

**REGULAR MEETING OF
LURAY PLANNING COMMISSION
July 15, 2026**

The Luray Planning Commission met on Wednesday, July 15, 2026, at 7:00 p.m. in regular session. The meeting was held in the Luray Town Council Chambers at 45 East Main Street, Luray, Virginia at which time there were present the following:

Commissioner's Present:

John Shaffer, Vice Chairman
Bill Huffman
Frankie Seaward
Brian Sours
Tracie Dickson

Commissioners Absent:

Ronald Good, Chairman

Others Present:

Bryan Chrisman, Town Manager
Charles Seal, VTG

The meeting was called to order by Vice Chairman Shaffer at 7:00 p.m. and everyone joined in the Pledge of Allegiance.

ROLL CALL

The roll was called with five (5) members present.

ADDITIONS OR DELETION OF AGENDA

Motion: Commissioner Huffman approved the July 15, 2026, agenda as presented. **Motion seconded** by Commissioner Seaward with the vote as follows: **YEA:** Vice Chairman Shaffer, Commissioners Huffman, Seaward, Sours, Dickson **Approved 5-0**

APPROVAL OF MINUTES

June 10, 2026 minutes will be approved at the August 12, 2026, meeting.

Mr. Chrisman addressed the citizens in attendance. He realizes there has been some discussion on social media regarding the agenda addressing data centers. He wants to clarify that the town is in no way, shape, or form considering allowing data centers anywhere within the corporate limits of Luray. The only thing we are doing is defining what that is. The reason we are defining them is that developers of data centers cannot use an existing definition in our ordinance to try to be something else, like a public utility or storage warehouse. So, we are putting a very clear definition in the ordinance.

We are required to add some solar language to the ordinance that comes straight from the General Assembly. We have no choice in this because it comes to us from Richmond.

We are changing a few other definitions to amend some things and changing the parking ordinance slightly.

GENERAL CITIZENS COMMENTS:

Taylor Lafever has worked in the solar industry since 2022. He spoke about his concern in using farmland for solar. Rooftop solar is an alternative option in our community.

John Vollmer from Rileyville (District 1) spoke about solar and the availability of using rooftop space for solar. Solar is a great option but needs to be controlled so that we are protecting the scenic views for tourism which generates a lot of revenue for the Town.

David Jenkins (spoke inaudible)

Ruth Rizotti (3008 Kimbal Rd) moved here in 2022 just after she thought solar had been defeated. She is concerned about solar. She spoke about fiber installation and FIOS being here in Page County.

Vice Chairman Shaffer added the Commission is required to make the amendments to the ordinance regarding solar because it is coming from Richmond.

PUBLIC HEARINGS

The public hearing was opened.

7A) Ordinance Amendments – Parking, Definitions, Solar

The Planning Commission is requested to conduct a public hearing to receive comments from the public regarding proposed code amendments to the Zoning Ordinance.

The principal changes focus on:

Definition of a Data Center so as not to be confused with other elements or usage types in the Town Code. *NOT ADDED AS A USE IN ANY ZONING DISTRICT

Clarify and better define – Public Utilities and Storage Warehouses

Change the off-street, out of right of way parking space requirement for multi-family housing from 1.5 spaces per unit to one (1) space per bedroom in each unit.
Altering Chapter 506 – Parking, for clarity

Amending Chapter 517 to conform to recent state law changes. The yellow highlighted elements are available for change based on the Commission's recommendation and Council approval.

These potentially changed sections are essentially setback distances and post-construction vegetative cover.

Cathlene Atkins, 426 Heritage Drive, has lived here for about three and a half years. She worked in the renewable energy industry and wants to make recommendations based on her background in wildlife biology and resource management. Under item 4 it addresses light mitigations. While the intensity of lighting is addressed by dimming recommendations, she also recommends color temperature requirements. Additionally, she recommends protecting the dark sky's by requiring down shielded lighting. Also considering glare screening and anti-reflective coating and textures would be beneficial.

The written comments below are on record with the minutes.

- Debbie Van Vlaadneren email July 9, 2026
- Amanda Swasta email July 14, 2026, regulations to consider for data centers and solar.

The public hearing was closed.

Motion: Commissioner Huffman motioned that the proposed Zoning Code Amendments be recommended to Council for approval, as presented. **Motion seconded** by Commissioner Dickson with the vote as follows: **YEA:** Vice Chairman Shaffer Commissioners Huffman, Seaward, Sours, Dickson **Approved 5-0**

UPDATES & DISCUSSION ITEMS

There were no updates or discussion items.

ACTION ITEMS

There were no action items.

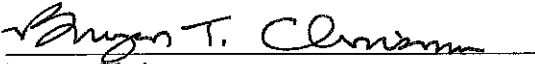
COMMISSION COMMENTS

CHAIRMAN'S COMMENTS

The next meeting will be held on August 12, 2026.

ADJOURNED

The meeting was adjourned at 7:30 p.m.


Bryan Chrisman
Town Manager