

**MINUTES OF A TOWN COUNCIL  
SPECIAL MEETING  
TOWN OF LURAY, VIRGINIA  
Tuesday, May 28, 2019  
5:30pm**

The Luray Town Council met in a Special Meeting on Tuesday, May 28, 2019 at 5:30 p.m. in the Luray Town Council Chambers located at 45 East Main Street, Luray, Virginia at which time there were the following present:

Presiding: Mayor Presgraves

Council Present: Ron Vickers  
Jerry Dofflemyer  
Jerry Schiro  
Leroy Lancaster  
Joseph Sours

Council Absent: Leah Pence

Others Present: Steven Burke, Town Manager  
Bryan Chrisman, Assistant Town Manager  
Mary Broyles, Treasurer  
Chief C.S. "Bow" Cook  
Danielle Babb, Deputy Clerk Treasurer  
Dakota Baker, Superintendent of Parks and Recreation

Mayor Presgraves led members in the United States Pledge of Allegiance.

**ACTION & DISCUSSION ITEMS**

**FY 2019-2020 Budget**

Mr. Burke presented the FY 2019-2020 Budget for Council's consideration. He verified that no changes have been made since the previous discussions that were held on March 26<sup>th</sup>, April 23<sup>rd</sup>, and April 8<sup>th</sup> meetings. Councilman Schiro complemented staff's presentation of the budget.

**Motion:** Councilman Vickers motioned to adopt the FY 2019-2020 budget as presented and authorize the Mayor to execute the resolution adopting the FY 2019-2020 budget. The motion was seconded by Councilman Dofflemyer with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Schiro, Lancaster, Sours. **Approved 5-0**

## **Luray Meadows**

Town Manager, Steve Burke, requested Council consider the approval of the agreement with the NSVRC lease with People Incorporated. Copies of the documents required by the Department of Housing and Community Development related to the \$700,000 Community Development Block Grant awarded to the Town to assist People Inc. with the development, were provided for Council's review.

The agreement with NSVRC is such that the Commission provide grant management assistance with the funding. DHCD has awarded the grant to the Town, such that the Town have a vested interest in the property location where the improvements will be conducted. The agreement provides for an Anti-Displacement Policy, Fair Housing Certification, Grievance Procedure, Local Business and Employment Plan, and Non-Discrimination Policy be authorized by the Town.

Councilman Dofflemyer asked Mr. Burke if he foresees the project moving forward this time. Mr. Burke stated that he is very hopeful that the project will proceed. Mr. Burke stated that the Town and Commission have made every effort to mitigate any risk to the Town. Councilman Schiro said that it would appear that the worst case scenario is that the infrastructure might be completed, with no actual construction.

**Motion:** Councilman Schiro motioned to approve the agreement with the Northern Shenandoah Valley Regional Commission, lease with People Inc. and policy documents required by the Department of Housing and Community Development related to the \$700,000 CDBG awarded to the Town to assist People, Inc. in the development of the Luray Meadows Apartment Complex as presented. He further authorized the Mayor, Town Manager, and Assistant Town Manager to execute the documents associated with the project. The motion was seconded by Councilman Sours with the vote as follows: YEA: Council Members Vickers, Dofflemyer, Schiro, Lancaster, Sours.

**Approved 5-0**

## **SUP 19-02 Home Occupation- 315 First Street**

Mr. Burke stated that the next two agenda items are for informational purposes only. The Council is requested to consider an application from Jayme Marston of 315 First Street for a Special Use Permit to operate a Home Occupation in the R-4 High Density Residential District. The request is to operate a hair salon in the basement of the residence. The Planning Commission unanimously approved the Special Use Permit with the condition that off street parking is provided and there be minimal signage.

## **SUP 19-03 Single Family Dwelling in B1- 42A9-A-35A**

Town Manager, Steve Burke, requested that Council consider a request from Edwin and Mary Broyles for a Special Use Permit to construct a single-family dwelling on Lot 42A9-A-36 in the Business (B1) District. Construction of a single-family dwelling is permitted in the B-1 District with an approved Special Use Permit per the Town Code. The Planning Commission recommended approval of the Special Use

Permit by a 4-2 vote at their May 15<sup>th</sup> meeting. Mr. Burke said there were concerns regarding the small size of the lot, however; in a B-1 district there is no requirement for set-backs. The applicant has stated that they are willing to move a potential sewer lateral that the adjacent owner believes may be located across the lot. Subsequent to the meeting, a member of the Commission has requested that there be an effort to maintain standard residential setbacks. Councilman Lancaster inquired if the neighbors facing Leaksville Road have submitted a response. Mr. Burke noted that they were present at the Public Hearing to express their concerns.

**Announcements and Adjourn**

With no further business, Mayor Presgraves adjourned the Special Meeting of the Luray Town Council at approximately 5:48 p.m.

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Mayor, Barry Presgraves

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Deputy Clerk, Danielle Babb