

## Overview

The Berkley Group (BG) held its second worksession with the Town of Abingdon's Planning Commission on June 28, 2021. Jonathan McCoy, BG Planner, and Rebecca Cobb, BG Senior Planner, discussed:

1. Schedule & Progress to Date
2. Use Matrix and Definitions
3. OH Subdistrict Consolidation
4. Zoning District Standards
5. Special and Overlay Districts
6. Next Steps

### ***1. Schedule & Progress to Date***

BG staff reviewed the proposed meeting schedule and the progress from the first worksession.

### ***2. Use Matrix and Definitions***

BG staff reviewed the proposed changes to the uses and definitions. BG staff explained the proposed uses and definitions include broader terms, additional uses, and uses discussed during conversations with town staff, the first planning commission worksession, and through public input.

Discussion and changes include:

- BG staff reviewed Agricultural Uses including those uses that are required to be allowed by state code. There were no comments or questions from Planning Commission on these uses.
- BG staff reviewed Residential Uses, highlighting consolidations and new terms. The use "Homestay" was discussed by the Planning Commission with the following direction:
  - a. "Homestay" is defined as only owner occupied. "Short-term rental" should be added to the uses to allow for shorter stays and non-owner-occupied rentals.
  - b. Any non-owner-occupied rentals should be through SUP process.
  - c. "Homestay" should also be considered in the B-I district with an SUP.
- BG staff reviewed Public/Civic/Recreation Uses, highlighting consolidation and new terms like "Public Use" and "Religious Assembly." Planning Commission provided the following discussion and direction:
  - a. The Town Manager will review "Religious Assembly" with the Town Attorney to determine if the use can be supplied as a SUP or must be by-right in all districts.
  - b. Commissioners questioned existing park and recreational facilities (i.e., Koontz Center, baseball fields) and which use name/definition they would fit into. Planning Commission will review the definitions for "Public Use", "Private Recreational Facility", and "Commercial Outdoor Recreation" in comparison to existing uses and determine if the definitions provide enough clarity and cover each existing use without overlap.
  - c. Planning Commission asked if a Public Use should be distinguished by those that require a fee and those that are free to the public. This is a policy decision and not related zoning land use.

# Town of Abingdon Zoning & Subdivision Ordinance Update

## Planning Commission Worksession #2

### June 28, 2021 Meeting Summary

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- BG staff reviewed Business Uses, highlighting consolidations and example changes. Planning Commission provided the following discussion and direction:
  - a. Uses that are permitted by-right should have standards when adjacent to residential districts. There is a desire for landscaping and buffering to protect adjacent dissimilar uses.
  - b. “Restaurant, drive-in” should remove the term “drive-up” from the definition. Due to the pandemic many restaurants now have the option for “drive-up” or “curb-side pick-up.” Conversely, it can be added that “drive-up” is the primary operation and the definition for “Restaurant, general” can include “drive-up” or “curb-side pick-up” incidental to the use.
- BG staff reviewed Industrial Uses, highlighting new terms. Planning Commission provided the following discussion and direction:
  - a. Remove “Industrial, Heavy” as a use because of a concern for safety. It was pointed out that Abingdon would likely not market to such industry and would not want application from such industry.
  - b. PC expressed concern over the definition of “Manufacturing, Light.” It may be confused with “Professional Studio.” Many artist also have an Etsy Shop or mass produce items and host classes to decorate etc. The definition for “Manufacturing, Light” may be edited to exempt these types of establishments.
  - c. Remove “non-hazardous goods” from the definition of “Warehousing.” All goods are considered hazardous and have safety data sheets. Concern was expressed for previous storage of hazardous materials and therefore some language is necessary. The term “flammable” was provided as an alternate text option. BG suggests “flammable and/or combustible” to align with the National Fire Protection Association Standards.
- BG staff reviewed Miscellaneous Uses, highlighting new terms. Planning Commission provided the following discussion and direction:
  - a. The question was raised if public parking is covered under “Public Use.” Recommended to add “parking facilities” to the definition of “Public Use.”
  - b. Remove “Bulk Fuel Storage and Distribution” from the use list. While the Town has an existing facility, they would not promote additional facilities or the expansion of the current facility.

### **3. OH Subdistrict Consolidation**

BG staff explained the consolidations of OH subdistricts from the existing 15 subdistricts to the proposed 6 subdistricts. Additionally, the descriptive names, map, and uses were discussed.

- Generally, the Planning Commission liked the names and the consolidation. The consensus was that issues have been addressed and future expansion of the district will be easier.
- The Planning Commission requested the further consolidation of the new OH-1 into the new OH-2, siting the area did not feel “Civic-Focused” but would fit within the “Business-Focused” subdistrict. The Planning Commission would like to see a comparison of the uses between these two new subdistricts to better understand what new uses might be allowed in these areas because of this consolidation. PC advised to expand “Public Use” in the proposed OH-2 “Business-Focused.”

#### **4. Zoning District Standards**

Berkley Group staff reviewed the zoning district standards. The following items were highlighted as significant changes:

- Combined district standards into table format for like districts.
- Moved general standards shared across districts, as well as district standards located in various portions of the current zoning ordinance, into a section for general requirements.
- Reduced of minimum lot areas in the R-3 and R-4 districts:
  - Single-family dwellings from 8,500 sq. ft. to 6,000 sq. ft.
  - Two-family dwellings from 10,000 sq. ft. to 8,000 sq. ft.
- Reduced minimum lot frontage in residential districts.
- Increased the permitted maximum height of uses in the B-I district to be aligned with the maximum allowed height of residential dwellings permitted in that district.

The Planning Commission had no comments or questions for the zoning district standards.

#### **5. Special and Overlay Districts**

Berkley Group staff reviewed the basic changes for the Old and Historic district, Planned Technology District, Planned Unit Development District, Downtown Arts and Culture District, Airport Safety Overlay District, and the Entrance Corridor Overlay District. It was advised that the Town continue to review the Arts and Culture District and decide if this district needs to be formally implemented in the new draft or removed from the ordinance.

The Planning Commission requested that the Historic Architecture Review Board and Main St. Abingdon review the sections pertinent to them and provide feedback. Berkley Group staff recommended this be done once there is a complete draft for review.

A citizen commented that it would also be good to have Department of Historic Resources review the draft. The Planning Commission and Town Manager expressed interest in this idea.

#### **6. Next Steps**

BG staff will incorporate Planning Commission recommendations. The next scheduled meeting is August 23, 2021. The focus for the August meeting will be to finalize the use matrix and OH subdistrict boundaries, present recommended use standards, community design standards, and floodplain overlay.