupation, the applicants are also requesting **temporary approval, for a period not to exceed twelve (12) months**, to utilize an existing approximately 10' x 20' accessory structure on the property, known as "The Bread Shed," as a limited self-service pickup and sales area for pre-packaged products produced by the Home Occupation.

No baking, cooking, or other food preparation occurs within the Bread Shed. The structure contains no customer seating or dining area and does not operate as a restaurant, drive-through, or customer gathering space.

The Bread Shed is located adjacent to the property's existing circular driveway. The driveway provides off-street customer parking and allows vehicles to circulate through the property without backing onto S. Court Street. Based upon observed operations, simultaneous customer activity has generally not exceeded approximately four customer vehicles at one time, in addition to the applicants' two personal vehicles.

Bread Shed operations are limited to a maximum of three days per week, generally Tuesday, Wednesday, and Friday from 1:00 PM to 7:00 PM.

The applicants have implemented estimated pickup windows distributed throughout operating hours to reduce concentrated customer arrivals and will utilize temporary ENTER and EXIT directional signage during operating hours to establish a clear circulation pattern through the circular driveway. The applicants will continue monitoring customer traffic and are willing to work with Town staff to make reasonable operational adjustments if traffic or parking concerns are identified.

Luray Artisan Bakery has signed a lease for a permanent commercial bakery location within the Town of Luray that is currently being developed and built out.

The requested Bread Shed accessory use is temporary and is requested for a maximum period of twelve (12) months. If the permanent commercial bakery becomes operational before expiration of that period, the Bread Shed use will cease at that earlier time. Upon opening of the permanent commercial bakery, both bakery production under the Home Occupation and customer-facing Bread Shed operations at 152 S. Court Street will cease and transition to the commercial facility.

The purpose of this request is therefore to provide a defined transitional period while the applicants' permanent commercial bakery is completed.

LURAY ARTISAN BAKERY

Home Occupation & Temporary Accessory Use Business Plan

152 S. Court Street, Luray, Virginia

Executive Summary

Luray Artisan Bakery is a locally owned, family-operated cottage food bakery operated by Emmitt and Kelli South from their residence at 152 S. Court Street in Luray.

The business produces small-batch artisan breads and baked goods within the residence in accordance with applicable Virginia cottage food requirements.

This business plan is provided in support of the applicants' request to operate Luray Artisan Bakery as a **Home Occupation** and to receive **temporary approval, for no more than twelve (12) months**, to utilize an existing accessory structure known as "The Bread Shed" as a limited accessory/extension of that Home Occupation.

Luray Artisan Bakery has signed a lease for a permanent commercial bakery location within the Town of Luray. That facility is currently being developed and built out.

The residential operation represents an interim stage of the business.

Upon the permanent commercial bakery becoming operational, bakery production under the Home Occupation and customer-facing Bread Shed operations at 152 S. Court Street will cease and transition to the commercial location.

Current Business Operations

Luray Artisan Bakery is owned and operated by Emmitt and Kelli South, who reside at the property.

Bakery production currently occurs within the residence as a cottage food operation.

Products include artisan breads, sourdough, focaccia, muffins, cookies, rolls, loaves, and other baked goods.

The business currently serves customers through advance orders, recurring Bread Club orders, custom orders, and limited direct-to-consumer sales.

Home Occupation

The residence serves as the current production location for Luray Artisan Bakery.

The business is operated by members of the family residing at the premises and is intended to remain subordinate to the residential use of the property during this transitional period.

The Home Occupation is not intended to serve as the long-term production location for Luray Artisan Bakery.

Upon completion and opening of the permanent commercial bakery, production will transition to that facility and the bakery Home Occupation at 152 S. Court Street will cease.

Temporary Bread Shed Accessory Use

As an accessory/extension of the Home Occupation, the applicants are requesting temporary permission to utilize an existing approximately 10' x 20' accessory structure known as "The Bread Shed."

The Bread Shed provides a small, primarily self-service area where customers may pick up or purchase pre-packaged products produced by Luray Artisan Bakery.

No food is prepared or cooked within the Bread Shed.

The structure does not provide customer seating, restaurant service, drive-through service, or on-site dining.

Customers generally remain on the property only for the amount of time necessary to select or retrieve their products.

Approval of the Bread Shed accessory use is requested for a maximum period of twelve (12) months and is intended solely to bridge the period between the bakery's current cottage food operation and opening of its permanent commercial location.

If the permanent commercial bakery becomes operational before expiration of the twelve-month period, Bread Shed operations will cease at that earlier time.

Hours of Operation

Bread Shed availability is limited to a maximum of three days per week, generally:

Tuesday: 1:00 PM – 7:00 PM

Wednesday: 1:00 PM – 7:00 PM

Friday: 1:00 PM – 7:00 PM

The business may operate fewer days or hours depending upon production schedules and product availability.

Parking and Vehicle Capacity

The property contains an existing circular driveway providing off-street customer parking and vehicle circulation.

The applicants' two personal vehicles may be located on the property during operating hours. Based upon observed Bread Shed operations, simultaneous customer activity has generally not exceeded approximately four customer vehicles at one time.

The driveway provides space to accommodate customer vehicles off the public roadway.

Customers are instructed to pull completely into the driveway rather than stop or park along S. Court Street.

The circular configuration allows vehicles to enter the property, retrieve their products, circulate around the driveway, and exit without backing onto the public roadway.

Traffic Management and Pickup Procedures

The applicants actively monitor customer traffic and continue to refine operating procedures to make pickups more efficient and minimize concentrated vehicle activity.

The bakery has recently implemented estimated pickup windows for advance orders. These windows are distributed throughout Bread Shed operating hours to reduce the likelihood of multiple advance-order customers arriving simultaneously.

The applicants will also utilize temporary directional signage during Bread Shed operating hours identifying separate **ENTER** and **EXIT** directions around the circular driveway.

During the requested temporary approval period, the applicants will continue monitoring customer arrival patterns, pickup times, parking, and vehicle circulation and will refine ordering and pickup procedures as necessary.

The applicants are willing to work directly with Town staff to address demonstrated traffic or parking concerns and make reasonable operational adjustments to maintain compatibility with neighboring properties and the surrounding community.

Improved Pickup Efficiency

Prior to establishing the Bread Shed, Luray Artisan Bakery utilized a residential porch-pickup system.

The applicants have observed that the Bread Shed has generally reduced the length of customer visits.

Under the previous porch-pickup model, customers interacted directly with the applicants at the residence and would sometimes remain longer to visit or talk while retrieving orders.

The Bread Shed provides an organized, primarily self-service pickup location. Most customers now enter the property, retrieve their products, and depart within a short period without requiring direct interaction.

Occasionally, customers request assistance or ring the bell to say hello, but these interactions represent a minority of customer pickups.

The Bread Shed has therefore improved ordering and pickup efficiency while reducing the duration of many customer visits to the residential property.

Business Model

Luray Artisan Bakery has developed a recurring local customer base through its cottage bakery operation.

The current model emphasizes small-batch production, advance ordering, recurring Bread Club customers, custom orders, and limited direct-to-consumer sales.

The Home Occupation and requested temporary Bread Shed accessory use allow the business to continue operating on a limited scale while its permanent commercial facility is being developed.

Permanent Commercial Location and Transition Plan

Luray Artisan Bakery has signed a lease for a permanent commercial bakery location within the Town of Luray.

The commercial facility is currently in the development and build-out process and is intended to become the business's long-term production and customer-facing location.

The applicants' business plan therefore consists of three defined stages:

CURRENT PHASE

Small-scale cottage food production through the Home Occupation with requested temporary Bread Shed accessory use.

TRANSITION PHASE

Continued limited residential operation while construction and build-out of the permanent commercial bakery are completed.

PERMANENT PHASE

Bakery production and customer-facing operations transition to the commercial location, and the Home Occupation bakery and Bread Shed operations at 152 S. Court Street cease.

The applicants request no more than twelve (12) months of approval for the Bread Shed accessory use.

If the commercial bakery becomes operational before expiration of that period, Bread Shed operations will cease at that earlier time.

Community and Compliance

During the temporary operating period, Luray Artisan Bakery intends to:

- Maintain the residential character and appearance of the property.
- Provide customer parking on private property.
- Maintain limited Bread Shed operating days and hours.
- Utilize estimated pickup windows to distribute customer arrivals.
- Utilize temporary ENTER and EXIT signage to establish clear vehicle circulation.
- Continue monitoring traffic, parking, and customer pickup patterns.
- Keep the property and accessory structure clean and orderly.
- Avoid outdoor entertainment, amplified music, customer gathering areas, and on-site dining.
- Operate the Bread Shed only as an accessory/extension of the Home Occupation and subject to Town approval.
- Work cooperatively with Town staff regarding traffic, parking, zoning, licensing, and other applicable requirements.
- Make reasonable operational adjustments when necessary to address demonstrated concerns.
- Discontinue the Bread Shed accessory use no later than twelve months from approval, or earlier upon opening of the permanent commercial bakery.
- Discontinue bakery production under the Home Occupation at 152 S. Court Street when the permanent commercial bakery becomes operational.

Conclusion

Luray Artisan Bakery is an established family-operated cottage food business in the process of transitioning to a permanent commercial bakery within the Town of Luray.

The requested approval is intended to provide a **defined and temporary transition period**, rather than establish a permanent retail use at the residential property.

The applicants request temporary approval of the Bread Shed accessory use for **no more than twelve (12) months**, with the understanding that the use will terminate earlier if the permanent commercial bakery becomes operational before the end of that period.

During this temporary period, the applicants will continue actively managing customer traffic through off-street parking, estimated pickup windows, directional signage, monitoring of customer arrival patterns, and reasonable operational adjustments in cooperation with Town staff.

Upon opening of the permanent commercial bakery, both bakery production under the Home Occupation and customer-facing Bread Shed operations at 152 S. Court Street will cease and transition to the commercial facility.

IMPACT ANALYSIS STATEMENT

Luray Artisan Bakery

Home Occupation & Temporary Bread Shed Accessory Use

152 S. Court Street, Luray, Virginia

1. Purpose of Request

Emmitt and Kelli South are requesting approval to operate Luray Artisan Bakery as a Home Occupation from their residence at 152 S. Court Street.

Luray Artisan Bakery is a family-operated Virginia cottage food bakery. Products are prepared within the dwelling by members of the family residing on the property.

In conjunction with the Home Occupation, the applicants request **temporary approval for a period not to exceed twelve (12) months** to utilize an existing approximately 10' x 20' accessory structure, known as "The Bread Shed," as a limited accessory/extension of the Home Occupation for customer pickup and sale of pre-packaged products.

No baking, cooking, or other food production occurs within the Bread Shed.

2. Temporary and Transitional Nature of the Request

A central component of this request is its limited and temporary nature.

Luray Artisan Bakery has signed a lease for a permanent commercial bakery location within the Town of Luray. That facility is currently undergoing development and build-out and is intended to become the business's permanent production and customer-facing location.

The applicants are requesting temporary approval to continue their existing small-scale operation while the permanent commercial facility is completed.

The requested Bread Shed accessory use is requested for a maximum period of twelve (12) months. If the permanent commercial bakery becomes operational before expiration of that period, the Bread Shed use will cease at that earlier time.

Upon the permanent commercial bakery becoming operational, the applicants will also discontinue bakery production under the Home Occupation at 152 S. Court Street and transition bakery production and customer-facing operations to the commercial facility.

The request therefore does not contemplate establishing the Bread Shed as a permanent retail use of the residential property.

3. Residential Character and Compatibility

The primary use of 152 S. Court Street remains residential.

The bakery is operated by members of the family residing at the property, and the requested accessory use is limited in both scale and duration.

The Bread Shed is a small existing accessory structure and does not contain customer seating, dining facilities, commercial cooking equipment, amplified music, or other features typically associated with a conventional retail establishment or restaurant.

No substantial alteration of the residential property is proposed to accommodate the temporary use.

The applicants intend to maintain the residential appearance and character of the property throughout the temporary approval period.

4. Traffic and Customer Activity

The applicants recognize that traffic, parking, and the potential effect of customer activity upon surrounding residential properties are important considerations associated with the requested temporary accessory use.

Based upon observed operations, customer traffic is generally dispersed throughout the Bread Shed's operating hours rather than occurring continuously or in large groups.

Most customers enter the property, retrieve or select their products, and depart within a short period of time.

At busier times, the property may contain the applicants' two personal vehicles as well as several customer vehicles. Based upon the applicants' experience operating the Bread Shed, simultaneous customer activity has generally not exceeded approximately four customer vehicles at one time.

The applicants will continue monitoring actual customer arrival patterns throughout the temporary approval period.

5. Parking and Vehicle Circulation

The property contains an existing circular driveway providing substantial off-street area for customer vehicles.

Customers are instructed to pull completely into the driveway rather than stop or park along the public roadway.

The driveway configuration allows customers to enter the property, temporarily park or stop for pickup, continue around the circular driveway, and exit onto S. Court Street without requiring customers to back into the public roadway.

To further improve vehicle circulation, the applicants will utilize temporary directional signage during Bread Shed operating hours identifying separate **ENTER** and **EXIT** directions around the circular driveway.

No additional public parking facilities or modifications to the public roadway are proposed.

6. Pickup Windows and Traffic Management

The applicants have recently implemented estimated pickup windows for advance orders.

These pickup windows are distributed throughout the Bread Shed's operating hours to reduce the likelihood of multiple advance-order customers arriving simultaneously.

The applicants will continue to monitor and refine pickup windows, ordering procedures, and other operational practices based upon actual customer arrival patterns.

Throughout the requested temporary approval period, the applicants will evaluate:

- Customer arrival patterns and peak periods;
- The effectiveness and spacing of estimated pickup windows;
- Vehicle circulation through the circular driveway;
- The effectiveness of temporary ENTER and EXIT signage;
- Customer pickup duration;
- Any demonstrated traffic or parking concerns identified by Town staff; and
- Reasonable opportunities to further improve traffic and ordering efficiency.

The applicants are willing to work directly with Town staff throughout the temporary approval period to monitor traffic and parking conditions.

If a traffic-flow or parking concern is identified, the applicants are willing to reasonably modify pickup procedures, pickup windows, directional signage, traffic circulation, or other operational practices to address the concern.

7. Effect of the Bread Shed on Customer Pickup Duration

Prior to establishing the Bread Shed, the bakery utilized a residential "porch pickup" system for customer orders.

Based upon the applicants' experience, creation of the Bread Shed has reduced the duration and intensity of many individual customer visits compared with the previous porch-pickup model.

Under porch pickup, customers interacted directly with the applicants at the residence, and visits could naturally become longer as customers stopped to talk while retrieving their orders.

The Bread Shed provides a separate, organized, primarily self-service pickup location.

Most customers now enter the driveway, retrieve or purchase their products, and depart without requiring direct interaction with the applicants.

Occasionally, a customer may request assistance or ring the bell to speak with the applicants, but most customer visits do not require direct interaction.

As a result, the Bread Shed has generally made customer pickup more efficient and reduced the amount of time customers remain on the residential property.

8. Hours and Frequency of Operation

Bread Shed operations are limited to a maximum of three days per week, generally:

Tuesday: 1:00 PM – 7:00 PM

Wednesday: 1:00 PM – 7:00 PM

Friday: 1:00 PM – 7:00 PM

The business may operate fewer days or hours depending upon production schedules and product availability.

These limited operating periods reduce the frequency of customer activity associated with the accessory use.

9. Noise

The operation does not generate significant exterior noise.

There is no amplified music, outdoor entertainment, customer seating, drive-through operation, or exterior commercial equipment associated with the Bread Shed.

Customer visits are generally brief and primarily involve entering the driveway, retrieving products, and departing.

10. Lighting and Visual Impact

The requested use does not require large-scale commercial exterior lighting.

Lighting associated with the accessory structure is intended to remain appropriate in scale for the residential setting.

Temporary traffic-direction signage will be displayed only as necessary during operating periods.

11. Deliveries and Commercial Activity

The Bread Shed does not depend upon frequent large commercial deliveries, tractor-trailer traffic, or loading operations.

The accessory structure is stocked directly by the applicants with products produced through the Home Occupation.

12. Waste and Sanitation

The Bread Shed is utilized for pre-packaged baked goods.

No food is prepared or cooked within the accessory structure, and no on-site dining is provided.

These limitations minimize food waste and sanitation impacts associated with the accessory use. The property and accessory structure will continue to be maintained in a clean and orderly condition.

13. Continuing Cooperation and Operational Review

The applicants understand the importance of maintaining compatibility between the temporary business activity and the surrounding residential community.

Throughout the temporary approval period, the applicants will continue monitoring operations and are open to reasonable modifications intended to address demonstrated concerns regarding traffic, parking, pickup procedures, or other impacts.

The applicants are committed to working cooperatively with Town management, zoning staff, neighboring property owners, and the community while the business completes its transition to the permanent commercial location.

14. Conclusion and Requested Temporary Approval

The applicants respectfully request approval of Luray Artisan Bakery as a Home Occupation together with temporary approval of the Bread Shed as a limited accessory/extension of that Home Occupation.

The requested accessory use is limited in scale and hours, provides off-street vehicle circulation, does not provide customer dining or gathering space, and has become more efficient as the applicants have gained experience managing customer pickups.

The applicants have implemented estimated pickup windows and propose temporary directional signage to further manage customer traffic. They will continue monitoring operations and working with Town staff to make reasonable adjustments if concerns arise.

Most importantly, the applicants are **not requesting approval to establish the Bread Shed as a permanent retail use of the residential property.**

Approval of the Bread Shed accessory use is requested for a maximum period of twelve (12) months. If Luray Artisan Bakery's permanent commercial location becomes operational before expiration of that period, the Bread Shed use will cease at that earlier time. Upon opening of the permanent commercial bakery, bakery production under the Home Occupation and customer-facing Bread Shed operations at 152 S. Court Street will cease and transition to the commercial facility.

The applicants respectfully request this defined temporary period to allow the business to complete that transition while continuing to operate in a manner intended to minimize impacts upon neighboring properties, Town infrastructure, and the surrounding community.



Legend

— Roads

— Parcels

□ Proposed Structure

- Customer Circulation Path

TRAFFIC CIRCULATION PLAN

Customers will be directed by temporary signage to enter through the designated entrance, circulate one-way through the existing driveway, stop within the private driveway/pickup area near the proposed structure, and exit through the designated exit.

ENTER ONLY

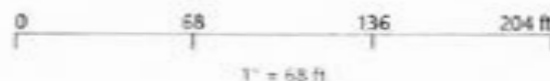
Use left/southwest driveway entrance from S. Court Lane.

EXIT ONLY

Use right/southeast driveway exit to S. Court Lane.

NOTES

- All customer vehicles directed to remain entirely on private property.
- No on-street customer parking.
- Customer pickup/parking area is located adjacent to the proposed structure.
- Temporary directional signage will be used on operating days/hours.



DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as Page County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Home occupation: Any professional service and/or business occupation within a dwelling and clearly incidental thereto carried on by a member, or members, of the family residing on the premises, with no advertising sign displayed other than a name plate not exceeding four square feet in area on each side of the plate, and no exterior evidence that the building is being used for any purpose other than a dwelling. Home occupations are required to obtain a Town business license and must adhere to article V (Supplemental Regulations), section 506 (parking) and section 514 (professional offices) of the Town Code.

506. - Minimum off-street parking

506.14. For retail stores selling directly to the public, there shall be provided one parking space for each 200 square feet of retail floor space in the building unless otherwise specified herein.

506.17. For office buildings, offices of professionals and personal service establishments, there shall be provided one parking space for each 200 square feet of floor space occupied by the office or personal service.

507. - Off-street loading requirements.

507.1. On the same premises with every building, structure, or part thereof, erected and occupied for uses involving the receipt or distribution of vehicles, materials or merchandise, there shall be provided and maintained on the lot adequate space for standing, turning, loading, and unloading services in order to avoid interference with public use of the streets and alleys.

514. - Professional offices.

Professional offices are subject to the following requirements:

514.1. All parking shall be off-street and shall conform to the requirements of section 506.

514.2. All activity and equipment (other than parking) must be housed in a fully enclosed building.

514.3. No noise or odor produced as a result of activity in such offices shall be discernible beyond the boundaries of the lot.

514.4. All vehicular access to the site shall be from a street which meets town standards.

514.5. No display in the building shall be visible from outside of the building.

From: Alan Eldridge <alaneldridgejr@gmail.com>
Sent: Thursday, October 1, 2026 3:34 PM
To: Bryan Chrisman <bchrisman@townofluray.com>
Cc: Ruby Cell <rubymeldridge@gmail.com>; Home <alaneldridgejr@gmail.com>
Subject: Emmitt South Special Use Permit to operate a cottage bakery

For Luray Planning Commission and Luray Town Council:

Mr. & Mrs. South have crafted a business plan for a Cottage Bakery that covers all aspects of the business. Their baked goods are exceptional and varied. Advertising and ordering are strait forward and easy to use. Pickup location is off street with access that does not hinder local traffic flow. The "Bread Shed" has ample space to properly display available goods and packaged orders. This is a welcomed addition to the South Court Street community and will benefit the Town of Luray. Recommend approval.

Alan & Ruby Eldridge
151 South Court Street
Luray VA 22835



TOWN OF LURAY
Planning Commission
Regular Meeting
October 15, 2026

Updates & Discussion Items

8A. Special Event Venues



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VIII-A

Meeting Date: October 15, 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 the most recent draft proposed by the Town Attorney including the latest Council comments.

The Council recently adopted a Resolution of Referral for this item to be considered by the Planning Commission.

The Commission should consider whether to make changes or recommend the proposed draft be forwarded to the Town Attorney and staff to begin the advertising for Public Hearing and notification.

Commission Review: April 15, 2026, May 13, 2026, June 10, 2026, September 16, 2026, meetings

Fiscal Impact: N/A

Suggested Motion: I move to advance the current draft document related to Special Event Venues to the Town Attorney and staff for advertising for Public Hearing.

(if needed)

EXHIBIT A

1. Appendix A, Article II, Section 202 is amended to include the following definition:

Special Event Venue: A commercial place or premises available only by reservation whose exclusive purpose is hosting conferences, banquets, weddings, receptions, parties, and other similar gatherings.

2. Appendix A, Article IV, Section 406.2(f) is amended as follows:

(f) Special event venues.

3. Appendix A, Article IV, Section 407.1 is amended to include:

(cc) Special event venues.

4. Appendix A, Article V is amended to include the following as Chapter 523:

523. – Special event venues.

523.1. *General requirements.*

- (a) All events held at a special event venue must comply with occupancy limits specified by the special use permit for the venue.
- (b) At least one venue manager must be onsite during each event.
- (c) The venue must be insured at all times by a commercial general liability insurance policy with a minimum coverage limit of at least \$1,000,000.00 from a firm licensed to provide insurance in Virginia.
- (d) Any signage onsite must comply with the provisions of appendix A, article VIII of this Code.
- (e) Special event venues must also comply with:
 - (1) Business license requirements set forth in chapter 30, article II of this Code.
 - (2) Noise restrictions set forth in chapter 58, article I, section 58-5 of this Code.
 - (3) Admissions tax requirements set forth in chapter 78, article X of this Code
 - (4) Any other applicable local and state laws, including Virginia ABC regulations.

523.2. *Potential further requirements.*

A special use permit for a special event venue may include additional conditions based upon the potential impact of a particular venue, including, without limitation:

- (a) Limits upon hours of operation.
- (b) Sound mitigation requirements.
- (c) Maximum occupancy limits that are more restrictive than those of the Virginia Uniform Statewide Building Code.

- (d) Restrictions regarding the use of outdoor lighting.
- (e) Requirements regarding the use of screening.
- (f) A traffic plan, venue-provided parking assistance, and coordination with the Town for traffic control.
- (g) Any other land-use consideration deemed appropriate by the town council upon the recommendation of the planning commission.

523.3. *Application requirements for special use permit.*

An application for a special use permit for a special event venue must include the following:

- (a) The name and address of the property owner and venue operator.
- (b) A site plan identifying the following:
 - (1) The locations and square footage of all structures and outdoor areas to be used for special events.
 - (2) The setback of each event location from property boundary lines.
 - (3) The proposed maximum attendance and occupancy for each event location shown on the site plan.
 - (4) The location and number of off-street parking spaces necessary for the proposed occupancy limits based upon section 506.8.
 - (5) Ingress and egress to and from public roads.
 - (6) The locations of outdoor trash receptacles and temporary bathroom facilities.
 - (7) All proposed signage.
 - (8) Contact names and phone numbers for use when an after-hours response is required.
- (c) A copy of the certificate of insurance showing compliance with insurance requirements.



TOWN OF LURAY
Planning Commission
Regular Meeting
October 15, 2026

Updates & Discussion Items

8B. Draft Parking Study Review



Town of Luray, Virginia
Planning Commission Agenda Statement

Item No: VIII-B

Meeting Date: October 15, 2026

Agenda Item:

PLANNING COMMISSION REVIEW & DISCUSSION
Item VIII-B – Parking Study Draft

Summary:

The Planning Commission is requested to review and discuss the first draft of the Parking Study.

Included is the most recent draft provided by Monteverde Engineering & Design.

Commission Review: N/A

Fiscal Impact: N/A

Suggested Motion: N/A



DOWNTOWN LURAY PARKING STUDY

TOWN OF LURAY, VIRGINIA

Prepared by



September 2026
Revision:00



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1. EXECUTIVE SUMMARY

The Town of Luray, situated within Page County, Virginia, has received numerous comments from the public over recent years in regard to potential inadequacy of parking availability within the Downtown area. In response, the Town commissioned this report with the goal of determining actual parking capacity utilization and recommendations for improved efficiencies.

Prior to data collection, a scoping session was held with the Town to define the physical limits of the study (intended to capture all areas of highest usage, as well as surrounding buffer zones that may be suitable for parking expansion), peak hours for detailed analysis, and the study's goals and objectives. Those objectives include to determine utilization rates for each parking lot and sub-area within the study limits, and to define areas of opportunity to increase efficiency of lot usage and/or increase capacity.

To achieve these goals, aerial imagery was collected during a standard mid-day, evening and weekend timeframe. That imagery was used to define parking capacity and usage during the stated times, which was then analyzed for both shortcomings and opportunities. Additionally, a field visitation was made to verify aerial observations, as well as to evaluate wayfinding and use-restriction signage.

Following evaluation of all available data, this report found that parking availability was generally sufficient for both current and future demand scenarios. While certain lots most proximate to the highest use sub-areas were heavily utilized, additional capacity was determined present and available nearby. Those lots with excessive capacity / low utilization can be improved for efficient usage through improvements to wayfinding. Opportunities have been identified for additional capacity creation through purchase of existing private lots, but there does not appear to be immediate need for such acquisition.

In sum, Downtown Luray has an abundance of surface-lot parking available for its employment and parton usage, both now and in the foreseeable future. Optimizing spaces within high-demand areas can be effectively achieved through low-cost wayfinding improvements. Increased inventory is not determined to be immediately necessary, but can be achieved at the election of the Town through strategic parcel acquisition / partnerships.



2. INTRODUCTION

The Town of Luray commissioned this Downtown Parking Study to evaluate the availability, use, and distribution of public parking within the downtown area. The study examines on-street spaces and public parking lots to identify areas of high demand, underused capacity, and opportunities to improve parking access, management, and wayfinding.

The study area generally extends from Mechanic Street to the north, Page Street and Cave Street to the south, Deford Avenue to the east, and Lee Street to the west, as shown in Figure 1: Downtown Parking Study Area. This area encompasses Luray's principal downtown businesses, public facilities, attractions, and surrounding streets where parking activity is concentrated.

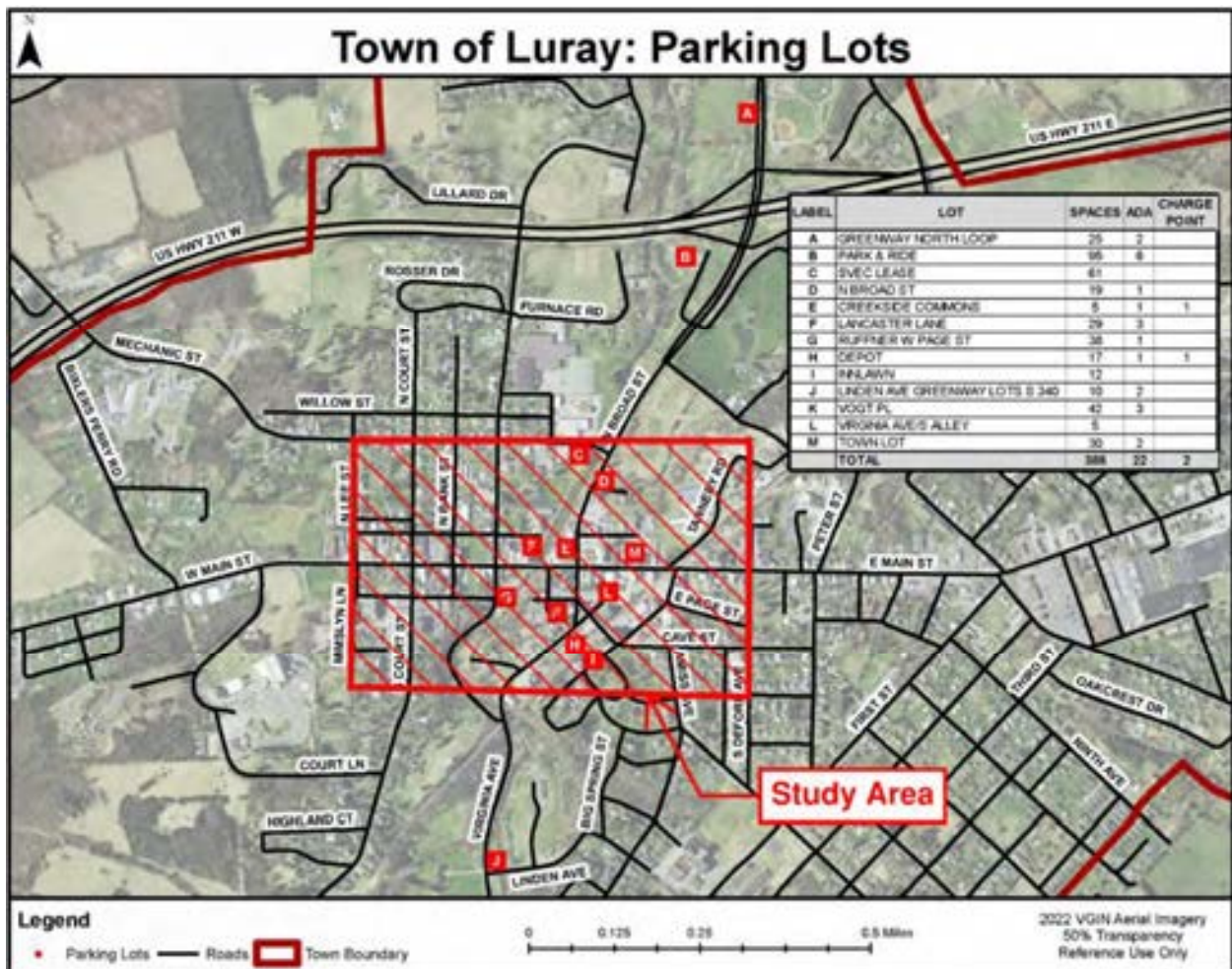


Figure 1: Downtown Parking Study Area



3. EXISTING PARKING CONDITIONS (2026)

This section summarizes the existing public parking supply, distribution, restrictions, and utilization within Downtown Luray. The analysis identifies areas experiencing high parking demand, locations with available capacity, and operational conditions that may affect convenient access to downtown businesses, services, and attractions.

3.1. Data Collection

Existing parking conditions were documented using aerial photography collected during four time periods selected in coordination with the Town. The time windows were chosen to capture typical weekday, peak evening, and mid-day weekend parking activity throughout Downtown Luray:

- Wednesday at 12:00 – 1:00 p.m.
- Friday from 4:30 – 5:30 p.m.
- Saturday from 12:00 - 1:00 p.m.

The photographs were used to identify occupied and available parking spaces and evaluate parking utilization and distribution throughout the study area.

3.2. Public On-Street and Off-Street Parking Supply

The updated parking inventory identified 642 public parking spaces within the Downtown Luray study area. These spaces are distributed between public on-street parking and off-street parking facilities available to the public, as summarized in Table 1.

Parking Type	Locations/Segments	Total Spaces	ADA-Designated Spaces	Share of Public Supply
Public on-street parking	29	297	7	46%
Public off-street parking	13	345	12	54%
Total Public Parking	42	642	19	100%

Table 1: Summary of Public Parking Supply



Public on-street parking provides 297 spaces, including 7 ADA-designated spaces, across 29 street segments. These spaces account for approximately 46 percent of the total public parking supply and provide direct access to businesses, public facilities, and other downtown destinations.

Public off-street parking provides 345 spaces, including 12 ADA-designated spaces, across 13 parking facilities. This represents approximately 54 percent of the public parking supply.

Overall, the public parking system includes 642 spaces, of which 19 are designated as accessible spaces. The locations and distribution of these spaces are shown in Figure 2: Existing Public Parking Supply. Subsequent sections evaluate the utilization of this supply during the three defined data-collection periods.





3.3. Parking restrictions, signage, and accessibility

In general, clear wayfinding is critical to optimization of space provisions. Within the Downtown Luray study area, however, parking accessibility and restrictions are not always consistently or clearly communicated, which may make it difficult for visitors to determine where parking is permitted and whether time limits or other restrictions apply.



Parking signs along the main roads are generally visible and appropriately placed; however, areas beyond the main roads lack clear directional and wayfinding signage to guide drivers to available public parking facilities. In particular, signage at the lot entry points is missing or otherwise unclear in usage permissions. That is, while parking signage on Main St was exemplary in directing visitors and patrons towards off-Main parking lots available for general use, there was generally no “arrival” signage at the actual lots differentiating them from other, private lots. And when there was signage, it was not always adequately communicative in the lots intended availability.

As example of this is the lot behind 18 Page St, as pictured below. This lot is owned by the Town and was communicated by Town staff as being a public lot. Its signage, however, indicates that is available for private (Blue Ridge Bank) usage only during business hours. Specific hours are not listed, nor are usage permissions outside of those hours.



Additionally, time-limitation signage (e.g., 4-hour parking) is selectively used in some locations, but residual spaces are not marked for general usage. Some time-limitation signage was found to be faded and difficult to read, making availability even more difficult to clearly understand. In general, wayfinding is most effective when easy to understand, uniform in application, and maintained for legibility, and thus there are opportunities for improvement in this area.



Finally, although accessible parking spaces are provided throughout the study area, their location, signage, pavement markings, as well as actual connections to accessible pedestrian routes could be improved to ensure that they are visible, convenient, and compliant with applicable accessibility requirements.

3.4. Current Parking Utilization

The Current parking utilization was evaluated using the four aerial photography observations. The results show that parking demand varies by location and time, with higher utilization generally occurring near the main downtown businesses and public destinations. Several public parking facilities also had available capacity, indicating that parking demand is not evenly distributed throughout the study area.



3.5. Key issues and observations

Key issues include uneven parking utilization, limited wayfinding to off-street parking facilities, and inconsistent communication of parking restrictions. Improved signage and wayfinding could help direct drivers to available parking and make better use of existing capacity. Accessible parking locations, signage, and pavement markings should also be reviewed.

4. CURRENT AND FUTURE PARKING NEEDS

This section evaluates whether the existing public parking supply is adequate to accommodate current parking demand and considers potential future parking needs within Downtown Luray. The evaluation is based on the existing parking inventory, observed utilization, and the distribution of parking demand throughout the study area.

4.1. Current parking adequacy

Parking utilization in Downtown Luray was evaluated during three survey periods: weekday midday (12:00–1:00 p.m.), weekday late afternoon (4:30–5:30 p.m.), and weekend midday (12:00–1:00 p.m.). Table 1 summarizes the 1,822 inventoried parking spaces by ownership category and parking type, presenting the number of occupied spaces and corresponding utilization rate for each period. Utilization was calculated by dividing observed occupied spaces by the total parking supply within each category. These results provide an overview of parking use during the surveyed periods and a basis for examining differences among parking categories and individual locations.

Table 1. Downtown Parking Supply and Observed Utilization

Ownership	Parking type	Total spaces	Weekday 12–1 p.m.	Weekday 4:30–5:30 p.m.	Weekend 12–1 p.m.
Public	On-street	277	85 (30.7%)	74 (26.7%)	79 (28.5%)
Public	Off-street	270	79 (29.3%)	48 (17.8%)	120 (44.4%)
Private	Off-street	1,143	413 (36.1%)	346 (30.3%)	301 (26.3%)
Government	Off-street	132	54 (40.9%)	37 (28.0%)	19 (14.4%)
Total	All parking	1,822	631 (34.6%)	505 (27.7%)	519 (28.5%)

Utilization color legend: Below 50% 50% to <75% 75% to <85% 85% and above



* Values show occupied spaces (utilization). Group utilization is calculated as total occupied spaces divided by total spaces, rather than averaging individual lot percentages. Add the actual survey dates to the headings when available.

Table 2. Public Off-Street Parking Utilization

Lot ID	Parking lot	Total spaces	Weekday 12–1 p.m.	Weekday 4:30–5:30 p.m.	Weekend 12–1 p.m.
108-2	SVEC Lease	61	16 (26.2%)	6 (9.8%)	11 (18.0%)
109-2	Lancaster Lane	32	17 (53.1%)	8 (25.0%)	23 (71.9%)
109-3	Creekside Commons	14	8 (57.1%)	2 (14.3%)	5 (35.7%)
110-2	N Broad Street	12	0 (0.0%)	0 (0.0%)	0 (0.0%)
111-6	Town Lot	30	4 (13.3%)	9 (30.0%)	12 (40.0%)
207-2	Ruffner W Page St	39	8 (20.5%)	3 (7.7%)	37 (94.9%)
207-8	VOGT PI	35	15 (42.9%)	12 (34.3%)	14 (40.0%)
208-1	Depot	17	2 (11.8%)	4 (23.5%)	8 (47.1%)
208-2	Innlawn	20	6 (30.0%)	1 (5.0%)	4 (20.0%)
209-9	Virginia Ave / S Alley	10	3 (30.0%)	3 (30.0%)	6 (60.0%)
Total	10 public lots	270	79 (29.3%)	48 (17.8%)	120 (44.4%)

Utilization color legend: Below 50% 50% to <75% 75% to <85% 85% and above

The 10 public off-street parking lots provide 270 spaces, with combined utilization ranging from 17.8% during the weekday late-afternoon survey to 44.4% during the weekend midday survey. Weekday midday utilization was 29.3%. Although 150 spaces remained available during the busiest surveyed period, demand varied considerably by location, with Ruffner W Page Street reaching 94.9% utilization and Lancaster Lane reaching 71.9% on the weekend. These findings indicate substantial overall spare capacity during the observed periods, alongside localized concentrations of parking demand.

Table 3. Public On-Street Parking Utilization

Zone ID	Total spaces	Weekday 12–1 p.m.	Weekday 4:30–5:30 p.m.	Weekend 12–1 p.m.
112-7	15	5 (33.3%)	8 (53.3%)	3 (20.0%)
211-1	14	12 (85.7%)	14 (100.0%)	5 (35.7%)



Zone ID	Total spaces	Weekday 12–1 p.m.	Weekday 4:30–5:30 p.m.	Weekend 12–1 p.m.
111-9	20	2 (10.0%)	7 (35.0%)	14 (70.0%)
209-1	13	7 (53.8%)	10 (76.9%)	11 (84.6%)
109-5	14	7 (50.0%)	6 (42.9%)	10 (71.4%)
207-1	16	6 (37.5%)	5 (31.2%)	7 (43.8%)
107-4	8	0 (0.0%)	0 (0.0%)	2 (25.0%)
206-1	8	3 (37.5%)	1 (12.5%)	1 (12.5%)
105-3	10	4 (40.0%)	2 (20.0%)	4 (40.0%)
204-1	10	5 (50.0%)	2 (20.0%)	4 (40.0%)
103-6	6	3 (50.0%)	2 (33.3%)	3 (50.0%)
201-1	12	8 (66.7%)	3 (25.0%)	0 (0.0%)
Total	146	62 (42.5%)	60 (41.1%)	64 (43.8%)

Utilization color legend: Below 50% 50% to <75% 75% to <85% 85% and above

The 12 surveyed Main Street zones provide 146 on-street parking spaces, with combined utilization remaining relatively consistent at 42.5% during weekday midday, 41.1% during weekday late afternoon, and 43.8% during weekend midday. Although more than half of the spaces remained unoccupied during each survey, demand varied considerably between zones. Zone 211-1 reached full occupancy during weekday late afternoon, while Zone 209-1 reached 84.6% utilization during weekend midday. These findings indicate localized concentrations of demand despite substantial available capacity across the surveyed Main Street zones.

Table 4. Parking Utilization Per Study Zones 2026

Study zone	Total spaces	Weekday 12–1 p.m.	Weekday 4:30–5:30 p.m.	Weekend 12–1 p.m.
101	36	9 (25.0%)	10 (27.8%)	8 (22.2%)
102	23	8 (34.8%)	5 (21.7%)	7 (30.4%)
103	93	50 (53.8%)	50 (53.8%)	42 (45.2%)
104	49	13 (26.5%)	6 (12.2%)	7 (14.3%)
105	58	23 (39.7%)	26 (44.8%)	28 (48.3%)
106	64	9 (14.1%)	7 (10.9%)	6 (9.4%)
107	24	4 (16.7%)	3 (12.5%)	6 (25.0%)
108	132	39 (29.5%)	20 (15.2%)	25 (18.9%)



Study zone	Total spaces	Weekday 12–1 p.m.	Weekday 4:30–5:30 p.m.	Weekend 12–1 p.m.
109	60	32 (53.3%)	16 (26.7%)	38 (63.3%)
110	141	56 (39.7%)	55 (39.0%)	50 (35.5%)
111	131	19 (14.5%)	24 (18.3%)	28 (21.4%)
112	49	11 (22.4%)	11 (22.4%)	4 (8.2%)
201	27	9 (33.3%)	7 (25.9%)	5 (18.5%)
202	133	87 (65.4%)	54 (40.6%)	34 (25.6%)
203	4	0 (0.0%)	0 (0.0%)	0 (0.0%)
204	45	19 (42.2%)	9 (20.0%)	17 (37.8%)
205	90	53 (58.9%)	43 (47.8%)	20 (22.2%)
206	39	12 (30.8%)	16 (41.0%)	13 (33.3%)
207	186	61 (32.8%)	40 (21.5%)	65 (34.9%)
208	82	9 (11.0%)	6 (7.3%)	13 (15.9%)
209	128	44 (34.4%)	63 (49.2%)	81 (63.3%)
210	52	3 (5.8%)	0 (0.0%)	1 (1.9%)
211	113	41 (36.3%)	24 (21.2%)	17 (15.0%)
212	36	19 (52.8%)	9 (25.0%)	4 (11.1%)
213	27	1 (3.7%)	1 (3.7%)	0 (0.0%)
Total	1,822	631 (34.6%)	505 (27.7%)	519 (28.5%)

Parking utilization varied across the 25 study zones, with overall occupancy of 34.6% during weekday midday, 27.7% during weekday late afternoon, and 28.5% during weekend midday. Zone 202 recorded the highest weekday midday utilization at 65.4%, while Zones 109 and 209 had the highest weekend utilization, both at approximately 63.3%. Zones 203, 210, and 213 remained largely unused across all survey periods. These results indicate substantial unused capacity overall, although demand was concentrated in certain zones. Because the analysis includes both public and private parking, unused spaces may not be available to all downtown visitors.

4.2. Future Demand

Analysis of future conditions within this study is limited to application of a 1% per annum growth factor on demands witnessed in present day, and then re-computation of utilization rates for each parking lot within the study area for periods 5 and 10 years into the future. Resulting utilization rates for the years 2031 and 2036 are as follows:



Table 5. Parking Utilization Per Study Zones 2031

Study zone	Total spaces	Weekday 12–1 p.m.	Weekday 4:30–5:30 p.m.	Weekend 12–1 p.m.
101	36	10 (26.3%)	11 (29.2%)	9 (23.3%)
102	23	9 (36.5%)	6 (22.8%)	8 (32.0%)
103	93	53 (56.5%)	53 (56.5%)	45 (47.4%)
104	49	14 (27.9%)	7 (12.9%)	8 (15.0%)
105	58	25 (41.6%)	28 (47.1%)	30 (50.7%)
106	64	10 (14.8%)	8 (11.5%)	7 (9.8%)
107	24	5 (17.5%)	4 (13.1%)	7 (26.3%)
108	132	41 (31.0%)	21 (15.9%)	27 (19.9%)
109	60	34 (56.0%)	17 (28.0%)	40 (66.5%)
110	141	59 (41.7%)	58 (41.0%)	53 (37.2%)
111	131	20 (15.2%)	26 (19.2%)	30 (22.4%)
112	49	12 (23.6%)	12 (23.6%)	5 (8.6%)
201	27	10 (35.0%)	8 (27.2%)	6 (19.4%)
202	133	92 (68.7%)	57 (42.6%)	36 (26.8%)
203	4	0 (0.0%)	0 (0.0%)	0 (0.0%)
204	45	20 (44.3%)	10 (21.0%)	18 (39.7%)
205	90	56 (61.8%)	46 (50.2%)	21 (23.3%)
206	39	13 (32.3%)	17 (43.1%)	14 (35.0%)
207	186	65 (34.4%)	42 (22.6%)	69 (36.7%)
208	82	10 (11.5%)	7 (7.7%)	14 (16.6%)
209	128	47 (36.1%)	67 (51.7%)	86 (66.4%)
210	52	4 (6.1%)	0 (0.0%)	2 (2.0%)
211	113	44 (38.1%)	26 (22.3%)	18 (15.8%)
212	36	20 (55.4%)	10 (26.3%)	5 (11.7%)
213	27	2 (3.9%)	2 (3.9%)	0 (0.0%)
Total	1,822	663 (36.4%)	531 (29.1%)	545 (29.9%)

Assuming 1% annual linear growth and unchanged parking capacity, overall parking utilization in 2031 is projected to reach 36.4% during weekday midday, 29.1% during weekday late afternoon, and 29.9% during weekend midday. Zone 202 is expected to have the highest utilization at 68.7% during weekday midday, followed by Zones 109 and 209 at approximately 66% during weekend midday. These projections indicate substantial remaining capacity at the study-zone level, although individual parking facilities may experience higher demand, and unused private parking may not be available to the general public.



Table 6. Parking Utilization Per Study Zones 2036.

Study zone	Total spaces	Weekday 12–1 p.m.	Weekday 4:30–5:30 p.m.	Weekend 12–1 p.m.
101	36	10 (27.5%)	11 (30.6%)	9 (24.4%)
102	23	9 (38.3%)	6 (23.9%)	8 (33.5%)
103	93	55 (59.1%)	55 (59.1%)	47 (49.7%)
104	49	15 (29.2%)	7 (13.5%)	8 (15.7%)
105	58	26 (43.6%)	29 (49.3%)	31 (53.1%)
106	64	10 (15.5%)	8 (12.0%)	7 (10.3%)
107	24	5 (18.3%)	4 (13.8%)	7 (27.5%)
108	132	43 (32.5%)	22 (16.7%)	28 (20.8%)
109	60	36 (58.7%)	18 (29.3%)	42 (69.7%)
110	141	62 (43.7%)	61 (42.9%)	55 (39.0%)
111	131	21 (16.0%)	27 (20.2%)	31 (23.5%)
112	49	13 (24.7%)	13 (24.7%)	5 (9.0%)
201	27	10 (36.7%)	8 (28.5%)	6 (20.4%)
202	133	96 (72.0%)	60 (44.7%)	38 (28.1%)
203	4	0 (0.0%)	0 (0.0%)	0 (0.0%)
204	45	21 (46.4%)	10 (22.0%)	19 (41.6%)
205	90	59 (64.8%)	48 (52.6%)	22 (24.4%)
206	39	14 (33.8%)	18 (45.1%)	15 (36.7%)
207	186	68 (36.1%)	44 (23.7%)	72 (38.4%)
208	82	10 (12.1%)	7 (8.0%)	15 (17.4%)
209	128	49 (37.8%)	70 (54.1%)	90 (69.6%)
210	52	4 (6.3%)	0 (0.0%)	2 (2.1%)
211	113	46 (39.9%)	27 (23.4%)	19 (16.5%)
212	36	21 (58.1%)	10 (27.5%)	5 (12.2%)
213	27	2 (4.1%)	2 (4.1%)	0 (0.0%)
Total	1,822	695 (38.1%)	556 (30.5%)	571 (31.3%)

Assuming 1% annual linear growth and unchanged parking capacity, overall parking utilization in 2036 is projected to reach 38.1% during weekday midday, 30.5% during weekday late afternoon, and 31.3% during weekend midday. Zone 202 is expected to have the highest utilization at 72.0% during weekday midday, while Zones 109 and 209 are projected to reach approximately 70% during weekend midday. These projections indicate substantial remaining capacity at the study-zone level, although individual parking facilities may experience localized shortages, and unused private parking may not be available to the general public.



5. RECOMMENDATIONS

The following recommendations are intended to improve the use, accessibility, and management of existing public parking within Downtown Luray.

5.1. Optimized Efficiency

The Town should encourage greater use of already available off-street parking facilities, particularly in areas where existing parking lots have available capacity. Improving access and information about these facilities can help reduce pressure on higher demand on-street spaces, as discussed in the next section, but existing inventory can also be optimized for usage by other low-cost means. For instance, the Town should evaluate individual lots to ensure that spaces demarcated for short-term usage are appropriate. Low-utilization of time-restrictive (4-hour or other) spaces can create shortages for non-restrictive spaces, and if the short-duration spaces are largely unused, then the restrictions are unnecessary and introduce inefficiencies to the system. Similarly, non-restrictive spaces within core demand-heavy zones can create scarcity where availability is most needed. While beyond the scope of this study, a more detailed analysis is recommended to evaluate placement of time-restrictions spaces, potentially introducing more within the heaviest usage zones, while removing them in more peripheral zones.

Additionally, it may be feasible to permit general, business usage within existing governmental lots where excessive capacity exists. That permission would be most feasible through segregation of a lot, whereby a specific number of spaces, or area within a parking lot is still reserved for the specific governmental use (e.g., courthouse or USPS), while the other spaces are clearly marked specifically for general usage. A more detailed evaluation of the specific governmental uses may be needed to properly define appropriate segregation, but the generalized analysis of this report suggests that excessive capacity may be available for such repurposing.

5.2. Signage and wayfinding

Parking signage and wayfinding throughout the downtown area can be significantly improved. While signage is exemplary on Main St, there is too often little to no signage demarcating the actual lots at their entry points to distinguish between public and private lots. Unfamiliar visitors to Downtown are left to guess which lot is public vs private, which can lead to parking on private parcels and creating stress between property owners and visitors. In general, each public lot should be properly signed at the points



of entry to notify all comers of its availability. Examples of this form of signage, as found in the nearby City of Harrisonburg, are provided below for reference. Note that the signage indicates all restrictions that are present within the lot, as to avoid confusion and frustration when encountering a singular space with restriction notice after entering the lot.



Within lots, spaces should be marked, individually or by row, when the lot includes both restrictive and non-restrictive parking. When spaces exist that are reserved for singular entities/businesses, residual spaces should be clearly marked for general usage. Providing one form of signage (restrictive) without the other (non-restrictive) creates confusion and frustration among the unfamiliar, and should be avoided at all times.

Further, it is recommended that routine maintenance be performed to ensure that all signage is available and legible, to clearly communicate both availability and restrictions. Beyond those faded time-restrictive signs mentioned earlier in this report, other parking signage was found in failing conditions in various places within the study area, as depicted in the photos below.



Finally, some lots may allow for increased efficiency simply through formal marking of spaces. The Town-owned grass lot on 42A4-A-55 & 56 on N Broad St is a prime example. Currently, the lot incurs very little use on typical days; perhaps more during specialized events. Spaces are unmarked, which leads to vehicles occupying more space than would be typical. If the spaces were demarcated, however, upwards of 50 spaces may be made effectual without the sacrifice of on-site specimen trees (refer to exhibit on next page). While this parking is more remote than most in terms of proximity to core businesses on Mian



St, the adjacent sidewalk system does make this lot feasible for consideration. Demarcation does not necessarily mean surfacing and striping, though that is preferred; utilization of parking blocks / wheel stops is a lower-cost effort that could be employed as a temporary measure.



Figure 2 – N Broad St Parking Supply

5.3. Shared Parking

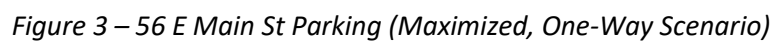
One option to increase additional capacity within areas of heaviest utilization is to explore public-private partnerships within surrounding businesses with lots that incur very little utilization during key timeframes. Total parking inventory is excessive throughout the Downtown area, and while that space may be used for redevelopment purposes in the future, growth trends suggest that will take considerable time, and that the parking could otherwise find better usage in the interim.



While specifics of any shared parking arrangements would have to be carefully developed through negotiations with the specific landowner(s), the end result could be increase of general-use parking capacity during peak hours, with preservation of user-specific parking during hours most critical to the private party. Creative private-public partnerships are not always simple in nature or easy to implement, but create cost-effective solutions that can be implemented quickly and create value for both parties involved. The Town has existing experience in such partnerships through employment of the public lot between E Main St and Cambell St to serve as a basis point for future negotiations.

A specific opportunity for such a partnership appears within parcel #42A11-A-147, located at 56 E Main St, which would serve as a logical extension of the public parking facility located between E Main St and Cambell St. While serving as the home of the Page Valley Market, which currently operates only on Saturdays, and an occasional food truck, the lot is heavily underutilized. Through resurfacing and striping, capacity is gauged to be roughly 14-18 spaces, depending on whether 1- or 2-way traffic is prioritized, with greater efficiency created with 1-way traffic (see exhibit on next page). Restrictive use could still be employed during principal events, while creating valuable capacity for general usage during other peak hours.







A third opportunity for exploration exists with the existing parking lot behind 1 E Main St, which is presently owned by the Luray Park Association and serves as parking for the Rebecca J Graves Regional Center for the Performing Arts of Luray. As events are limited in nature and largely outside of peak business hours, a partnership opportunity for a shared parking arrangement may be feasible. As this site was previously a bank, however, the long-term potential for adaptive re-use back into a traditional business with daytime parking needs should be considered in any agreement.



5.4. Potential parking expansion

Creation of new public lots, either through strategic acquisition and/or construction, is generally the most time consuming and costly option to explore, but remains an option nonetheless. Within the Downtown study area, parcel 42A4-A-51 (located behind 26 N Broad St) would appear to present a prime opportunity for expansion, as it is understood to be in excess of existing business needs. Field observations found public usage already employed, serving both E Main St patrons and Hawksbill Greenway visitors, which conveys a notion of appropriateness of use for both. The immediately adjacent parcel 42A11-A-23 presents an opportunity for partial acquisition and parking expansion, with upwards of 55+ spaces feasible.

A second option for new lot creation would be modification of the Fire Station parking lot mentioned in the previous section. With construction effort, this parcel's lot could be combined with parcels 141 and 142 (current graveled and grassed areas, not including any physical structures) to create a parking lot of 85+ total spaces, or 52+ net.



Figure 4 -N Broad St Parking



6. IMPLEMENTATION PLAN

As existing parking provisions within the Downtown Luray study area are deemed generally sufficient, there is no immediate warrant for significant resource allocation towards public parking expansion. Instead, it is recommended that the Town first focus any parking improvement efforts first on low-cost options, such as improved wayfinding and short-term parking restriction evaluation / modification. If significant increases are otherwise desired, it is recommended that shared parking arrangements be explored before new parcel acquisitions and/or parking lot construction efforts. Prioritization of all recommendations should be as follows:

Efficiency Improvement (\$)

- 1.1 – Wayfinding Improvements
- 1.2 – Short-term Restriction Evaluation / Improvements
- 1.3 – N Broad St Lot Demarcation (Wheel Stops)

Shared Parking Arrangements (\$\$):

- 2.1 – 56 E Main St Lot
- 2.2 – Fire Department Lot
- 2.3 – 1 E Main St Lot

Acquisition / New Construction (\$\$\$):

- 3.1 – 26 N Broad St Excess Lot
- 3.2 – Fire Station Excess Lot
- 3.3 – N Broad St Lot (Paving)



APPENDICES



APPENDIX A

(DATA COLLECTION SCOPE)



01 - Study Area:

The Downtown Luray Parking Study area includes the Town's downtown district, generally bounded by Mechanic Street to the north, Page Street and Cave Street to the south, Deford Avenue to the east, and Lee Street to the west. The study area contains the primary public parking amenities serving residents, businesses, employees, and visitors to Downtown Luray, including available on-street parking and public parking lots. Phase 1 of the study will focus on confirming the parking inventory, documenting parking restrictions and signage, and evaluating parking utilization during selected weekday and weekend peak periods using aerial imagery and field verification.

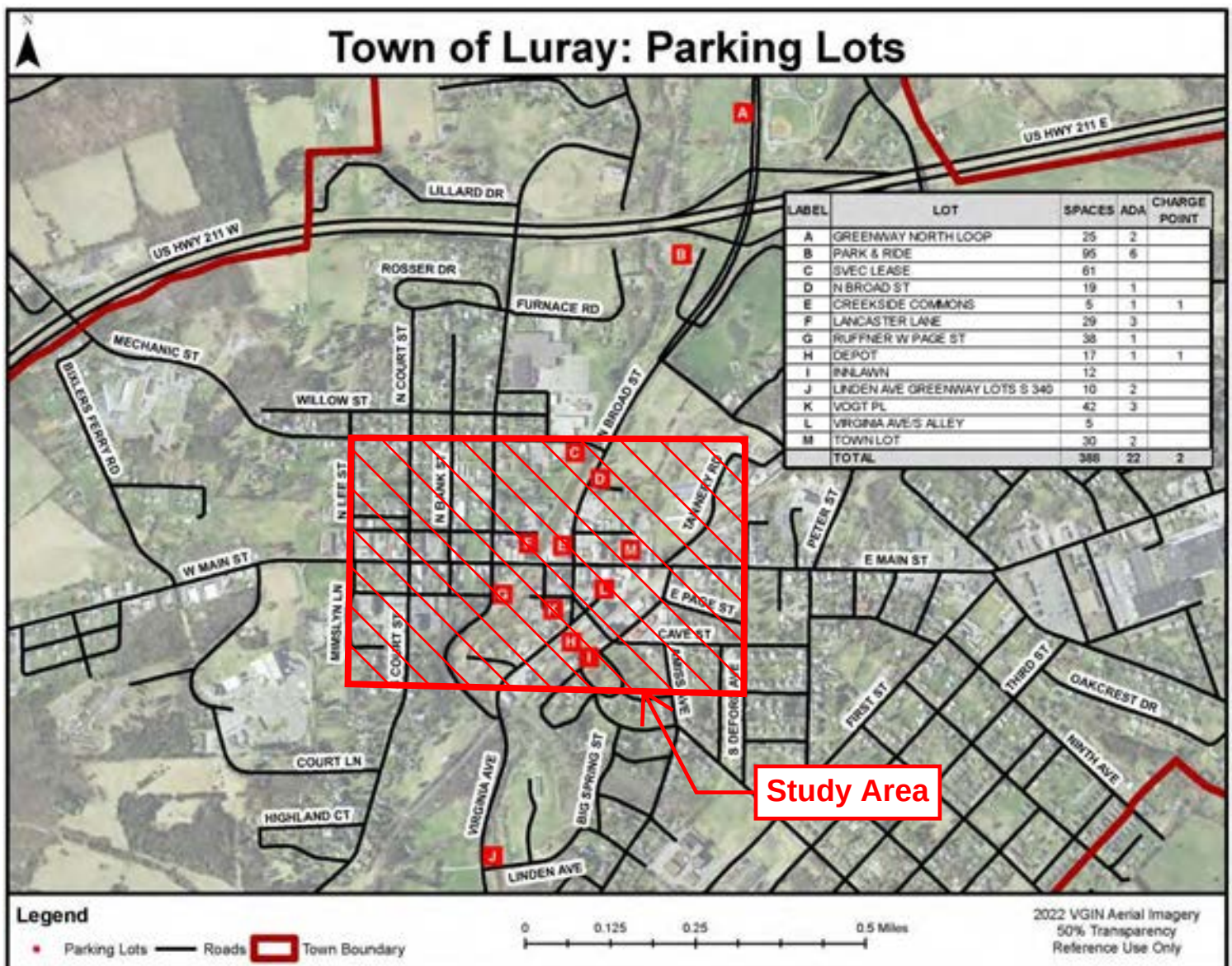


Figure 1. Study Area



02 - Items to Confirm Prior to Aerial Photography:

2.1 Final Study Area Limits

Confirm the study boundary shown in the Figure 1.

2.2 Recommended Weekday Count

Confirm conducting the weekday aerial parking count on **Friday, May 29, 2026, from 4:30–5:30 PM**

(expected to capture the transition between daytime business activity and early evening restaurant, retail, and visitor demand.)

Optional Weekday Mid-Day Peak Hour – 12:00–1:00 PM

(because it is expected to capture lunch, business, public-service, and short-term visitor activity within Downtown)

2.3 Recommended Weekend Count

Confirm conducting the weekday aerial parking count on **May 30, 2026, from 12:00–1:00 PM**

(is expected to capture peak weekend activity associated with lunch, retail, visitor, and tourism-related trips.)

2.4 Photo Collection Frequency

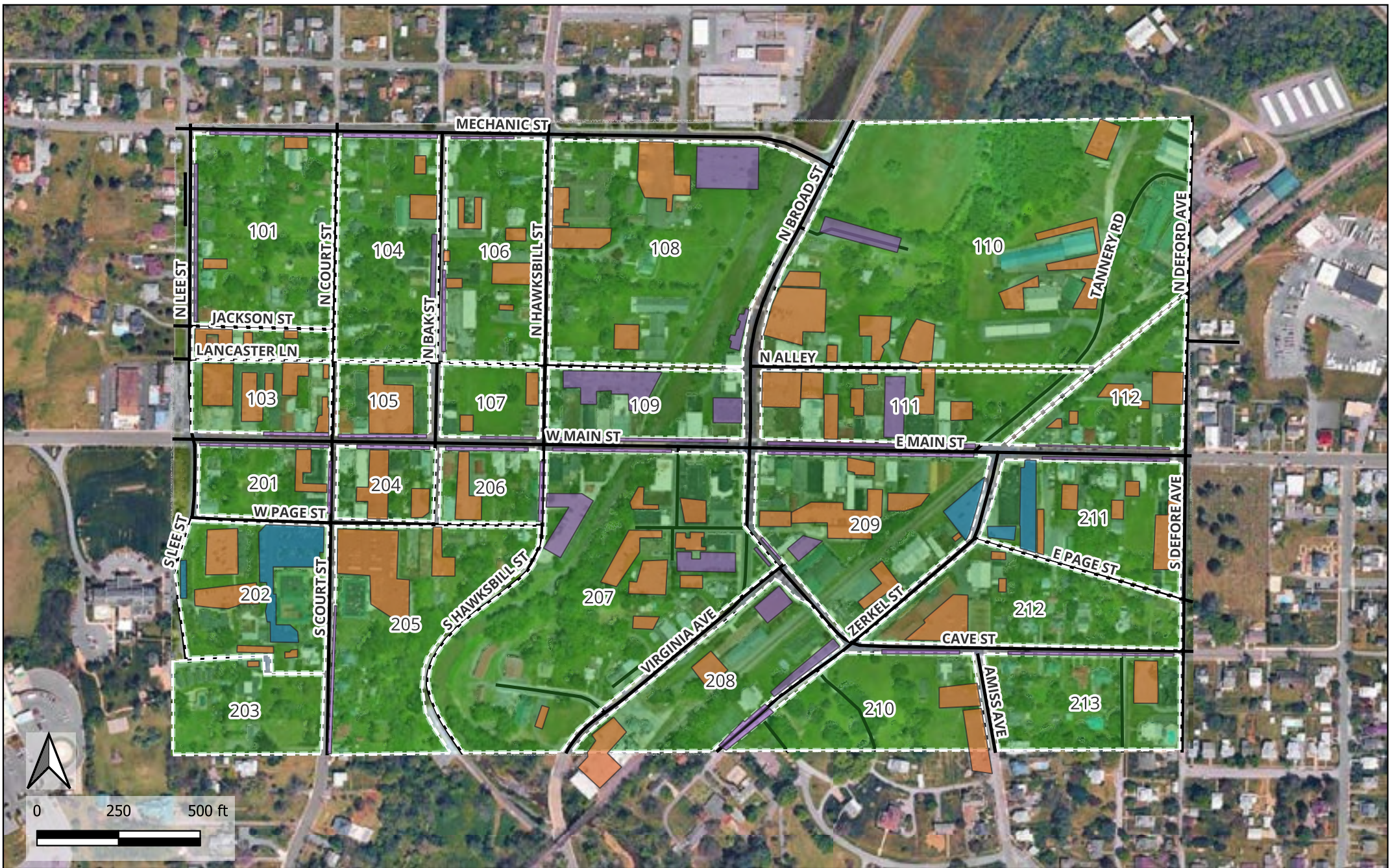
Confirm taking one snapshot aerial photo during approved time window to identify the peak parking condition.



APPENDIX B

(MAPS)





TOWN OF LURAY DOWNTOWNW PARKING STUDY

Parking Analysis Zones

Map Name



Cosultants:



Client:



TOWN OF LURAY DOWNTOWNW PARKING STUDY

Parking Lots by
Owner

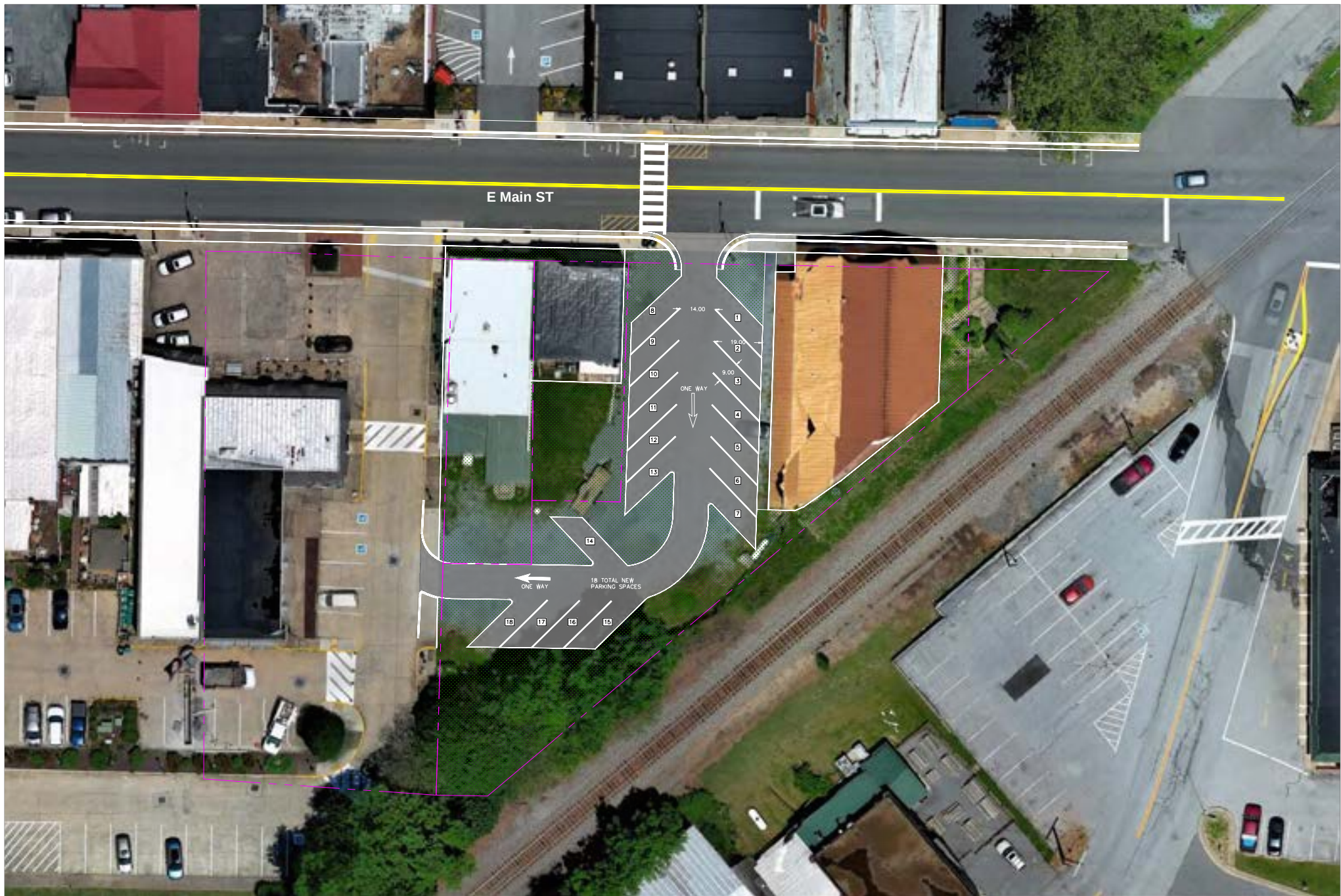
Map Name



Cosultants:



Client:



TOWN OF LURAY DOWNTONW PARKING STUDY

Parking Analysis Zones

Map Name

Cosultants:



Client:





TOWN OF LURAY DOWNTONW PARKING STUDY

Parking Analysis Zones

Map Name

Cosultants:



Client:





TOWN OF LURAY DOWNTONW PARKING STUDY

Parking Analysis Zones

Map Name



Cosultants:

Client:



APPENDIX C

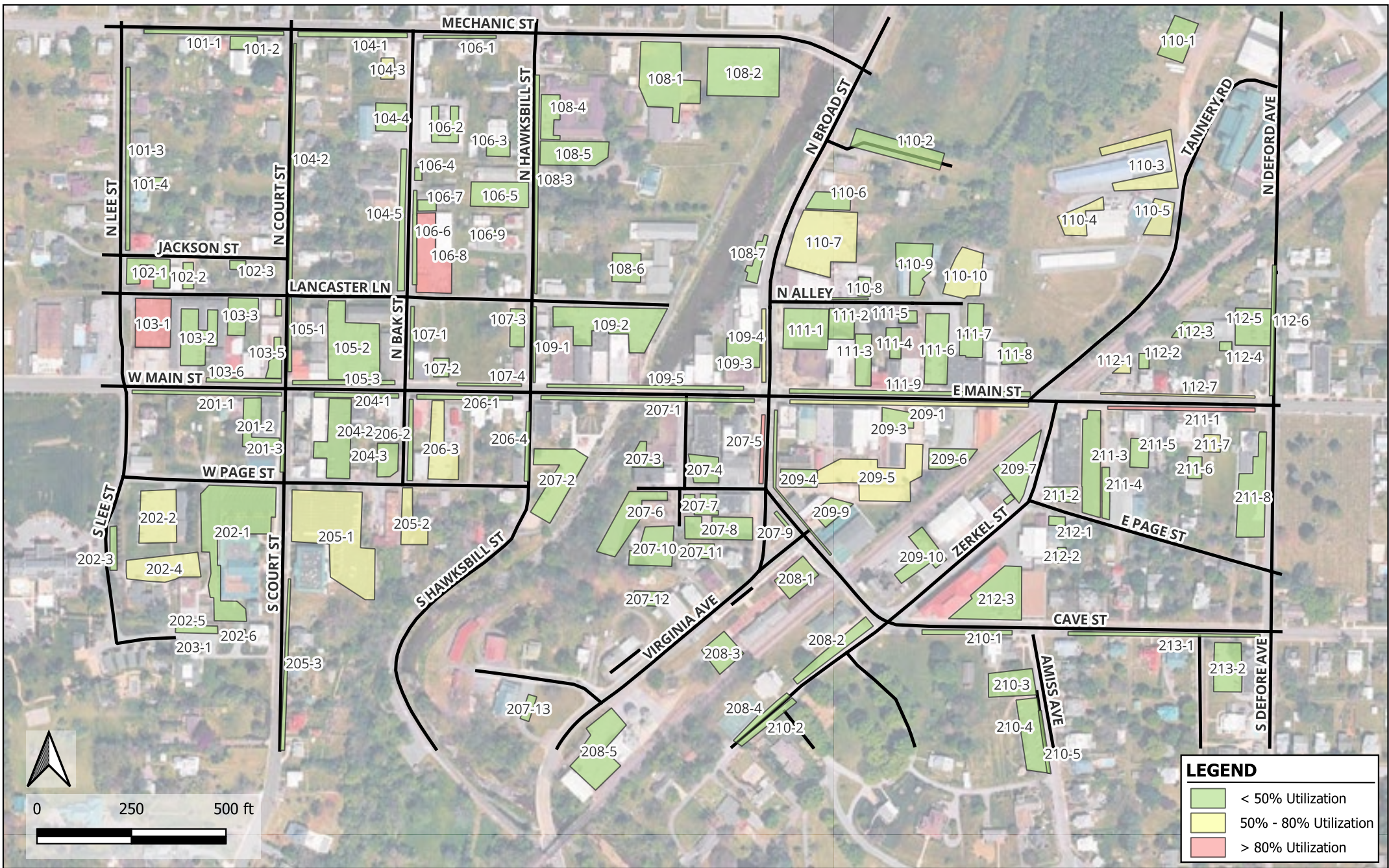
(UTILIZATION DATA)



LotNm	LotID	TotalSpace	ADA	Week Day 12:00 - 1:00pm	Week Day 12:00 - 1:00pm Utilization	Week Day 4:30 - 5:30pm	Week Day 4:30 - 5:30pm Utilization	Weekend 12:00 - 01:00pm	Weekend 12:00 - 01:00pm Utilization	Parking Lot Type	Ownership	Description
	101-1	10	0	2	20	4	40	1	10	On-Street	Public	
	101-2	4	1	2	50	2	50	2	50	Off-Street	Private	HOKE SERVICES LLC
	101-3	15	0	3	20	1	7	3	20	On-Street	Public	
	101-4	7	0	2	29	3	43	2	29	Off-Street	Private	IBR CORPORATION
	102-1	14	0	5	36	3	21	3	21	Off-Street	Private	JENKINS ROBERT M III
	102-2	5	0	0	0	0	0	0	0	Off-Street	Private	BROWN ROBERT C
	102-3	4	0	3	75	2	50	4	100	Off-Street	Private	CUSTER TERRY W & SUSAN
	103-1	30	0	28	93	30	100	30	100	Off-Street	Private	TURNER FRANKLIN STEVEN & PAMELA KAY
	103-2	28	0	5	18	8	29	5	18	Off-Street	Private	MA HOSPITALITY LLC
	103-3	17	0	11	65	7	41	2	12	Off-Street	Private	TCCJ HOLDINGS LLC
	103-4	4	0	0	0	1	25	0	0	Off-Street	Private	JUDD WALTER P
	103-5	8	0	3	37	2	25	2	25	Off-Street	Private	JUDD WALTER P
	103-6	6	0	3	50	2	33	3	50	On-Street	Public	
	104-1	7	0	0	0	1	14	2	28	On-Street	Public	
	104-3	5	0	2	40	3	60	3	60	Off-Street	Private	HOKE SERVICES LLC
	104-4	11	0	3	27	1	9	1	9	Off-Street	Private	PAGE ONE OF PAGE COUNTY
	104-5	26	1	8	31	1	4	1	4	On-Street	Public	
	105-1	48	0	19	40	24	50	24	50	Off-Street	Private	IBR CORPORATION
	105-3	10	0	4	40	2	20	4	40	On-Street	Public	
	106-1	5	0	0	0	0	0	0	0	On-Street	Public	
	106-2	9	0	0	0	0	0	0	0	Off-Street	Private	CHU YIU FAI
	106-3	6	0	1	17	1	17	0	0	Off-Street	Private	JEWELL GWYNNE J
	106-4	3	0	1	33	0	0	0	0	Off-Street	Private	YOWELL STEWARD L & JUDY G
	106-5	26	0	5	19	5	19	6	23	Off-Street	Private	
	106-6	7	0	2	28	0	0	0	0	On-Street	Public	
	106-7	4	0	0	0	0	0	0	0	Off-Street	Private	YOWELL STEWARD L & JUDY G
	106-8	4	0	0	0	1	25	0	0	Off-Street	Private	DGK INC
	107-1	5	0	1	20	1	20	1	20	Off-Street	Private	WIN WEALTH LLC
	107-2	11	0	3	27	2	18	3	27	Off-Street	Private	LIONBERGER BROTHERS LLC
	107-4	8	0	0	0	0	0	2	25	On-Street	Public	
	108-1	20	0	6	30	4	20	6	30	Off-Street	Private	LANCASTER LEROY C & BONNIE P
SVEC LEASE	108-2	61	0	16	26	6	10	11	18	Off-Street	Public	Not Available
	108-4	12	1	5	42	3	25	1	8	Off-Street	Private	P & S HOLDING COMPANY LLC
	108-5	23	2	9	39	6	26	7	30	Off-Street	Private	P & S HOLDING COMPANY LLC
	108-6	10	0	2	20	0	0	0	0	Off-Street	Private	RUTT ENTERPRISES LLC
	108-7	6	1	1	17	1	17	0	0	On-Street	Public	TOWN OF LURAY VIRGINIA
LANCASTER LANE	109-2	32	4	17	53	8	25	23	72	Off-Street	Public	TOWN OF LURAY
CREEKSIDE COMMONS	109-3	14	1	8	57	2	14	5	36	Off-Street	Public	JLK MANAGEMENT LLC
	109-5	14	0	7	50	6	43	10	71	On-Street	Public	
	110-1	30	0	9	30	9	30	9	30	Off-Street	Private	MOTEL INC
	110-10	13	0	7	54	9	69	8	62	Off-Street	Private	
N BROAD STREET	110-2	12	0	0	0	0	0	0	0	Off-Street	Public	TOWN OF LURAY
	110-3	20	0	10	50	11	55	11	55	Off-Street	Private	DOVEL JAMES G JR
	110-4	11	0	8	73	7	64	7	64	Off-Street	Private	MILLER EDWARD D & JULIA M
	110-5	6	1	3	50	4	67	3	50	Off-Street	Private	MILLER EDWARD D & JULIA M
	110-6	16	0	0	0	1	6	1	6	Off-Street	Private	AYALA JOSE & IRENE GUADALUPE CRUZ DE
N BROAD STREET	110-7	21	1	12	57	11	52	8	38	Off-Street	Private	FOMOCO HOLDINGS LLC
	110-8	4	0	3	75	1	25	1	25	Off-Street	Private	DEDMAN JOHN RAYMOND & HODSON RYAN LEE
	110-9	8	0	4	50	2	25	2	25	Off-Street	Private	DEDMAN JOHN RAYMOND & HODSON RYAN LEE
	111-1	32	1	2	6	3	9	0	0	Off-Street	Private	LURAY PARK ASSOCIATION

LotNm	LotID	TotalSpace	ADA	Week Day 12:00 - 1:00pm	Week Day 12:00 - 1:00pm Utilization	Week Day 4:30 - 5:30pm	Week Day 4:30 - 5:30pm Utilization	Weekend 12:00 - 01:00pm	Weekend 12:00 - 01:00pm Utilization	Parking Lot Type	Ownership	Description
	111-2	8	0	1	13	1	13	0	0	Off-Street	Private	MAIN ST BAPTIST CHURCH
	111-3	9	3	3	33	1	11	0	0	Off-Street	Private	MAIN STREET BAPTIST CHURCH OF LURAY
	111-4	6	0	0	0	0	0	2	33	Off-Street	Private	HOKE ENTERPRISE LLC
	111-5	4	0	0	0	0	0	0	0	Off-Street	Private	HOKE ENTERPRISE LLC
TOWN LOT	111-6	30	2	4	13	9	30	12	40	Off-Street	Public	TOWN OF LURAY
	111-7	12	0	5	42	3	25	0	0	Off-Street	Private	SLUSSER TAMMY C & FALTER ROBERT W
	111-8	10	0	2	20	0	0	0	0	Off-Street	Private	THE STORAGE PLACE LLC
	111-9	20	0	2	10	7	35	14	70	On-Street	Public	
	112-1	3	0	0	0	2	67	1	33	Off-Street	Private	NS WEALTH LLC
	112-2	3	0	0	0	0	0	0	0	Off-Street	Private	O'DWYER BRIAN O'DWYER JANICE
	112-3	8	0	4	50	1	13	0	0	Off-Street	Private	MCGRADY DOW N JR & SHUMA R
	112-4	4	0	2	50	0	0	0	0	Off-Street	Private	MCGRADY DOW N & SHUMA R
	112-5	16	0	0	0	0	0	0	0	Off-Street	Private	MCGRADY DOW N JR & MARY C/O THE BRADLEY FUNERAL HOME PO BOX 44
	112-7	15	0	5	33	8	53	3	20	On-Street	Public	
	201-1	12	0	8	67	3	25	0	0	On-Street	Public	
	201-2	10	0	0	0	2	20	3	30	Off-Street	Private	THE LAURANCE LLC
	201-3	5	0	1	20	2	40	2	40	On-Street	Public	
	202-1	64	4	43	67	23	36	3	5	Off-Street	Government	PAGE CO OFFICE BLDG-OLD JAIL
	202-2	17	1	16	94	10	59	10	59	Off-Street	Private	COUNTY OF PAGE VIRGINIA
	202-3	11	0	5	45	3	27	6	55	Off-Street	Government	PAGE CO JAIL
	202-4	29	2	20	69	16	55	11	38	Off-Street	Private	
	202-5	8	0	2	25	2	25	4	50	Off-Street	Private	MIMSLYN PROPERTIES LLC
	202-6	4	0	1	25	0	0	0	0	Off-Street	Private	MIMSLYN PROPERTIES LLC
	203-1	4	0	0	0	0	0	0	0	Off-Street	Private	MIMSLYN PROPERTIES LLC
	204-1	10	0	5	50	2	20	4	40	On-Street	Public	
	204-2	25	1	14	56	7	28	13	52	Off-Street	Private	NOT AVAILABLE
	204-3	10	0	0	0	0	0	0	0	Off-Street	Private	IBR CORP
	205-1	72	4	47	65	37	51	11	15	Off-Street	Private	COUNTY OF PAGE VIRGINIA
	205-2	8	0	5	63	5	63	7	88	Off-Street	Private	FARMER JEREMY W & DONALD W II
	205-3	10	0	1	10	1	10	2	20	On-Street	Public	
	206-1	8	0	3	37	1	12	1	12	On-Street	Public	
	206-3	23	0	8	35	13	57	8	35	Off-Street	Private	WEST MAIN MARKET INVESTMENT GROUP LLC
	206-4	8	0	1	12	2	25	4	50	On-Street	Public	
	207-1	16	0	6	37	5	31	7	44	On-Street	Public	
	207-10	21	0	11	52	6	29	1	5	Off-Street	Private	HOAK DALE H
	207-11	8	0	0	0	0	0	0	0	Off-Street	Private	JLK MANAGEMENT LLC
	207-12	9	0	0	0	0	0	0	0	Off-Street	Private	MT CARMEL PRIMITIVE BAPTIST CHURCH
	207-13	5	0	0	0	0	0	0	0	Off-Street	Private	ROWLES MICHAEL D & SHARI E
RUFFNER W PAGE ST	207-2	39	1	8	21	3	8	37	95	Off-Street	Public	TOWN OF LURAY
	207-3	10	0	6	60	1	10	2	20	Off-Street	Private	RANNOCH ENTERPRISES LLC
	207-4	13	2	7	54	5	38	2	15	Off-Street	Private	PAGE VALLEY NATIONAL BANK
	207-6	20	0	6	30	5	25	0	0	Off-Street	Private	
	207-7	7	0	1	14	3	43	2	29	Off-Street	Private	
VOGT PL	207-8	35	1	15	43	12	34	14	40	Off-Street	Public	UNITED STATES GOVERNMENT
	207-9	3	0	1	33	0	0	0	0	On-Street	Public	
DEPOT	208-1	17	1	2	12	4	24	8	47	Off-Street	Public	TOWN OF LURAY VIRGINIA
INNLAWN	208-2	20	1	6	30	1	5	4	20	Off-Street	Public	
	208-3	14	0	0	0	0	0	0	0	Off-Street	Private	Not Available
	208-4	6	2	0	0	0	0	0	0	On-Street	Public	

LotNm	LotID	TotalSpace	ADA	Week Day 12:00 - 1:00pm	Week Day 12:00 - 1:00pm Utilization	Week Day 4:30 - 5:30pm	Week Day 4:30 - 5:30pm Utilization	Weekend 12:00 - 01:00pm	Weekend 12:00 - 01:00pm Utilization	Parking Lot Type	Ownership	Description
	208-5	25	0	1	4	1	4	1		4 Off-Street	Private	ROWLES MICHAEL D & SHARI E
	209-1	13	0	7	54	10	77	11		85 On-Street	Public	
	209-10	9	0	4	44	4	44	5		55 Off-Street	Private	JUDD REGINALD D
	209-2	4	0	0	0	0	0	0		0 on-street	Public	
	209-3	10	0	4	40	2	20	4		40 Off-Street	Private	32 E MAIN STREET LLC
VIRGINIA AVE/S ALLEY	209-4	9	0	3	33	3	33	4		44 Off-Street	Private	IBR CORP
	209-5	43	3	19	44	32	74	41		95 Off-Street	Private	32 E MAIN STREET LLC
	209-6	10	0	0	0	1	10	4		40 Off-Street	Private	56 E MAIN STREET LLC
	209-7	17	2	3	18	8	47	6		35 Off-Street	Government	LURAY FIRE DEPARTMENT
	209-8	3	0	1	33	0	0	0		0 Off-Street	Private	
Virginia Ave / S Alley	209-9	10	0	3	30	3	30	6		60 Off-Street	Public	HOKE SERVICES LLC
	210-1	6	0	2	33	0	0	0		0 On-Street	Public	
	210-2	3	2	0	0	0	0	0		0 On-Street	Public	
	210-3	13	4	0	0	0	0	0		0 Off-Street	Private	TRUSTEES OF THE LURAY CHRISTIAN
	210-4	30	1	1	3	0	0	1		3 Off-Street	Private	TRUSTEES OF CHRIST EPISCOPAL
	211-1	14	0	12	86	14	100	5		36 On-Street	Public	
	211-2	10	0	2	20	1	10	2		20 Off-Street	Government	LURAY FIRE DEPARTMENT
	211-3	30	0	1	3	2	7	2		7 Off-Street	Government	LURAY FIRE DEPARTMENT
	211-4	10	0	0	0	0	0	0		0 Off-Street	Private	
	211-5	8	0	4	50	3	38	2		25 Off-Street	Private	TURN KEY PROPERTIES VA LLC
	211-6	7	0	1	14	1	14	1		14 Off-Street	Private	BEMENT MATTHEW R & JANINA
	211-7	4	0	1	25	3	75	1		25 Off-Street	Private	BRIAR LAINE INC
	211-8	30	3	20	67	0	0	4		13 Off-Street	Private	ADAM REAL ESTATE CORPORATION
	212-1	4	0	1	25	0	0	1		25 Off-Street	Private	DUDLEY WILLIAM C III & LINDA M
	212-2	4	0	1	25	0	0	0		0 Off-Street	Private	DUDLEY WILLIAM C III & LINDA M
	212-3	28	3	17	61	9	32	3		11 Off-Street	Private	BAUGHAN LOWELL B & PEYTON B
	213-1	10	0	1	10	1	10	0		0 On-Street	Public	
	213-2	17	0	0	0	0	0	0		0 Off-Street	Private	NEW DIRECTION COMMUNITY CHURCH



TOWN OF LURAY DOWNTOWNW PARKING STUDY

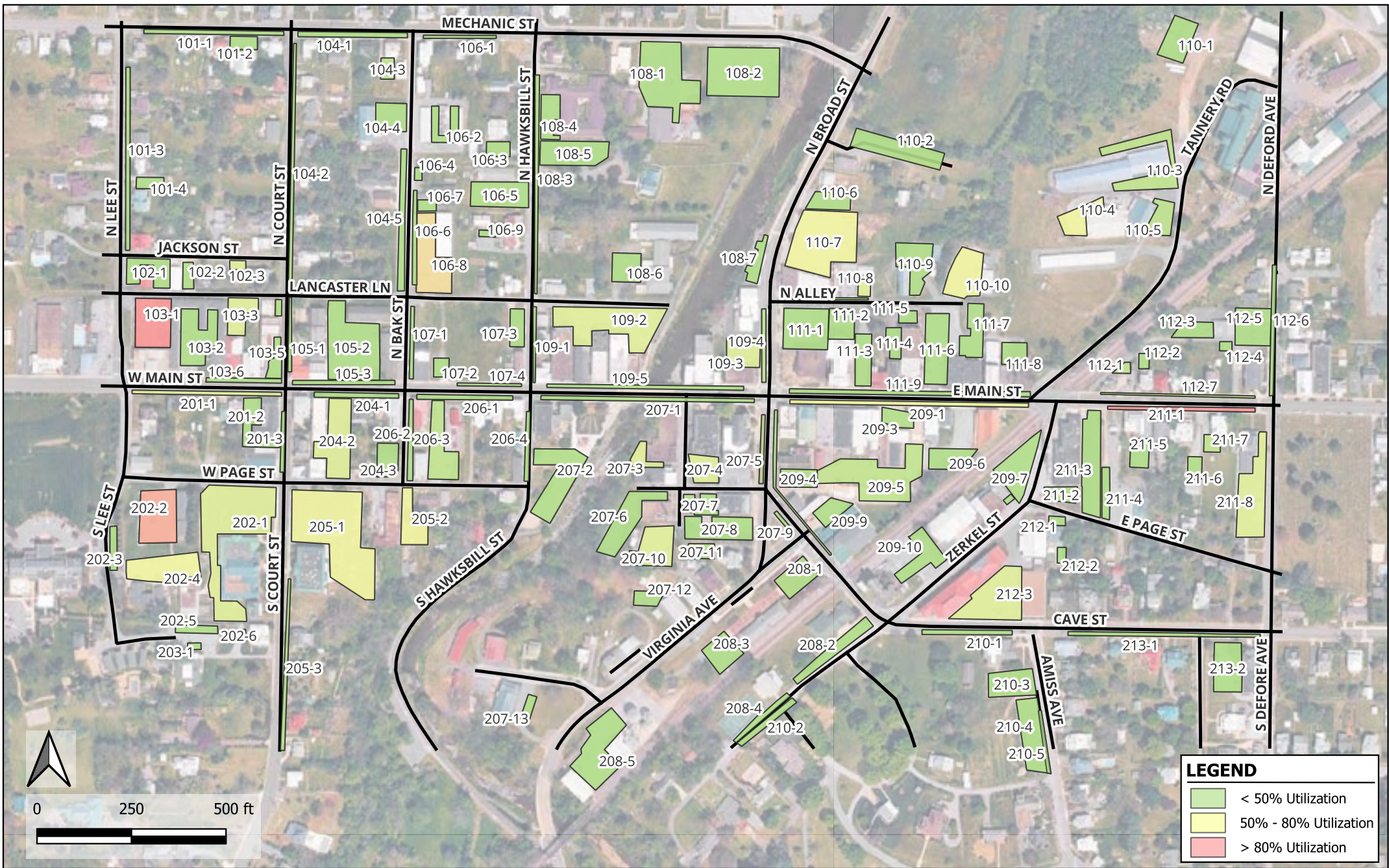
Weekday Evening Parking Utilization

Map Name

Cosultants:



Client:



TOWN OF LURAY DOWNTOWNW PARKING STUDY

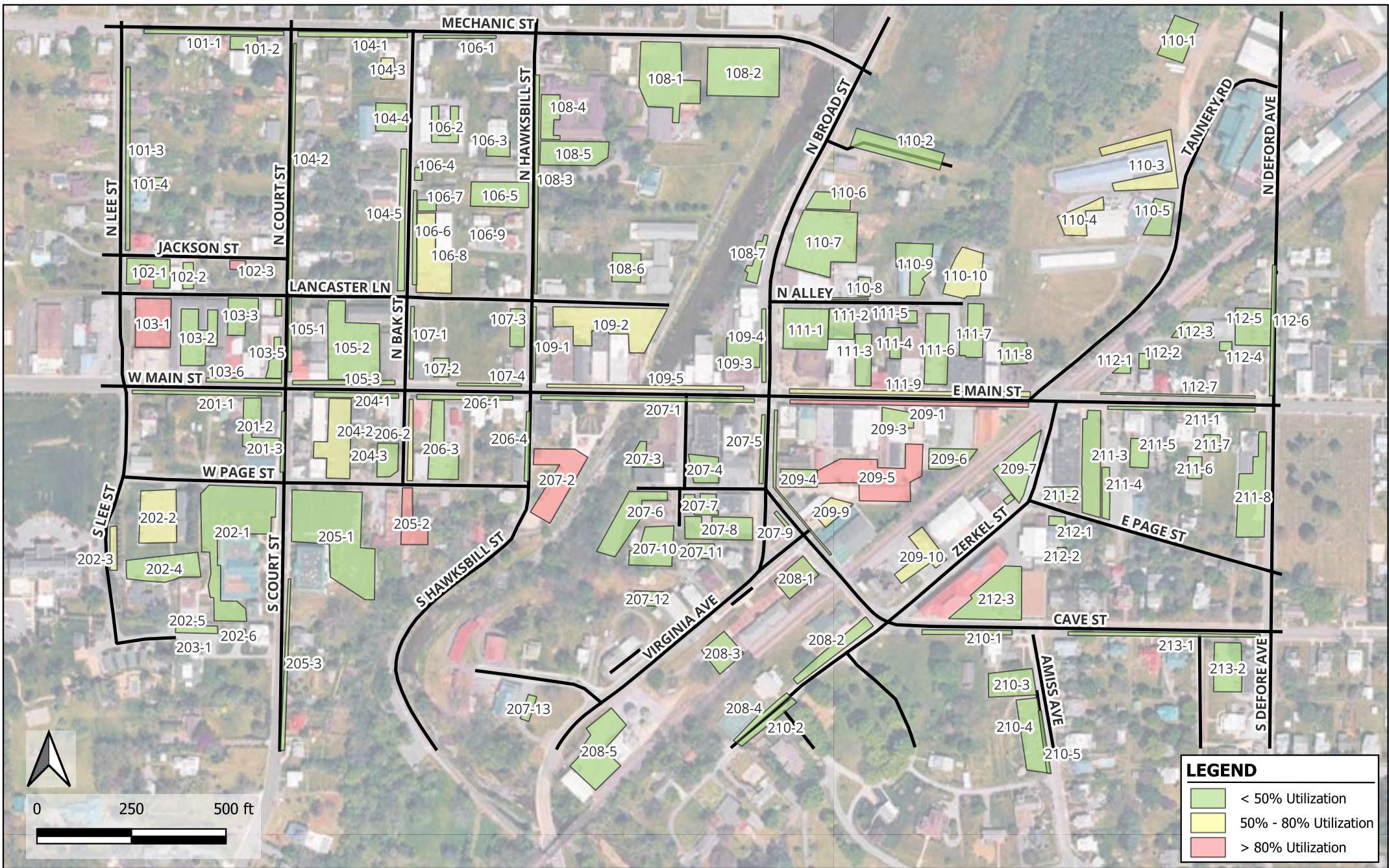
Weekday Midday Parking Utilization

Map Name

Cosultants:



Client:



TOWN OF LURAY DOWNTOWNW PARKING STUDY

Weekend Midday Parking Utilization

Map Name

Cosultants:



Client:

Luray parking utilization — 2031

Baseline year	2026	Projected occupied-space demand = baseline occupied spaces × (1 + annual growth × years).
Projection year	2031	Capacity and ADA spaces remain unchanged. All public/private and on/off-street lots are included.
Annual linear growth	1.0%	Fractional spaces are retained to avoid rounding bias. Utilization = projected demand + capacity.
Years of growth	5	Utilization above 100% indicates demand exceeding capacity, not physically occupied spaces.
Growth multiplier	1.05×	Source counts are used to recalculate rates; rounded baseline utilization percentages are not grown.

All lots total	1822	57	662.55	36.4%	530.25	29.1%	544.95	29.9%
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LotNm	LotID	TotalSpace	ADA	Week Day 12:00 -1:00pm Projected occupied spaces	Week Day 12:00 -1:00pm Utilization	Week Day 4:30 - 5:30pm Projected occupied spaces	Week Day 4:30 - 5:30pm Utilization	Weekend 12:00 - 01:00pm Projected occupied spaces	Weekend 12:00 - 01:00pm Utilization	Parking Lot Type	Ownership	Description
	101-1	10	0	2.10	21.0%	4.20	42.0%	1.05	10.5%	On-Street	Public	
	101-2	4	1	2.10	52.5%	2.10	52.5%	2.10	52.5%	Off-Street	Private	HOKE SERVICES LLC
	101-3	15	0	3.15	21.0%	1.05	7.0%	3.15	21.0%	On-Street	Public	
	101-4	7	0	2.10	30.0%	3.15	45.0%	2.10	30.0%	Off-Street	Private	IBR CORPORATION
	102-1	14	0	5.25	37.5%	3.15	22.5%	3.15	22.5%	Off-Street	Private	JENKINS ROBERT M III
	102-2	5	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	BROWN ROBERT C
	102-3	4	0	3.15	78.8%	2.10	52.5%	4.20	105.0%	Off-Street	Private	CUSTER TERRY W & SUSAN
	103-1	30	0	29.40	98.0%	31.50	105.0%	31.50	105.0%	Off-Street	Private	TURNER FRANKLIN STEVEN & PAMELA KAY
	103-2	28	0	5.25	18.8%	8.40	30.0%	5.25	18.8%	Off-Street	Private	MA HOSPITALITY LLC
	103-3	17	0	11.55	67.9%	7.35	43.2%	2.10	12.4%	Off-Street	Private	TCCJ HOLDINGS LLC
	103-4	4	0	0.00	0.0%	1.05	26.3%	0.00	0.0%	Off-Street	Private	JUDD WALTER P
	103-5	8	0	3.15	39.4%	2.10	26.3%	2.10	26.3%	Off-Street	Private	JUDD WALTER P
	103-6	6	0	3.15	52.5%	2.10	35.0%	3.15	52.5%	On-Street	Public	
	104-1	7	0	0.00	0.0%	1.05	15.0%	2.10	30.0%	On-Street	Public	
	104-3	5	0	2.10	42.0%	3.15	63.0%	3.15	63.0%	Off-Street	Private	HOKE SERVICES LLC
	104-4	11	0	3.15	28.6%	1.05	9.5%	1.05	9.5%	Off-Street	Private	PAGE ONE OF PAGE COUNTY
	104-5	26	1	8.40	32.3%	1.05	4.0%	1.05	4.0%	On-Street	Public	
	105-1	48	0	19.95	41.6%	25.20	52.5%	25.20	52.5%	Off-Street	Private	IBR CORPORATION
	105-3	10	0	4.20	42.0%	2.10	21.0%	4.20	42.0%	On-Street	Public	
	106-1	5	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	On-Street	Public	
	106-2	9	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	CHU YIU FAI
	106-3	6	0	1.05	17.5%	1.05	17.5%	0.00	0.0%	Off-Street	Private	JEWELL GWYNNE J
	106-4	3	0	1.05	35.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	YOWELL STEWARD L & JUDY G
	106-5	26	0	5.25	20.2%	5.25	20.2%	6.30	24.2%	Off-Street	Private	
	106-6	7	0	2.10	30.0%	0.00	0.0%	0.00	0.0%	On-Street	Public	
	106-7	4	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	YOWELL STEWARD L & JUDY G
	106-8	4	0	0.00	0.0%	1.05	26.3%	0.00	0.0%	Off-Street	Private	DGK INC
	107-1	5	0	1.05	21.0%	1.05	21.0%	1.05	21.0%	Off-Street	Private	WIN WEALTH LLC
	107-2	11	0	3.15	28.6%	2.10	19.1%	3.15	28.6%	Off-Street	Private	LIONBERGER BROTHERS LLC
	107-4	8	0	0.00	0.0%	0.00	0.0%	2.10	26.3%	On-Street	Public	
	108-1	20	0	6.30	31.5%	4.20	21.0%	6.30	31.5%	Off-Street	Private	LANCASTER LEROY C & BONNIE P
SVEC LEASE	108-2	61	0	16.80	27.5%	6.30	10.3%	11.55	18.9%	Off-Street	Public	Not Available
	108-4	12	1	5.25	43.8%	3.15	26.3%	1.05	8.8%	Off-Street	Private	P & S HOLDING COMPANY LLC
	108-5	23	2	9.45	41.1%	6.30	27.4%	7.35	32.0%	Off-Street	Private	P & S HOLDING COMPANY LLC
	108-6	10	0	2.10	21.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	RUTT ENTERPRISES LLC
	108-7	6	1	1.05	17.5%	1.05	17.5%	0.00	0.0%	On-Street	Public	TOWN OF LURAY VIRGINIA
LANCASTER LANE	109-2	32	4	17.85	55.8%	8.40	26.3%	24.15	75.5%	Off-Street	Public	TOWN OF LURAY
CREEKSIDE COMMONS	109-3	14	1	8.40	60.0%	2.10	15.0%	5.25	37.5%	Off-Street	Public	JLK MANAGEMENT LLC
	109-5	14	0	7.35	52.5%	6.30	45.0%	10.50	75.0%	On-Street	Public	
	110-1	30	0	9.45	31.5%	9.45	31.5%	9.45	31.5%	Off-Street	Private	MOTEL INC
	110-10	13	0	7.35	56.5%	9.45	72.7%	8.40	64.6%	Off-Street	Private	
N BROAD STREET	110-2	12	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Public	TOWN OF LURAY
	110-3	20	0	10.50	52.5%	11.55	57.8%	11.55	57.8%	Off-Street	Private	DOVEL JAMES G JR

	110-4	11	0	8.40	76.4%	7.35	66.8%	7.35	66.8%	Off-Street	Private	MILLER EDWARD D & JULIA M
	110-5	6	1	3.15	52.5%	4.20	70.0%	3.15	52.5%	Off-Street	Private	MILLER EDWARD D & JULIA M
	110-6	16	0	0.00	0.0%	1.05	6.6%	1.05	6.6%	Off-Street	Private	AYALA JOSE & IRENE GUADALUPE CRUZ DE
N BROAD STREET	110-7	21	1	12.60	60.0%	11.55	55.0%	8.40	40.0%	Off-Street	Private	FOMOCO HOLDINGS LLC
	110-8	4	0	3.15	78.8%	1.05	26.3%	1.05	26.3%	Off-Street	Private	DEDMAN JOHN RAYMOND & HODSON RYAN LEE
	110-9	8	0	4.20	52.5%	2.10	26.3%	2.10	26.3%	Off-Street	Private	DEDMAN JOHN RAYMOND & HODSON RYAN LEE
	111-1	32	1	2.10	6.6%	3.15	9.8%	0.00	0.0%	Off-Street	Private	LURAY PARK ASSOCIATION
	111-2	8	0	1.05	13.1%	1.05	13.1%	0.00	0.0%	Off-Street	Private	MAIN ST BAPTIST CHURCH
	111-3	9	3	3.15	35.0%	1.05	11.7%	0.00	0.0%	Off-Street	Private	MAIN STREET BAPTIST CHURCH OF LURAY
	111-4	6	0	0.00	0.0%	0.00	0.0%	2.10	35.0%	Off-Street	Private	HOKE ENTERPRISE LLC
	111-5	4	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	HOKE ENTERPRISE LLC
TOWN LOT	111-6	30	2	4.20	14.0%	9.45	31.5%	12.60	42.0%	Off-Street	Public	TOWN OF LURAY
	111-7	12	0	5.25	43.8%	3.15	26.3%	0.00	0.0%	Off-Street	Private	SLUSSER TAMMY C & FALTER ROBERT W
	111-8	10	0	2.10	21.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	THE STORAGE PLACE LLC
	111-9	20	0	2.10	10.5%	7.35	36.8%	14.70	73.5%	On-Street	Public	
	112-1	3	0	0.00	0.0%	2.10	70.0%	1.05	35.0%	Off-Street	Private	NS WEALTH LLC
	112-2	3	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	O'DWYER BRIAN O'DWYER JANICE
	112-3	8	0	4.20	52.5%	1.05	13.1%	0.00	0.0%	Off-Street	Private	MCGRADY DOW N JR & SHUMA R
	112-4	4	0	2.10	52.5%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MCGRADY DOW N & SHUMA R
	112-5	16	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MCGRADY DOW N JR & MARY C/O THE BRADLEY FUNERAL HOME PO BOX 44
	112-7	15	0	5.25	35.0%	8.40	56.0%	3.15	21.0%	On-Street	Public	
	201-1	12	0	8.40	70.0%	3.15	26.3%	0.00	0.0%	On-Street	Public	
	201-2	10	0	0.00	0.0%	2.10	21.0%	3.15	31.5%	Off-Street	Private	THE LAURANCE LLC
	201-3	5	0	1.05	21.0%	2.10	42.0%	2.10	42.0%	On-Street	Public	
	202-1	64	4	45.15	70.5%	24.15	37.7%	3.15	4.9%	Off-Street	Government	PAGE CO OFFICE BLDG-OLD JAIL
	202-2	17	1	16.80	98.8%	10.50	61.8%	10.50	61.8%	Off-Street	Private	COUNTY OF PAGE VIRGINIA
	202-3	11	0	5.25	47.7%	3.15	28.6%	6.30	57.3%	Off-Street	Government	PAGE CO JAIL
	202-4	29	2	21.00	72.4%	16.80	57.9%	11.55	39.8%	Off-Street	Private	
	202-5	8	0	2.10	26.3%	2.10	26.3%	4.20	52.5%	Off-Street	Private	MIMSLYN PROPERTIES LLC
	202-6	4	0	1.05	26.3%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MIMSLYN PROPERTIES LLC
	203-1	4	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MIMSLYN PROPERTIES LLC
	204-1	10	0	5.25	52.5%	2.10	21.0%	4.20	42.0%	On-Street	Public	
	204-2	25	1	14.70	58.8%	7.35	29.4%	13.65	54.6%	Off-Street	Private	NOT AVAILABLE
	204-3	10	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	IBR CORP
	205-1	72	4	49.35	68.5%	38.85	54.0%	11.55	16.0%	Off-Street	Private	COUNTY OF PAGE VIRGINIA
	205-2	8	0	5.25	65.6%	5.25	65.6%	7.35	91.9%	Off-Street	Private	FARMER JEREMY W & DONALD W II
	205-3	10	0	1.05	10.5%	1.05	10.5%	2.10	21.0%	On-Street	Public	
	206-1	8	0	3.15	39.4%	1.05	13.1%	1.05	13.1%	On-Street	Public	
	206-3	23	0	8.40	36.5%	13.65	59.3%	8.40	36.5%	Off-Street	Private	WEST MAIN MARKET INVESTMENT GROUP LLC
	206-4	8	0	1.05	13.1%	2.10	26.3%	4.20	52.5%	On-Street	Public	
	207-1	16	0	6.30	39.4%	5.25	32.8%	7.35	45.9%	On-Street	Public	
	207-10	21	0	11.55	55.0%	6.30	30.0%	1.05	5.0%	Off-Street	Private	HOAK DALE H
	207-11	8	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	JLK MANAGEMENT LLC
	207-12	9	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MT CARMEL PRIMITIVE BAPTIST CHURCH
	207-13	5	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	ROWLES MICHAEL D & SHARI E
RUFFNER W PAGE ST	207-2	39	1	8.40	21.5%	3.15	8.1%	38.85	99.6%	Off-Street	Public	TOWN OF LURAY
	207-3	10	0	6.30	63.0%	1.05	10.5%	2.10	21.0%	Off-Street	Private	RANNOCH ENTERPRISES LLC
	207-4	13	2	7.35	56.5%	5.25	40.4%	2.10	16.2%	Off-Street	Private	PAGE VALLEY NATIONAL BANK
	207-6	20	0	6.30	31.5%	5.25	26.3%	0.00	0.0%	Off-Street	Private	HOAK DALE H
	207-7	7	0	1.05	15.0%	3.15	45.0%	2.10	30.0%	Off-Street	Private	
VOGT PL	207-8	35	1	15.75	45.0%	12.60	36.0%	14.70	42.0%	Off-Street	Public	UNITED STATES GOVERNMENT
	207-9	3	0	1.05	35.0%	0.00	0.0%	0.00	0.0%	On-Street	Public	
DEPOT	208-1	17	1	2.10	12.4%	4.20	24.7%	8.40	49.4%	Off-Street	Public	TOWN OF LURAY VIRGINIA
INNLAWN	208-2	20	1	6.30	31.5%	1.05	5.3%	4.20	21.0%	Off-Street	Public	
	208-3	14	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	Not Available
	208-4	6	2	0.00	0.0%	0.00	0.0%	0.00	0.0%	On-Street	Public	
	208-5	25	0	1.05	4.2%	1.05	4.2%	1.05	4.2%	Off-Street	Private	ROWLES MICHAEL D & SHARI E
	209-1	13	0	7.35	56.5%	10.50	80.8%	11.55	88.8%	On-Street	Public	

	209-10	9	0	4.20	46.7%	4.20	46.7%	5.25	58.3% Off-Street	Private	JUDD REGINALD D
	209-2	4	0	0.00	0.0%	0.00	0.0%	0.00	0.0% on-street	Public	
	209-3	10	0	4.20	42.0%	2.10	21.0%	4.20	42.0% Off-Street	Private	32 E MAIN STREET LLC
VIRGINIA AVE/S ALLEY	209-4	9	0	3.15	35.0%	3.15	35.0%	4.20	46.7% Off-Street	Private	IBR CORP
	209-5	43	3	19.95	46.4%	33.60	78.1%	43.05	100.1% Off-Street	Private	32 E MAIN STREET LLC
	209-6	10	0	0.00	0.0%	1.05	10.5%	4.20	42.0% Off-Street	Private	56 E MAIN STREET LLC
	209-7	17	2	3.15	18.5%	8.40	49.4%	6.30	37.1% Off-Street	Government	LURAY FIRE DEPARTMENT
	209-8	3	0	1.05	35.0%	0.00	0.0%	0.00	0.0% Off-Street	Private	LURAY FIRE DEPARTMENT
Virginia Ave / S Alley	209-9	10	0	3.15	31.5%	3.15	31.5%	6.30	63.0% Off-Street	Public	HOKE SERVICES LLC
	210-1	6	0	2.10	35.0%	0.00	0.0%	0.00	0.0% On-Street	Public	
	210-2	3	2	0.00	0.0%	0.00	0.0%	0.00	0.0% On-Street	Public	
	210-3	13	4	0.00	0.0%	0.00	0.0%	0.00	0.0% Off-Street	Private	TRUSTEES OF THE LURAY CHRISTIAN
	210-4	30	1	1.05	3.5%	0.00	0.0%	1.05	3.5% Off-Street	Private	TRUSTEES OF CHRIST EPISCOPAL
	211-1	14	0	12.60	90.0%	14.70	105.0%	5.25	37.5% On-Street	Public	
	211-2	10	0	2.10	21.0%	1.05	10.5%	2.10	21.0% Off-Street	Government	LURAY FIRE DEPARTMENT
	211-3	30	0	1.05	3.5%	2.10	7.0%	2.10	7.0% Off-Street	Government	LURAY FIRE DEPARTMENT
	211-4	10	0	0.00	0.0%	0.00	0.0%	0.00	0.0% Off-Street	Private	LURAY FIRE DEPARTMENT
	211-5	8	0	4.20	52.5%	3.15	39.4%	2.10	26.3% Off-Street	Private	TURN KEY PROPERTIES VA LLC
	211-6	7	0	1.05	15.0%	1.05	15.0%	1.05	15.0% Off-Street	Private	BEMENT MATTHEW R & JANINA
	211-7	4	0	1.05	26.3%	3.15	78.8%	1.05	26.3% Off-Street	Private	BRIAR LAINE INC
	211-8	30	3	21.00	70.0%	0.00	0.0%	4.20	14.0% Off-Street	Private	ADAM REAL ESTATE CORPORATION
	212-1	4	0	1.05	26.3%	0.00	0.0%	1.05	26.3% Off-Street	Private	DUDLEY WILLIAM C III & LINDA M
	212-2	4	0	1.05	26.3%	0.00	0.0%	0.00	0.0% Off-Street	Private	DUDLEY WILLIAM C III & LINDA M
	212-3	28	3	17.85	63.8%	9.45	33.8%	3.15	11.3% Off-Street	Private	BAUGHAN LOWELL B & PEYTON B &
	213-1	10	0	1.05	10.5%	1.05	10.5%	0.00	0.0% On-Street	Public	
	213-2	17	0	0.00	0.0%	0.00	0.0%	0.00	0.0% Off-Street	Private	NEW DIRECTION COMMUNITY CHURCH

Luray parking utilization — 2036

Baseline year	2026	Projected occupied-space demand = baseline occupied spaces × (1 + annual growth × years).
Projection year	2036	Capacity and ADA spaces remain unchanged. All public/private and on/off-street lots are included.
Annual linear growth	1.0%	Fractional spaces are retained to avoid rounding bias. Utilization = projected demand + capacity.
Years of growth	10	Utilization above 100% indicates demand exceeding capacity, not physically occupied spaces.
Growth multiplier	1.10×	Source counts are used to recalculate rates; rounded baseline utilization percentages are not grown.

All lots total		1822	57	694.10	38.1%	555.50	30.5%	570.90	31.3%				
LotNm	LotID	TotalSpace	ADA	Week Day 12:00 -1:00pm Projected occupied spaces	Week Day 12:00 -1:00pm Utilization	Week Day 4:30 - 5:30pm Projected occupied spaces	Week Day 4:30 - 5:30pm Utilization	Weekend 12:00 - 01:00pm Projected occupied spaces	Weekend 12:00 - 01:00pm Utilization	Parking Lot Type	Ownership	Description	
	101-1	10	0	2.20	22.0%	4.40	44.0%	1.10	11.0%	On-Street	Public		
	101-2	4	1	2.20	55.0%	2.20	55.0%	2.20	55.0%	Off-Street	Private	HOKE SERVICES LLC	
	101-3	15	0	3.30	22.0%	1.10	7.3%	3.30	22.0%	On-Street	Public		
	101-4	7	0	2.20	31.4%	3.30	47.1%	2.20	31.4%	Off-Street	Private	IBR CORPORATION	
	102-1	14	0	5.50	39.3%	3.30	23.6%	3.30	23.6%	Off-Street	Private	JENKINS ROBERT M III	
	102-2	5	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	BROWN ROBERT C	
	102-3	4	0	3.30	82.5%	2.20	55.0%	4.40	110.0%	Off-Street	Private	CUSTER TERRY W & SUSAN	
	103-1	30	0	30.80	102.7%	33.00	110.0%	33.00	110.0%	Off-Street	Private	TURNER FRANKLIN STEVEN & PAMELA KAY	
	103-2	28	0	5.50	19.6%	8.80	31.4%	5.50	19.6%	Off-Street	Private	MA HOSPITALITY LLC	
	103-3	17	0	12.10	71.2%	7.70	45.3%	2.20	12.9%	Off-Street	Private	TCCJ HOLDINGS LLC	
	103-4	4	0	0.00	0.0%	1.10	27.5%	0.00	0.0%	Off-Street	Private	JUDD WALTER P	
	103-5	8	0	3.30	41.3%	2.20	27.5%	2.20	27.5%	Off-Street	Private	JUDD WALTER P	
	103-6	6	0	3.30	55.0%	2.20	36.7%	3.30	55.0%	On-Street	Public		
	104-1	7	0	0.00	0.0%	1.10	15.7%	2.20	31.4%	On-Street	Public		
	104-3	5	0	2.20	44.0%	3.30	66.0%	3.30	66.0%	Off-Street	Private	HOKE SERVICES LLC	
	104-4	11	0	3.30	30.0%	1.10	10.0%	1.10	10.0%	Off-Street	Private	PAGE ONE OF PAGE COUNTY	
	104-5	26	1	8.80	33.8%	1.10	4.2%	1.10	4.2%	On-Street	Public		
	105-1	48	0	20.90	43.5%	26.40	55.0%	26.40	55.0%	Off-Street	Private	IBR CORPORATION	
	105-3	10	0	4.40	44.0%	2.20	22.0%	4.40	44.0%	On-Street	Public		
	106-1	5	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	On-Street	Public		
	106-2	9	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	CHU YIU FAI	
	106-3	6	0	1.10	18.3%	1.10	18.3%	0.00	0.0%	Off-Street	Private	JEWELL GWYNNE J	
	106-4	3	0	1.10	36.7%	0.00	0.0%	0.00	0.0%	Off-Street	Private	YOWELL STEWARD L & JUDY G	
	106-5	26	0	5.50	21.2%	5.50	21.2%	6.60	25.4%	Off-Street	Private		
	106-6	7	0	2.20	31.4%	0.00	0.0%	0.00	0.0%	On-Street	Public		
	106-7	4	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	YOWELL STEWARD L & JUDY G	
	106-8	4	0	0.00	0.0%	1.10	27.5%	0.00	0.0%	Off-Street	Private	DGK INC	
	107-1	5	0	1.10	22.0%	1.10	22.0%	1.10	22.0%	Off-Street	Private	WIN WEALTH LLC	
	107-2	11	0	3.30	30.0%	2.20	20.0%	3.30	30.0%	Off-Street	Private	LIONBERGER BROTHERS LLC	
	107-4	8	0	0.00	0.0%	0.00	0.0%	2.20	27.5%	On-Street	Public		
	108-1	20	0	6.60	33.0%	4.40	22.0%	6.60	33.0%	Off-Street	Private	LANCASTER LEROY C & BONNIE P	
SVEC LEASE	108-2	61	0	17.60	28.9%	6.60	10.8%	12.10	19.8%	Off-Street	Public	Not Available	
	108-4	12	1	5.50	45.8%	3.30	27.5%	1.10	9.2%	Off-Street	Private	P & S HOLDING COMPANY LLC	
	108-5	23	2	9.90	43.0%	6.60	28.7%	7.70	33.5%	Off-Street	Private	P & S HOLDING COMPANY LLC	
	108-6	10	0	2.20	22.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	RUTT ENTERPRISES LLC	
	108-7	6	1	1.10	18.3%	1.10	18.3%	0.00	0.0%	On-Street	Public	TOWN OF LURAY VIRGINIA	
LANCASTER LANE	109-2	32	4	18.70	58.4%	8.80	27.5%	25.30	79.1%	Off-Street	Public	TOWN OF LURAY	
CREEKSIDE COMMONS	109-3	14	1	8.80	62.9%	2.20	15.7%	5.50	39.3%	Off-Street	Public	JLK MANAGEMENT LLC	
	109-5	14	0	7.70	55.0%	6.60	47.1%	11.00	78.6%	On-Street	Public		
	110-1	30	0	9.90	33.0%	9.90	33.0%	9.90	33.0%	Off-Street	Private	MOTEL INC	
	110-10	13	0	7.70	59.2%	9.90	76.2%	8.80	67.7%	Off-Street	Private		
N BROAD STREET	110-2	12	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Public	TOWN OF LURAY	
	110-3	20	0	11.00	55.0%	12.10	60.5%	12.10	60.5%	Off-Street	Private	DOVEL JAMES G JR	

	110-4	11	0	8.80	80.0%	7.70	70.0%	7.70	70.0%	Off-Street	Private	MILLER EDWARD D & JULIA M
	110-5	6	1	3.30	55.0%	4.40	73.3%	3.30	55.0%	Off-Street	Private	MILLER EDWARD D & JULIA M
	110-6	16	0	0.00	0.0%	1.10	6.9%	1.10	6.9%	Off-Street	Private	AYALA JOSE & IRENE GUADALUPE CRUZ DE
N BROAD STREET	110-7	21	1	13.20	62.9%	12.10	57.6%	8.80	41.9%	Off-Street	Private	FOMOCO HOLDINGS LLC
	110-8	4	0	3.30	82.5%	1.10	27.5%	1.10	27.5%	Off-Street	Private	DEDMAN JOHN RAYMOND & HODSON RYAN LEE
	110-9	8	0	4.40	55.0%	2.20	27.5%	2.20	27.5%	Off-Street	Private	DEDMAN JOHN RAYMOND & HODSON RYAN LEE
	111-1	32	1	2.20	6.9%	3.30	10.3%	0.00	0.0%	Off-Street	Private	LURAY PARK ASSOCIATION
	111-2	8	0	1.10	13.8%	1.10	13.8%	0.00	0.0%	Off-Street	Private	MAIN ST BAPTIST CHURCH
	111-3	9	3	3.30	36.7%	1.10	12.2%	0.00	0.0%	Off-Street	Private	MAIN STREET BAPTIST CHURCH OF LURAY
	111-4	6	0	0.00	0.0%	0.00	0.0%	2.20	36.7%	Off-Street	Private	HOKE ENTERPRISE LLC
	111-5	4	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	HOKE ENTERPRISE LLC
TOWN LOT	111-6	30	2	4.40	14.7%	9.90	33.0%	13.20	44.0%	Off-Street	Public	TOWN OF LURAY
	111-7	12	0	5.50	45.8%	3.30	27.5%	0.00	0.0%	Off-Street	Private	SLUSSER TAMMY C & FALTER ROBERT W
	111-8	10	0	2.20	22.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	THE STORAGE PLACE LLC
	111-9	20	0	2.20	11.0%	7.70	38.5%	15.40	77.0%	On-Street	Public	
	112-1	3	0	0.00	0.0%	2.20	73.3%	1.10	36.7%	Off-Street	Private	NS WEALTH LLC
	112-2	3	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	O'DWYER BRIAN O'DWYER JANICE
	112-3	8	0	4.40	55.0%	1.10	13.8%	0.00	0.0%	Off-Street	Private	MCGRADY DOW N JR & SHUMA R
	112-4	4	0	2.20	55.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MCGRADY DOW N & SHUMA R
	112-5	16	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MCGRADY DOW N JR & MARY C/O THE BRADLEY FUNERAL HOME PO BOX 44
	112-7	15	0	5.50	36.7%	8.80	58.7%	3.30	22.0%	On-Street	Public	
	201-1	12	0	8.80	73.3%	3.30	27.5%	0.00	0.0%	On-Street	Public	
	201-2	10	0	0.00	0.0%	2.20	22.0%	3.30	33.0%	Off-Street	Private	THE LAURANCE LLC
	201-3	5	0	1.10	22.0%	2.20	44.0%	2.20	44.0%	On-Street	Public	
	202-1	64	4	47.30	73.9%	25.30	39.5%	3.30	5.2%	Off-Street	Government	PAGE CO OFFICE BLDG-OLD JAIL
	202-2	17	1	17.60	103.5%	11.00	64.7%	11.00	64.7%	Off-Street	Private	COUNTY OF PAGE VIRGINIA
	202-3	11	0	5.50	50.0%	3.30	30.0%	6.60	60.0%	Off-Street	Government	PAGE CO JAIL
	202-4	29	2	22.00	75.9%	17.60	60.7%	12.10	41.7%	Off-Street	Private	
	202-5	8	0	2.20	27.5%	2.20	27.5%	4.40	55.0%	Off-Street	Private	MIMSLYN PROPERTIES LLC
	202-6	4	0	1.10	27.5%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MIMSLYN PROPERTIES LLC
	203-1	4	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MIMSLYN PROPERTIES LLC
	204-1	10	0	5.50	55.0%	2.20	22.0%	4.40	44.0%	On-Street	Public	
	204-2	25	1	15.40	61.6%	7.70	30.8%	14.30	57.2%	Off-Street	Private	NOT AVAILABLE
	204-3	10	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	IBR CORP
	205-1	72	4	51.70	71.8%	40.70	56.5%	12.10	16.8%	Off-Street	Private	COUNTY OF PAGE VIRGINIA
	205-2	8	0	5.50	68.8%	5.50	68.8%	7.70	96.3%	Off-Street	Private	FARMER JEREMY W & DONALD W II
	205-3	10	0	1.10	11.0%	1.10	11.0%	2.20	22.0%	On-Street	Public	
	206-1	8	0	3.30	41.3%	1.10	13.8%	1.10	13.8%	On-Street	Public	
	206-3	23	0	8.80	38.3%	14.30	62.2%	8.80	38.3%	Off-Street	Private	WEST MAIN MARKET INVESTMENT GROUP LLC
	206-4	8	0	1.10	13.8%	2.20	27.5%	4.40	55.0%	On-Street	Public	
	207-1	16	0	6.60	41.3%	5.50	34.4%	7.70	48.1%	On-Street	Public	
	207-10	21	0	12.10	57.6%	6.60	31.4%	1.10	5.2%	Off-Street	Private	HOAK DALE H
	207-11	8	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	JLK MANAGEMENT LLC
	207-12	9	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	MT CARMEL PRIMITIVE BAPTIST CHURCH
	207-13	5	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	ROWLES MICHAEL D & SHARI E
RUFFNER W PAGE ST	207-2	39	1	8.80	22.6%	3.30	8.5%	40.70	104.4%	Off-Street	Public	TOWN OF LURAY
	207-3	10	0	6.60	66.0%	1.10	11.0%	2.20	22.0%	Off-Street	Private	RANNOCH ENTERPRISES LLC
	207-4	13	2	7.70	59.2%	5.50	42.3%	2.20	16.9%	Off-Street	Private	PAGE VALLEY NATIONAL BANK
	207-6	20	0	6.60	33.0%	5.50	27.5%	0.00	0.0%	Off-Street	Private	HOAK DALE H
	207-7	7	0	1.10	15.7%	3.30	47.1%	2.20	31.4%	Off-Street	Private	
VOGT PL	207-8	35	1	16.50	47.1%	13.20	37.7%	15.40	44.0%	Off-Street	Public	UNITED STATES GOVERNMENT
	207-9	3	0	1.10	36.7%	0.00	0.0%	0.00	0.0%	On-Street	Public	
DEPOT	208-1	17	1	2.20	12.9%	4.40	25.9%	8.80	51.8%	Off-Street	Public	TOWN OF LURAY VIRGINIA
INNLAWN	208-2	20	1	6.60	33.0%	1.10	5.5%	4.40	22.0%	Off-Street	Public	
	208-3	14	0	0.00	0.0%	0.00	0.0%	0.00	0.0%	Off-Street	Private	Not Available
	208-4	6	2	0.00	0.0%	0.00	0.0%	0.00	0.0%	On-Street	Public	
	208-5	25	0	1.10	4.4%	1.10	4.4%	1.10	4.4%	Off-Street	Private	ROWLES MICHAEL D & SHARI E
	209-1	13	0	7.70	59.2%	11.00	84.6%	12.10	93.1%	On-Street	Public	

	209-10	9	0	4.40	48.9%	4.40	48.9%	5.50	61.1% Off-Street	Private	JUDD REGINALD D
	209-2	4	0	0.00	0.0%	0.00	0.0%	0.00	0.0% on-street	Public	
	209-3	10	0	4.40	44.0%	2.20	22.0%	4.40	44.0% Off-Street	Private	32 E MAIN STREET LLC
VIRGINIA AVE/S ALLEY	209-4	9	0	3.30	36.7%	3.30	36.7%	4.40	48.9% Off-Street	Private	IBR CORP
	209-5	43	3	20.90	48.6%	35.20	81.9%	45.10	104.9% Off-Street	Private	32 E MAIN STREET LLC
	209-6	10	0	0.00	0.0%	1.10	11.0%	4.40	44.0% Off-Street	Private	56 E MAIN STREET LLC
	209-7	17	2	3.30	19.4%	8.80	51.8%	6.60	38.8% Off-Street	Government	LURAY FIRE DEPARTMENT
	209-8	3	0	1.10	36.7%	0.00	0.0%	0.00	0.0% Off-Street	Private	LURAY FIRE DEPARTMENT
Virginia Ave / S Alley	209-9	10	0	3.30	33.0%	3.30	33.0%	6.60	66.0% Off-Street	Public	HOKE SERVICES LLC
	210-1	6	0	2.20	36.7%	0.00	0.0%	0.00	0.0% On-Street	Public	
	210-2	3	2	0.00	0.0%	0.00	0.0%	0.00	0.0% On-Street	Public	
	210-3	13	4	0.00	0.0%	0.00	0.0%	0.00	0.0% Off-Street	Private	TRUSTEES OF THE LURAY CHRISTIAN
	210-4	30	1	1.10	3.7%	0.00	0.0%	1.10	3.7% Off-Street	Private	TRUSTEES OF CHRIST EPISCOPAL
	211-1	14	0	13.20	94.3%	15.40	110.0%	5.50	39.3% On-Street	Public	
	211-2	10	0	2.20	22.0%	1.10	11.0%	2.20	22.0% Off-Street	Government	LURAY FIRE DEPARTMENT
	211-3	30	0	1.10	3.7%	2.20	7.3%	2.20	7.3% Off-Street	Government	LURAY FIRE DEPARTMENT
	211-4	10	0	0.00	0.0%	0.00	0.0%	0.00	0.0% Off-Street	Private	LURAY FIRE DEPARTMENT
	211-5	8	0	4.40	55.0%	3.30	41.3%	2.20	27.5% Off-Street	Private	TURN KEY PROPERTIES VA LLC
	211-6	7	0	1.10	15.7%	1.10	15.7%	1.10	15.7% Off-Street	Private	BEMENT MATTHEW R & JANINA
	211-7	4	0	1.10	27.5%	3.30	82.5%	1.10	27.5% Off-Street	Private	BRIAR LAINE INC
	211-8	30	3	22.00	73.3%	0.00	0.0%	4.40	14.7% Off-Street	Private	ADAM REAL ESTATE CORPORATION
	212-1	4	0	1.10	27.5%	0.00	0.0%	1.10	27.5% Off-Street	Private	DUDLEY WILLIAM C III & LINDA M
	212-2	4	0	1.10	27.5%	0.00	0.0%	0.00	0.0% Off-Street	Private	DUDLEY WILLIAM C III & LINDA M
	212-3	28	3	18.70	66.8%	9.90	35.4%	3.30	11.8% Off-Street	Private	BAUGHAN LOWELL B & PEYTON B &
	213-1	10	0	1.10	11.0%	1.10	11.0%	0.00	0.0% On-Street	Public	
	213-2	17	0	0.00	0.0%	0.00	0.0%	0.00	0.0% Off-Street	Private	NEW DIRECTION COMMUNITY CHURCH



TOWN OF LURAY
Planning Commission
Regular Meeting
October 15, 2026

9. Action Items