

**TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, APRIL 26, 2021 – 5:30 PM
COUNCIL CHAMBERS, MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, April 26, 2021, at 5:30 PM in the Council Chambers of the Municipal Building.

A. Chairman Wayne Austin called the meeting to Order

B. Roll Call – Jason Boswell, Director of Community Development

Members Present:

| | |
|---------------------------|----------------|
| Mr. James Anderson | Present |
| Mr. Kirk Sproles | Present |
| Mr. Scott Wilson | Present |
| Mr. Kenny Shuman | Present |
| Mr. Wayne Austin | Present |

Members Absent:

**Mr. Chad Pennington
Mr. Michael Weaver**

Comprising a quorum of the Commission - Yes

Administrative Staff Present:

Mr. Jason Boswell – Director of Community Development
Mr. Mason Gragg – Town Planner
Mrs. Janice Dornon – Administrative Assistant

Guests: None

C. APPROVAL OF MINUTES (VIDEO 7:15 - 8:25)

(1) Approval of Minutes: Regular Meeting, March 22, 2021

On a motion by Mr. Shuman, seconded by Mr. Sproles, the Planning Commission approved the minutes as presented for the Regular Meeting on March 22, 2021.

The roll call vote was as follow:

| | |
|---------------------------|------------|
| Mr. James Anderson | Aye |
| Mr. Kirk Sproles | Aye |
| Mr. Scott Wilson | Aye |
| Mr. Kenny Shuman | Aye |
| Mr. Wayne Austin | Aye |

(2) Approval of Minutes: Special Called Meeting, April 5, 2021

On a motion by Mr. Shuman, seconded by Mr. Anderson, the Planning Commission approved the minutes as presented for the Special Called Meeting on April 5, 2021.

The roll call vote was as follow:

| | |
|---------------------------|------------|
| Mr. James Anderson | Aye |
| Mr. Kirk Sproles | Aye |
| Mr. Scott Wilson | Aye |
| Mr. Kenny Shuman | Aye |
| Mr. Wayne Austin | Aye |

D. PUBLIC COMMENTS - None

E. WORK SESSION WITH THE BERKLEY GROUP (VIDEO 8:40 – 1:03.22)

Ms. Kelly Davis of The Berkley Group began the meeting by asking the Planning Commission members to state their name and profession for accreditation purposes.

Chairman Wayne Austin – Attorney
Vice-Chairman Kenny Shuman – Retired Claims Manager
Scott Wilson – Civil Engineer
Kirk Sproles – Banker
James Anderson – Council Member

Mr. Jonathan “Jon” McCoy asked the Planning Commission members for direction on the new Zoning and Subdivision Ordinance.

Mr. McCoy presented the following topics for discussion:

1. Project Review, with a focus on Districts and District Standards
2. Project Schedule
3. Zoning Reminder, what zoning can and cannot do.
4. Project Intent, making sure that zoning codes are compatible with the Comprehensive Plan. The Berkley Group will be working with a third party consultant that will assist in the proposed illustrations and diagrams.
5. Community Engagement
6. Public Survey Results:
 - a.) Improve Community Appearance
 - b.) Improve Quality Business Development
 - c.) Maintain Green Space
 - d.) Greater Variety of Housing
 - e.) Preservation of Historic Resources
7. Stakeholders Interviews and Public Workshop Results
 - a.) Revise the Old & Historic District
 - b.) Flexibility to meet future needs
 - c.) Modify Ordinances to be less burdensome
 - d.) Encourage types of new housing
 - e.) Guarantee consistent treatment with development
8. Proposed Ordinance Structure

The Planning Commission approved the Proposed Ordinance Structure as presented.
9. Zoning Districts
10. Zoning District Standards, such as setbacks, building heights, and area requirements.
11. Key Policy Directions
 - a.) Rename Current Districts to:

| | |
|----|----------------------------|
| R1 | Low Density Residential |
| R2 | Medium Density Residential |
| R3 | High Density Residential |
| R4 | Mixed Density Residential |

b.) Add intent of standards

c.) Consolidate Old & Historic Sub-districts

12. Intent Statements, to explain the purpose and use of individual zones.

Mr. McCoy said in closing that The Berkley Group would work on adding tonight's recommendations to the project. The next meeting should include: 1.) Revised District Standards, 2.) Matrix Use. 3.) Definitions and 4.) Overlay Special Districts.

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA

H. ANNOUNCEMENTS

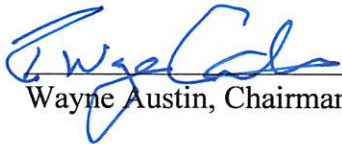
I. ADJOURN

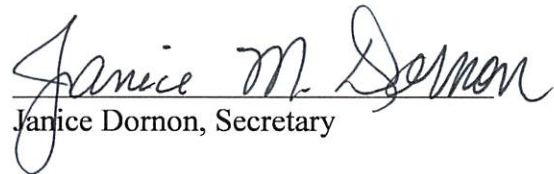
On a motion by Mr. Anderson, seconded by Mr. Sproles, recommending that the meeting adjourned with no further business to address.

The roll call vote was as follows:

| | |
|---------------------------|------------|
| Mr. James Anderson | Aye |
| Mr. Kirk Sproles | Aye |
| Mr. Scott Wilson | Aye |
| Mr. Kenny Shuman | Aye |
| Mr. Wayne Austin | Aye |

Adjourn Time: 6:30 P.M.


Wayne Austin, Chairman


Janice Dornon, Secretary

The next regularly scheduled meeting will be May 24, 2021, at 5:30 pm in the Council Chambers, 2nd floor of the Town Municipal Building.