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

Monday, September 14th, 2026

The Luray Town Council met in regular session on Monday, September 14th, at 7:00 p.m. in the Luray Town Council Chambers located at 45 East Main Street, Luray, Virginia at which time there were present the following:

Presiding: Mayor Lillard

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

Also Present:
Bryan Chrisman, Town Manager
Bow Cook, Assistant Town Manager
Danielle Babb, Clerk Treasurer
Danielle Alger, Deputy Clerk Treasurer
Chief Lonnie Foster, Luray Police Department
Leah George, Luray Police Department
Brooke Fox, Planning and Zoning
Jason Botkins, Town Attorney, Litten & Sipe
Jackie Wood, Luray Downtown Initiative
Gina Hilliard, Luray-Page Chamber of Commerce
Powell Markowitz, Luray-Page Airport Authority
Leslie Currle, Page County Economic Development Authority
Barbie Stombock, 16 Painter Street, Luray, citizen comment
Susan Corbett, 22 E Main Street, Luray, citizen comment
Randy Wilson, 95 Rosser Drive, Luray, citizen comment
Alice Gray, Right-of-Way Vacation Request

A quorum being present, Mayor Lillard declared the Council to be in session for the transaction of business. All present stood for a moment of silence. Mayor Lillard led everyone in the United States Pledge of Allegiance.

CONSENT AGENDA

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

Consent Agenda
(A) Minutes of the Regular Council Meeting –08/10/2026
(B) Accounts Payable totaling- $348,001.09
(C) Financial Reports will be available after audit review.

GENERAL CITIZEN COMMENTS

Barbie Stombock, 16 Painter Street, stated that she owns two businesses, Zora Jane and the Virginia Gift Shop. Ms. Stombock spoke on behalf of keeping the visitors center at the Depot building. Ms. Stombock stated it has become a lot more than just an office space, she said it's become part of Luray's history. She added that before any visitors speak to the ladies behind the desk that the building has already told a story. Ms. Stombock wants the Town and County to communicate rather than base decisions on assumptions.

Susan Corbett, 397 Riverbend Road, stated she is the owner of several properties in town. Ms. Corbett said she wants to do what is best as a businesswoman and what is the best for Luray. Ms. Corbett stated that if the visitors center would move back to Main Street there would be limited parking. Ms. Corbett suggested the Town and County offered to host a retreat to discuss the visitors center.

Randy Wilson, 95 Rosser Drive, stated he wanted to discuss the property on Rosser Drive. Mr. Wilson stated he owns two properties across from the area of vacation of right-of-way. He said Ms. Gray has maintained and taken care of the property for sixty-seven years. Mr. Wilson stated kids still use this property as a short cut. Mr. Wilson stated he is here today to let Council know that he all for the approval of the SUP for Rosser Drive. He thanked Council for their time.

COUNCIL RESPONSE

Councilman Butler thanked everyone for attending tonight. He stated the Train Station is owned by the Town and the requirement is to keep the train museum. He added the Town is not a party to the contract with the County and Chamber. Mr. Butler also added that the County started working on a grant for a food and visitor hub and the Town has nothing to do with this. Mr. Butler added that he would like the Visitors Center to stay where it is but as far as the contract with the County and Chamber there is nothing the Town can do.

BOARDS, COMMISSIONS, DEPARTMENTAL REPORTS

Luray Downtown Initiative

LDI Director, Jackie Wood, stated they survived the Sunflower Festival. She thanked Jennifer, Greg and their staff for their hard work on this event. She stated the weather played a part in attendance this year due to the wind and rain. Ms. Wood stated she is working on the upcoming Halloween event. Ms. Wood stated the event will be held on Saturday this year and have received lots of calls about vendor participation. Ms. Wood is meeting with Mr. Chrisman this Thursday to discuss the banners that were ruined in a recent thunderstorm. Ms. Wood stated the Farmers Market will be held this Saturday from 10am-2pm. Lastly, she invited everyone to Porch-N-Vine on Thursday, October 8th as a thank you for all you do for businesses.

Luray-Page Chamber of Commerce

Chamber President, Gina Hilliard, stated on behalf of herself and the Board of Directors thanks for the investment in the Chamber and ensuring that the Town of Luray is a great place to work and visit. Ms. Hilliard stated in January they launched their new website and businesses can post updates. She added they adopted a new strategic plan to promote businesses and was implemented in July. Ms. Hilliard stated in May they had their 100th annual banquet at the Mimslyn and thanked everyone for their support. She added there were 385 members, 10 ribbon cutting including new businesses, and are looking ahead at the strategic plan and sponsorship package. Ms. Hilliard included a few upcoming events such as the member trip to Ireland on October 14th, the Chamber trip to Croatia in March of 2027 and the 4th annual golf tournament at the Caverns Country Club. She added the annual golf tournament supports sponsorship towards scholarships to both high schools. In closing Ms. Hilliard thanked the Town for letting them use the Depot space and would love to stay in that entity, however, it's up to the county to make that decision. She added she would love for everyone to get together for a joint meeting.

Both the Mayor and Councilman Butler thanked Gina for the update and stated the chamber was doing wonderful work.

Page County Economic Development Authority

Leslie Currle stated the Page County EDA's housing study was complete. She stated this consisted of addressing workforce housing and the final study will be provided at the Board of Supervisors' Meeting. Ms. Currle stated they are working on goals to address housing needs and are closely monitoring them. Ms. Currle stated the county has received funding for the transportation project. She added she is very excited about the grant request for one million dollars for the meat processing facility. Ms. Currle stated the EDA has business financing available. She added People Inc were awarded additional funds to help support business development. Ms. Currle said as part of the additional funding they are incorporating workshops and lunch-n-learns. Ms. Currle ended by encouraging everyone to spread the word if they hear of any businesses expanding to let them know about the funding.

Luray-Page County Airport Authority

Powell Markowitz gave Council a brief update on the Aiport. Mr. Markowitz stated that businesses have been doing well at the airport. Mr. Markowitz stated there will be another business opening up soon and things seem to be going well operationally. He said there will be a meeting on Wednesday to discuss their capital improvement program. Mr. Markowitz said they didn't have any this year. Mr. Markowitz stated they currently have $562,000 in funding. Mr. Markowitz stated the upcoming projects include relocating the fuel farm, snow removal equipment, and maintenance on a storage building.

Mayor Lillard and Councilman Pettit thanked Mr. Markowitz for the update.

PUBLIC HEARINGS

Sommers Alleyway Vacation Request

Town Manager, Bryan Chrisman, requested Council conduct a Public Hearing to receive comments from the public regarding a requested vacation of a portion of the alleyway (highlighted yellow on the included map) adjacent to their home at 312 North Court Street. The area of vacation is approximately 0.05 acres/2,178 sq ft.

The request is made by Royce and Irene Sommers (owners).

The Sommers' recently acquired the parcel identified as TM 42A3-5-F-25A.

Mr. Chrisman stated current construction and additions to the principal structure at 312 N. Court Street extend through the side and front setbacks, and through and across the requested section of the alleyway. As noted in the most recent survey, the front addition extends into the North Court Street right-of-way. It may have to be relocated into the new side yard of Parcel 25A and meet at least the existing front setback of the principal structure (as originally built prior to the Zoning Ordinance adoption).

Even if the alleyway portion is vacated, the Sommers' will still have to petition the Board of Zoning Appeals in order to request a reduction in the front and/or side setbacks required in this zoning district (R-2).

If the alleyway segment is vacated by the Town, staff recommend that the Sommers' complete a Boundary Line Adjustment survey that accomplishes two tasks- 1) absorbs the newly acquired Parcel 25A (which is too small to develop by itself) into Parcels 26 & 27 where 312 N Court is located, and 2) incorporates the vacated section of the alleyway into their house parcels as well. This would help address some of the side and rear encroachments into those setbacks.

Mayor Lillard opened the hearing for public comments. Hearing none, she then closed the Public Hearing.

Motion: Councilman Butler motioned the requested Alleyway Vacation Ordinance be approved, as presented. Councilman Vickers seconded the motion with the vote as follows: Council Members: YEA: Vickers, Dofflemyer, Dean, Pettit, Sours, Butler. **Approved 6-0**

Gray Right of Way Vacation Request

Town Manager, Bryan Chrisman, requested Council conduct a Public Hearing to receive comments from the public regarding a requested vacation of a segment of North Bank Street (highlighted yellow on the included map) adjacent to the applicant's home at 94 Rosser Drive. The area of vacation is approximately 0.19 acres/8,276 sq ft.

The request is made by Alice Gray (owner).

Mr. Chrisman stated the Gray family paved a portion of this right-of-way segment in the past to facilitate their driveway and off-street parking. They also installed a small storage building in the right of way segment and constructed a fence across it on the south end to prevent motorists and pedestrians from actively using that segment.

Even if the right of way segment is vacated as requested, the adjacent owner at 96 Rosser Drive will have rights to at least 50% of the width of the right-of-way segment under state law. If Ms. Gray wishes to obtain all or part of the eastern half, she can enter into a private agreement with the adjacent owner. That owner uses part of the north end of the segment on the east side to currently access their house. It seems likely that a Quit Claim deed and survey could grant Ms. Gray what she is seeking with respect to that portion.

It should be noted that the existing paved driveway and parking area completed by the Gray family may extend beyond the middle of the right of way segment.

The Town has no immediate plans to construct their street segment.

Mayor Lillard opened the hearing for public comments. Mr. Randy Wilson spoke earlier in support of this request. Mayor Lillard closed the Public Hearing.

Motion: Councilman Vickers motioned the requested Right-of-Way Vacation Ordinance be approved, as presented. Councilman Sours seconded the motion with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Dean, Pettit, Sours, Butler. Approved 6-0

DISCUSSION ITEMS

Small Area Grant Final Report

LDI Director, Jackie Wood, requested Council receive a Power Point presentation from Arnett & Muldrow consultants regarding the Final Report of the LDI Small Area Grant. Council review and discussion are encouraged.

This grant project was facilitated by Jackie Wood, LDI's Executive Director.

Tripp with Arnett & Muldrow stated that it was great to be back in Luray. He stated that he had worked on the Luray logo many years ago. Tripp and Tom briefly went over slides depicting small area plans. They stated there was a wonderful mix of architecture here. They discussed trees for shade, tree canopies, narrow sidewalks. They highlighted in their presentation ideas for tree planting and working with property owners on tree plans. Tripp stated that the Browns building is an iconic building and has been studied for years. They came up with some ideas to improve that space along with other properties including the Mick or Mack building, Liberty Tax Building and the Broad Street Gateway.

Councilman Sours inquired about the cost. Mayor Lillard inquired if the plans were shared with the property owners. Tom and Tripp both stated they are trying to let the property owners know there are opportunities.

The firm concluded its presentation by stating it was a pleasure working with LDI and the Town.

Parks Tree Project

Councilman Jason Pettit wanted to bring a few things to light because he misunderstood the tree planting project. Mr. Pettit stated his concerns about planting in the flood plain. Mr. Pettit gave a brief summary of the damage of some of the past floods in our Town. Mr. Pettit stated that Jen Jenkins, Parks and Recreation Superintendent, plan was wonderful. Mr. Pettit said he would like to make a motion that we as a town do not plant any new trees in the flood way; where fast-moving water would travel. Councilman Dean seconded motion.

Councilman Dofflemyer inquired about what the motion would entail before voting. Councilman Sours stated he was all for the idea but inquired if the town has any grants or long-term maintenance ideas. Mr. Chrisman stated he would have to find out. He stated the Town isn't under any obligation but need to make sure we aren't restricted under anything else. Councilman Pettit stated that in the past the high water had taken the newer plantings but the overgrowth is what is causing the issue and we need to be aware of this. Councilman Dofflemyer said he would like to have more time to think about it. Councilman Butler stated to table motion until the next meeting until it is investigated further. Councilman Vickers also stated that he would like to wait until he knows more information.

Motion: Councilman Butler motioned to table Councilman Pettit's motion to not plant any new trees in the flood way until our next meeting. Councilman Sours seconded the motion with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Dean, Pettit, Sours, Butler. Approved 6-0

ACTION ITEMS

Out of Town Water Request

Town Manager, Bryan Chrisman, requested Council review, discuss, and take action on a request from Jesse Proffitt for an out-of-town water request for a house he is building for his granddaughter. The lot will be served by a private onsite sewage disposal system.
The Town's large water lines cross this property and then connect to the reservoir.
A copy of Mr. Proffitt's request note and drawing are included for review.

Pursuant to Chapter 86-39, all costs for the tap and connection are the responsibility of the applicant. The Town provides the meter. The Town must be allowed to inspect all components before they are backfilled by the applicant's contractor.

The applicant/owner shall make an application for an out-of-town water-only utility account (no sewer or trash). A $150 refundable deposit may be required at the time of application.

The applicant has indicated that he wants either a ¾'tap or a 1" tap. The one-time out-of-town Facility Fees for those size meters are $7,695 and $10,409, respectively. Most residential homes use a ¾" tap, a ¾' water line, and a 5/8" meter. The use of a service water line larger than the tap and/or meter will result in lower water pressure. A 5/8" meter out-of-town Facility Fee is $6,640.

Monthly out-of-town water usage rates will apply at the typical 150% of in-town rates.

Councilman Pettit reiterated to the Public that Mr. Proffitt is only asking for a water tap and that it's an existing water main that is traveling on his property.

Motion: Councilman Sours motioned the out-of-town water request be approved, as presented. Councilman Butler seconded the motion with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Dean, Pettit, Sours, Butler. **Approved 6-0**

~Recess~

CLOSED SESSION

Discussion about the Disposition of Public Properties

Town Council is requested to conduct a Closed Meeting for consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by the Town Attorney. Also, the disposition of real property, where discussion in an open meeting would adversely affect the negotiating strategy of the public body, as authorized by Section 2.2-3711 (A)(8) & (3) respectively. The subject matter of the meeting are the lease documents for 18 Campbell Street and 18 Vogt Place, and real property at 18 Campbell Street, and 1361 US Highway 340 North.

Motion: Councilman Pettit motioned to convene and go into Closed Meeting for the consultation with legal counsel regarding specific legal matters requiring the provision of legal advice by the Town Attorney. Also, the disposition of real property, where discussion in an open meeting would adversely affect the negotiating strategy of the public body, as authorized by Section 2.2-3711 (A) (8) & (3) respectively. The subject matter of the meeting are the lease documents for 18 Campbell Street and 18 Vogt Place, and real property at 18 Campbell Street, and 1361 US Hwy 340 North. Motion seconded by Councilman Sours with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Dean, Pettit, Sours, Butler. **Approved 6-0**

~Closed Meeting~

Motion: Councilman Pettit motioned the closed meeting be adjourned and the Luray Town Council reconvene in open session. Motion seconded by Councilman Sours with the vote as follows: Council Members Vickers, Dofflemyer, Dean, Pettit, Sours, Butler. **Approved 6-0**

Certification: Councilman Pettit asked members of Council with respect to the just-completed closed session and to the best of each member's knowledge, only public business matters lawfully exempted from open meeting requirements under the Virginia Freedom of Information Act, and only such public business matters as were identified in the motion by which the closed meeting was convened were heard discussed or considered in the meeting by the Town Council. Motion seconded by Councilman Sours with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Dean, Pettit, Sours, Butler. **Approved 6-0**

FURTHER ACTION BY COUNCIL

Motion: Councilman Butler motioned to forward the draft Chamber Lease to the Chamber Board as presented. Councilman Sours seconded the motion with the vote as follows: Council Members Vickers, Dofflemyer, Dean, Pettit, Sours, Butler. **Approved 6-0**

TOWN ATTORNEY'S REPORT

Mr. Botkins stated he had nothing further this evening.

COUNCIL COMMENTS

Councilman Dofflemyer inquired if Mayor Lillard updated members on the joint town/county meeting. Councilman Dofflemyer also inquired about derelict properties.

MAYOR'S ANNOUNCEMENTS

Mayor Lillard stated the next work session will be moved to September 29th. She reminded everyone that the October regular meeting would be held on Wednesday, October 14th due to the VML conference. Mayor Lillard stated how well the Luray Fire Department Cash Bash was attended. She added that it was so nice to see the support from everyone.

ADJOURN

With no further business, the meeting was adjourned at 9:40 p.m.

_____
Stephanie Lillard
Mayor

_____
Danielle Alger
Deputy Clerk-Treasurer