

Overview

The Berkley Group (BG) held its first worksession with the Town of Abingdon's Planning Commission on April 26, 2021. Jonathan McCoy, BG Planner, and Kelly Davis, BG Planning Director, discussed:

1. The project schedule,
2. Progress to date,
3. A summary of public engagement,
4. The proposed structure of the ordinance, and
5. Key policy direction on zoning districts and district standards.

1. Project Schedule

BG staff introduced the proposed meeting schedule. Planning Commission decided to conduct the zoning and subdivision ordinance update worksessions during their regular meetings. BG staff will update the project schedule to include these dates.

2. Progress to Date

BG staff reviewed the project progress. Progress made includes staff kickoff, Town Council kickoff, document review, and public engagement.

3. Public Engagement Summary

BG staff discussed the public engagement. A full summary of the public engagement results may be found online in the "Meeting Materials" link here: <https://abingdon-va.gov/zoning-subdivision-ordinance-update/>

Highlights of these efforts include:

- Public survey generating 70 responses,
- Stakeholder interviews with 10 community members, and
- Public workshop focused on specific community needs.

BG staff will use public engagement feedback to guide recommendations in the update process.

4. Proposed Ordinance Structure

BG staff recommended a new ordinance structure to improve organization of the zoning and subdivision ordinances. This restructure will provide users with a clearer, succinct, and easier to use ordinance. Planning Commission members directed BG to move ahead with the proposed ordinance structure.

5. Key Policy Direction

BG staff sought direction from Planning Commission on the following items:

- Renaming residential districts,
- Adding intent statements and revising existing intent statements,
- Consolidating the Old and Historic subdistricts,

Town of Abingdon Zoning & Subdivision Ordinance Update

Planning Commission Worksession #1

April 26, 2021 Meeting Summary



- Revising the Old and Historic District dimensional standards language, and
- Modifying lot standards in the R-3 and R-4 residential districts.

The following decisions were made:

- Planning Commission directed BG staff to move forward with the proposed residential district names and district intent statements.
- BG staff will propose new Old and Historic subdistricts for Planning Commission review.
- Town staff will request Town Attorney feedback on the existing Old and Historic district dimensional standards.
- BG staff will explore options for dimensional standard changes in the R-3 and R-4 districts.

6. Next Steps

BG staff will incorporate Planning Commission recommendations. The next scheduled meeting is June 28, 2021. The focus for the June meeting will be to finalize District, Overlay, and Special district standards, and to review the Use Matrix, Use Definitions, and Use Standards.