



## Town of Luray

45 East Main Street  
P.O. Box 629  
Luray, Virginia 22835



### PUBLIC NOTICE

February 9, 2021

At their February 8, 2021 Council Meeting, the Luray Town Council reviewed the following issues and took the following actions.

Under the Roll Call item:

All members were present.

Under Addition or Deletion from Agenda item:

- 1) Councilman Sours motioned to add an item to consider a recommendation for appointment to the Town's Board of Zoning Appeals. The motion was seconded by Councilman Pettit and unanimously approved.

Under the Continuity of Government Announcement:

- 1) Mayor Dofflemyer announced that the meeting was conducted pursuant to the April 13, 2020 Ordinance for Continuity in the Government of Luray with the public able to attend the meeting following guidelines and provide input and comment through contact to the Town Manager prior to the meeting

Under the Consent Agenda item:

- 1) Council unanimously approved minutes from the January 11, 2021 Council Meeting, minutes from the January 16, 2021, January 20, 2021, and January 26, 2021 Special Meetings, minutes from the January 26, 2021 Work Session, financial statement ending January 31<sup>st</sup>, and the Accounts Payable checks.

Under the Citizen Comments agenda item:

- 1) Mike Foltz of 190 East Main Street, Stanley VA with the Stanley Volunteer Fire Department presented Council the Department's plan to resume their fishing tournament cosponsored by the Fraternal Order of Police on May 1, 2021 along Hawksbill Creek. The Tournament will include prizes for catching tagged fish. The Tournament will also sponsor scholarships in memory of Charlie Sours.

Under the Presentations agenda item:

- 1) Meredith Dees with the Luray Down announced that she and the new LDI Director would attend the March Council Meeting, LDI is working with Downtown Merchants to celebrate Mardi Gras on Saturday, February 20<sup>th</sup>, and that Restaurant Week will be March 13<sup>th</sup> to the 20<sup>th</sup>.

Under the Public Hearings agenda item:

- 1) Town Council conducted a Public Hearing to receive public comment on the sale of 36 West Main Street to IBR Corporation for \$50,000. Prior to the Public Hearing, Mayor Dofflemyer made this announcement:

"The Browns Building located at 36 West Main Street (Tax Map No. 42A11-A-14) was constructed in 1921 as the Bridge Theater Building. The building became the home of Brown's Restaurant in 1940 with an addition constructed in 1947.

The Town of Luray purchased the property in October 2014 for \$327,000. The Town improved the building by installation plexiglass windows in the second floor, regular repairs to the roof to address leaks, and cleaned the



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building's interior. The Town also secured a grant from the Luray Downtown Initiative to paint the exterior of the building.

At the time, the Town purchased 0.91 acres of property along with the building.

The acquisition of the building also allowed the Town to secure ownership of a portion of property that included the Hawksbill Greenway. The Town will retain the parking lot at the rear of the property to provide public parking for Downtown and the Greenway. The Town will also retain permanent easements for the pedestrian facilities on either side of the building.

Though the Town has attempted to prevent deterioration of the building, it will require significant investment of time and materials to reestablish it for commercial and residential use.

The Town has been marketing the building and 0.25 acres of property for sale since 2019.

The Town has received an offer of \$50,000 from IBR Corporation to improve the building to establish a restaurant on the ground floor, improve the stage area for use, and improve the second floor for short-term and long-term residences.

IBR Corporation has a long tradition of improving properties that they acquired that the Town feels will continue with their rehabilitation of the Browns Building to restore it as a contributing building to the vibrancy of Downtown Luray.”

Jim Turner of 830 Mill Creek Crossroads provided an email comment indicating that other property sales on Main Street had has higher per square sales costs and offered to purchase the property for \$55,000.

Bill Huffman with Luray Downtown Initiative spoke in favor of the sale to IBR Corporation.

Mike Nestor of 14 Spring View Boulevard spoke in favor of the sale to IBR Corporation.

Councilman Webb explained that the acquisition price of the property was the equivalent of a friendly condemnation for not only the building, but a business that had operated in Luray for over thirty years.

Councilman Schiro stated that returning the Browns Building to a contributing site in Downtown was in the Town's best interest.

Town Council unanimously approved the sale of 36 West Main Street to IBR Corporation as presented.

Under the Action & Discussion agenda item:

- 1) Town Council unanimously approved the extension of the Concession Agreement for Ralph Dean Park to the Luray Little League for the 2021 Season.
- 2) Town Council unanimously approved the update to Chapter 8.11 Emergency Closings of the Town's Personnel Policies Manual related to inclement weather.
- 3) Town Council unanimously accepted the 2020 Planning Commission Annual Report as presented.
- 4) Town Council discussed the update to the Town's website. Council wanted to ensure that the website update includes links to Town meeting minutes and videos, requested previous costs for development and hosting, and development of a Request for Proposals.



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- 5) Town Council approved the election of Councilman Jerry Schiro as Vice Mayor with a term expiring December 31, 2022.
- 6) Town Council discussed the ongoing process by the Town's Planning Commission to alert property owners of split zoning on their properties and offering an opportunity to consolidate zoning into a single designation at no cost to the property owner. There are 68 parcels in the Town that currently maintain multiple zoning designations.
- 7) Town Council unanimously approved the recommendation of Andy Caviness to the Circuit Court for appointment to the Town's Board of Zoning Appeals.

### Under the Town Attorney's Report:

No Report

### Under the Council Comments:

Councilman Schiro offered congratulations to Councilwoman Lillard on her appointment to the Town Council.

### Under the Mayor's Announcements:

Mayor Dofflemyer thanked Town Council for a successful retreat.

### Under the Closed Meeting:

Town Council convened in Closed Meeting to discussion the acquisition of real property, specifically real property associated with the Town's utility system.

Town Council adjourned the Closed Meeting and unanimously certified that only public business matters as identified in the motion to convene were discussed by the Town Council.

The February 8<sup>th</sup> Town Council Meeting can be viewed on the Town's YouTube page at <https://youtu.be/kSzjJc3DgOg>

For more information about the February 8<sup>th</sup> Council Meeting, please contact the Town Manager at [sburke@townofluray.com](mailto:sburke@townofluray.com) or (540) 743-5511.