

**TOWN OF ABINGDON  
PLANNING COMMISSION  
MONDAY, JULY 27, 2020 – 5:30 PM  
ELECTRONIC MEETING**

A meeting of the Abingdon Planning Commission was held on Monday, July 27, 2020, at 5:30 pm for an Electronic Meeting.

**A. Chairman Wayne Austin called the meeting to Order**

**B. Roll Call – Jason Boswell, Director of Planning**

**Members Present:**

<b>Mr. Kirk Sproles</b>	<b>Joined Electronically</b>
<b>Mr. James Anderson</b>	<b>Joined Electronically</b>
<b>Mr. Scott Wilson</b>	<b>Joined Electronically</b>
<b>Mr. Kenny Shuman</b>	<b>Joined Electronically</b>
<b>Mr. Wayne Austin</b>	<b>Joined Via Audio</b>

**Members Absent: None**

**Comprising a quorum of the Commission**

**Administrative Staff Present:**

Mr. Jason Boswell – Director of Planning  
Mrs. Janice Dornon – Administrative Assistant

**Guests: None**

**C. APPROVAL OF MINUTES**

Approval of Minutes: Regular Meeting, July 27, 2020

**On a motion by Mr. Shuman, seconded by Mr. Sproles, the Planning Commission approved the minutes as presented for the June 22, 2020 meeting.**

**The roll call vote was as follows**

<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. James Anderson</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>
<b>Mr. Kenny Shuman</b>	<b>Aye</b>
<b>Mr. Wayne Austin</b>	<b>Aye</b>

The minutes for June 22, 2020, were approved as presented.

**D. PUBLIC COMMENTS**

**1. Robert “Blake” Baker – 239 Valley Street NW, Abingdon, VA**

**Mr. Baker thanked the board members for continuing to review the short-term rental amendment.**

**G. DISCUSSION**

**1. Discussion of a proposed zoning text amendment to allow two-family and multi-family dwellings as a permitted use in OI, Office and Institutional District.**

Mr. Jason Boswell expressed to the board that the proposed text amendment to allow two-family and multi-family dwellings had been brought to staff’s attention on multiple occasions.

Mr. Boswell explained that staff would recommend that an amendment be made to include two-family and multi-family dwellings in the zone of Office and Institutional. Aerial maps were displayed for the commission to review all OI parcels within the corporate limits. Mr. Boswell noted that there are very few parcels zoned Office and Institutional in the Town limits and that all OI districts are surrounded by residential neighborhoods.

Mr. Boswell told the board that single-family dwellings are currently a permitted use in OI. Dormitory buildings are also a permitted use due to the Barter Foundation housing.

Mr. Austin asked Mr. Boswell what the advantages and disadvantages of a Special Use Permit would be. Mr. Boswell explained that if the following were to be considered a Special Use the Planning Commission would be able to regulate the approval of two-family and multi-family dwellings. The Planning

Commission could also ask for open space, parking requirements, and other minor specifications from the property owners.

Mr. Shuman confirmed that single-family dwellings are already permitted in several areas and that multi-tenant dwellings are currently being used by Barter players.

Mr. Boswell noted that to be used as a multi-family development the land space has to be 10,000 square feet plus 2,500 square feet for each additional unit over two dwelling units.

Mr. Boswell said that staff is proposing that the board amend the zoning to allow single-family and multi-family dwellings in the Office and Institutional zones by either a permitted use or a special use.

Mr. Boswell noted that this is a short term amendment to allow for affordable housing and multi-family dwellings.

Mr. Boswell told the members that the proposed text amendment to allow two-family and multi-family dwellings as a special use in the Office and Institutional District would be presented to the board at the August 24, 2020, Planning Commission meeting.

**On a motion by Mr. Shuman, seconded by Mr. Anderson, recommending that the proposed zoning text amendment be approved to allow two-family and multi-family dwelling in OI, Office and Institutional District by a Special Use Permit.**

**The roll call vote was as follows:**

<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. James Anderson</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>
<b>Mr. Kenny Shuman</b>	<b>Aye</b>
<b>Mr. Wayne Austin</b>	<b>Aye</b>

**2. Discussion of a proposed zoning text amendment to allow short-term rentals as defined by the Code of VA § 15.2-983 in B1, B2, and B3 Business Districts.**

Mr. Boswell stated that by approving the proposed zoning text amendment concerning short-term rentals, it would be a quick fix until the Zoning Ordinance was updated. The proposed zoning update should be finalized within the next twelve to eighteen months.

Mr. Boswell told the commission that by allowing boarding homes or tourism homes it would create the option of short-term rentals for property owners. The Special Use Permit would give the Planning Commission control over the areas in which short-term rentals would be allowed.

Mr. Boswell read an excerpt from the Code of VA §15.2-983:

“Short-term-rental” means the provision of a room or space that is suitable or intended for occupancy for dwelling, sleeping, or lodging proposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.

Mr. Boswell told the members that the amendment for the short-term rentals would be presented to the board at the August 24, 2020, Planning Commission meeting to allow short-term rentals in B1, B2, and B3 Business Districts.

**On a motion by Mr. Shuman, seconded by Mr. Sproles, recommending that the proposed zoning text amendment be approved to short-term rentals in B1, B2, and B3 Business Districts as a permitted use in OI Office and Institutional District by a Special Use Permit.**

**The roll call vote was as follows:**

<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. James Anderson</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>
<b>Mr. Kenny Shuman</b>	<b>Aye</b>
<b>Mr. Wayne Austin</b>	<b>Aye</b>

**3. Review and discussion of updated Town of Abingdon Comprehensive Plan 2020.**

Mr. Boswell told the members that the Comprehensive Plan was nearing completion. Mr. Boswell informed the commission that he had received an updated draft of the Comp Plan and that he would be forwarding a copy to each of them.

Mr. Shuman stated that he had reviewed the previous draft and that he was very pleased with the updated Comp Plan.

The new draft will be posted to the Envision Abingdon website and the Town of Abingdon website.

Mr. Boswell told the members that the final draft of the Town of Abingdon Comprehensive Plan 2020 would be presented to the board at the August 24, 2020, Planning Commission meeting.

**H. UPDATES FROM STAFF AND PLANNING COMMISSION MEMBERS**

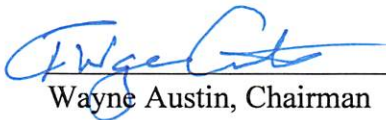
**I. ADJOURN**

**On a motion by Mr. Sproles, seconded by Mr. Anderson, recommending that the meeting adjourned with no further business to address.**

**The roll call vote was as follows:**

<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. James Anderson</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>
<b>Mr. Kenny Shuman</b>	<b>Aye</b>
<b>Mr. Wayne Austin</b>	<b>Aye</b>

**Adjourn Time: 6:02 P.M.**

  
Wayne Austin, Chairman

  
Janice Dornon, Secretary

**The next regularly scheduled meeting will be August 24, 2020, at 5:30 pm in the Arthur Campbell Room, 1<sup>st</sup> floor of the Town Municipal Building.**