

Town of Luray
PO Box 629
45 East Main Street
Luray, VA 22835
www.townofluray.com
540.743.5511



Mayor

Jerry Dofflemyer
jdofflemyer@townofluray.com
Term: 2021-2024

Council Members

Ronald Vickers
rvickers@townofluray.com
Term: 2014-2022

Jerry Schiro
jschiro@townofluray.com
Term: 2014-2022

Joey Sours
jfsours@townofluray.com
Term: 2017-2024

Ligon Webb
lwebb@townofluray.com
Term: 2021-2024

Jason Pettit
jpettit@townofluray.com
Term: 2021-2024

Stephanie Lillard
slillard@townofluray.com
Term: 2021-2022

Town Officials:

Town Manager – Steven Burke
Assistant Town Manager- Bryan Chrisman
Town Clerk/ Treasurer- Danielle Babb
Deputy Town Clerk/ Treasurer- Danielle Alger
Chief of Police- Bow Cook
Superintendent of Public Works- Lynn Mathews
Superintendent Parks & Recreation- Jennifer Jenkins
Superintendent Wastewater Treatment – Todd Kellison
Superintendent of Water Treatment – Joey Haddock

Commissions & Committees:

Luray Planning Commission
Luray-Page County Airport Commission
Luray Tree and Beautification Committee
Luray Board of Zoning Appeals
Luray Downtown Initiative
Luray-Page County Chamber of Commerce



Town of Luray, Virginia
Town Council Agenda Statement

Item No: III

Meeting Date: July 11, 2022

Agenda Item: ADDITION OR DELETION OF AGENDA

Suggested Motion:
(If Required)

I move that Town Council add Agenda Item __ to be _____ to the agenda.

I move to approve the following Consent Agenda (All items must be read):

CONSENT AGENDA

- (A) Minutes of the Regular Council Meeting-6-13-22
- (B) Minutes of the Special Meeting -6-28-22
- (C) Financial Reports ending 6-30-2022
- (D) Accounts Payable totaling- \$ 305,675.74

Prepared By:

Danielle P. Babb, Treasurer

*** Note: Financial Reports will be available post year-end audit adjustments.*

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

Monday, June 13, 2022

The Luray Town Council met in regular session on Monday, June 13, 2022, 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 Jerry Dofflemyer

Council Present:

Ron Vickers
Stephanie Lillard
Jerry Schiro
Jason Pettit
Joseph Sours
Ligon Webb

Also Present:

Steve Burke, Town Manager
Danielle Babb, Clerk Treasurer
Danielle Alger, Deputy Clerk Treasurer
Chief Bow Cook, Luray Police Department
Jason Botkins, Litten & Sipe
Jackie Elliott, Luray Downtown Initiative
Paula Kibler, Luray Downtown Initiative
David Sedwick, Water Treatment Plant
Joey Haddock, Superintendent Water Treatment Plant
Audre King, Living Legacy
Dwayne Miller, Baker Development
Rodney Jenkins, Baker Development
Karen Jenkins, Baker Development
Earl Brunson, 220 Virginia Avenue

(This meeting was made public via the Town's Facebook page. Public comments were accepted prior to the meeting via e-mail to sburke@townofluray.com).

A quorum being present, Mayor Dofflemyer declared the Council to be in session for the transaction of business. All present stood for a moment of silence. Councilman Pettit led everyone in the United States Pledge of Allegiance. The roll was then called with all Council members present.

ADDITIONS OR DELETIONS FROM THE AGENDA

There were no changes to the agenda.

CONSENT AGENDA

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

Consent Agenda

(A) Minutes of the Regular Council Meeting –5-10-2022

(B) Minutes of the Work Session- 5-24-2022

(C) Financial Statements ending 5-31-2022

(D) Accounts Payable checks totaling- \$ 412,035.14

GENERAL CITIZEN COMMENTS

Earl Brunson, 220 Virginia Avenue

Mr. Earl Brunson is concerned about the recent school shootings and passed out a flyer with information that he would like Council to review and consider. Mayor Dofflemyer advised Mr. Brunson that the Town could not do anything regarding the school system and that his concerns would be best suited for the Page County School Board.

Dwayne Miller, Baker Development

Mr. Dwayne Miller on behalf of GEI and Baker Development requested Council to hold a Closed Session regarding Luray Landing and voice concern due to the lack of communication by Town Staff. Mr. Miller feels that it would be inappropriate to discuss this information in a Regular Session Meeting. Councilman Webb stated that he did not think Council could hold a Closed Session. Town Attorney, Jason Botkins, confirmed that it would be difficult to go into a Closed Session. Councilman Sours suggested Mr. Miller submit an email to all Council Members. Mr. Dwayne Miller stated that he has no issues with doing that.

PRESENTATIONS

Luray Downtown Initiative

Program Director, Jackie Elliott, said they are working on the July 4th Event that will be held from 12:00 to 4:00 and will have food and music. Ms. Elliott thanked Jen Jenkins and the Parks and Recreation Department for doing a wonderful job. Ms. Elliott stated that Evenings on Main began on June 3rd. Ms. Elliott is working with a vendor to sell t-shirts and should have them by the end of the week. These shirts will sell at the Evening on Main events. Ms. Elliott said the Work Pilot Program received 62 responses and several phone calls. The upcoming meeting has been changed from June 28th to July 20th from 1:00-2:15 due to scheduling conflicts and wants as much participation as possible. Councilwoman Lillard asked about the progress on the Artisan and former Browns Building. Ms. Elliott stated that contractors are currently working on the inside of the Artisan

Building and that IBR is planning work on the Brown's building soon. Ms. Elliott also provided information on the Chapman House and said it is currently being renovated, but supply issues have slowed the progress.

PUBLIC HEARINGS

FY 2022-2023 Town Budget

Mr. Burke stated that the Council is requested to hold a Public Hearing for citizen input on the Town's FY 2022-2023 Budget.

The total proposed budget for FY 2022-2023 is \$13,816,383 comprised of \$7,437,915 for General Fund, \$2,515,284 for American Rescue Plan Act Funding, \$400,00 for the Community Development Block Grant for Luray Meadows Apartments, \$1,617,828 for the Water Fund, and \$1,845,356 for the Sewer Fund.

The presented budget includes revenues based on the following adopted FY 2022-2023 Tax Rates:

Real Estate/Mobile Home Tax	\$0.28 per \$100.00 of assessed valuation
Personal Property Tax	\$0.62 per \$100.00 of assessed valuation
Sales Tax	5% (1% Town & 4% State)
Meals & Beverage Tax	4%
Transient Occupancy Tax	6%
Cigarette Tax	\$0.20

Council will vote at the June 28th Special Meeting.

Living Legacy Parcel Donation

Town Manager, Steve Burke, requested the Council hold a public hearing to receive citizen input on the request from Living Legacy to donate the 0.37-acre parcel (Tax Map No. 42A3-A-47A) located on Bixlers Ferry Road about 500 feet north of West Main Street.

A Deed of Gift and Plat have been prepared to facilitate the donation. The plat identifies utility and stormwater easements on the parcel that would be reserved by the Town. Mayor Dofflemeyer opened the Public Hearing for citizen comment. Audre King thanked the Town for all the hard work that's been done over the last 5 years. He stated that he has forged a long-lasting relationship with the Town.

Motion: Councilman Vickers motioned to approve the donation of the 0.37- acre parcel identified at Tax Map No. 42a3-A-47A to the Living Legacy as presented. I further move to authorize the Town Manager, Town Treasurer, and Town Attorney to execute and record all documents necessary to fulfill this property transfer. Motion seconded by Councilman Sours with the vote as follows: YEA: Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb. **Approved 6-0**

ACTION & DISCUSSION ITEMS

Proclamation of Recognition – David Sedwick

Mayor Dofflemyer presented the Proclamation of Recognition for David Sedwick in recognition of retirement as a Water and Wastewater Treatment Plant Operator for thirty (30) years. Councilman Schiro thanked Mr. Sedwick for his many years of service to the Town. Mayor Dofflemyer read aloud the Proclamation.

Motion: Councilman Schiro motioned to approve the Proclamation of Recognition for David Sedwick as presented and wish him a long and wonderful retirement. Motion seconded by Councilwoman Lillard with the vote as follows: YEA: Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb. **Approved 6-0**

David Sedwick – Cell Phone Purchase

Mr. Burke asked Council to consider approving the purchase of the Town cell phone and transfer of phone number to David Sedwick upon his retirement from the Town of Luray on June 3, 2022.

Motion: Councilman Webb motioned to approve the sale of the Town cell phone to David Sedwick at no cost and transfer the phone number for his personal use upon retirement from the Town. Motion seconded by Councilman Schiro with the vote as follows: YEA: Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb. **Approved 6-0**

Board of Zoning Appeals – Reappointment Recommendation

Town Manager, Steve Burke, requested the Council consider a recommendation of Andy Caviness to the Judge of the Page County Circuit Court for re-appointment to the Town of Luray Board of Zoning Appeals (BZA) to fill a five-year term ending June 30, 2027.

The Town will continue to seek applicants for the vacant seat on the Board.

Motion: Councilman Sours motioned to recommend Andy Caviness to the Judge of Page County Circuit Court for re-appointment to the Town of Luray Board of Zoning Appeals to fill a five-year term ending June 30, 2027. Motion seconded by Councilman Pettit with the vote as follows: YEA: Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb. **Approved 6-0**

Code Amendment – Sec 58-21 Public Urination/Defecation

Town Manager, Steve Burke, requested Council consider a proposed Code Amendment to establish Section 58-21 Public Urination/Defecation. The State Code does not provide regulation but extends prosecution to “Indecent Exposure”. However local courts are hesitant to consider due to the intent of exposure.

Sec 58-21 Public Urination/Defecation

- A. It shall be unlawful for any person to urinate or defecate within public view upon any street, highway, sidewalk, or in a park or public place or area where the public gathers or has access, other than in facilities designed for such purposes.
- B. Any person who violates the provisions of this section shall, upon conviction, be guilty of a Class 3 misdemeanor punishable by a fine of \$250.

The Town Attorney has determined that a Public Hearing is not required for adoption.

Motion: Councilman Schiro motioned to adopt the Code Amendment to Town Code Section 58-21 Public Urination/Defecation as presented to be effective upon adoption. Motion seconded by Councilman Vickers with the vote as follows: YEA: Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb.

Approved 6-0

Mechanic Street Parking Lot—Electric Improvements

Mr. Burke requested Council consider the need to improve the electric panel and fixtures at the Mechanic Street Parking Lot and Ruffner Plaza to allow food vendors, bands, and game equipment to connect during future Town events. The existing service requires upgrade to continue operation.

At the May 24th Work Session, a cost estimate for \$15,000 was presented to upgrade the transformer and construct a new service panel. During further discussion, it was discovered that a service fee of \$400.00 would be required to cut on or off the power to the new service panel. Recognizing the additional recurring cost, staff revisited the necessary work to achieve improved event electric service.

Staff propose to install a new panel with a 100-amp service from the existing 200-amp panel to allow 4-120 volt and 1-30-amp outlet. In addition, staff would purchase two 5000-watt portable generator to allow placement of vendors at locations remote from the two service panels without the need for extension cords. Staff also request repairs to the Ruffner Plaza panel board. The total cost for these improvements and acquisitions is \$11,500.

Staff would request Council consider funding from the Town's ARPA allocation.

Motion: Councilman Schiro motioned to approve the funding of \$11,500 towards electric service improvements at the Mechanic Street Parking Lot and at Ruffner Plaza, and the acquisition of the two generators with funding to be from the Town's ARPA allocation. Motion seconded by Councilman Sours with the vote as follows: YEA: Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb.

Approved 6-0

2022 Community Survey Results

Mr. Burke is requesting Council receive and discuss the results from the 2022 Community Survey.

Town provided services received favorable response with the Road Maintenance and Public Safety receiving the most favorable responses and Code Enforcement the least favorable.

The Town's Environment also received generally favorable responses with the Ease of Driving, Parking in My Neighborhood, and Greenway Enjoyment receiving the most favorable responses. Ease of Biking and Growth Management received the least favorable responses.

Resident responses indicated the overwhelming majority feel safe throughout Luray.

Most respondents identified Shopping, Entertainment, and Job Opportunities, as well as Availability of Housing as areas that could be improved.

Of the 208 respondents, 91% were residents, 40% worked in Luray, and 14% owned a business in Luray.

Councilman Schiro stated that he appreciates the survey and thinks it's a good idea.

Lake Arrowhead – Self Service Parking Payment

The Town Council is requested to discuss the installation of a self-service parking payment system at Lake Arrowhead for out-of-Town visitors. Council has discussed options to address the increased usage at the park.

Installation of a payment system could require a parking payment fee at the kiosk. The Police Department could utilize the mobile app system to confirm which vehicles have paid through entry of their license plate number. The Town could issue a window sticker or mirror hangar to identify a Town resident's vehicle.

The cost of the kiosk is currently \$4000 plus an additional \$500 for the mobile access for the Police Department. Staff are investigating the cost to provide electrical and telecommunication service to the kiosk.

Staff would install a single, central kiosk with signage directing visitors to it for payment.

If implemented, Town Council would need to establish a parking fee, as well as the fine for violation.

Funding for this effort was not included in the FY 2022-2023 Budget, so staff would request consideration of ARPA funding. The supplier indicates delivery of the payment kiosk within four to eight weeks following payment.

Councilman Schiro stated that he would like to know how it works and what type of charge would go to the visitors. Mr. Burke stated that it works through an app on your cell phone and are still working on a parking charge of \$5 or \$10. Councilman Sours said he wanted to know if this would require a Parking Ordinance. Chief Bow Cook stated that we currently have one but that it would need a slight amendment. Councilman Webb stated that he believes it would be a good idea if police could reasonably enforce it. Chief Cook stated that his department would check on it as often as they could and so far, this month, they have made 72 check-ins at the Lake. Councilman Pettit questioned how the Town would let customers know about this if they are not familiar with paying for parking. Mr. Burke stated that the Town would order signage. Councilman Sours mentioned that he's concerned about a cell phone booster and wondered if the Town had a way of getting one. Mr. Burke stated that they are working out kinks and getting details and will report back at a future meeting.

TOWN ATTORNEY

Mr. Botkins said he had nothing further this evening.

MAYOR'S ANNOUNCEMENTS

Mayor Dofflemyer asked if anyone had any upcoming announcements. Mr. Burke reminded everyone of the upcoming holiday on Monday, June 20th, the office will be closed. Councilman Schiro asked when the employee picnic would be held. Treasurer, Danielle Babb, stated that it will be on Friday, July 1st.

ADJOURN

With no further business, the meeting was adjourned at 7:55pm.

Jerry Dofflemyer
Mayor

Danielle Alger
Deputy Clerk-Treasurer

**SPECIAL MEETING OF
THE TOWN COUNCIL
OF
THE TOWN OF LURAY, VIRGINIA**

Tuesday, June 28, 2022

The Luray Town Council met in a special meeting on Tuesday, June 28, 2022, at 5:30 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: Vice Mayor Jerry Schiro

Council Present:

Ron Vickers
Stephanie Lillard
Jason Pettit
Joseph Sours (remote)
Ligon Webb (remote)

Council Absent:

Mayor Jerry Dofflemyer

Also Present:

Steve Burke, Town Manager
Bryan Chrisman, Assistant Town Manager
Danielle Babb, Clerk- Treasurer
Danielle Alger, Deputy Clerk- Assistant Treasurer
Chief of Police, Carl “Bow” Cook, Luray Police Department

(This meeting was made public via the Town’s Facebook page.)

A quorum being present, Vice Mayor Schiro (in Mayor Jerry Dofflemyer’s absence) declared the Council to be in session for the transaction of business. All present stood for a moment of silence. Councilwoman Lillard led everyone in the United States Pledge of Allegiance.

ROLL CALL

The roll was called with all Council Members in attendance. Mayor Jerry Dofflemyer is on vacation.

UPDATES & DISCUSSION ITEMS

FY 2022-2023 Tax Budget

Town Manager, Steve Burke, requested Council consider adoption of the FY 2022-2023 Budget. A public hearing was conducted at the June 13th Council Meeting at which time no public comments were received.

The total proposed budget for FY 2022-2023 is \$13,816,383 comprised \$7,437,915 for General Fund, \$2,515,284 for American Rescue Plan Act Funding, \$400,000 for the Community Development Block Grant for Luray Meadows Apartments, \$1,617,828 for the Water Fund, and \$1,845,356 for the Sewer Fund.

The presented budget includes revenues based on the following adopted FY 2022-2023 Tax Rates:

Real Estate/Mobile Home Tax	\$0.28 per \$100.00 of assessed valuation
Personal Property Tax	\$0.62 per \$100.00 of assessed valuation
Sales Tax	5% (1% Town & 4% State)
Meals & Beverage Tax	4%
Transient Occupancy Tax	6%
Cigarette Tax	\$0.20

Vice Mayor Schiro asked Council for any discussion on the matter.

Motion: Councilman Vickers moved council to adopt the FY 2022-2023 budget as presented and authorize the Mayor to execute the resolution adopting the FY 2022-2023 budget. Councilwoman Lillard seconded the motion with the following members voting YEA: Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb. Approved 6-0

FY 2022-2023 Rates & Fees

Town Manager, Steve Burke, requested Council consider adoption of the FY 2022-2023 Rates & Fees Schedule.

The proposed FY 2023 Rates & Fees including the following:

- 3% increase in the water rates
- 1% increase in the sewer rates
- 7% increase in garbage rates
- Real Estate Tax Rate - \$0.28 per \$100.00 of assessed valuation
- Transient Occupancy Tax Rate – 6%
- Cigarette Tax -- \$0.20 per pack
- Out-of-Town Shelter Rental Rates
- Increased Athletic Field Use Rates

Vice Mayor Schiro asked Council for any discussion. Councilman Pettit inquired about the cost associated with Waste Management. Mr. Burke stated that the cost increase is due to our Waste Management Contract pricing increase.

Motion: Councilman Vickers moved that Council adopt the Ordinance for the FY 2022-2023 Rates & Fees Schedule as presented and authorize the Mayor to execute the ordinance adopting the FY 2022-2023 Rates & Fees. Councilman Pettit seconded the motion with the following members voting YEA: Council Members Vickers, Lillard, Schiro, Pettit, Sours, Webb. Approved 6-0

SUP 22-03 – 29 Woodland Park Drive

Steve Burke, Town Manager, presented a request from Donald Vogt and Gail Nettleton to construct a residential, single-family dwelling on the 6.65 – acre parcel at the western end of Woodland Park Drive (Tax Map No. 42A3-A-1).

The parcel is zoned Business (B-1) District which requires a Special Use Permit to construct a residential single-family dwelling per Town Code 406.2.h.

The Planning Commission conducted a Public Hearing at their June 15th meeting and unanimously recommended approval of the Special Use Permit.

Councilman Pettit thinks it makes more sense and is a good idea for it to be zoned residential than to be zoned business. Councilman Sours inquired about the surrounding lot sizes to see if they were similar in size.

SUP 22-04 – 2 Mechanic Street

Steve Burke, Town Manager, presented a request from Shenandoah Valley Electric Cooperative to construct an electric payment kiosk in the parking lot across from their building (Tax Map No. 42A4-9-4). The parcel is zoned Limited Industrial (11) District which requires a Special Use Permit for any structure to be installed 407.1.7.

Town Code 407.2.c&d require landscaping and/or screening for structures. Staff believe that screening is not required for the proposed installation of a payment kiosk as long as no light trespasses onto adjacent Rights-of-Ways of properties.

The Planning Commission conducted a Public Hearing at the June 13th Meeting and unanimously recommended approval of the Special Use Permit.

Mr. Burke indicated that both kiosks will be maintained giving customers multiple opportunities for payment.

SUP 22-06 – 55 East Main Street

Steve Burke, Town Manager, presented a request from Robert Falter to construct a residential, single-family dwelling on the 0.10-acre parcel at 55 East Main Street (Tax Map No. 42A11-A-34).

The parcel is zoned Business (B-1) District which requires a Special Use Permit to construct a residential single-family dwelling per Town Code 406.2.h.

The Planning Commission conducted a Public Hearing at their June 15th meeting and unanimously recommended approval of the Special Use Permit.

Councilman Webb inquired if this was for long term, short term, or family use. Mr. Burke stated that the plans are for single family use.

SUP 22-07 – 314 Mechanic Street

Town Manager, Steve Burke, presented to discuss a request for a Special Use Permit to operate a lodging house at 314 Mechanic Street (Tax Map No. 42A3-A-94) in the High Density Residential (R-3) District.

A lodging house is commonly defined as a residential building, other than a hotel, motel or bed-and-breakfast home, where lodging is provided for compensation on a regular basis, pursuant to previous arrangements, but which is not open to the public or transient guests, for no longer than thirty (30) consecutive days. Meals may be provided to the residents in a central location; however, no provisions shall be made for cooking in individual rooms or units. The maximum number of guests shall be two per bedroom with on-site parking for all guests.

Staff recommend the following conditions be considered:

- 1) Occupancy of no more than six (6) guests at any one time;
- 2) Off-street parking is required for all guest vehicles;
- 3) One identification sign can be permitted on the property not exceeding four square feet on either side;
- 4) Meals if provided shall be served to only guests renting bedrooms in the dwelling; and
- 5) Obtain Town Business License; Transient occupancy tax and meals tax must be collected and remitted to the Town.

The Planning Commission conducted a Public Hearing at their June 15th Meeting and unanimously recommended approval of the Special Use Permit.

SUP 22-02 – Luray Landing – Preliminary & Final Plat

Town Manager, Steve Burke, requested to discuss the Preliminary and Final Plat application received from Baker Development Partnership, LLC for the subdivision of Parcels 42A17-1-167, 42A8-A-3, and 42A8-A-1D into sixty-eight (68) developable lots for the Luray Landing Planned Neighborhood Subdivision.

The Planning Commission reviewed the subdivision plat at their June 15th meeting and unanimously recommended approval.

SUB 22-03 – 109 Mechanic Street & 134 N Hawksbill St

Town Manager, Steve Burke requested to discuss the Preliminary and Final Plat application received from John Holtzman LLC for the subdivision of Parcels 42A4-A-34 and 42A4-A-35 into two lots maintaining existing dwellings with one lot available for new development.

The Planning Commission reviewed the Subdivision Plats at their June 15th Meeting and unanimously recommended approval.

Councilman Pettit inquired about the water and sewer connections. Assistant Town Manager, Bryan Chrisman, stated that water and sewer come off both Mechanic Street and N Hawksbill Street and connection access is feasible. Councilman Schiro wanted to know if they are on separate accounts. Mr. Chrisman stated that they are two separate connections.

Employee Drug Screening Policy

Treasurer, Danielle Babb, requested to discuss the Town's implementation of a Random Employee Drug Screening Program to be conducted on a quarterly basis.

In compliance with the Drug-Free Workplace Act of 1988, the Town of Luray has a longstanding commitment to provide a safe, quality-oriented, and productive work environment. Whereas, the Town's Personnel Policy provides for Drug and Alcohol Testing, staff is committed to the elimination of drug and alcohol abuse in the workplace.

The Town of Luray is committed to providing a safe work environment for its employees and to ensuring the integrity of Town equipment and facilities. Town Staff is dedicated to maintaining compliance and best practices with Virginia Risk Sharing Association and obtaining the best possible renewal rates and insurability.

The Town has contracted with Valley Health-Employer Health to conduct quarterly screenings. This effort will continue to promote the Town's focus on a safe workplace and reinforce the emphasis on employee health. Valley Health follows the guidelines set forth for the testing of safety-sensitive positions where the employee holds a commercial driver's license.

The Town has contracted with Valley Health Employer Health to conduct quarterly screenings for an annual administrative fee of \$300.

Councilman Webb inquired if the Town would fire someone for smoking marijuana since it is a legal substance in Virginia. Mr. Webb also stated that he understands if someone is a heavy equipment operator but still doesn't want to see disciplinary action for cannabis. Ms. Babb stated that there would be a sequence of events and that is still not accepted by town policy. Vice Mayor Schiro stated that he doesn't see any difference between alcohol use and cannabis use and wanted to know if there was a level that we test. Town Manager Steve Burke noted that Ms. Babb has reached out to the Town Attorney, and he did confirm with the personnel manual and current drug laws in the commonwealth, but will reach out if there is anything further. Councilwoman Lillard wanted to make clear that we aren't selecting them. Ms. Babb stated that Valley Health will randomly select the names and that the restrictions for a CDL license are much stricter. Mr. Schiro asked if the Treasurer could back to the Council with more information.

ANNOUNCEMENTS

Vice Mayor Schiro said that Mayor Dofflemeyer wanted to mention the Stanley Parade on Saturday, July 2nd at 5pm. Mr. Schiro also stated that the office would be closed July 1st through July 4th and that the employee picnic will be held at Lake Arrowhead on Friday, July 1st at 12:30. Council will be there around 10:30 to prepare the food.

ADJOURN

With no further business, the meeting was adjourned at 6:05 p.m.

Jerry Schiro
Vice- Mayor

Danielle N. Alger
Deputy Town Clerk



Town of Luray, Virginia

Town Council Agenda Statement

Item No: VII-A

Meeting Date: July 11, 2022

Agenda Item: TOWN COUNCIL PUBLIC HEARING & CONSIDERATION
Item VII-A – FY 2021-2022 Budget Amendment

Summary: The Town Council is requested to conduct a Public Hearing to receive citizen input and to consider a Budget Amendment to the FY 2021-2022 Town Budget to add and appropriate the \$2,515,284.00 American Rescue Plan Act (ARPA) funding to the adopted \$11,331,529.00 Town Budget. The ARPA funding is intended for the provision of government services pursuant to the Final Rule governing the use of Coronavirus State and Local Fiscal Recovery Funds.

The Budget Amendment shall also provide that all ARPA funding incorporated into the FY 2021-2022 Budget that is not expended by the end of the fiscal year shall carry forward into the FY 2022-2023 Town Budget.

Council Review: N/A

Fiscal Impact: N/A

Suggested Motion: I move that Town Council add and appropriate the \$2,515,284.00 in American Rescue Plan Act (ARPA) funding into the FY 2021-2022 Town Budget. I further move that all ARPA funding incorporated into the FY 2021-2022 Budget that is not expended by the end of the fiscal year shall carry forward into the FY 2022-2023 Town Budget.

NOTICE OF PUBLIC HEARING TOWN OF LURAY BUDGET AMENDMENT FISCAL YEAR JULY 1, 2021 - JUNE 30, 2022

Pursuant to the *Code of Virginia, Section 15.2-2507*, notice is hereby given that a **PUBLIC HEARING** will be held by the **Luray Town Council** in the Luray Town Council Chambers, located at 45 East Main Street, Luray, Virginia, at **7:00 P.M., July 11, 2022**.

Please submit public comment concerning the proposed budget amendment through any of the following means: During the Public Hearing at the Meeting; Email: sburke@townofluray.com; Mail: Luray Town Council, Attention: Steve Burke, 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 be submitted by 5:00 p.m. on July 11, 2022, and will be read aloud at the hearing. This hearing will be live-streamed on the Town's Facebook Live page. All normal Rules of Procedure will be followed.

The adopted FY 2021-2022 Town Budget is \$11,331,529.00. The proposed budget amendment would reflect the addition and appropriation of \$2,515,284.00 in American Rescue Plan Act ("ARPA") funding to the FY 2021-2022 Budget for the provision of government services pursuant to the Final Rule governing the use of Coronavirus State and Local Fiscal Recovery Funds. The Budget Amendment shall also provide that all ARPA funding incorporated into the FY 2021-2022 Budget that is not expended by the end of the fiscal year shall carry forward into the FY 2022-2023 Town Budget.

A copy of the materials related to the proposed budget amendment can be examined at the Town of Luray's Office, 45 East Main Street, Luray, Virginia, between the hours of 8 a.m. and 5 p.m. Monday – Friday, and may also be found online at the Town's website at www.townofluray.com.

**TOWN OF LURAY
45 East Main St.
Luray, Virginia 22835**



Town of Luray, Virginia

Town Council Agenda Statement

Item No: VII-B

Meeting Date: July 11, 2022

Agenda Item: TOWN COUNCIL PUBLIC HEARING & CONSIDERATION
Item VII-B – SUP 22-03 – 29 Woodland Park Drive

Summary: The Town Council is requested to conduct a Public Hearing to receive citizen input and to consider a request from Donald Vogt and Gail Nettleton to construct a residential, single-family dwelling on the 6.65-acre parcel at the western end of Woodland Park Drive (Tax Map No. 42A3-A-1).

The parcel is zoned Business (B-1) District which requires a Special Use Permit to construct a residential single-family dwelling per Town Code 406.2.h.

The Planning Commission conducted a Public Hearing at their June 15th Meeting and unanimously recommended approval of the Special Use Permit.

Council Review: June 28, 2022

Fiscal Impact: N/A

Suggested Motion: I move that Town Council approve the Special Use Permit to construct a residential, single-family dwelling at 29 Woodland Park Drive (Tax Map No. 42A3-A-1) as presented.



Town of Luray
Special Use Permit Application
Application No.: _____

Existing Property Information:

Site Address at end of Woodland Drive
Page County Tax Map Number 42A3-A-1 Town Zoning District Business B-1
Total Acreage 6.649

Request Information:

Nature of Request (Describe property use, structure(s) construction, and affected Zoning Ordinance Sections)
to construct a single family residence and associated structures
such as garage, accessory buildings, driveway, etc. See
attached site plan.

Per Section 406.2(h) of Zoning Appendix - use by
special permitted

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

Donald Vogt

Date

4-13-22

Signature of Applicant

Gail Nettleton

Date

4-13-22

Signature of Owner

Donald Vogt

Date

4-13-22

Signature of Owner

Gail Nettleton

Date

4-13-22

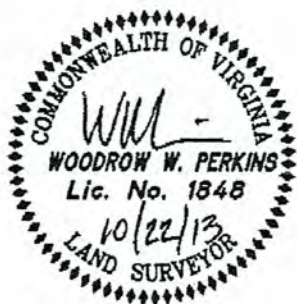
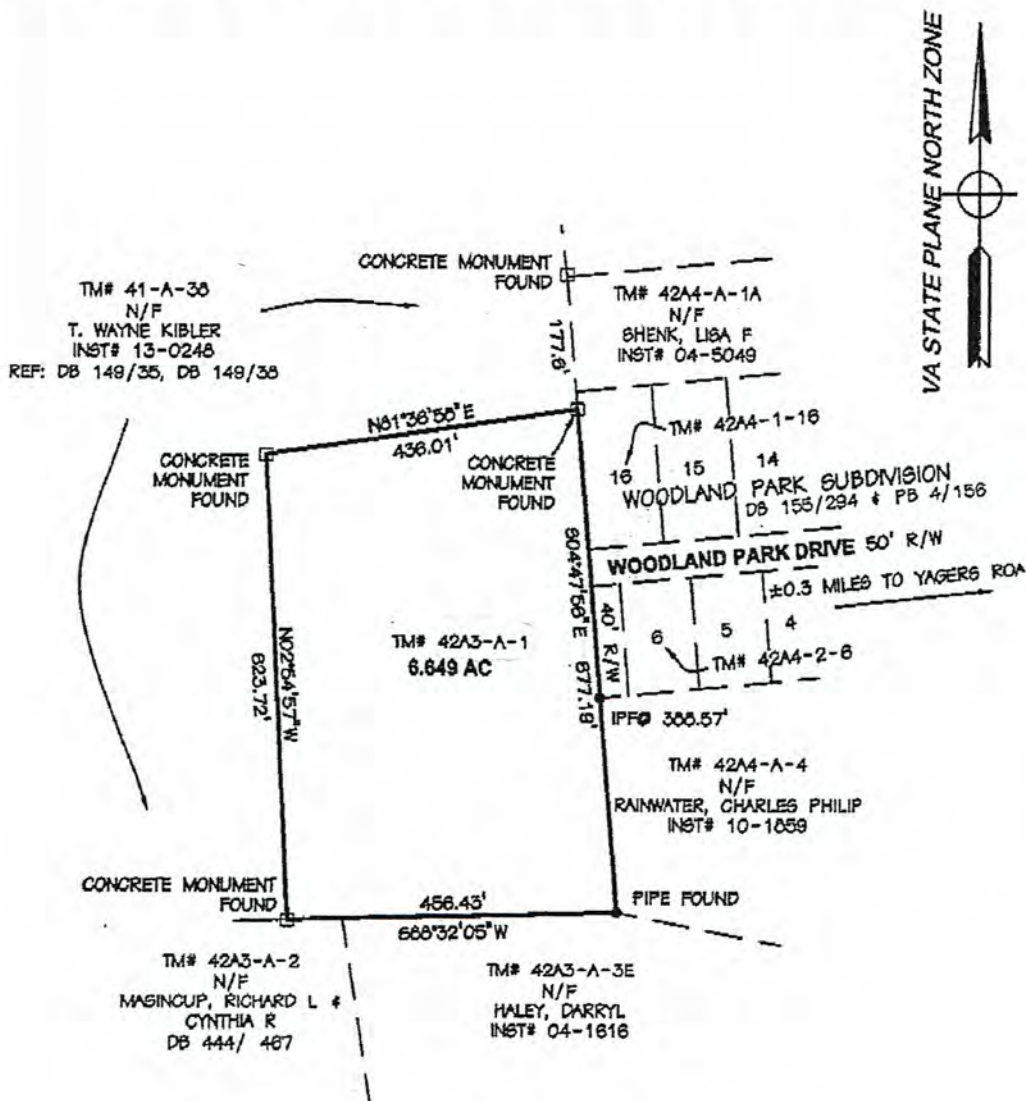
Town of Luray
Special Use Permit Application
Application No. _____

Impact Statement of Owners D. Vogt / G Nettleton

The owners believe that the construction of a single family residence on the lot will have minimal impact on the abutting landowners because all of the abutting lots contain single family residences.

NOTES

1. THIS PLAT HAS BEEN PREPARED FROM A CURRENT FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT INDICATE ALL ENCUMBRANCES UPON THE PROPERTY.
3. THIS PROPERTY IS LOCATED IN ZONE "X" UNSHADED (AREA OUTSIDE OF THE 100 YEAR FLOOD HAZARD ZONE) AS DETERMINED BY FEMA AND SHOWN ON PANEL #511360007D DATED JANUARY 5, 2007.



SOURCE OF TITLE:

T. WAYNE KIBLER
 TM# 42A3-A-1
 INST# 13-0248
 REF: DB 149 PG 35, DB 149 PG 38
 DB 190 PG 366
 PB 1 PG 102

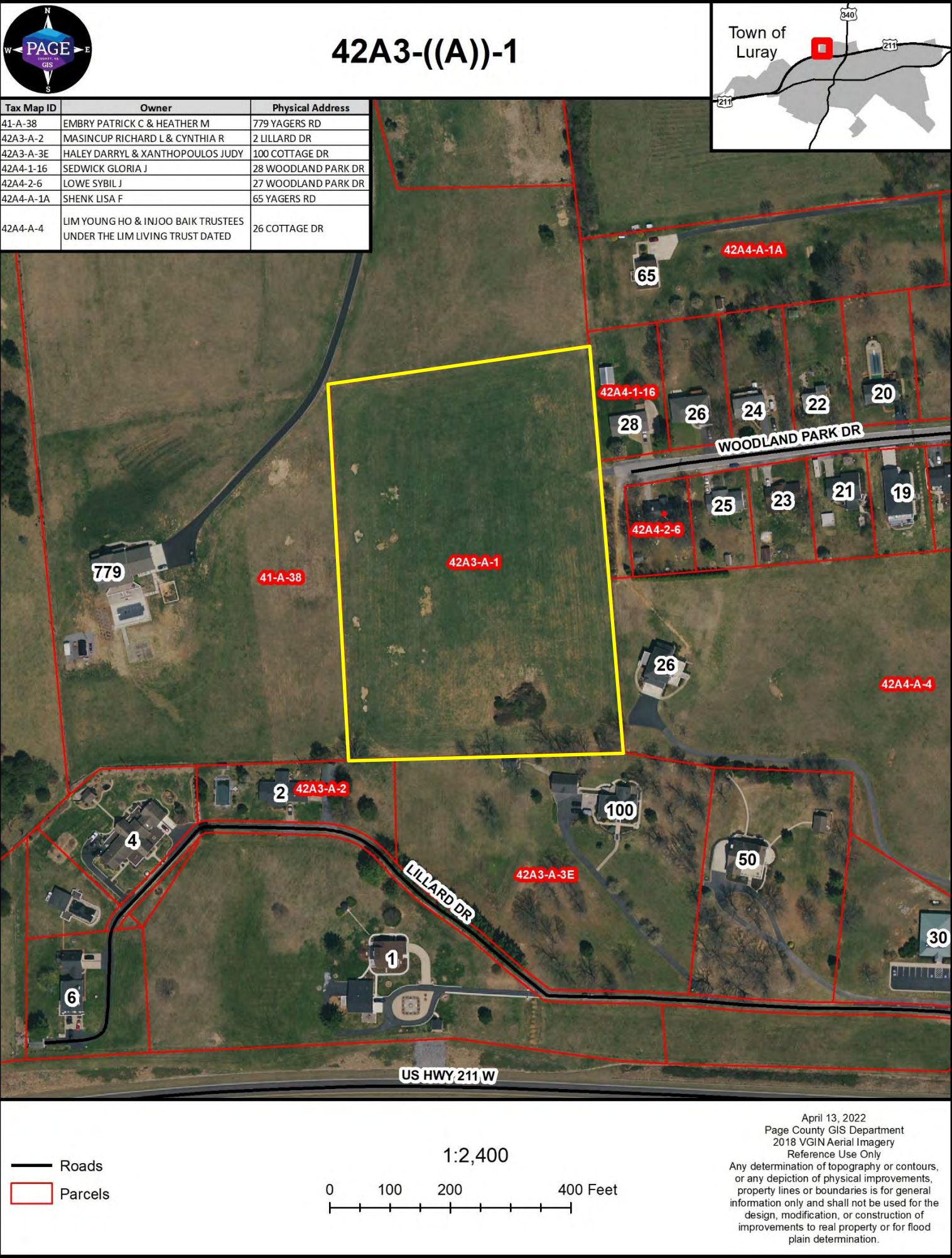
PLAT SHOWING
 THE PROPERTY OF
T. WAYNE KIBLER
 TOWN OF LURAY
 PAGE COUNTY, VIRGINIA

17 W. Nelson Street
 P.O. Box 1567
 Lexington, VA 24450

Office: 540-484-9001
 Fax: 540-484-5009
 E-Mail: pno@perkins-orrison.com
 WEBSITE: <http://www.perkins-orrison.net>

200 0 200
 GRAPHIC SCALE 1"=200'

JOB#: 13356
 DATE: 10/22/2013
 DWN: JMD



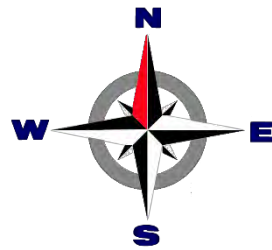
Attachment #2

Site Plan

Location Map & Adjacent Dwellings

Page 1 of 3

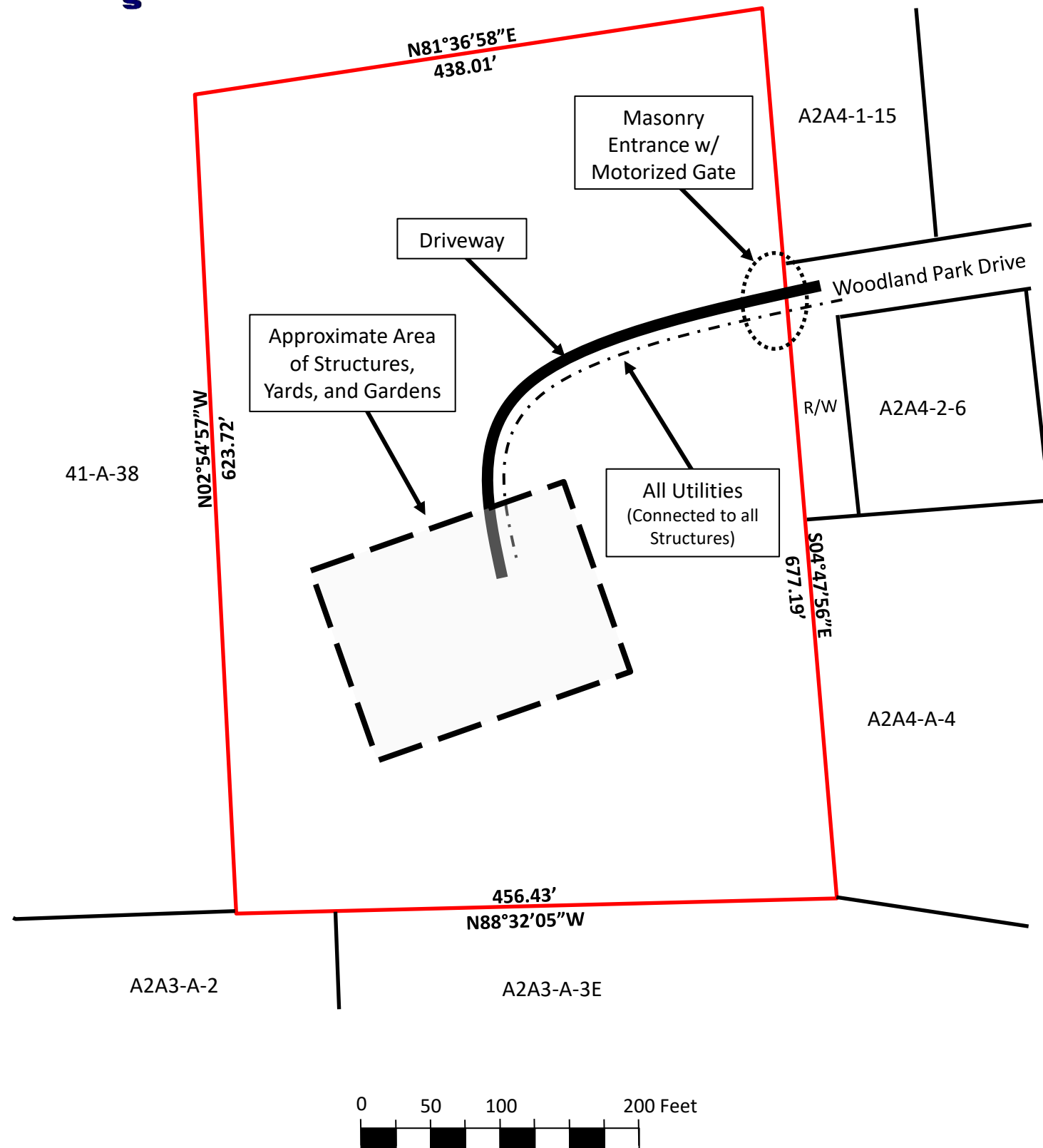
Reference: Special Use Zoning Permit Application to construct a single-family residence, accessory buildings, ancillary structures, yards, and gardens on property shown on the 2018 VGIN aerial photography and lot line imagery and identified as Tax Map 42A3-((A))-1.



Alternative A

Attachment #2...Site Plan Proposed Residential Home Tax Map: 42A3-((A))-1 Total Lot Acreage: 6.649 (Page 2 of 3)

Note: Base sheet: 11 x 17



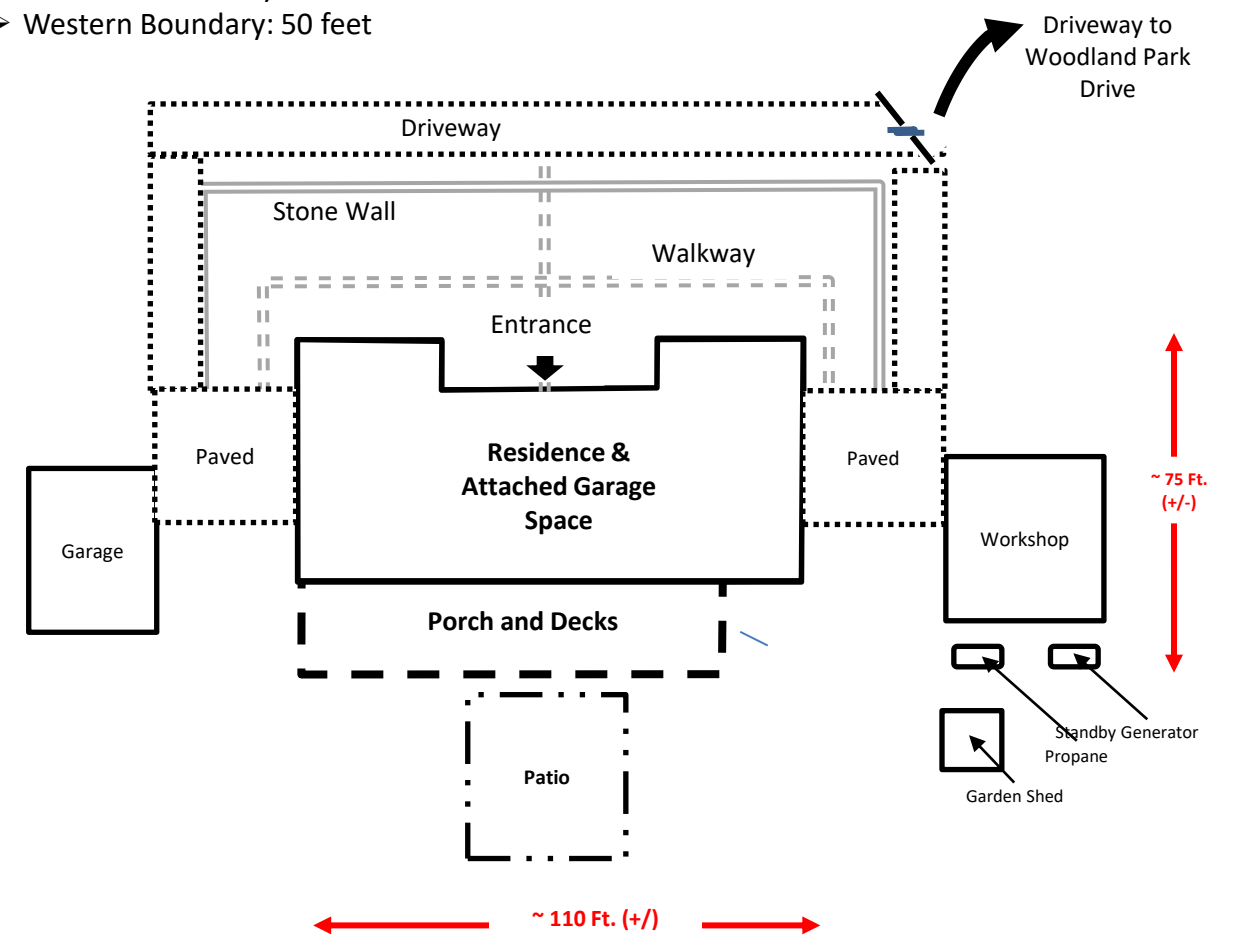
Proposed improvements:

1. Single-family residential home with attached garage space, porches and deck structures
2. Accessory structures to include:
 1. Hobby workshop
 2. Detached garage
 3. Garden shed
 4. Masonry entrance posts and wingwalls and a motorized gate
 5. Masonry/stone wall enclosing front yard (~2-feet in height)
3. Patio
4. Standby electrical generator & propane storage
5. Paved driveway

The proposed dwelling will be a 1-1/2 story gabled structure with a walkout basement.

Area for placement of improvements will be approximately 1.5-acres. Minimum distance of disturbed area for residence, gardens, and accessory structures to property lines estimated as follows:

- Northern Boundary: 200 feet
- Eastern Boundary: 100 feet
- Southern Boundary: 100 feet
- Western Boundary: 50 feet



Residence, Accessory Buildings, and Ancillary Structures
(Not to Scale)



Alternative B

Attachment #2...Site Plan
Proposed Residential Home
Tax Map: 42A3-((A))-1 Total Lot Acreage: 6.649
(Page 3 of 3)

Note: Base sheet: 11 x 17

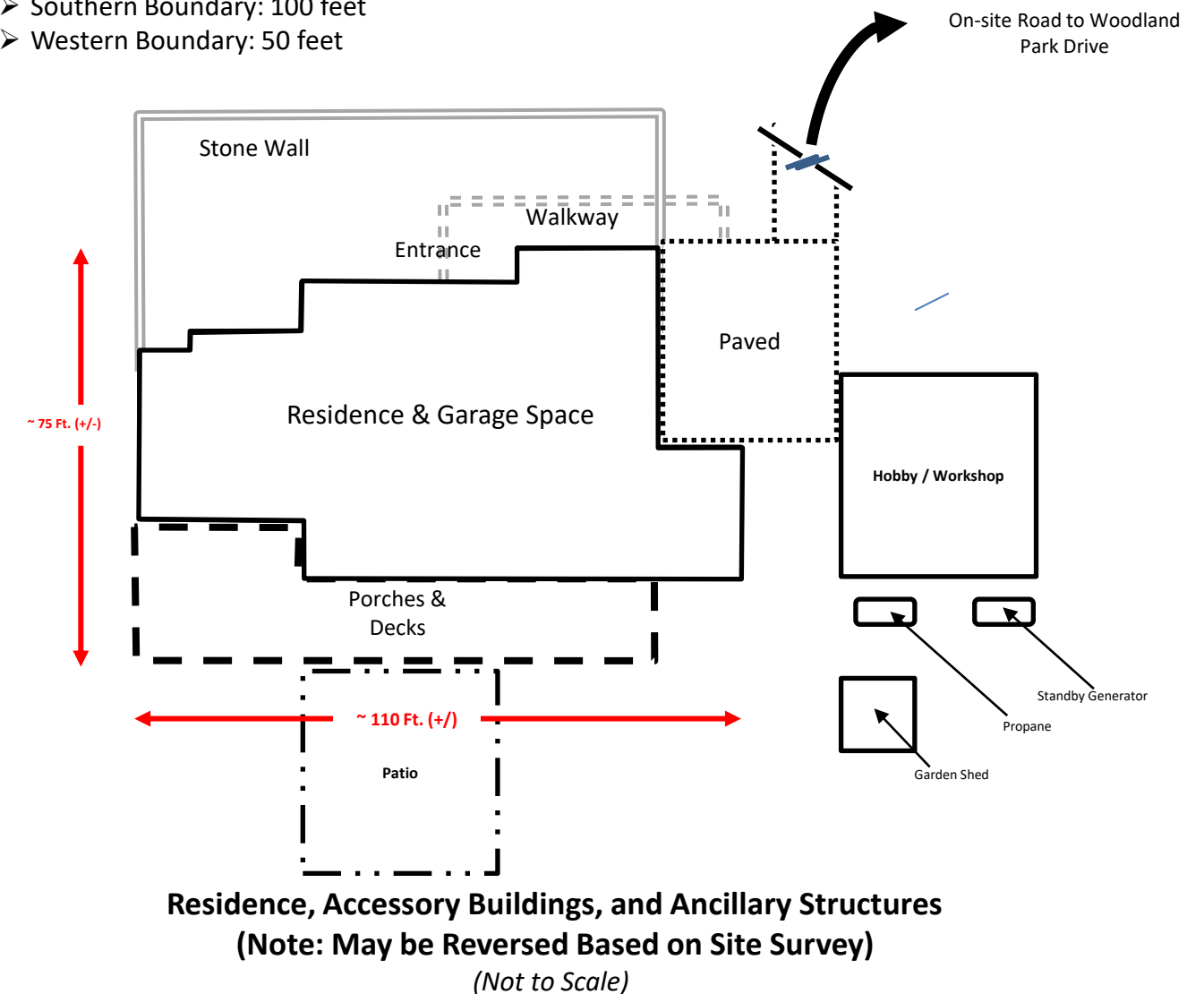
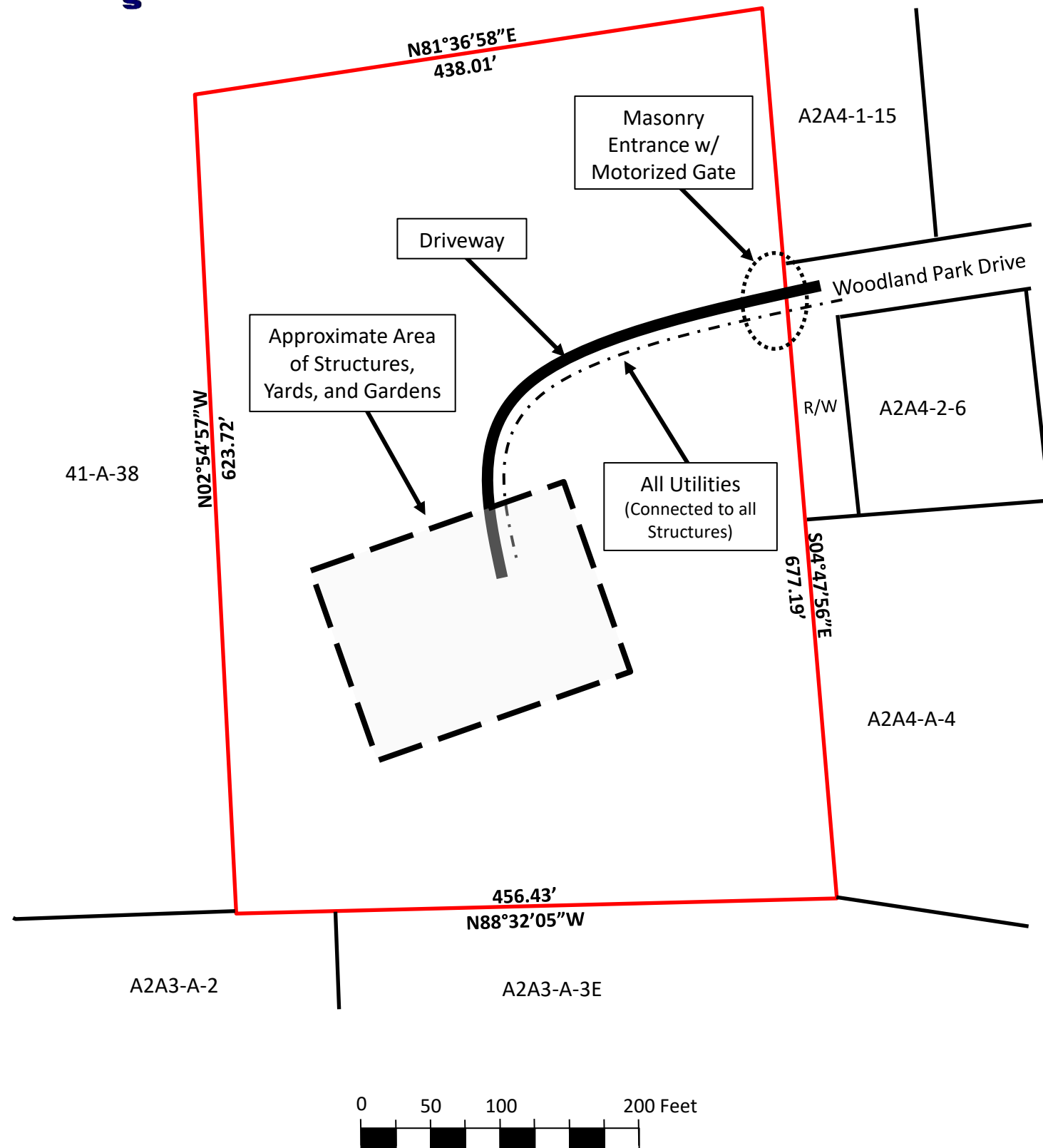
Proposed improvements:

1. Single-family residential home with attached garage space, porches and deck structures
2. Accessory structures to include:
 1. Hobby workshop
 2. Detached garage
 3. Garden shed
 4. Masonry entrance posts and wingwalls and a motorized gate
 5. Masonry/stone wall enclosing front yard (~2-feet in height)
3. Patio
4. Standby electrical generator & propane storage
5. Paved driveway

The proposed dwelling will be a 1-1/2 story gabled structure with a walkout basement

Area for placement of improvements will be approximately 1.5-acres. Minimum distance of disturbed area for residence, gardens, and accessory structures to property lines estimated as follows:

- Northern Boundary: 200 feet
- Eastern Boundary: 100 feet
- Southern Boundary: 100 feet
- Western Boundary: 50 feet



Page County, Virginia

Tax Map #:	Property Address:	Account #:
42A3-A-1	N/A	5182

General

Owners Name: CAVE STEVEN F
Mailing Address: 8 ROWE DR
 LURAY VA 22835
Zoning: B1
Year Built: 0
Acreage: 6.649
Description: FORGE INST#13-0323-A INST#13-2932

Grouped With: N/A

Assessment Information

2021 Land Value \$66,500
2021 Improvement \$0
2021 Total Value \$66,500
Total Land Area (acres) 6.649
2016 Total Value \$53,200

Sale information

Transfer Date: 11/14/2013
Sales Price: \$57,486
Grantor: \$57,486
Deed Book: N/A
Deed Page: 0
Plat Book: N/A
Plat Page: 0
Instrument Number: 2013-2932

Details

Exterior Information

Year Built: N/A
Occupancy Type: Vacant Land
Foundation: N/A
Ext. Walls: Unknown
Roofing: N/A
Roof Type: N/A
Garage: N/A
Garage - # Of Cars: 0
Carport: N/A
Carport - # Of Cars: 0

Interior Information

Story Height: 0
of Rooms: 0
of Bedrooms: 0
Full Bathrooms: 0
Half Bathrooms: 0
Floors: N/A

Building SqFt: N/A
Basement SqFt: N/A
Finished Basement SqFt: N/A
Interior Walls: N/A
Heating: N/A
A/C: N/A

Utilities

Water: None
Sewer: None
Electric: No
Gas: No
Fuel Type: N/A

Other Information

Fireplace: 0
Stacked Fireplace: 0
Flue: 0
Metal Flues: 0
Stacked Flues: 0
Inop. Flues/FP: 0

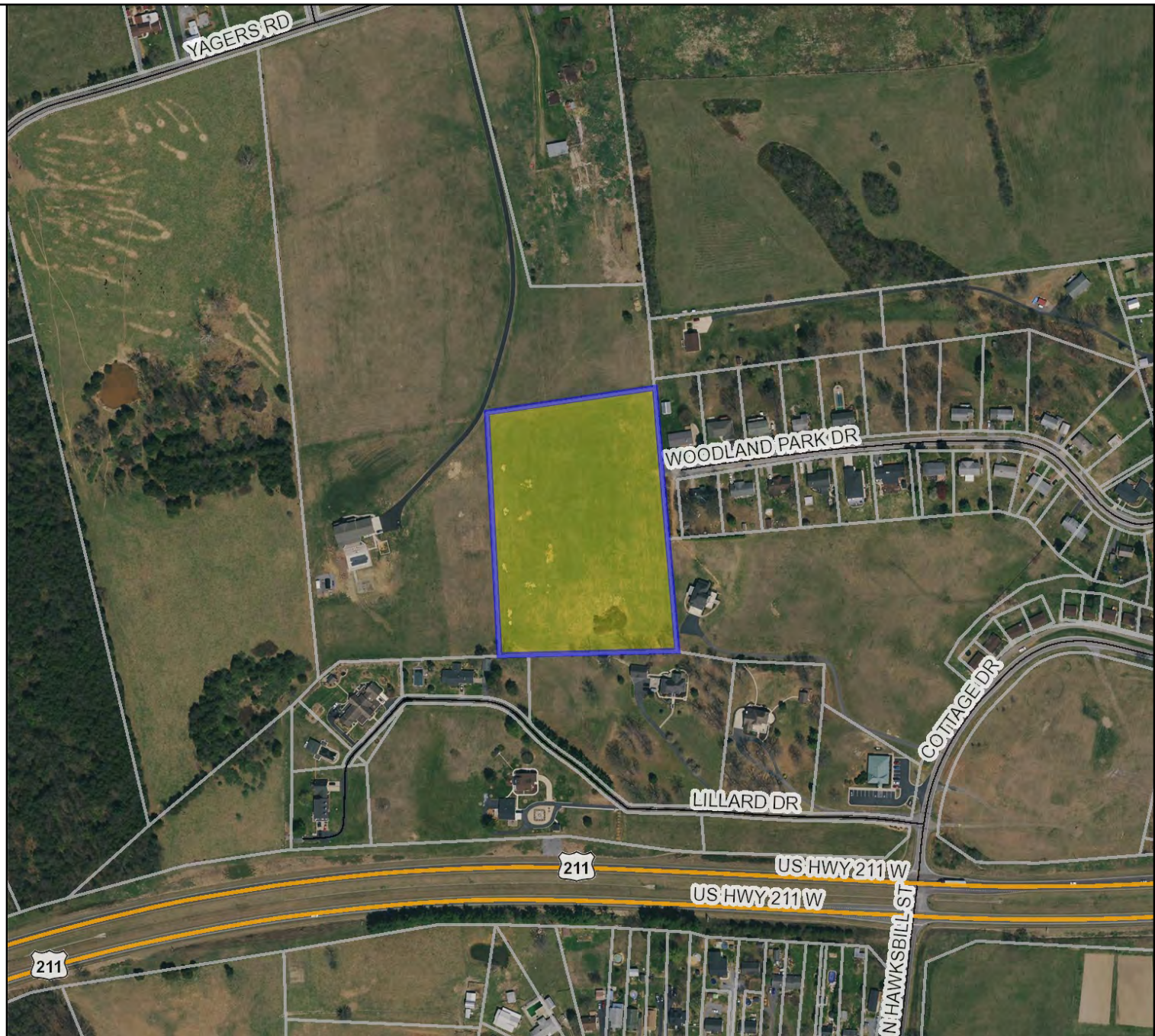
Site Information

Zoning Type: B1
Terrain Type: On
Character: Rolling/Sloping
Right of Way: Public
Easement: Paved

Page County, Virginia

Legend

- US Highways
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Title: Parcels

Date: 6/9/2022

DISCLAIMER: THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressly or implied, but no limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional. Please call Page County, VA for specialized products. 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, VA expressly disclaims any liability for loss or damage arising from the use of said information by any third party. In addition use of Virginia Base Mapping Program (VBMP) statewide aerial photography requires the following disclaimer: "Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination."

TOWN OF LURAY

Notice of Public Hearing

Luray Town Council

Special Use Permit Requests

NOTICE is hereby given pursuant to §15.2-2204 of the *Code of Virginia*, as amended, that the Luray Town Council shall hold public hearings on **July 11, 2022 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 also be submitted until 5:00 pm on July 11, 2022 through any of the following means: Email: sburke@townofluray.com; Mail: Luray Town Council, Attention: Steve Burke, 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 will be read aloud at the hearings. These hearings will be live-streamed on the Town's Facebook Live page. All normal Rules of Procedure will be followed.

The purpose of the hearings is to receive public comments and to consider the following special use permit requests:

SUP 22-03

The applicant, Donald Vogt and Gail Nettleton, have requested a Special Use Permit to construct a residential, single-family dwelling on the 6.65 acre parcel at the western end of Woodland Park Drive (Tax Map No. 42A3-A-1). The parcel is zoned Business (B-1) District which requires a Special Use Permit to construct a residential single-family dwelling per Town Code 406.2.h.

SUP 22-04

The applicant, the Shenandoah Valley Electric Cooperative, has requested a Special Use Permit to construct an electric payment kiosk in the parking lot across from their building (Tax Map No. 42A4-9-4). The parcel is zoned Limited Industrial (M-1) District which requires a Special Use Permit for any structure to be installed 407.1.7.

SUP 22-06

The applicant, Bob Falter, has requested a Special Use Permit to construct a residential, single-family dwelling on the 0.14 acre parcel at 55 East Main Street (Tax Map No. 42A11-A-34). The parcel is zoned Business (B-1) District which requires a Special Use Permit to construct a residential single-family dwelling per Town Code 406.2.h.

SUP 22-07

The applicant, John Holtzman LLC, has requested a Special Use Permit to operate a lodging house at 314 Mechanic Street in the High Density Residential (R-3) Zoning District.

The subject dwelling is roughly 1,524 square feet with two units and is located on one parcel that is roughly 0.17 acres in area. The subject parcel is further identified on Page County Tax Maps as 42A3-A-94.

Copies of the Town's zoning ordinance and the Special Use Permit applications 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 sburke@townofluray.com



Town of Luray, Virginia

Town Council Agenda Statement

Item No: VII-C

Meeting Date: July 11, 2022

Agenda Item: TOWN COUNCIL PUBLIC HEARING & CONSIDERATION
Item VII-C – SUP 22-04 – 2 Mechanic Street

Summary: The Town Council is requested to conduct a Public Hearing to receive citizen input and to consider a request from Shenandoah Valley Electric Cooperative to construct an electric payment kiosk in the parking lot across from their building (Tax Map No. 42A4-9-4). The parcel is zoned Limited Industrial (M-1) District which requires a Special Use Permit for any structure to be installed 407.1.7.

Town Code 407.2.c&d require landscaping and/or screening for structures. Staff believe that screening is not required for the proposed installation of a payment kiosk as long as not light trespasses onto adjacent Rights-of-Ways or properties.

The Planning Commission conducted a Public Hearing at the June 13th Meeting and unanimously recommended approval of the Special Use Permit.

Council Review: June 28, 2022

Fiscal Impact: N/A

Suggested Motion: I move that Town Council approve the Special Use Permit for Shenandoah Valley Electric Cooperative to construct an electric payment kiosk in the Limited Industrial (M-1) District in the parking lot across from their building (Tax Map No. 42A4-9-4) as presented.



Town of Luray
Zoning Permit Application
Application No.: _____

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 Gabe Roach
Company Name S.U.E.C.
Address 2 Mechanic St. Luray, VA 22835
Phone: 540-574-7284 Email: groach@suec.coop

Property Owner Information:

Owner Name S.U.E.C.
Address 2 Mechanic St. Luray VA 22835
Phone: 540-574-7284 Email: groach@suec.coop

Property Information:

Site Address 2 Mechanic St. Luray, VA
Page County Tax Map Number 42A4-9-4 Town Zoning District _____

Request Information:

Nature of Request (Describe Fully) Construction and installation of
a drive up kiosk in the parking lot on the
South side of Mechanic St.

See Appropriate Application Appendix for Additional Information Required with Your Application

Signature of Applicant

Date

Please Complete Additional Application Form for Your Specific Request



Town of Luray
Zoning – Site Development
Application No.: _____

Please provide a survey plat with plans of proposed development or for simple improvements a sketch on the back of this application.

Application: ☐ Residential ☐ Multi-Family ☒ Commercial
 ☐ Accessory Building ☐ Other: _____

 ☐ New Const ☐ Modular/Manufactured ☐ Alteration ☐ Addition ☐ Repair ☐ Other

Contractor/Designer Information:

Project Name SUEC.

Designer Name SUEC

Contractor Name SUEC

Contractor VA Lic Class & No.: _____ Exp. Date: _____

Site plans, as required by Town Ordinance, shall include, but not be limited to the following as required by the Zoning Administrator:

1. All existing property lines, existing streets, buildings, watercourses, waterways, or lakes and other existing physical features in or adjoining the project. Those physical features such as watercourses, waterways, or lakes on adjoining properties need only be shown in approximate scale and proportion.
2. Topography of the project area with contour intervals of two feet or less.
3. The location and sizes of sanitary sewer, storm sewer, gas, water, and other underground structures in or affecting the project, including existing and proposed facilities and easements for these facilities.
4. The location, dimensions, and character of construction of proposed streets, alleys, driveways, and the location, type, and size of ingress and egress to the site.
5. The location of all off-street parking, loading spaces, and walkways, indicating types of surfacing, size and angle of stalls, width of aisles, and schedule showing the number of parking spaces.
6. The location, height, type, and material of all fences, walls, screening, and landscaping details of all buildings and ground, and the location, height, and character of all outdoor lighting systems.
7. The location of all proposed buildings and structures detailing number of stories, height, general use, etc., and the number, size, and type of dwelling units where applicable.
8. Provisions for the adequate disposition of stormwater indicating location, sizes, types, and grades of ditches, pipes, and catch basins with connection to any existing drainage systems.
9. The location, size, height, orientation, and type of proposed signs.
10. Delivery plan for modular or manufactured home to include route and schedule

Comments/Notes _____

I hereby certify that the information provided on this application is correct and meets all Town, County, and Commonwealth requirements, and further attest that all required permitting will be received prior to commencing construction. (See Article V, Section 515 of Luray Code of Ordinances, townofluray.com)

Signature of Applicant

4/19/22
Date

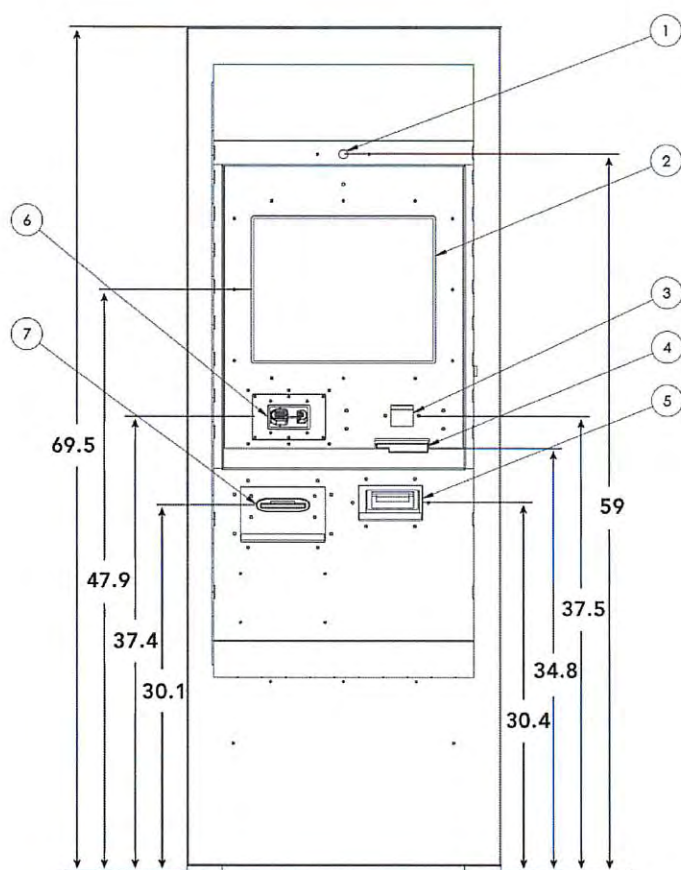
Buildings Permits from Page County must be Approved Before Starting Construction

BillPay™ KIOSK **Kiosk Specifications**

FREESTANDING OUTDOOR KIOSK MODEL

BillPay Kiosk™ by DynaTouch reduces the risks associated with COVID-19 for your staff and customers by eliminating repetitive in-person transactions while providing the ability for your customers to pay their bills in a secure, user-friendly, and convenient 24/7 method. This model combines the best design aspects of our custom indoor and outdoor designs, yet delivers the simplicity and economy of a standard product.

Components



- | | |
|-----------------------------|------------------------------|
| 1. Camera | 5. Bill Acceptor (1200 note) |
| 2. 19" Touch Screen Monitor | 6. Card Reader |
| 3. Barcode Scanner | 7. Receipt Printer |
| 4. Check Reader | |



Site Prep Requirements

When a site is selected, DynaTouch will confirm the required installation and site prep requirements. A site survey will be conducted to:

- Assess locations for the number of kiosks to install
- Provide customer with a comprehensive summary of each location
- Determine access points for kiosk delivery
- Determine the necessary site prep required of customer to complete an install

Site Installation Requirements

- Kiosk must be located:
 - Under a canopy or structural equivalent
 - Under or in front/above a strong light source
 - Such that no obstruction prevents door opening
- Minimum clearance required:
 - In front: 26 in.
 - On sides: 24 in.
 - Rear: 26 in.
- Kiosk operating temperature range: 4°F - 131°F
- 120V / 20A GFI isolated power source per kiosk (certified electrician must complete the wiring of power to the unit)
- Dedicated network connection with an RJ-45 jack; static IP address required
- Security cameras recommended
- Kiosk must be mounted to a concrete pad (min. 2" thick)

Pricing

Every deployment is unique - based on your internal priorities and unique consumer needs, you will receive a kiosk solution that fits perfectly into your utility's environment. Contact us for pricing information and to learn more about these self-service solutions and best practices for additional COVID-19 mitigation.



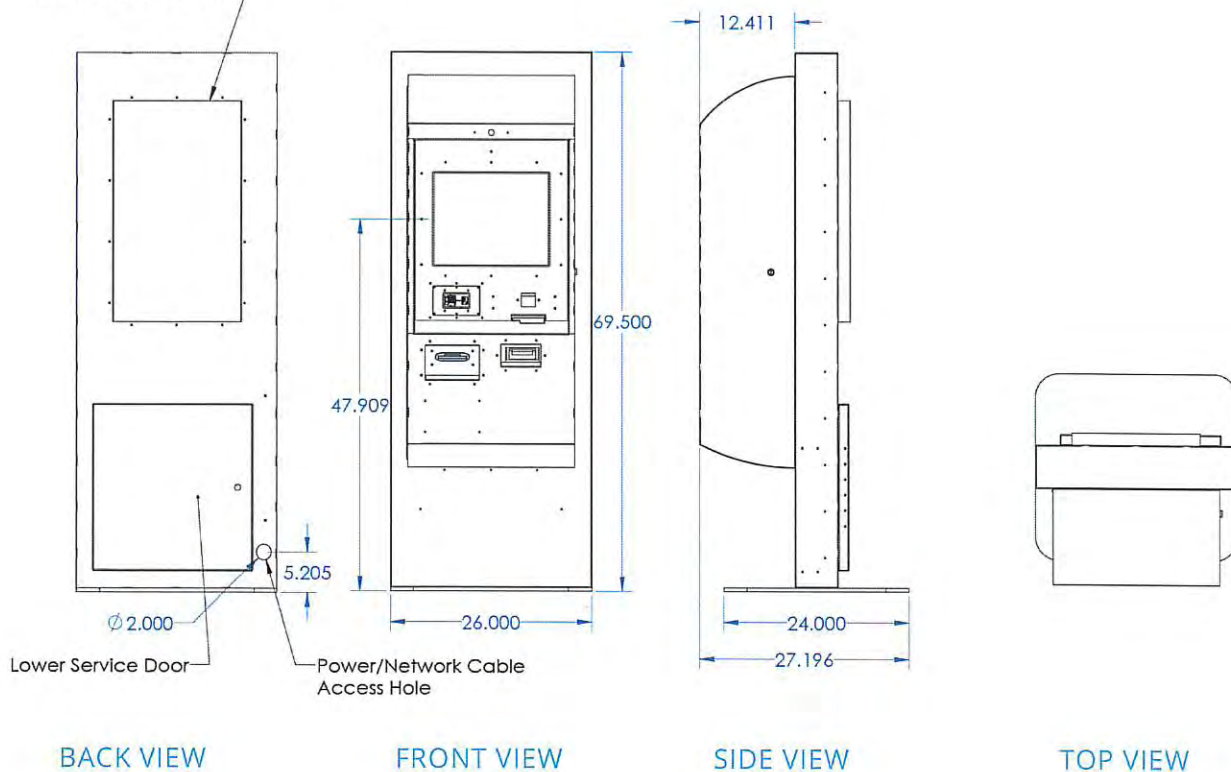
* Awning is not included in our standard package

Kiosk Dimensions in Inches:

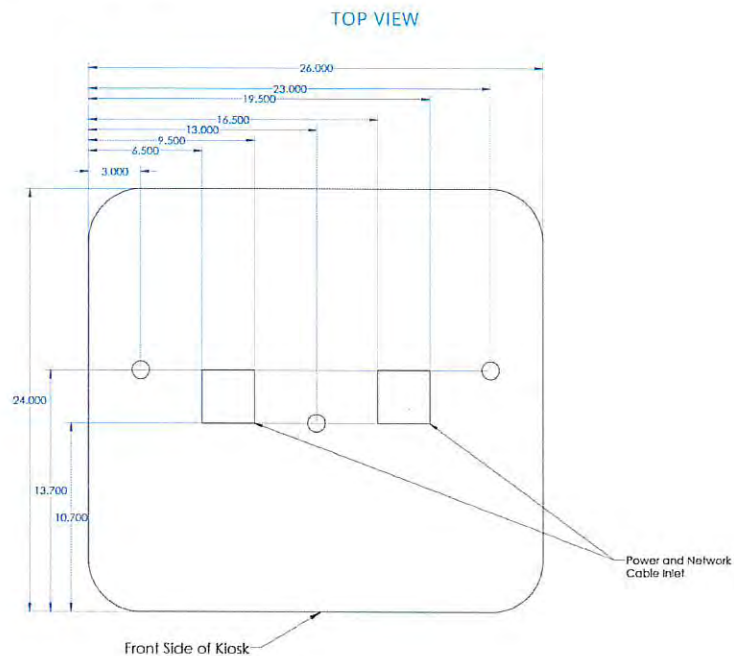
A/C Unit

NOTE:

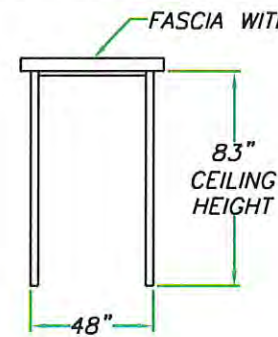
Kiosk must be mounted so the A/C unit is no less than 4 inches away from an obstruction.



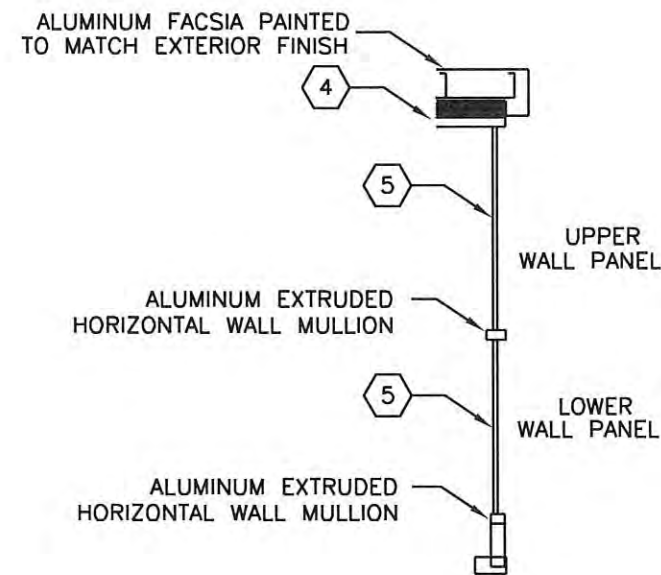
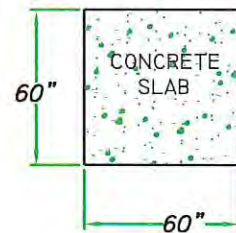
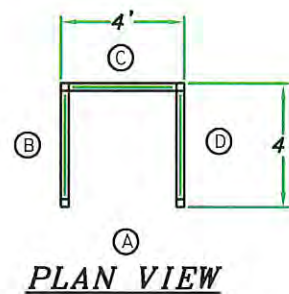
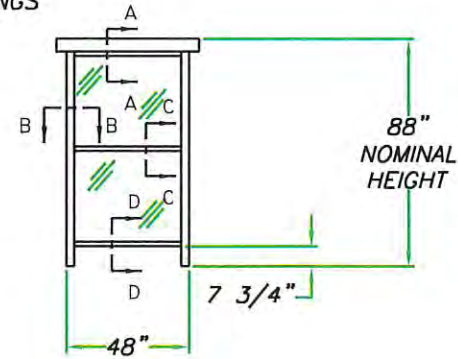
Base Plate Mounting Dimensions in Inches:



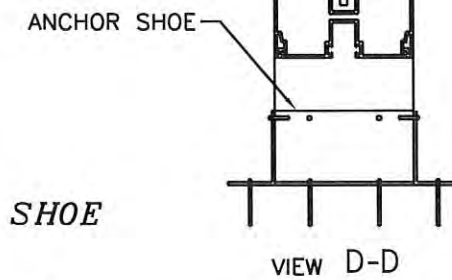
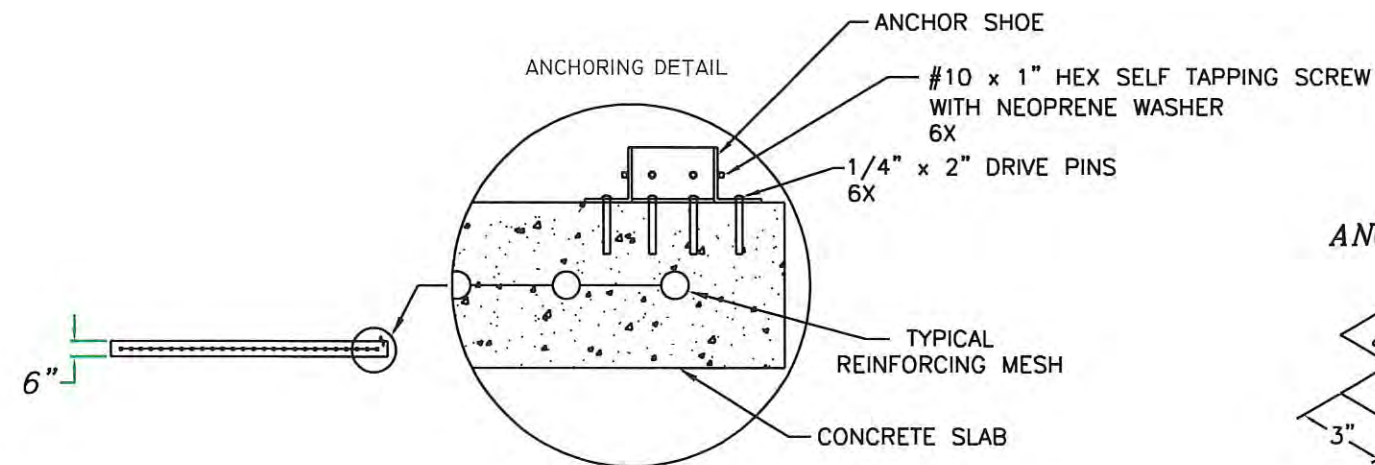
ELEVATION A



ELEVATION B, C & D

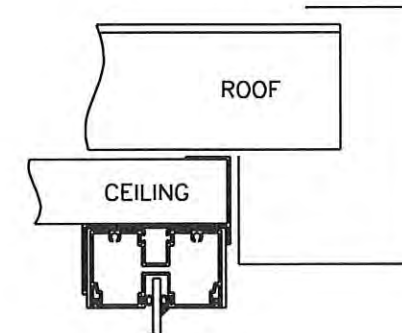


WALL SECTION DETAIL

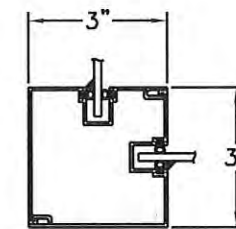


ANCHOR SHOE

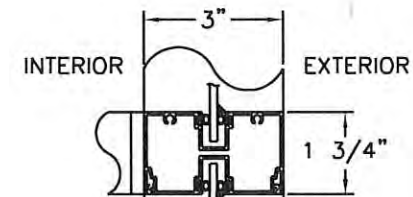
Notice - Austin Mohawk & Co., Inc claims proprietary rights in the information disclosed on this drawing. It is issued in confidence for engineering information only and may not be used, in whole or in part, to manufacture anything whether or not shown hereon, reproduced or disclosed to anyone without direct written permission from Austin Mohawk & Co., Inc



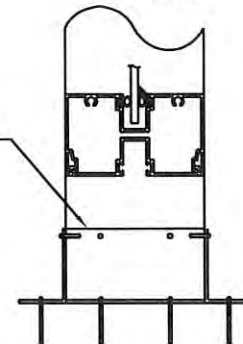
VIEW A-A



VIEW B-B



VIEW C-C



VIEW D-D

CERTIFICATION

**STANDARD
ALUMINUM SHELTER**
4' x 4'



**AUSTIN MOHAWK & CO.,
INC.**

2175 BEECHGROVE PLACE
UTICA, NY 13501
PHONE: 315.793.3000
TOLL FREE: 1.800.765.3110
FAX: 315.793.9370

WEBSITE: www.austinmohawk.com
E-mail: info@austinmohawk.com

TITLE: 4' x 4'
ALUMINUM SHELTER

JOB NO: Quote # XXX

LOCATION: TBD

MOD NO: ALS44G30

COLOR: Quaker Bronze

DATE: XXXX

DRAWN BY: XXXX

APPROVED BY:

SCALE: 1/4" = 1'

SHEET: 2 of 2

NOTE: CONCRETE SLAB DESIGN BY OTHERS-DIMENSIONS SHOWN ARE RECOMMENDED MIN. SIZES ONLY



Page County, Virginia

Tax Map #:	Property Address:	Account #:
42A4-9-4	N/A	23908

General

Owners Name: SHENANDOAH VALLEY ELECTRIC COOPERATIVE
Mailing Address: PO BOX 236
 MT CRAWFORD VA 22841
Zoning: M1
Year Built: N/A
Acreage: N/A
Description:



Grouped With: 42A4-9-4A

Assessment Information

2021 Land Value N/A
2021 Improvement N/A
2021 Total Value N/A
Total Land Area (acres) N/A
2016 Total Value N/A

Sale information

Transfer Date: //
Sales Price: N/A
Grantor: N/A
Deed Book: N/A
Deed Page: N/A
Plat Book: N/A
Plat Page: N/A
Instrument Number: -

Details

Exterior Information

Year Built: N/A
Occupancy Type: Sec
Foundation: N/A
Ext. Walls: N/A
Roofing: N/A
Roof Type: N/A
Garage: N/A
Garage - # Of Cars: N/A
Carport: N/A
Carport - # Of Cars: N/A

Interior Information

Story Height: N/A
of Rooms: N/A
of Bedrooms: N/A
Full Bathrooms: N/A
Half Bathrooms: N/A
Floors: N/A

Building SqFt: N/A
Basement SqFt: N/A
Finished Basement SqFt: N/A
Interior Walls: N/A
Heating: N/A
A/C: N/A

Utilities

Water: N/A
Sewer: N/A
Electric: N/A
Gas: N/A
Fuel Type: N/A

Other Information

Fireplace: N/A
Stacked Fireplace: N/A
Flue: N/A
Metal Flues: N/A
Stacked Flues: N/A
Inop. Flues/FP: N/A

Site Information

Zoning Type: M1
Terrain Type: N/A
Character: N/A
Right of Way: N/A
Easement: N/A

Page County, Virginia

Legend

- US Highways
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Feet
0 25 50 75 100
1:1,128 / 1"=94 Feet

Title: Parcels

Date: 6/9/2022

DISCLAIMER: THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressly or implied, but no limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional. Please call Page County, VA for specialized products. 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, VA expressly disclaims any liability for loss or damage arising from the use of said information by any third party. In addition use of Virginia Base Mapping Program (VBMP) statewide aerial photography requires the following disclaimer: "Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination."



Town of Luray, Virginia

Town Council Agenda Statement

Item No: VII-D

Meeting Date: July 11, 2022

Agenda Item: TOWN COUNCIL PUBLIC HEARING & CONSIDERATION
Item VII-D – SUP 22-06 – 55 East Main Street

Summary: The Town Council is requested to conduct a Public Hearing to receive citizen input and to consider a request from Robert Falter to construct a residential, single-family dwelling on the 0.10-acre parcel at the 55 East Main Street (Tax Map No. 42A11-A-34).

The parcel is zoned Business (B-1) District which requires a Special Use Permit to construct a residential single-family dwelling per Town Code 406.2.h.

Staff recommend installation not restrict access to the adjacent parcels.

A copy of the proposed site plan is provided.

The Planning Commission conducted a Public Hearing at their June 15th meeting and unanimously recommended approval of the Special Use Permit.

Council Review: June 28, 2022

Fiscal Impact: N/A

Suggested Motion: I move that Town Council approve the Special Use Permit to construct a residential, single-family dwelling on parcel 42A11-A-34 as presented.



Town of Luray
Zoning Permit Application
Application No.: _____

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 Robert Falter
Company Name _____
Address 55 East Main back lot
Phone: 540-742-9990 Email: bfalter0011@gmail.com

Property Owner Information:

Owner Name Robert Falter
Address 141 Diamond Court Harrisonburg Va 22801
Phone: 540-742-9990 Email: bfalter0011@gmail.com

Property Information:

Site Address 55 East Main (back lot)
Page County Tax Map Number 42A11 A 34 Town Zoning District _____

Request Information:

Nature of Request (Describe Fully) We are requesting to put a house on the lot. Planning on putting a 6x6 cemented base beams according to code to put the house on.

See Appropriate Application Appendix for Additional Information Required with Your Application

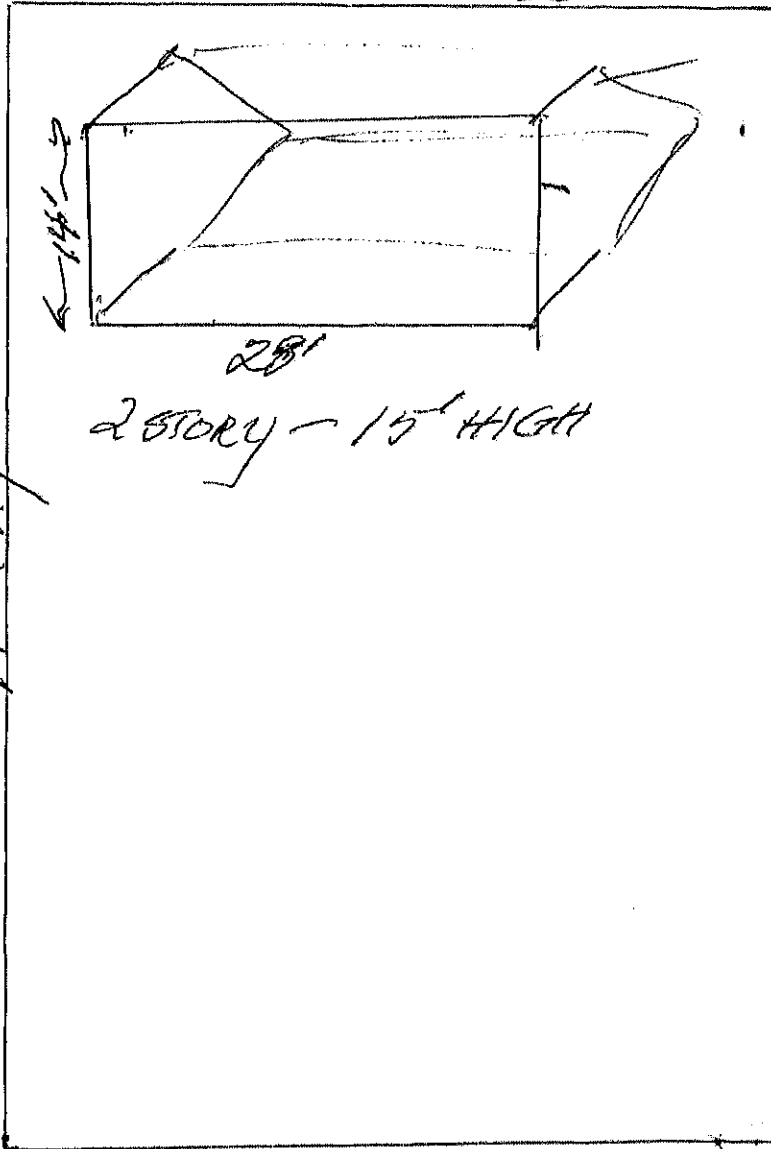
Signature of Applicant Robert Falter

Date 11/18/2021

Please Complete Additional Application Form for Your Specific Request

FALTER/SLUICK LOT 34 Robinia
RESTAURANT

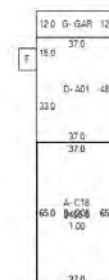
47' WIDE.



6-14-1-2
LONG



General	
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99	General
100	General



Transfer Date:	1/7/2000
Sales Price:	\$160,000
Grantor:	\$160,000
Deed Book:	607
Deed Page:	238
Plat Book:	N/A
Plat Page:	0
Instrument Number:	0-0

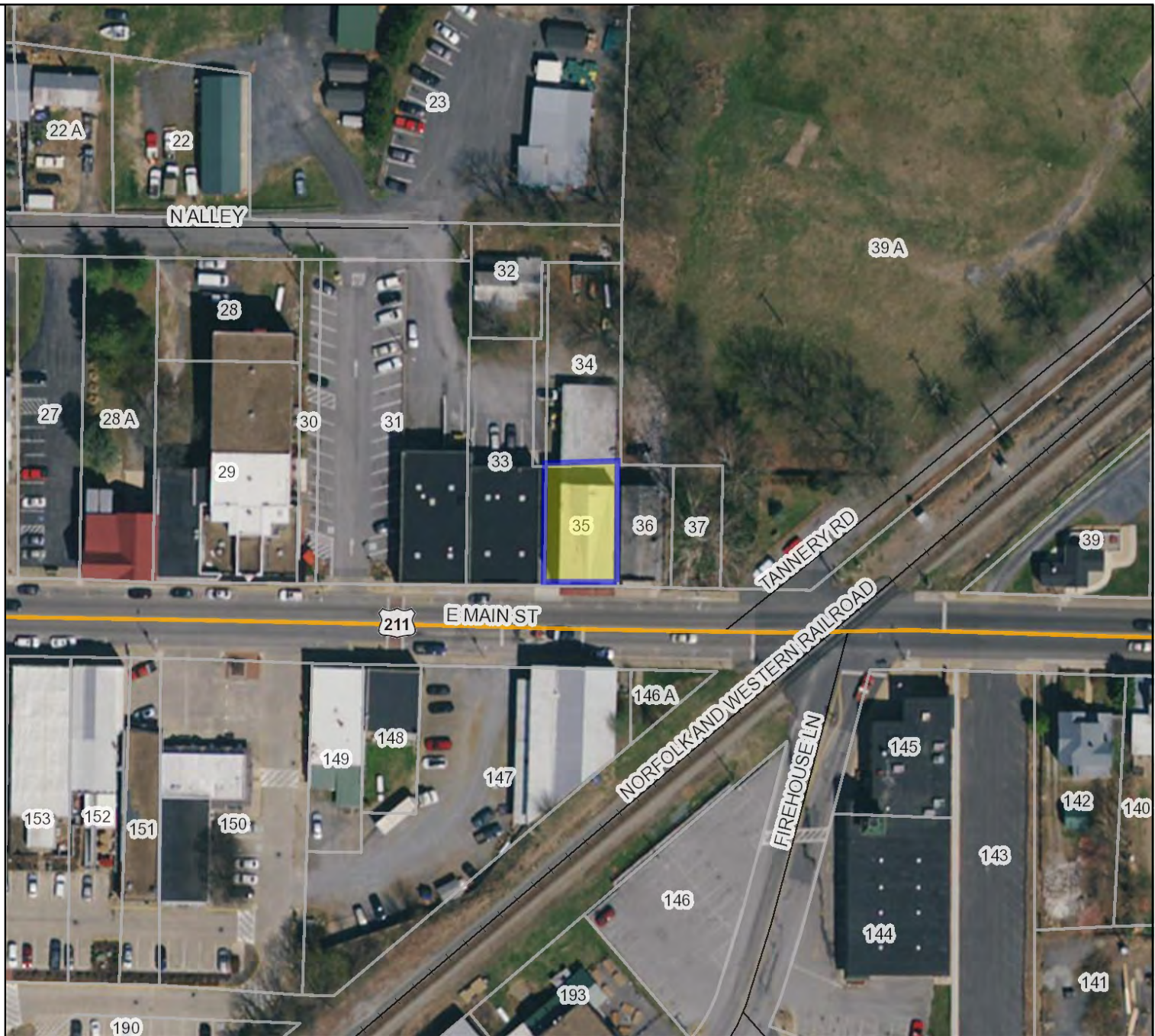
Zoning Type:	B1
Terrain Type:	On
Character:	Rolling/Sloping
Right of Way:	Public
Easement:	Paved

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Page County, Virginia

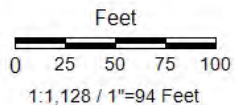
Legend

- US Highways
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Title: Parcels

Date: 6/9/2022



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Town of Luray, Virginia

Town Council Agenda Statement

Item No: VII-E

Meeting Date: July 11, 2022

Agenda Item: TOWN COUNCIL PUBLIC HEARING & CONSIDERATION
Item VII-E – SUP 22-07 – 314 Mechanic Street

Summary: The Town Council is requested to conduct a Public Hearing to receive citizen input and to consider a request for a Special Use Permit to operate a lodging house at 314 Mechanic Street (Tax Map No. 42A3-A-94) in the High Density Residential (R-3) District.

A lodging house is commonly defined as a residential building, other than a hotel, motel or bed-and-breakfast home, where lodging is provided for compensation on a regular basis, pursuant to previous arrangements, but which is not open to the public or transient guests, for no longer than thirty (30) consecutive days. Meals may be provided to the residents in a central location; however, no provisions shall be made for cooking in individual rooms or units. The maximum number of guests shall be two per bedroom with on-site parking for all guests.

Staff recommend the following conditions be considered:

- 1) Occupancy of no more than six (6) guests at any one time;
- 2) Off-street parking is required for all guest vehicles;
- 3) One identification sign can be permitted on the property not exceeding four square feet on either side;
- 4) Meals if provided shall be served to only guests renting bedrooms in the dwelling; and
- 5) Obtain Town Business License; Transient occupancy tax and meals tax must be collected and remitted to the Town.

The Planning Commission conducted a Public Hearing at their June 15th Meeting and unanimously recommended approval of the Special Use Permit.

Council Review: June 28, 2022

Fiscal Impact: N/A

Suggested Motion: I move that Town Council approve the Special Use Permit to operate a lodging house at 314 Mechanic Street (Tax Map No. 42A3-A-94) with the conditions cited as presented.



Town of Luray
Special Use Permit Application
Application No.: _____

Existing Property Information:

Site Address 314 Mechanic St, Luray VA
Page County Tax Map Number 4243-A-94 Town Zoning District R3
Total Acreage _____

Request Information:

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

Property consists of two one bedroom apartments.
We plan to keep the long term tenants in place in the
downstairs unit. We are requesting permission to use
the upstairs unit as a short term rental for up to 6
guests.

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.

Wendy Temple Holtzman
Signature of Applicant

5/16/22
Date

Signature of Applicant

Date

Wendy Temple Holtzman
Signature of Owner
managing member

5/16/22
Date

Signature of Owner

Date



Town of Luray
Zoning Permit Application
Application No.: _____

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 Wendy Temple Holtzman
Company Name John Holtzman LLC
Address PO Box 12, Luray, VA 22835
Phone: (727) 366-3930 Email: wktemple@yahoo.com

Property Owner Information:

Owner Name Same as above
Address _____
Phone: _____ Email: _____

Property Information:

Site Address 314 Mechanic St, Apt B
Page County Tax Map Number 42A3-A-94 Town Zoning District R3

Request Information:

Nature of Request (Describe Fully) We request permission to operate as a short term rental property.

See Appropriate Application Appendix for Additional Information Required with Your Application

Wendy Temple Holtzman May 16, 2022
Signature of Applicant Date

Page County, Virginia

Tax Map #:	Property Address:	Account #:
42A3-A-94	314 MECHANIC ST	5288

General

Owners Name:	JOHN HOLTZMAN LLC
Mailing Address:	2973 LAYNE CT HENRICO VA 23233
Zoning:	R3
Year Built:	1918
Acreage:	.144
Description:	INST#06-1490-S INST#19-0164 INST#21-4174
Grouped With:	N/A



Assessment Information

2021 Land Value	\$20,000
2021 Improvement	\$108,500
2021 Total Value	\$128,500
Total Land Area (acres)	0.144
2016 Total Value	\$92,700

Sale information

Transfer Date:	12/9/2021
Sales Price:	\$100,000
Grantor:	\$100,000
Deed Book:	N/A
Deed Page:	0
Plat Book:	N/A
Plat Page:	0
Instrument Number:	2021-4174

Details

Exterior Information

Year Built:	1918
Occupancy Type:	Dwelling
Foundation:	Concrete
Ext. Walls:	Vinyl Siding
Roofing:	Metal
Roof Type:	Gable
Garage:	None
Garage - # Of Cars:	0
Carport:	None
Carport - # Of Cars:	0

Interior Information

Story Height:	2
# of Rooms:	6
# of Bedrooms:	3
Full Bathrooms:	2
Half Bathrooms:	0
Floors:	Wood

Building SqFt:	1524
Basement SqFt:	N/A
Finished Basement SqFt:	N/A
Interior Walls:	Plaster
Heating:	Space Heat
A/C:	No

Utilities

Water:	Public
Sewer:	Public
Electric:	Yes
Gas:	No
Fuel Type:	Oil








Other Information

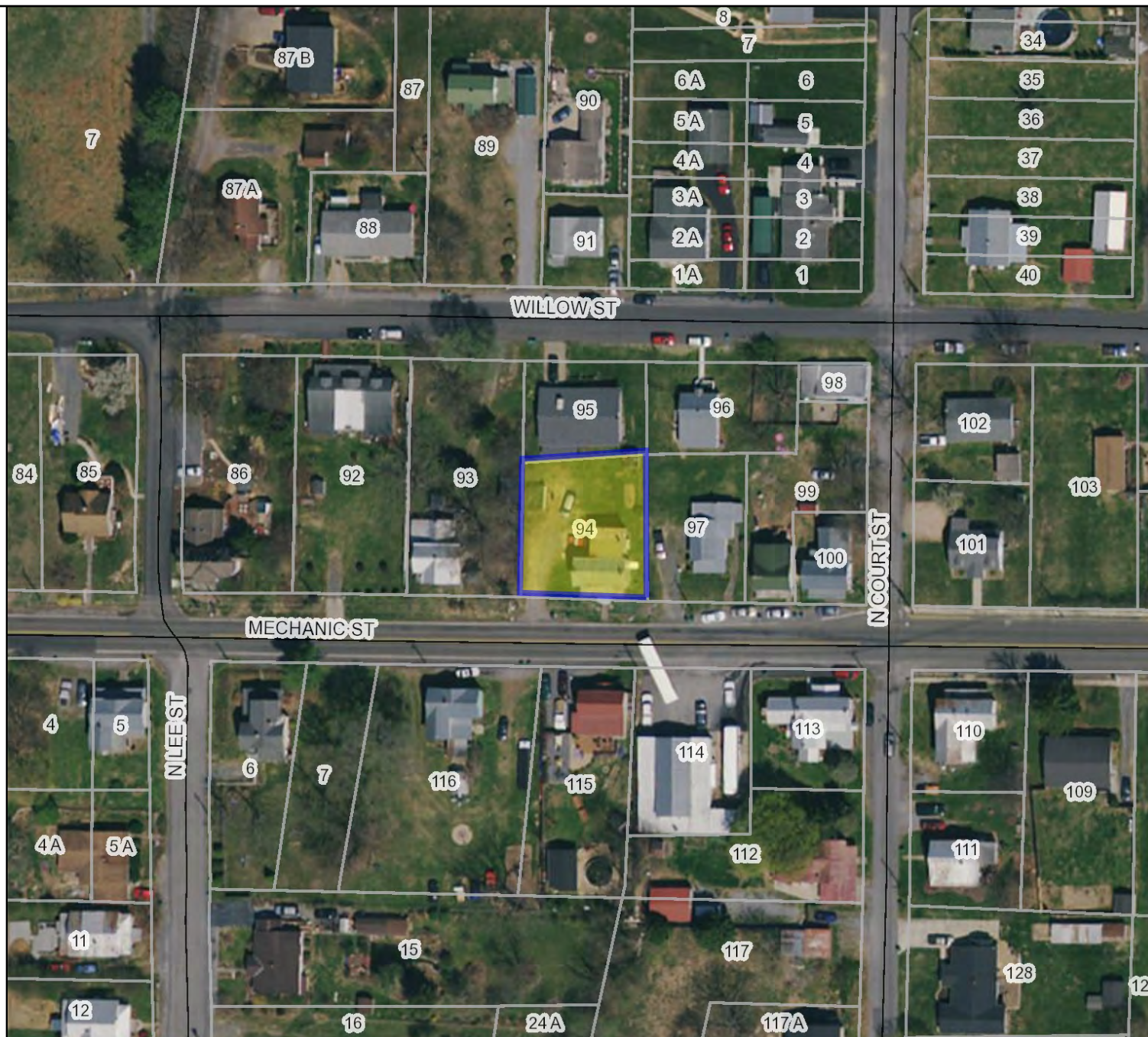
Fireplace:	0
Stacked Fireplace:	0
Flue:	0
Metal Flues:	0
Stacked Flues:	0
Inop. Flues/FP:	0

Site Information

Zoning Type:	R3
Terrain Type:	On
Character:	Rolling/Sloping
Right of Way:	Public
Easement:	Paved

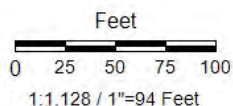
Legend

-  US Highways
-  Roads
-  Railroads
-  Other Counties
-  Parcels
-  Shenandoah River
-  Streams

**Title: Parcels**

Date: 6/9/2022

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Town of Luray, Virginia

Town Council Agenda Statement

Item No: VIII-A

Meeting Date: July 11, 2022

Agenda Item: TOWN COUNCIL CONSIDERATION
Item VIII-A – SUB 22-02 – Luray Landing – Preliminary & Final Plat

Summary: The Town Council is requested to consider approval of the Preliminary and Final Plat application received from Baker Development Partnership, LLC for the subdivision of Parcels 42A17-1-167, 42A8-A-1, 42A8-A-3, and 42A8-A-1D into sixty-eight (68) developable lots for the Luray Landing Planned Neighborhood Subdivision.

The Planning Commission reviewed the Subdivision Plat at their June 15th Meeting and unanimously recommend approval.

Council Review: June 28, 2022

Fiscal Impact: N/A

Suggested Motion: I move that Town Council approve the Preliminary and Final Plats for subdivision of Parcels 42A17-a-167, 42A8-A-1, 42A8-A-3, and 42A8-A-1D into sixty-eight (68) developable lots for the Luray Landing Planned Neighborhood Subdivision as presented.



Town of Luray
Zoning Permit Application
Application No.: _____

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 RODNEY JENKINS
Company Name BAKER DEVELOPMENT PARTNERSHIP, LLC
Address 822 HOOK HILL RD, LURAY, VA 22835
Phone: (540) 219-7881 Email: rodneyjenkins@gei-va.com

Property Owner Information:

Owner Name BAKER DEVELOPMENT PARTNERSHIP, LLC
Address 822 HOOK HILL RD, LURAY, VA 22835
Phone: (540) 219-7881 Email: rodneyjenkins@gei-va.com

Property Information:

Site Address Baker Drive
Page County Tax Map Number 42A17-1-167, 42A8-A-1, 42A8-A-3, 42A8-A-1D Town Zoning District PND

Request Information:

Nature of Request (Describe Fully) TO SUBDIVIDE THE FOUR PARCELS LISTED ABOVE INTO 68 TOWNHOUSE LOTS, RIGHT-OF-WAY, AND EASEMENTS AS SHOWN ON THE ATTACHED PRELIMINARY PLAT(S). THE LOTS ARE SHOWN AS: 197-224 AND 249-288

See Appropriate Application Appendix for Additional Information Required with Your Application

Signature of Applicant

Rodney Jenkins, Manager

4/15/22

Date

Please Complete Additional Application Form for Your Specific Request



Town of Luray
Zoning – Property Subdivision
Application No.: _____

Please provide a four (4) survey plats prepared by a licensed surveyor by the Commonwealth of Virginia with this application.

Application: ☐ Preliminary Minor (<4 lots) ☒ Preliminary Major
☐ Final Minor (<4 lots) ☐ Final Major
☐ Sketch Plat

Surveyor Information:

Surveyor Name Kevin Blankenship

Company Name Racey Engineering, PLLC

Surveyor VA Lic No.: 0403002800

Exp. Date: 06-30-22

Parcel Information:

Original Page County Tax Map Number(s) & Lot Sizes (sf/ac) _____
42A17-1-167 (0.445 AC), 42A8-A-1(6.677 AC) , 42A8-A-3 (8.62 AC), 42A8-A-1D (4.41 AC)

Proposed Tax Map Number(s) & Lot Sizes (sf/ac) 42A8-A-1(2.3461 AC), 42A8-A-1D(3.1023 AC), 42A8-A-3 (3.9052 AC)197(0.0882 AC), 198(0.441 AC)
199(0.0441 AC), 200(0.0661 AC), 201(0.0661 AC), 202(0.0441 AC), 203(0.0441 AC), 204(0.0441 AC), 205(0.0441 AC), 206(0.0441 AC), 207(0.0441 AC)
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Comments/Notes 257(0.0863 AC), 258(0.0432 AC), 259(0.0432 AC), 260(0.0432 AC), 261(0.0432 AC), 262(0.0432 AC), 263(0.0432 AC)
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282(0.0432 AC), 283(0.0432 AC) 284(0.0432 AC), 285(0.0432 AC), 286(0.0432 AC), 287(0.0432 AC), 288(0.1031 AC)

I hereby certify that the information provided on this application is correct and meets all Town, County, and Commonwealth requirements, and further attest that all required permitting will be received prior to commencing construction. (See Article II, Section 302 of Luray Code of Ordinances, townofluray.com)

Signature of Applicant

Kevin Blankenship
Racey Engineering, PLLC

4/15/22

Date

Please provide a 3" high by 5" wide area on the survey plat for the Town's approval stamp

The applicant shall record the final subdivision plat in the Page County Clerk of Circuit Court's office within six (6) months of approval, and a copy of the recorded plat and receipt shall be provided to the Town Zoning Administrator. Any plat not recorded within the six month time shall be deemed null and void.

Approval of a preliminary plat shall not constitute acceptance of a subdivision for recording and does not constitute a guarantee of approval of the final plat

NOTES

1. BOUNDARY INFORMATION TAKEN FROM THE LAND RECORDS OF PAGE COUNTY, VIRGINIA.
2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON.
3. NO FLOOD INFORMATION GIVEN OR DETERMINED FOR THIS PARCEL.

OWNERS CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "LURAY LANDING DEVELOPMENT PHASE 2" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

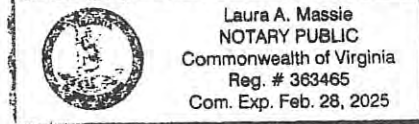
Russell A. Jenkins, MSZ
DATE 4-19-22

Rodney A. Jenkins, Manager
DATE 4-19-22

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 OF April 2022.

BY Russell A. Jenkins
Rodney A. Jenkins MY COMMISSION EXPIRES Feb. 28, 2025

Laura A. Massie
NOTARY PUBLIC

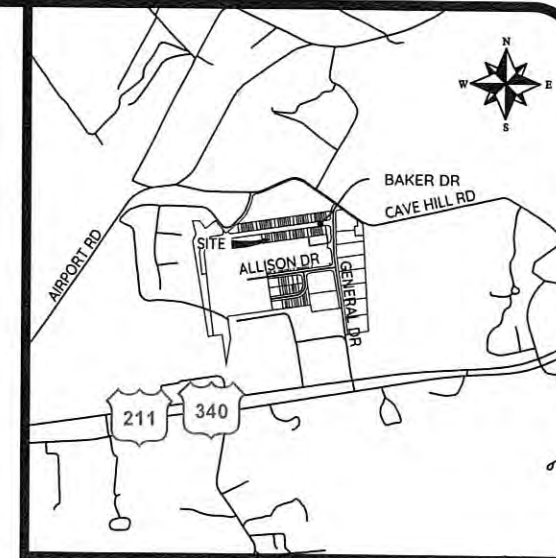
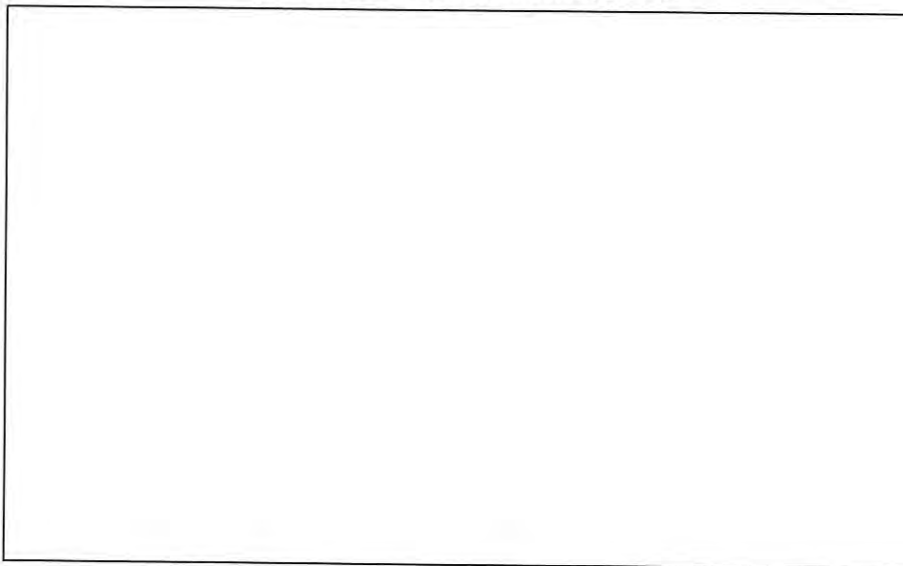


SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE LAND CONTAINED IN THIS SUBDIVISION IS A PORTION OF THE SAME LAND CONVEYED TO BAKERR DEVELOPMENT PARTNERSHIP, LLC BY DEED DATED AUGUST 3, 2005 OF RECORD IN THE PAGE COUNTY CLERK'S OFFICE IN INSTRUMENT NUMBER 20050003693 & 20050003694.



TOWN OF LURAY APPROVAL



VICINITY MAP

1" = 2000'

AREA TABULATION

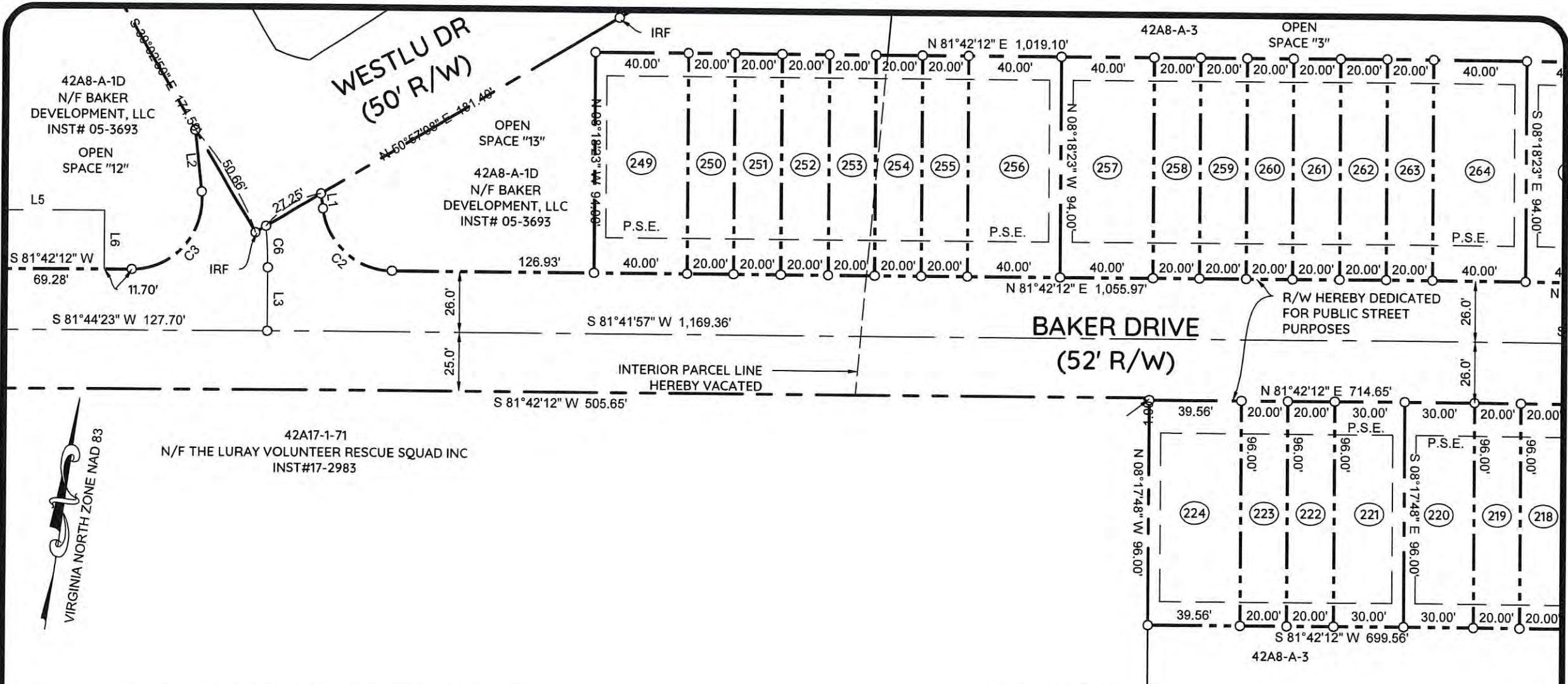
LOTS = 3.7164 ACRES
ROADS = 2.0488 ACRES
OPEN SPACE = 0.1096 ACRES
TOTAL = 5.8748 ACRES



IRON PIN TO BE SET AT EACH LOT CORNER, UNLESS OTHERWISE NOTED.

RACEY PROJECT #6924-A
SHEET 1 OF 6

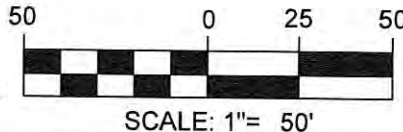
PRELIMINARY PLAT
**LURAY LANDING
PHASE 2
BAKER DRIVE**
LURAY MAGISTERIAL DISTRICT
PAGE COUNTY, VA
4/13/2022



42A8-A-3: N/F BAKER DEVELOPMENT PARTNERSHIP, LLC: INST# 05-3694
P.S.E. DENOTES PERMANENT SERVICE EASEMENT (SEE SHEET 6 FOR DETAILS)

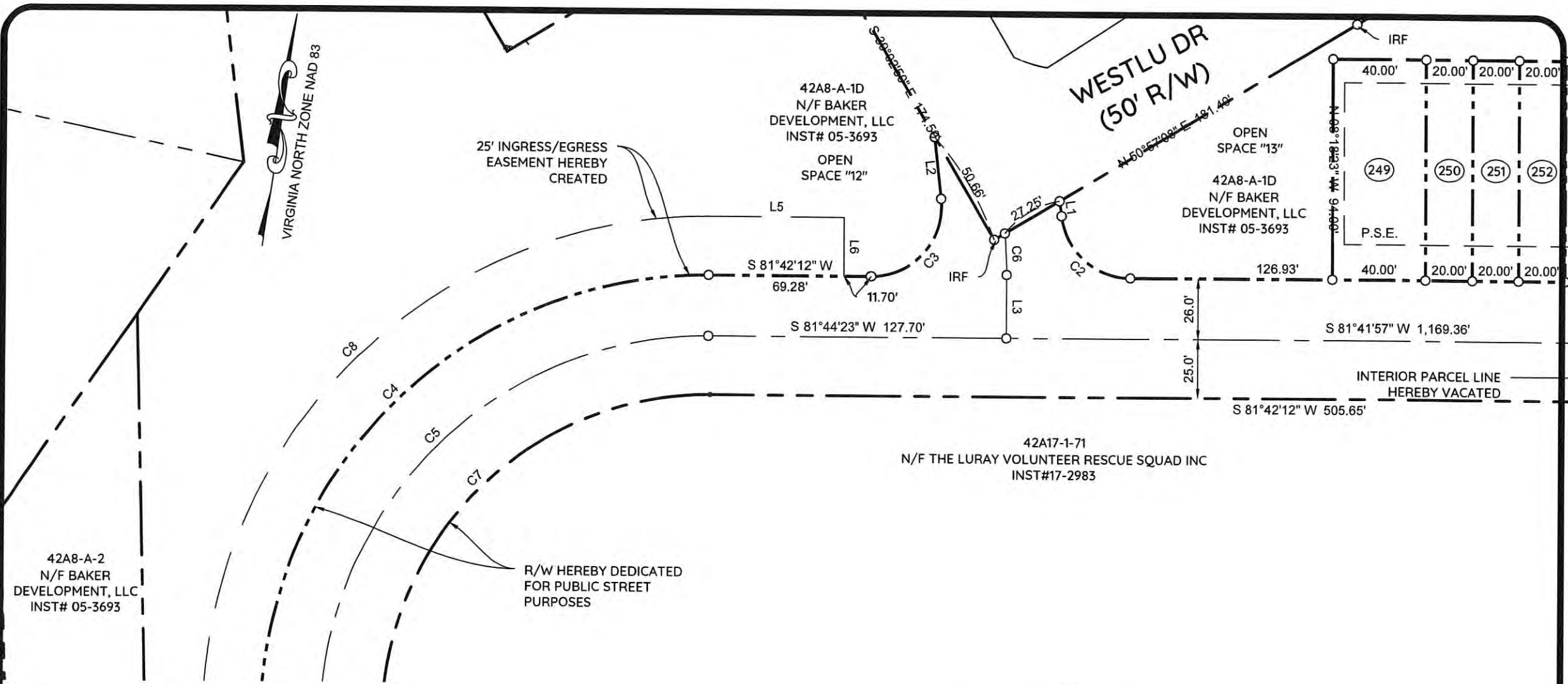
RACEY
ENGINEERING
312 WEST MAIN ST.
LURAY VIRGINIA 22835
PH. 540-743-9227
FAX 540-743-6118

RACEY PROJECT #6924-A
SHEET 3 OF 6



COMMONWEALTH OF VIRGINIA
Kevin S. Blankenship
Kevin S. Blankenship
Lic.No. 2800
4/13/2022
LAND SURVEYOR

PRELIMINARY PLAT
LURAY LANDING
PHASE 2
BAKER DRIVE
LURAY MAGISTERIAL DISTRICT
PAGE COUNTY, VA
4/13/2022



P.S.E. DENOTES PERMANENT SERVICE EASEMENT (SEE SHEET 6 FOR DETAILS)

RACEY
ENGINEERING
312 WEST MAIN ST.
LURAY VIRGINIA 22835
PH. 540-743-9227
FAX 540-743-6118

RACEY PROJECT #6924-A
SHEET 4 OF 6

50 0 25 50
SCALE: 1"= 50'



PRELIMINARY PLAT
LURAY LANDING
PHASE 2
BAKER DRIVE
LURAY MAGISTERIAL DISTRICT
PAGE COUNTY, VA
4/13/2022

42A17-1-71
N/F THE LURAY VOLUNTEER RESCUE SQUAD INC
INST#17-2983

42A17-1-9
N/F LORD FAIRFAX COMMUNITY COLLEGE EDUCATIONAL
FOUNDATION INC
INST#16-2814

42A8-A-2
N/F BAKER
DEVELOPMENT, LLC
INST# 05-3693

42A8-A-1D
N/F BAKER
DEVELOPMENT, LLC
INST# 05-3693
OPEN
SPACE "12"

25' INGRESS/EGRESS
EASEMENT HEREBY
CREATED

R/W HEREBY DEDICATED
FOR PUBLIC STREET
PURPOSES

N 06°48'02" W 140.02'

S 06°48'02" E 204.82'

S 06°48'02" E 204.83'

S 06°48'02" E 205.03'

L4

64.80'

N 83°12'38" E
51.72'



312 WEST MAIN ST.
LURAY VIRGINIA 22835
PH. 540-743-9227
FAX 540-743-6118

RACEY PROJECT #6924-A
SHEET 5 OF 6



SCALE: 1"= 50'

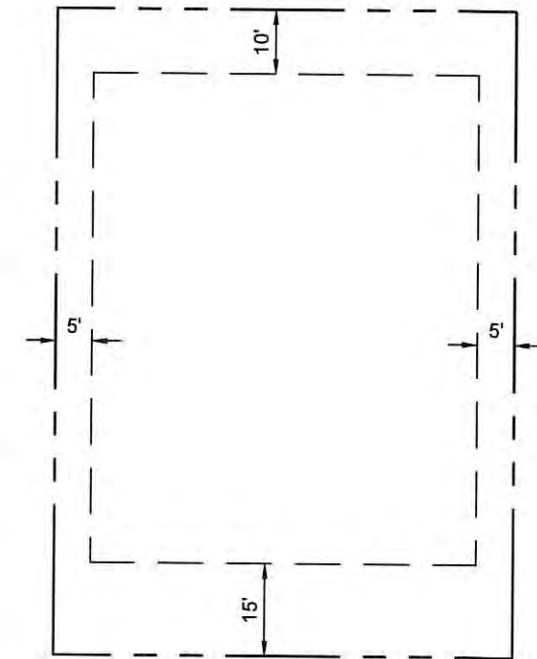


PRELIMINARY PLAT
LURAY LANDING
PHASE 2
BAKER DRIVE
LURAY MAGISTERIAL DISTRICT
PAGE COUNTY, VA
4/13/2022

AREAS

Lot	SF	Acres	Lot	SF	Acres	Lot	SF	Acres	Lot	SF	Acres
42A8-A-1	102,196	2.3461	212	1,920	0.0441	254	1,880	0.0432	272	3,760	0.0863
42A8-A-1D	135,137	3.1023	213	1,920	0.0441	255	1,880	0.0432	273	3,760	0.0863
42A8-A-3	170,113	3.9052	214	1,920	0.0441	256	3,760	0.0863	274	1,880	0.0432
197	3,840	0.0882	215	1,920	0.0441	257	3,760	0.0863	275	1,880	0.0432
198	1,920	0.0441	216	3,840	0.0882	258	1,880	0.0432	276	1,880	0.0432
199	1,920	0.0441	217	3,840	0.0882	259	1,880	0.0432	277	1,880	0.0432
200	2,880	0.0661	218	1,920	0.0441	260	1,880	0.0432	278	1,880	0.0432
201	2,880	0.0661	219	1,920	0.0441	261	1,880	0.0432	279	1,880	0.0432
202	1,920	0.0441	220	1,920	0.0441	262	1,880	0.0432	280	3,760	0.0863
203	1,920	0.0441	221	1,920	0.0441	263	1,880	0.0432	281	3,760	0.0863
204	1,920	0.0441	222	1,920	0.0441	264	3,760	0.0863	282	1,880	0.0432
205	1,920	0.0441	223	1,920	0.0441	265	3,760	0.0863	283	1,880	0.0432
206	1,920	0.0441	224	3,799	0.0872	266	1,880	0.0432	284	1,880	0.0432
207	1,920	0.0441	249	3,760	0.0863	267	1,880	0.0432	285	1,880	0.0432
208	3,840	0.0882	250	1,880	0.0432	268	1,880	0.0432	286	1,880	0.0432
209	3,840	0.0882	251	1,880	0.0432	269	1,880	0.0432	287	1,880	0.0432
210	1,920	0.0441	252	1,880	0.0432	270	1,880	0.0432	288	4,489	0.1031
211	1,920	0.0441	253	1,880	0.0432	271	1,880	0.0432	BAKER DR	89,246	2.0488

TYPICAL P.S.E EASEMENT LAYOUT



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	40.00'	58.14'	35.56'	83°16'24"	53.15'	N 40°04'00" E
C2	30.00'	43.41'	26.50'	82°54'52"	39.72'	S 56°50'22" E
C3	30.00'	50.43'	33.50'	96°18'58"	44.70'	S 33°32'43" W
C4	191.00'	295.03'	186.08'	88°30'14"	266.57'	N 37°27'05" E
C5	165.00'	254.87'	160.75'	88°30'14"	230.28'	N 37°27'05" E
C6	180.00'	17.75'	8.88'	5°39'00"	17.74'	S 11°07'52" E
C7	140.00'	216.26'	136.39'	88°30'14"	195.39'	S 37°27'05" W
C8	216.00'	333.65'	210.43'	88°30'14"	301.46'	N 37°27'05" E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 16°17'05" W	6.46'
L2	S 14°36'47" E	26.36'
L3	N 08°18'23" W	27.12'
L4	S 83°12'38" W	25.00'
L5	N 81°42'12" E	57.58'
L6	S 08°18'23" E	25.00'



RACEY PROJECT #6924-A
SHEET 6 OF 6

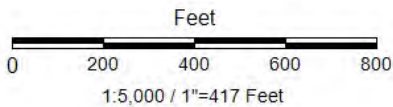
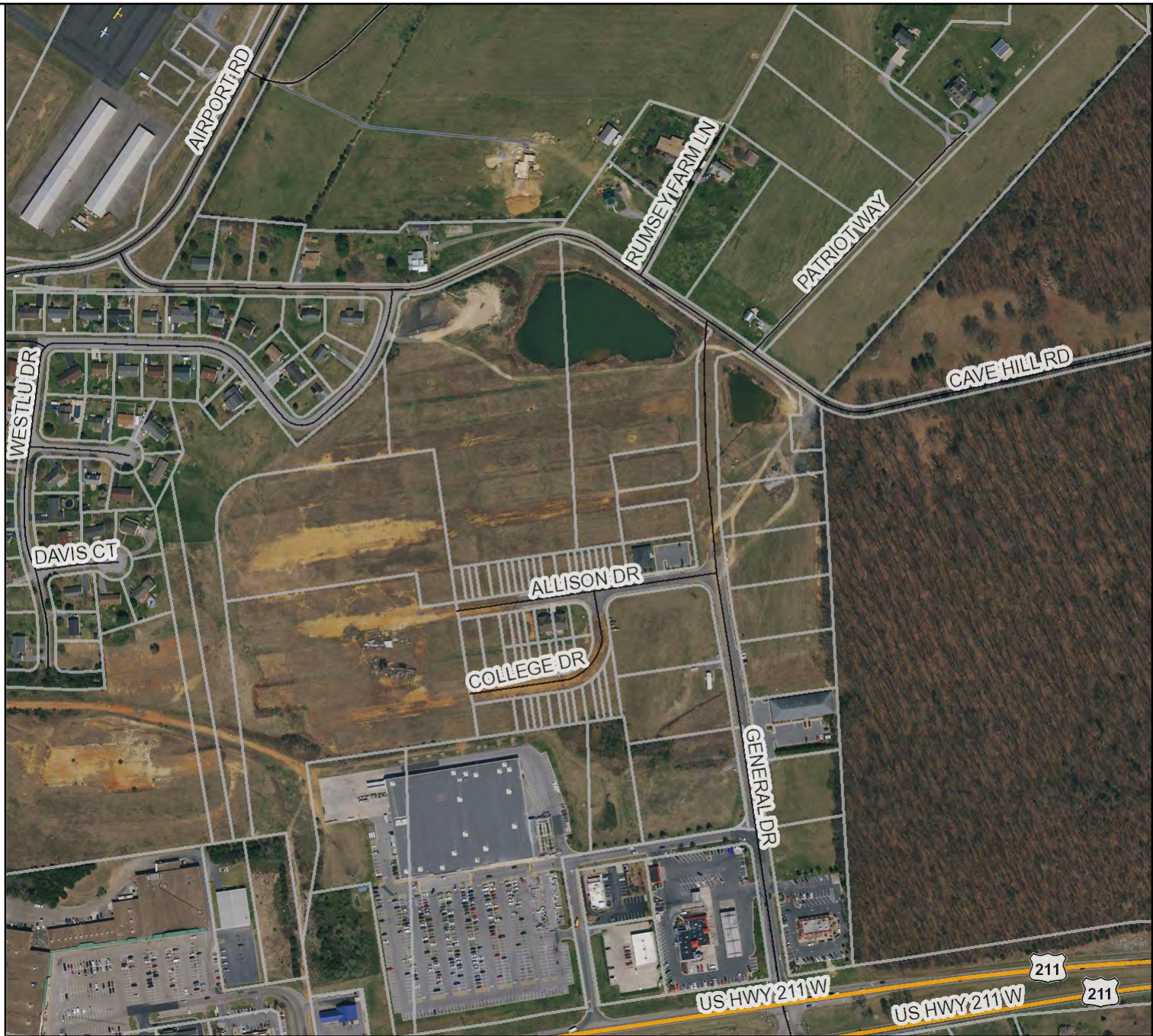


PRELIMINARY PLAT
LURAY LANDING
PHASE 2
BAKER DRIVE
LURAY MAGISTERIAL DISTRICT
PAGE COUNTY, VA
4/13/2022

Page County, Virginia

Legend

- US Highways
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Title:

Date: 6/9/2022

DISCLAIMER: THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressly or implied, but no limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional. Please call Page County, VA for specialized products. 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, VA expressly disclaims any liability for loss or damage arising from the use of said information by any third party. In addition use of Virginia Base Mapping Program (VBMP) statewide aerial photography requires the following disclaimer: "Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination."

NOTES

- 1. BOUNDARY INFORMATION TAKEN FROM THE LAND RECORDS OF PAGE COUNTY, VIRGINIA.
- 2. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, THEREFORE ALL SETBACKS, EASEMENTS, ENCUMBRANCES AND RESTRICTIONS MAY NOT BE SHOWN HEREON.
- 3. NO FLOOD INFORMATION GIVEN OR DETERMINED FOR THIS PARCEL.

OWNERS CONSENT

THE PLATTING OR DEDICATION OF THE FOLLOWING DESCRIBED LAND, "LURAY LANDING DEVELOPMENT PHASE 2" IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES, IF ANY.

DATE

DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ OF 2022.

BY _____ MY COMMISSION EXPIRES _____.

NOTARY PUBLIC



IRON PIN TO BE SET
AT EACH LOT
CORNER, UNLESS
OTHERWISE NOTED.

RACEY PROJECT #6924-A
SHEET 1 OF 5

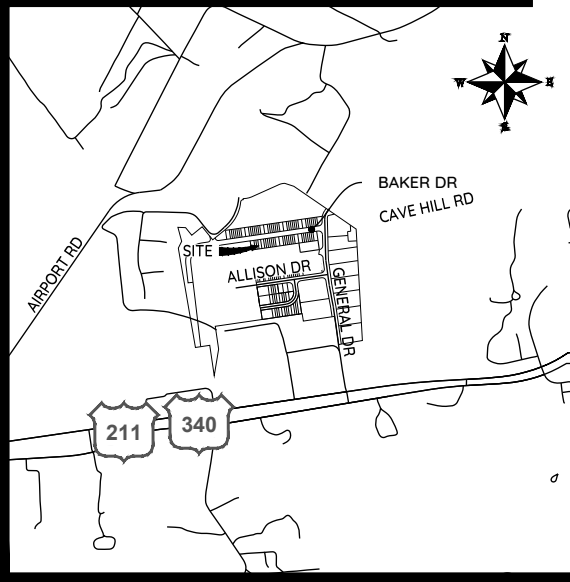
SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE LAND CONTAINED IN THIS SUBDIVISION IS A PORTION OF THE SAME LAND CONVEYED TO BAKERR DEVELOPMENT PARTNERSHIP, LLC BY DEED DATED AUGUST 3, 2005 OF RECORD IN THE PAGE COUNTY CLERK'S OFFICE IN INSTURMENT NUMBER 20050003693 & 20050003694.



FINAL PLAT
**LURAY LANDING
PHASE 2
BAKER DRIVE**
LURAY MAGISTERIAL DISTRICT
PAGE COUNTY, VA
7/7/2022

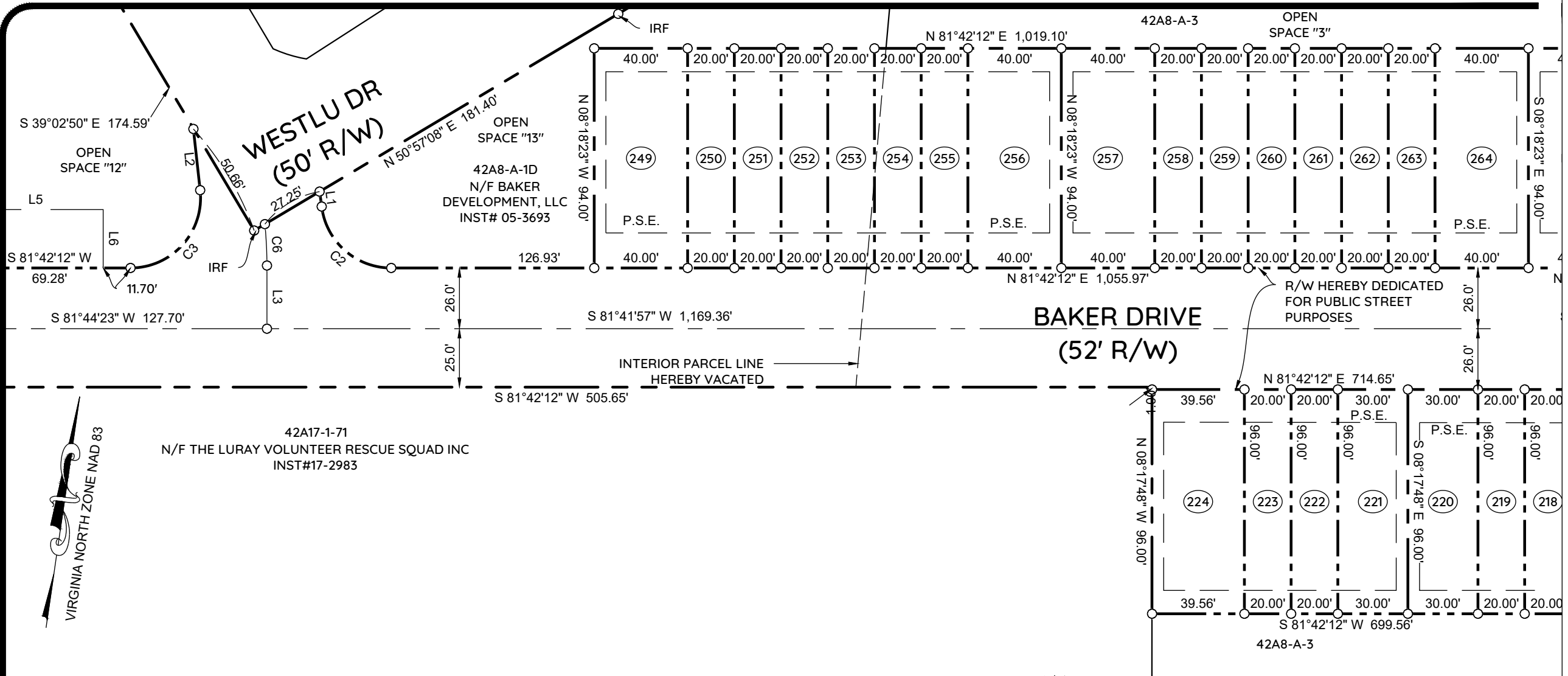
TOWN OF LURAY APPROVAL



VICINITY MAP
1" = 2000'

AREA TABULATION

LOTS = 3.7164 ACRES
ROADS = 1.7961 ACRES
OPEN SPACE = 0.1096 ACRES
TOTAL = 5.6221 ACRES

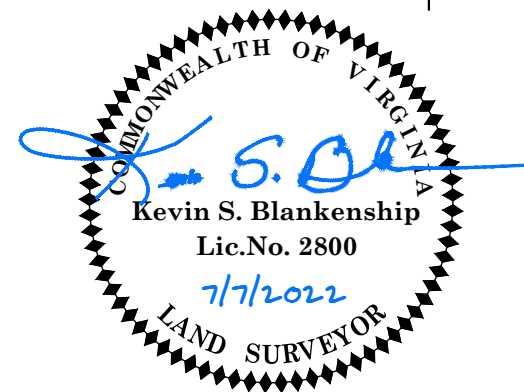
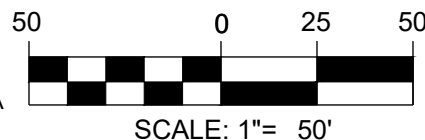


42A8-A-3: N/F BAKER DEVELOPMENT PARTNERSHIP, LLC: INST# 05-3694

P.S.E. DENOTES PERMANENT SERVICE EASEMENT (SEE SHEET 6 FOR DETAILS)



RACEY PROJECT #6924-A
SHEET 3 OF 5

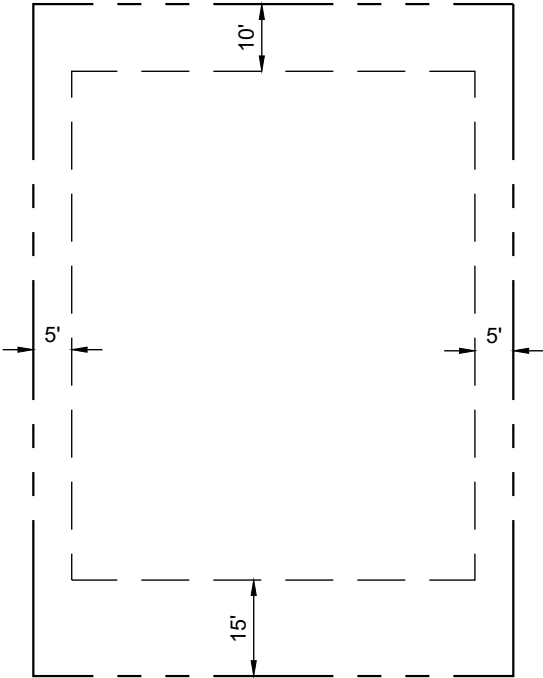


FINAL PLAT
LURAY LANDING
PHASE 2
BAKER DRIVE
LURAY MAGISTERIAL DISTRICT
PAGE COUNTY, VA
7/7/2022

AREAS

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210	1,920	0.0441		252	1,880	0.0432		270	1,880	0.0432		288	4,489	0.1031
211	1,920	0.0441		253	1,880	0.0432		271	1,880	0.0432		BAKER DR	89,246	2.0488

TYPICAL P.S.E
EASEMENT LAYOUT



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
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C3	30.00'	50.43'	33.50'	96°18'58"	44.70'	N 33°32'43" E
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C5	165.00'	254.86'	160.73'	88°29'58"	230.27'	N 37°27'13" E
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C8	216.00'	293.76'	174.67'	77°55'21"	271.64'	S 42°44'31" W

LINE TABLE

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RACEY PROJECT #6924-A
SHEET 6 OF 5



FINAL PLAT
LURAY LANDING
PHASE 2
BAKER DRIVE
LURAY MAGISTERIAL DISTRICT
PAGE COUNTY, VA
7/7/2022



Town of Luray, Virginia

Town Council Agenda Statement

Item No: VIII-B

Meeting Date: July 11, 2022

- Agenda Item: TOWN COUNCIL CONSIDERATION
Item VIII-B – SUB 22-03 – 109 Mechanic Street & 134 N Hawksbill St
- Summary: The Town Council is requested to consider approval of the Preliminary and Final Plat application received from John Holtzman LLC for the subdivision of Parcels 42A4-A-34 and 42A4-A-35 into two lots maintaining existing dwellings with one lot available for new development.
- The Planning Commission reviewed the Subdivision Plats at their June 15th Meeting and unanimously recommended approval.
- Council Review: June 28, 2022
- Fiscal Impact: N/A
- Suggested Motion: I move that Town Council approve the Preliminary and Final Plats for subdivision of Parcels 42A4-A-34 and 42A4-A-35 into two lots maintaining existing dwellings with on new lot available for development as presented.



Town of Luray
Zoning Permit Application
Application No.: 22-03

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 Wendy Temple Holtzman
Company Name John Holtzman LLC
Address 109 Mechanic St. Luray, VA 22835
Phone: (727) 366-3930 Email: wktemple@yahoo.com

Property Owner Information:

Owner Name John Holtzman LLC
Address Same as above
Phone: _____ Email: _____

Property Information:

Site Address 109 Mechanic St & 134 N Hawksbill St
Page County Tax Map Number 42A4(A)34 & 42A4(A)35 Town Zoning District R3

Request Information:

Nature of Request (Describe Fully) Subdivide 42A4(A)34 & 42A4(A)35
into three lots per Subdivision Survey Plat prepared by
Racey Engineering, 5/12/2022

See Appropriate Application Appendix for Additional Information Required with Your Application

Wendy J. Holtzman
Signature of Applicant

5/12/2022
Date



Town of Luray
Zoning – Boundary Line Adjustment
Application No.: _____

Please provide a survey plat prepared by a licensed surveyor by the Commonwealth of Virginia with this application.

Surveyor Information:

Surveyor Name Darrin W. Richards
Company Name Racey Engineering
Surveyor VA Lic No.: 3347 Exp. Date: _____

Parcel Information:

Original Page County Tax Map Number(s) & Lot Sizes (sf/ac) _____

42A4(A) 34 - .25 acres

42A4(A) 35 - .25 acres

Proposed Tax Map Number(s) & Lot Sizes (sf/ac) 42A4(A) 34 - .1608 acres / 7004 sq ft

42A4(A) 35 - .1608 acres / 7004 sq ft

TBD - .1784 acres / 7768.4 sq ft

Comments/Notes (Reason for BLA) _____

I hereby certify that the information provided on this application is correct and meets all Town, County, and Commonwealth requirements, and further attest that all required permitting will be received prior to commencing construction. (See Article II, Section 209 of Luray Code of Ordinances, townofluray.com)

Wendy Q. Holtzman
Signature of Applicant

5/12/2022
Date

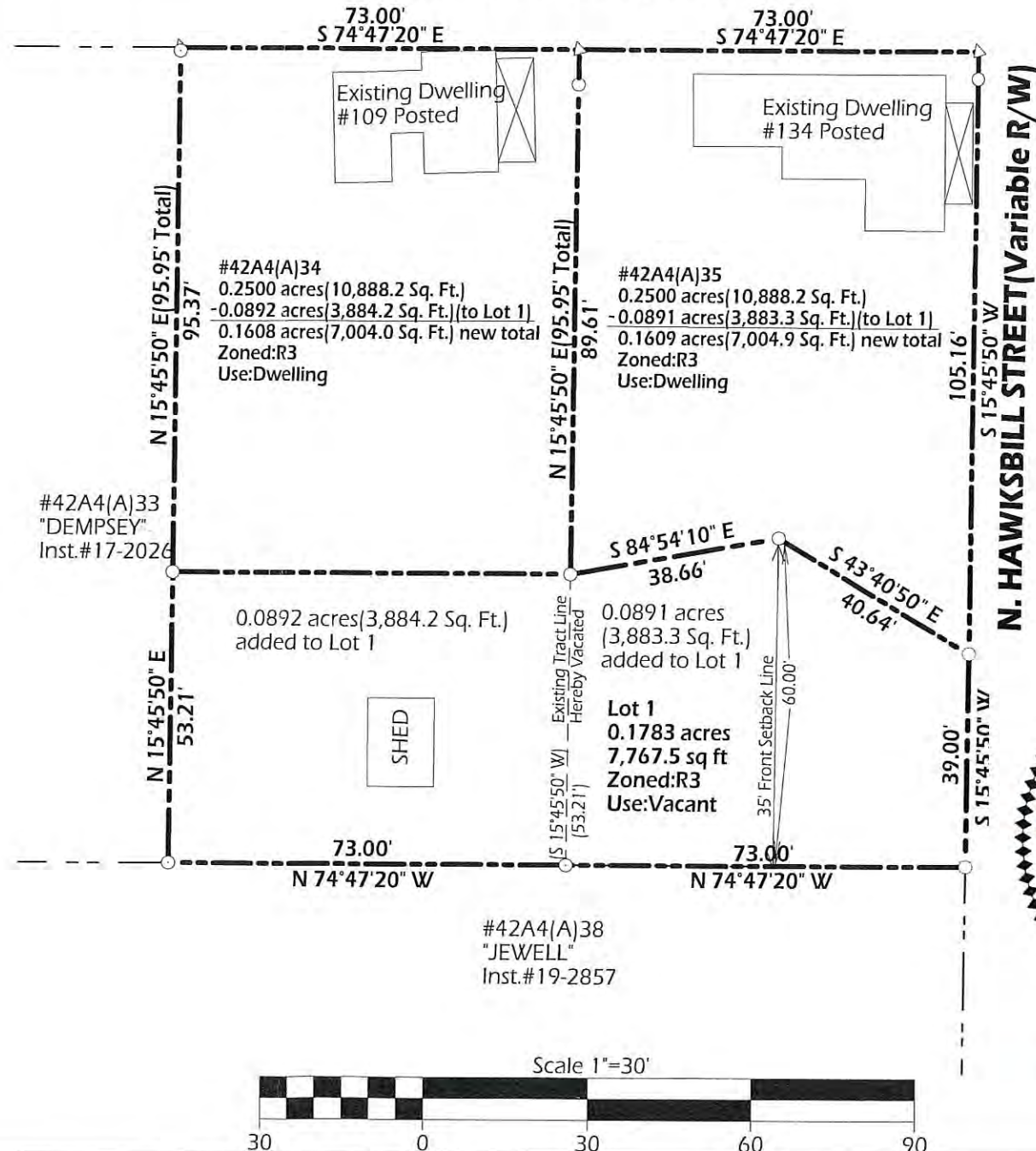
Please provide a 3" high by 5" wide area on the survey plat for the Town's approval stamp

The applicant shall record the plat in the Page County Clerk of Circuit Court's office within six (6) months of approval, and a copy of the recorded plat and receipt shall be provided to the Town Zoning Administrator. Any plat not recorded within the six month time shall be deemed null and void.

1. Easements, if any, not shown. No title report furnished.
2. This property does not lie within the 100 year Flood Zone as shown on the F.E.M.A. F.I.R.M. Community Panel.
3. Boundary derived from a field survey and from deeds of record as found among the Land Records of Page County, Virginia, as shown hereon.

MECHANIC STREET(50' R/W)

- Legend
- - Iron Pin Found
 - △ - Point
 - - Iron Pin or Nail Set



SUBDIVISION SURVEY PLAT
Properties of
"JOHN HOLTZMAN LLC"
Instrument#20210004417 & Instrument#20220000143
Tax Map# 42A4 (A) 34 & 35
Town of Luray
Page County, Virginia
Scale 1"=30'
0.1783 Acres or 7,767.5 Sq. Ft.
May 12, 2022



RACEY 312 WEST MAIN STREET
LURAY, VIRGINIA 22835
ENGINEERING PH. 540-743-9227
FAX 540-743-6118

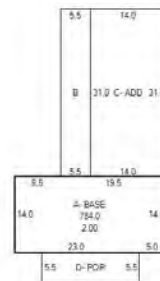
Racey Job#9014

Page County, Virginia

Tax Map #:	Property Address:	Account #:
42A4-A-35	134 N HAWKSBILL ST	5436

General

Owners Name: JOHN HOLTZMAN LLC
Mailing Address: 2973 LAYNE COURT
HENRICO VA 23233
Zoning: R3
Year Built: 1913
Acreage: .25
Description: INST#09-2201 INST#22-0143



Grouped With: N/A

Assessment Information

2021 Land Value \$30,000
2021 Improvement \$61,700
2021 Total Value \$91,700
Total Land Area (acres) 0.250
2016 Total Value \$91,600

Sale information

Transfer Date: 1/14/2022
Sales Price: \$75,500
Grantor: \$75,500
Deed Book: N/A
Deed Page: 0
Plat Book: N/A
Plat Page: 0
Instrument Number: 2022-143

Details

Exterior Information

Year Built: 1913
Occupancy Type: Dwelling
Foundation: Rock
Ext. Walls: Vinyl Siding
Roofing: Metal
Roof Type: Gable
Garage: None
Garage - # Of Cars: 0
Carport: None
Carport - # Of Cars: 0

Interior Information

Story Height: 2
of Rooms: 7
of Bedrooms: 2
Full Bathrooms: 1
Half Bathrooms: 0
Floors: Wood, Carpet, Vinyl

Building SqFt: 1218
Basement SqFt: N/A
Finished Basement SqFt: N/A
Interior Walls: Plaster
Heating: Baseboard
A/C: No

Utilities

Water: Public
Sewer: Public
Electric: Yes
Gas: No
Fuel Type: Electric

Other Information

Fireplace: 0
Stacked Fireplace: 0
Flue: 0
Metal Flues: 0
Stacked Flues: 0
Inop. Flues/FP: 0

Site Information

Zoning Type: R3
Terrain Type: On
Character: Rolling/Sloping
Right of Way: Public
Easement: Paved

Page County, Virginia

Legend

- US Highways
- Roads
- Railroads
- Other Counties
- Parcels
- Shenandoah River
- Streams



Title: Parcels

Date: 6/9/2022

DISCLAIMER: THIS MAP IS PROVIDED WITHOUT WARRANTY OF ANY KIND, either expressly or implied, but no limited to, the implied warranties of merchantability and fitness for a particular purpose. Site-specific information is best obtained after an onsite visit by a competent professional. Please call Page County, VA for specialized products. 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, VA expressly disclaims any liability for loss or damage arising from the use of said information by any third party. In addition use of Virginia Base Mapping Program (VBMP) statewide aerial photography requires the following disclaimer: "Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination."



Town of Luray, Virginia

Town Council Agenda Statement

Item No: VIII-C

Meeting Date: July 11, 2022

Agenda Item:	TOWN COUNCIL CONSIDERATION Item VIII-A – Ordinance Readopting Portions of the Code of Virginia
Summary:	The Town Council is requested to consider adoption of an Ordinance Readopting Portions of the Code of Virginia to incorporate all statutes and regulations enacted by the General Assembly that take effect July 1, 2022.
Council Review:	N/A
Fiscal Impact:	N/A
Suggested Motion:	I move that Town Council the Ordinance Readopting Portion of the Code of Virginia as presented.

AN ORDINANCE READOPTING PORTIONS OF THE CODE OF VIRGINIA

WHEREAS, the Council of the Town of Luray, Virginia (the "Council"), wishes to reincorporate certain sections of the Code of Virginia to ensure that any amendments to the incorporated statutes are incorporated into the Town Code; and

WHEREAS, the Council further wishes to adopt any future changes to the incorporated statutes.

NOW, THEREFORE, be it ordained by the Council of the Town of Luray, Virginia, as follows:

1. Chapter 82, Article I, Section 82-3(a) of the Town Code is amended and readopted as follows:

- (a) *Generally*. Pursuant to the authority of § 46.2-1313 of the Code of Virginia, all of the provisions of Title 46.2, and of Article 9 of Chapter 11 of Title 16.1 (§ 16.1-278 *et seq.*), and of Article 2 of Chapter 7 of Title 18.2 (§ 18.2-266 *et seq.*) of the Code of Virginia, 1950, as amended, except those provisions and requirements which, by their very nature, can have no application to or within the town, are hereby adopted and incorporated in this chapter by reference and made applicable within the town. Reference to "Highways of the State" shall be deemed to refer to the streets, highways and other public ways within the town. The mention of specific state law provisions does not preclude the incorporation of unmentioned provisions. Such provisions and requirements are hereby adopted, *mutatis mutandis*, and made a part of this chapter as fully as if set forth at length herein; provided that in no event shall the penalty imposed for the violation of any provision or requirement hereby adopted exceed the penalty imposed for a similar offense under the Code of Virginia. To the extent that § 15.2-1429 of the Code of Virginia prohibits the Town from incorporating those provisions of § 18.2-270 which provide for penalties greater than those for a class one misdemeanor, such provisions are not incorporated.

2. All other state statutes and regulations incorporated into Town ordinances are reincorporated; all other state statutes and regulations adopted by Town ordinances are readopted. All Town ordinances incorporating or adopting state statutes or regulations are reenacted. This paragraph extends to state statutes and regulations which have been amended, recodified or repealed.

3. All future amendments and recodifications of statutes and regulations incorporated into the ordinances of the Town are also incorporated in accordance with § 1-220 of the Code of Virginia.

4. This ordinance shall take effect immediately.

Adopted: July 11, 2022

Mayor

CERTIFICATE

I certify that I am the Clerk of the Town of Luray, Virginia, and that the foregoing is a true copy of an Ordinance adopted by the Council of the Town of Luray, Virginia, on July 11, 2022, upon the following vote:

NAME	AYE	NAY	ABSTAIN	ABSENT
Mayor Dofflemyer ¹				
Ronald “Ron” Vickers				
Stephanie Lillard				
Jerry Schiro				
Jason Pettit				
Joey Sours				
Ligon Webb				

Date: July 11, 2022

[SEAL]

ATTEST: _____
Clerk, Town Council of
Town of Luray, Virginia

¹ Votes only in the event of a tie.



Town of Luray, Virginia

Town Council Agenda Statement

Item No: VIII-D

Meeting Date: July 11, 2022

Agenda Item: TOWN COUNCIL CONSIDERATION
Item VIII-D – Page Valley Fair Parade

Summary: The Town Council is requested to consider a request from the Page Valley Agricultural & Industrial Fair to conduct a parade on East Main Street on Monday August 22nd at 5:30 pm to celebrate the 70th Anniversary of the Fair. Discussion with the Chief of Police has reduced the length of the parade to begin at Broad Street and to end at Blue Bell Avenue.

The anticipated overtime cost for traffic control is \$2,200. The Fair has requested Council consider waiving this cost for the parade.

Council Review: N/A

Fiscal Impact: N/A

Suggested Motion: I move that Town Council approve the parade celebrating the 70th Anniversary of the Page Valley Agricultural & Industrial Fair and waive the cost for traffic control for the parade.

SPECIAL EVENT PERMIT APPLICATION



Town of Luray
45 E. Main Street
Luray, VA 22835
540-743-5511

Application must be submitted not less than five (5) business days prior to the date of the proposed event. Activities involving more than 25 persons must be submitted at least ten (10) business days prior to proposed event.

Title of Event: Page Valley Fair Parade " Past, Present and Future!"

Description of Event: Celebrate 70 Years of the Pair Valley Fair
Parade Line up begins at 4:30 PM

Date of Event: Monday August 22 ,2022 **Start Time:** 5:30 **Stop Time:** Until

Name of Organization if Applicable: Page Valley Agricultural & Industrial Fair

Contact Person: Elvena Price **Telephone:** 540-860-2796

Address: 294 D First Street Luray,Va

E-mail Address for Contact Person: Elvena Price @ yahoo.com

Number of Participants: **Requested Location of Event:** Parade Route will begin at
Blue Ridge Bank and continue along Main Street to BO's Belly Barn

Will food be served? If yes, please refer to terms of agreement for rules and regulations. Yes ☐ No ☒

Will Music be played? If yes, please refer to terms of agreement for rules and regulations. Yes ☐ No ☒

Describe plans for garbage and litter cleanup during and after the event:

By signing this document, you acknowledge receipt of copies of Town Code Sec. 74-142, *et seq.*, and Special Event Terms of Agreement and agree to abide by all rules and conditions set forth therein.

Date: 31 MAY 2022

Signature: [Signature]

Title: DIRECTOR

Please complete the application and return to: Luray Town Office Attn: Event Permit

45 East Main Street, Luray, Virginia 22835 or fax: 540-743-1486 or email: events@townofluray.com

Administrative Use ONLY: Fees due: \$ Fees Waived: \$ Date fees paid:

Indemnification/Release Executed ☐ Certificate of Insurance provided ☐

Approval by Clerks Office: Date:

Approval by Parks Director: Date:

Approval by Chief of Police: [Signature] Date: 6-3-22

Town of Luray Special Event Permit

Terms of Agreement



Town of Luray
45 E. Main Street
Luray, VA 22835
540-743-5511

General Rules & Regulations

The following provisions apply to all uses of Town property:

- The person(s) signing the Special Event Application and/or this Permit shall be responsible for any property damage occurring as a result of their activities.
- The Town is not responsible for the conduct of event guests, participants, or attendees.
- The Special Event Applicant and Permit holder are responsible for providing any additional chairs, tables, or other facilities needed for their activities.
- Any personal property must be removed from Town property at the conclusion of the event. The Town is not responsible for stolen or damaged property.
- Public display or use of alcoholic beverages on Town property is strictly prohibited.
- Littering will NOT be tolerated. All trash must be cleaned up prior to conclusion of the event.
- Luray Police Department will be patrolling during events.
- Failure to comply with these terms and conditions as well as those set forth in Town Code Sec. 74-142, *et seq.*, will result in revocation of right to use Town property.

Outdoor Venue Rules & Regulations

The following provisions apply to the use of the Town's outdoor venue locations, including Lake Arrowhead, Ralph H. Dean Recreation Park, Ruffner Plaza, Greenway, Pocket Parks, and Park & Ride Lot:

- Any event deemed by the Town to prohibit the use of Town park facilities by others will not be permitted.
- Event setup may begin when park gates open to the public at sunrise.
- The placement of any tents or inflatables must be disclosed in application and approved PRIOR to the event by park management.
- Picnic tables or chairs may not be moved from the shelters without prior Town approval.
- Signs may be used to direct attendees to the appropriate shelter, but may not be attached to trees, park signs, or other structures and must be removed prior to closure of park.
- All decorations must be confined to the rented area, may not result in damage to Town structures, and must be removed promptly after event and before the park closes at sunset.
- Event guests may enjoy non-exclusive use of other facilities in the Park, including public restrooms.
- Portable toilets may be required in the event that the number of anticipated guests is reasonably expected to exceed the capacity of park restrooms.
- Music and noise shall be kept at reasonable levels. Music shall be cut off at no later than 9pm or when gates close at sunset.

Town of Luray Special Event Permit

- Reservation of no more than two (2) shelters will be approved for one event.
- Outdoor venues are open to the public and Park Management cannot control the public noise level associated with the use of those facilities.
- The following are expressly prohibited:
 - o Candles and open flames under the shelters.
 - o Paint, glitter, confetti, and glue.
 - o The release of balloons, birds, insects or any other wildlife.
 - o Camping in parking lots.
- Birdseed *must* be thrown in lieu of confetti, balloons, glitter, or rice.
- Lake Arrowhead Fee Schedule:
 - o Lions Shelter, Ruritan Shelter, Modern Woodmen Shelter (large, approx. 100 persons) **\$45**
 - o Town of Luray Shelter, FFA Shelter (medium, approx. 50 persons) **\$40**
 - o Sorority Shelter (small, approx. 30 persons) **\$35**
 - o Scout Camping Fee **\$50 per event**
- Ralph H. Dean Fee Schedule:
 - o Class of '71 Shelter, Rotary Shelter (large, approx. 100 persons) **\$45**
 - o Athletic Field Use (without lights) **\$75 per field per day**
 - o Athletic Field Use (with lights) **\$100 per field per day**
- Deposit of **\$100** cleaning deposit is *required* upon approval of Special Event Permit. Deposit will *not* be returned if shelter and surrounding area are left unclean.
- At Lake Arrowhead, swimming is NOT permitted outside of the hours of 11am-6pm Monday – Saturday, or 12pm-6pm on Sunday, Memorial Day through mid-August.
- Please be respectful to the public visiting Lake Arrowhead, as well as the surrounding neighbors.

Reservation and Cancellation Policy

- Reservations can be made by calling the Luray Town Office at (540)743-5511.
- Reservation must be paid in full to reserve property upon approval of Special Event Application.
- Reservation payment over the phone cannot be accepted.
- No refunds will be issued for cancellations.

For questions regarding special events at Lake Arrowhead or Ralph H. Dean Recreation Park, please call Park Management at 540-843-0770.

For questions regarding special events on all other Town property, please call the Town of Luray Police Department at 540-743-5343.

I agree to comply with and be bound by all terms and conditions listed above.

Signature: _____ Print Name: _____

Date: _____ Phone Number: _____



Town of Luray, Virginia

Town Council Agenda Statement

Item No: VIII-E

Meeting Date: July 11, 2022

Agenda Item: TOWN COUNCIL CONSIDERATION
Item VIII-E – 15 Campbell Street Redevelopment – Parking Requirement Waiver

Summary: The Town Council is requested to consider a request from the designers of improvements to 15 Campbell Street owned by Grand Central Station LLC to waive the required parking as provided by Town Code Section 506.22. The property currently maintains ten on-site parking spaces. The building is approximately 42,700 square in area. The required parking per Town Code is 194 spaces as follows:

Location	Floor Space	Floor Use	Required Parking	Spaces
Lower Level (Art Gallery)	12,000 sf	70%	1/200 sf	42
Main Level (Restaurant)	12,300 sf	50%	1/50 sf	123
Upper Level (Offices)	8,400 sf	70%	1/200 sf	29

The property is located in the Town's Main Street Area and the Historic District. The rear of the property is located 250 feet from East Main Street.

Council Review: N/A

Fiscal Impact: N/A

Suggested Motion: I move that Town Council approve the request for a waiver of parking requirements per Town Code Section 506.22 for the proposed improvements to 15 Campbell Street.

Arencibia Architects Inc.
Javier Arencibia

/

Snyder AE Design Services
Pat & Al Snyder

July 5, 2022

Attn: Steve Burke
Town Manager
Luray, Virginia

Re: Grand Central Station
(The Nash Building)
15 Campbell Street
Luray, Virginia 22835

Owner: Linda Nash

Steve,

As we discussed briefly this morning, we are working for the building owner at 15 Campbell Street. Below are narratives of the existing building description, intended uses and related amenities specifically parking.

Location:

Property backs onto the 250' deep down town business corridor area. It is adjacent to the Town of Luray parking zone behind Uncle Buck's and Trackside Theatre Buildings.

Existing Conditions:

Lower Level: Approximately 12,000 square feet leasable area. Primarily unfinished, unoccupied with industrial embellishments such as metal barn style doors, decorative brickwork etc.

Main Level: Approximately 12,300 square feet leasable area. Art gallery currently occupies most of main level, front finished portion is only conditioned area. Partial floor unoccupied conditioned retail/office use area (main and lower levels with internal stair). The majority of the west and north sides of the main level have wonderful high open wood framed ceilings;

Upper Level: Approximately 8,400 leasable area. Primarily finished and conditioned spaces. Currently unoccupied.

Parking: (9) Standard spaces
(1) Handicap space at east end of parking strip in close proximity to ADA sidewalk ramp.
With no striped handicap loading area
24' Delivery Loading area with ramped curb

2323 Dulles Station Blvd. #201
Herndon, Virginia 20171
Phone: 703-298-8181
Email: Arencibia.Architects@mail.com

493 Parkview Estates Lane
Luray, Virginia 22835
Phone: 703-967-6188 Pat
Phone: 703-967-8686 Al
Email: Snyder.Pat@verizon.net
Email: Snyder.Al@verizon.net

Proposed Uses & Improvements:

Lower level: Art Gallery will be re-locating to this floor occupying the west side. The owner proposes a new glass framed entry lobby off the north face lawn area and parking strip. The east side rental area has retail / business / conference center use potential. The far south part of the lower level will be dedicated to core uses such as a new open internal stair, elevator, public bathrooms and HVAC & utility support. All lower level tenant areas would have internal bathroom facilities.

Main Level: The entire west side would be dedicated to a new restaurant use with both north and south entrances. New central stairs and elevator with glass framed lobby. The east side would be retail use. All main level tenants would have internal bathroom facilities.

Upper Level: The entire upper level would have smaller office/business use suites with shared common area bathrooms. New glass framed common area with access to new stairs and elevator.

General: We intend to create a modern Industrial flavor to the building keeping as many of the existing architectural conditions as possible while augmenting to create a functional environment, such as exposed rigid metal ductwork within the open wood framed ceilings and glass lobby walls & doors for visual depth.

Parking: Create a handicap loading space adjacent to existing parking space. Reduce loading area to create at least 1-2 more standard parking spaces.

Exterior: Potential outdoor seating area on the lawn for restaurant or building staff & customer use.

Utilities: All tenant spaces would be separately metered for electric service. The building electric service will be upgraded to accommodate the increased service requirements for an all-conditioned building. With the possible exception of the restaurant space, water would be included in the lease agreements. Natural gas or propane service will be researched for availability and cost effectiveness.

It is the building owners request to utilize Town of Luray parking for the intended uses due to the adjacent proximity of available town parking.

We can be reached via cell or email at any time to discuss further and/or clarify any issues that the town may have.

Sincerely,

Pat Snyder
Principal Engineering Designer
Permit Coordinator

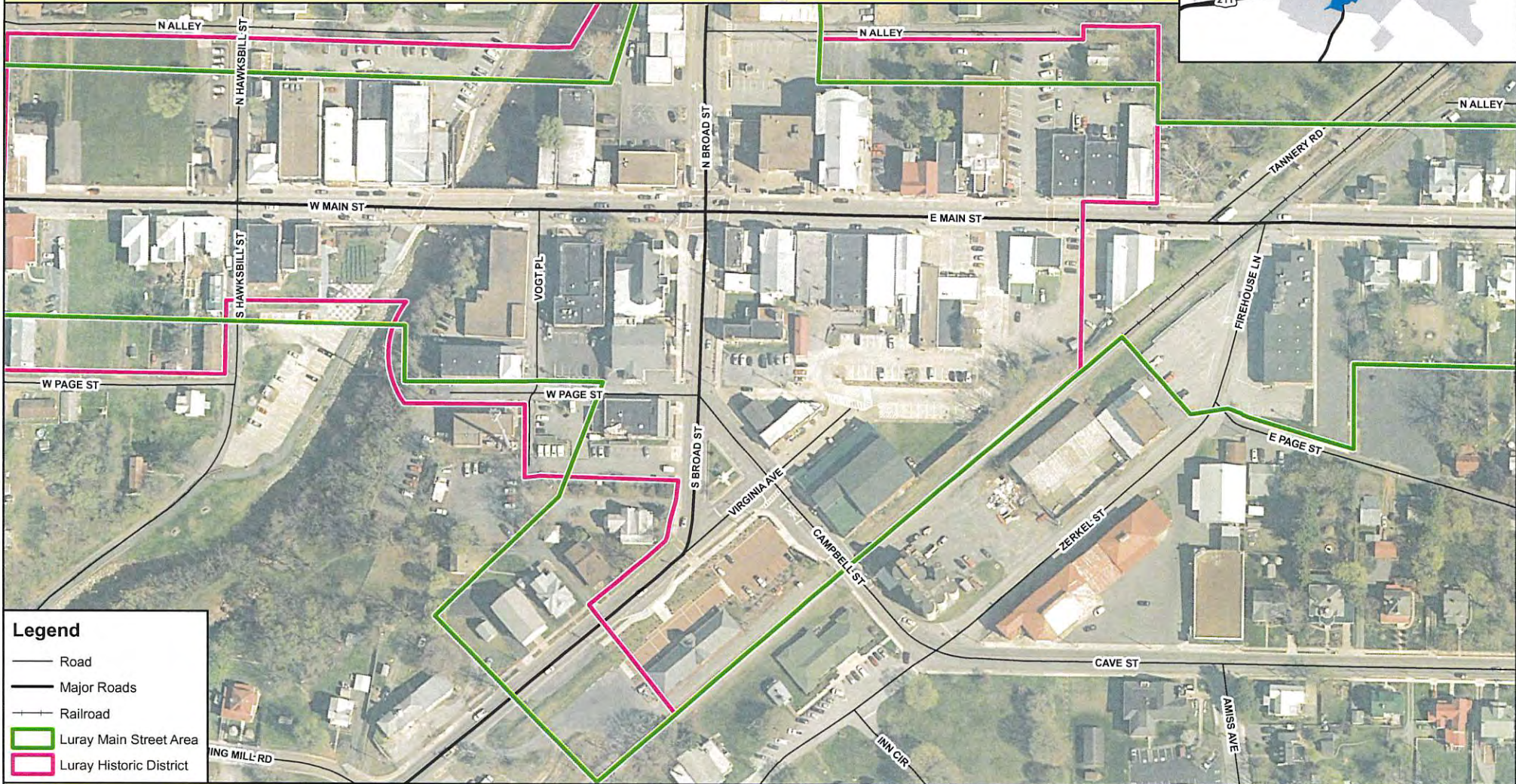
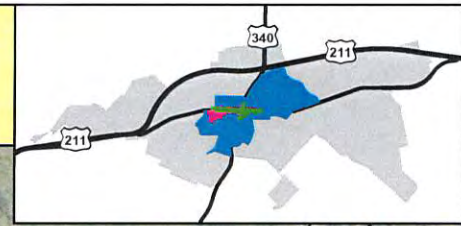
Javier Arencibia
Architect

2323 Dulles Station Blvd. #201
Herndon, Virginia 20171
Phone: 703-298-8181
Email: Arencibia.Architects@mail.com

493 Parkview Estates Lane
Luray, Virginia 22835
Phone: 703-967-6188 Pat
Phone: 703-967-8686 Al
Email: Snyder.Pat@verizon.net
Email: Snyder.Al@verizon.net



Town of Luray

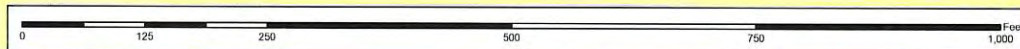


Legend

- Road
- Major Roads
- + + Railroad
- ▭ Luray Main Street Area
- ▭ Luray Historic District

Page County GIS Dept.
2015 VGIN Aerial Imagery
(with 25% transparency)
Reference Use Only

Map Version Date: June 2016





Town of Luray, Virginia

Town Council Agenda Statement

Item No: VIII-F

Meeting Date: July 11, 2022

Agenda Item: TOWN COUNCIL CONSIDERATION
Item VIII-F – Airport Authority FY 21-22 Funding Request

Summary: The Town Council is requested to consider a request from the Luray-Page County Airport Authority for additional funding from the FY 21-22 Budget. The funding request from the Authority was received after the FY 21-22 Budget was presented to Town Council and the FY 21-22 Budget included the Authority's FY 20-21 requested funding of \$36,100.

The Airport Authority is requesting the Town provide an additional \$13,900 in funding to match the total funding received from Page County.

Council Review: N/A

Fiscal Impact: Airport Expenses (100-81500-8238)

Suggested Motion: I move that Town Council approve the request from the Luray-Page County Airport Authority for an additional \$13,900 in funding from the Town's FY 2021-2022 Budget.



Town of Luray, Virginia

Town Council Agenda Statement

Item No: VIII-G

Meeting Date: July 11, 2022

Agenda Item: TOWN COUNCIL CONSIDERATION
Item VIII-G – Greenway Loop Skate Day

Summary: The Town Council is requested to consider approval of Saturday, July 23rd as the Greenway Loop Skate Day. Skateboarding on the Greenway Loop would be permitted from 10 am until 2 pm. As skateboarding is currently not allowed on the Greenway, this would allow the Town to gauge potential interest in further skateboarding usage on the Greenway.

Staff had discussed conducting this event in June, but preparations for the Fourth of July Downtown Get Down event did not allow staff adequate time to prepare.

Council Review: N/A

Fiscal Impact: N/A

Suggested Motion: I move that Town Council approve Saturday, July 23rd as the Greenway Loop Skate Day and permit skateboard use on the Greenway Loop from 10 am until 2 pm.



Town of Luray, Virginia

Town Council Agenda Statement

Item No: VIII-H

Meeting Date: July 11, 2022

Agenda Item: TOWN COUNCIL CONSIDERATION
Item VIII-H – Special Event Permit Application

Summary: The Town Council is requested to consider approval of updates to the Special Event Permit Application related to use of facilities at Town Parks. Updates include:

- Specified Shelter Rental Fee Schedule
- Requirement to park in designated parking areas only
- Prohibition of canopies and overhead structures
- No reserved use of open spaces or common areas
- Reservation of shelters includes a 40' buffer zone
- No amplified music at shelters
- No use of personal grills, griddles, or smokers

Council Review: N/A

Fiscal Impact: N/A

Suggested Motion: I move that Town Council approve the updated Special Event Permit Application as presented.

SPECIAL EVENT PERMIT APPLICATION



Town of Luray
45 E. Main Street
Luray, VA 22835
540-743-5511

Application must be submitted not less than five (5) business days prior to the date of the proposed event. Activities involving more than 25 persons must be submitted at least ten (10) business days prior to proposed event.

Title of Event: _____ Description of Event: _____

Date of Event: _____ Start Time: _____ Stop Time: _____ Name of Organization if Applicable: _____ Contact Person: _____ Telephone: _____ Address: _____ E-mail Address for Contact Person: _____ Number of Participants: _____ Requested Location of Event: _____

Will food be served? If yes, please refer to terms of agreement for rules and regulations. Yes___ No___

Will Music be played? If yes, please refer to terms of agreement for rules and regulations. Yes___ No___

Describe plans for garbage and litter cleanup during and after the event:

By signing this document, you acknowledge receipt of copies of Town Code Sec. 74-142, *et seq.*, and Special Event Terms of Agreement and agree to abide by all rules and conditions set forth therein.

Date: _____ Signature: _____
Title: _____

Please complete the application and return to: Luray Town Office Attn: Event Permit
45 East Main Street, Luray, Virginia 22835 or fax: 540-743-1486 or email: events@townofluray.com

Administrative Use ONLY: Fees due: \$ _____ Fees Waived: \$ _____ Date fees paid: _____

Indemnification/Release Executed _____ Certificate of Insurance provided _____

Approval by Clerks Office: _____ Date: _____

Approval by Parks Director: _____ Date: _____

Approval by Chief of Police: _____ Date: _____

SPECIAL EVENT PERMIT APPLICATION

Terms of Agreement



Town of Luray
45 E. Main Street
Luray, VA 22835
540-743-5511

General Rules and Regulations

The following provisions apply to all uses of Town Property:

- The person(s) signing the Special Event Application and/or this Permit shall be responsible for any property damage occurring as a result of their activities.
- The Town of Luray is not responsible for the conduct of event guests, participants, or attendees.
- The Special Event Applicant and Permit Holder are responsible for providing any additional chairs, tables, or other facilities needed for their activities.
- Any personal property must be removed from Town property at the conclusion of the event. The Town is not responsible for stolen or damaged property.
- Public display or use of alcoholic beverages on Town property is strictly prohibited.
- Littering will NOT be tolerated. All trash must be cleaned up prior to conclusion of the event.
- Luray Police Department will be patrolling during all events.
- Failure to comply with these terms and conditions as well as those set forth in Town Code Sec. 74-124, *et seq.*, will result in revocation of right to use Town property.

Outdoor Venue Rules & Regulations

The following provisions apply to the use of the Town's outdoor venue locations, including Lake Arrowhead, Ralph H. Dean Recreation Park, Ruffner Plaza, and Park & Ride Lot:

- Any event deemed by the Town to prohibit the use of Town park facilities by others will not be permitted.
- Event setup may begin when park gates open to the public according to park operating hours.
- Popup tents/canopies, arbors, or other overhead structures are not permitted at Lake Arrowhead outside of designated area in lower field. Tents or inflatables must be disclosed in application and approved PRIOR to the event by Park Management.
- Setup of chairs, tables, and other rental items in common areas outside of shelter buffer zone is not permitted. Common areas cannot be reserved and are open for public use.
- Shelter reservations include a forty (40) foot buffer zone around the shelter. Parking lots, horseshoe pits, playground structures and restrooms are non-exclusive park facilities and are open to the public during normal park operating hours.
- Signs may be used to direct attendees to the appropriate shelter, but may not be attached to trees, park signs, or other structures and must be removed prior to closure of park.
- All decorations must be confined to the rented area, may not result in damage to Town structures, and must be removed promptly after event and before the park closes.
- Event guests may enjoy non-exclusive use of other facilities in the Park, including public restrooms, benches, playground areas, trails, etc.

SPECIAL EVENT PERMIT APPLICATION

- Portable toilets may be required in the event that the number of anticipated guests is expected to exceed the capacity of park restrooms.
- Music and noise shall be kept at reasonable levels. Amplified music is not allowed in the picnic and shelter areas at Lake Arrowhead.
- Reservation of no more than two (2) shelters will be approved for one event.
- Outdoor venues are open to the public and Park Management cannot control the public noise level associated with the use of those facilities.
- The following are expressly prohibited:
 - Candles and open flames under the shelters.
 - Portable grills, griddles, and smokers. Crockpots are allowed in shelters.
 - Paint, glitter, confetti, and glue.
 - The release of balloons, birds, insects, or any other wildlife.
 - Camping.
 - Alcoholic beverages and glass bottles.
- Birdseed *must* be thrown in lieu of confetti, balloons, glitter, or rice.
- Shelter Rental Fee Schedule:

○ Lion's Shelter (large, approx. 100 persons)	\$45 Resident/\$65 Non-Resident
○ Ruritan Shelter (large, approx. 100 persons)	\$45 Resident/\$65 Non-Resident
○ Town of Luray Shelter (medium, approx. 50 persons)	\$40 Resident/\$60 Non-Resident
○ FFA/VICA Shelter (medium, approx. 50 persons)	\$40 Resident/\$60 Non-Resident
○ Sorority Shelter (small, approx. 30 persons)	\$35 Resident/\$55 Non-Resident
○ Rotary Shelter (large, approx. 75 persons)	\$45 Resident/\$65 Non-Resident
○ Class of '71 Shelter (large, approx. 100 persons)	\$45 Resident/\$65 Non-Resident
- Payment of \$100 cleaning deposit is *required* upon approval of Special Event Permit. Deposit *will not* be returned if shelter and surrounding area are left unclean.
- Parking is permitted in designated parking areas only. Vehicular access to shelters is not provided. All event items must be carried from parking lot to shelter.
- Shelters are not explicitly handicapped accessible. Access trails from parking lots to shelters will be provided for ease of access but not guaranteed.

Reservation and Cancellation Policy

- Reservations can be made by calling the Luray Town Office at (540)743-5511.
 - Reservations must be paid in full to reserve property upon approval of Special Event Permit Application.
 - Reservation payment over the phone cannot be accepted.
 - No refunds will be issued for cancellations.
- For questions regarding special events at Lake Arrowhead or Ralph H. Dean Recreation Park, please call Park Management at 540-843-0770.
- For questions regarding special events on all other Town property, please call the Town of Luray Police Department at 540-743-5343.

I agree to comply with and be bound by all terms and conditions listed above.

Signature

Print Name

Date

Phone Number



Town of Luray, Virginia

Council Agenda Statement

Item No: VIII-I

Meeting Date: July 11, 2022

Agenda Item: COUNCIL DISCUSSION
Item VIII – I – Employee Drug Screening Policy

Summary: Council is requested to continue discussion of the Town's implementation of a Random Employee Drug Screening Program to be conducted on a quarterly basis.

First consideration at the Special Meeting of June 28th. Council expressed concerns about including marijuana in the testing protocol.

The Town's options are to 1) continue with marijuana testing and impose disciplinary action for positive results; 2) continue with marijuana testing as a part of the protocol, but not impose any disciplinary action for a positive result unless the employee also demonstrated objective signs of impairment during working hours that preceded the test; or 3). exclude marijuana from the testing protocol. Per Valley Health- they can provide non-DOT employees a rapid test with a NO THC option. Under all three options, CDL drivers will remain subject to federal testing protocols which still recognize THC as a schedule 1 drug.

After consultation with VRSA, it is advisable that all positions be considered as safety sensitive. Whereas, an employee who may be administrative (not operating heavy equipment or Town vehicles), but may have access to sensitive information or monies in which to enable to purchase of drugs.

Council Review: June 28, 2022 Work Session

Fiscal Impact: The Town has contracted with Valley Health Employer Health to conduct quarterly screenings for an annual administrative fee of \$300.

Suggested Motion: I move that Town Council implement the Random Employee Drug Screening Program to include Marijuana testing and impose disciplinary action for positive results.

Alternate Motion: I move that Town Council implement the Random Employee Drug Screening Program to include Marijuana testing, but not impose disciplinary action for positive results unless the employee also demonstrated objective signs of impairment during working hours that preceded the test.

Alternate Motion: I move that Town Council implement the Random Employee Drug Screening Program for all employees, with testing of Marijuana for only employees maintaining a Commercial Drivers License (CDL) in accordance with federal regulations.



Town of Luray, Virginia Council Agenda Statement

Item No: XIII-A

Meeting Date: July 11, 2022

Agenda Item: CLOSED MEETING
Item XIII-A – Performance of Specific Local Government Personnel

Summary: Council is requested to go into Closed Meeting for the purpose of discussion of the performance and employment of specific local government personnel, as authorized by Section 2.2-3711(A)(1) of the Code of Virginia. The subject matter is the performance of the Town Manager.

Council Review: N/A

Fiscal Impact: N/A

Motion to Go Into Closed Meeting

I move that Town Council convene and go into Closed Meeting for the purpose of discussion of the performance and employment of specific local government personnel, as authorized by Section 2.2-3711 (A) (1) of the Code of Virginia. The subject matter is the performance of the Town Manager.

A roll call vote shall be taken to certify the vote to convene in Closed Meeting.

Motion to Adjourn Closed Meeting and Reconvene in Open Session

At the conclusion of the Closed Meeting, immediately reconvene in open session.

I move the closed meeting be adjourned and the Luray Town Council reconvene in open session.

A roll call vote shall be taken to adjourn the Closed Meeting.

Certification Resolution

Upon reconvening in open session, Council shall certify the Close Meeting discussion.

I move that 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.

A roll call vote shall be taken to certify the Closed Meeting discussion.

NOTE: Any member who does not intend to vote "aye" should state so prior to the vote and indicate the substance of the departure that, in his/her judgement, has taken place. This statement shall be recorded in the minutes.