

**TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, JUNE 28, 2021 – 5:37 PM
COUNCIL CHAMBERS, MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, June 28, 2021, at 5:37 PM in the Council Chambers of the Municipal Building.

A. Chairman Wayne Austin called the meeting to Order

B. Roll Call – James Morani, Town Manager

Members Present:

Mr. Chad Pennington	Present
Mr. Michael Weaver	Present
Mr. James Anderson	Present
Mr. Kenny Shuman	Present
Mr. Wayne Austin	Present

Members Absent:

Mr. Kirk Sproles	Present
Mr. Scott Wilson	Present

Comprising a quorum of the Commission – Yes

Administrative Staff Present:

Mr. James Morani, Town Manager
Mrs. Janice Dornon – Administrative Assistant

Guests:

Kathy Shearer
Rick Humphreys

C. APPROVAL OF MINUTES (VIDEO 12:41- 13:09)

Approval of Minutes: Regular Meeting, May 24, 2021

Motion for approval of the May 24, 2021 Planning Commission Meeting minutes were deferred until the July 26, 2021 Planning Commission Meeting, no quorum of persons present at the May 24th meeting.

D. PUBLIC COMMENTS (VIDEO 13:10 – 13:36)

Kathy Shearer – Ms. Shearer choice to speak after Mr. Nathan Berg’s presentation.

E. DISCUSSION

1. Preliminary Plat Discussion; Washington County Board of Supervisors; Owners. Nathan Berg; Representative, Located at 214 & 216 Park St., 220 Court St., Abingdon, VA. VA Tax Map ID (013-1-33) (VIDEO 13:37 – 31:35)

Mr. Nathan Berg interest in the building is to convert the old jail into a high-end apartment building or use it for short-term rentals. The building currently owned by Washington County, the current tenants are the Holston Mountain Artisans; Mr. Berg will be the developer on the project.

Mr. Berg state the following challenges with the property:

1. Sub-dividing property, the one-story frame building encroaches on the right-of-way.
2. Property will need to be re-zoned to B-1; Special Use Permit needed for short-term rentals..
3. Variance for sidewalk and curbs on Court Street. VDOT funded improvements on Park Street improvements to install sidewalk and curbs on Park Street.
4. A portion of the property is in the Flood Zone, Special Use Permit needed. Town Engineer to review flood study and neighborhood impact.

Ms. Shearer, Board of Holston Mountain Artisan, made the point that the building is a good opportunity for Park St. annex building is used for renters, art studio, quilt classes and art classes.

F. WORK SESSION WITH THE BERKLEY GROUP (VIDEO 31:36 – 2:37:02)

Mr. Jonathan “Jon” McCoy and Ms. Rebecca Cobb presented updates to the Zoning and Subdivision Ordinance.

Mr. McCoy presented the following topics for discussion:

1. Schedule & Progress, next schedule presentation will be August 23rd 2021. (VIDEO 31:36 – 1:05:44)
2. Matrix and Definitions, changes to definitions; (VIDEO 1:05:45 – 1:44.33)

- a.) Homestay
- b.) Accessory Dwelling Units
- c.) Restaurant Mobile
- d.) Brewery
- e.) Adult Store

Consolidation of similar uses;

- a.) Place of Assembly
- b.) Civic uses
- c.) Mixed Use Structure
- d.) Manufacturing light
- e.) Manufacturing heavy
- f.) Group Home
- g.) Family Day Home
- h.) Amateur Radio Antennas
- i.) Temporary Family Health Care Structure
- j.) Small Cell Facility

3. OH Sub-districts Consolidation (VIDEO 1:44:34 – 2:17:53)

Proposed Districts			
Sub district	Sub district Name	District Combined to created new Sub districts	Structure in District
OH - 1	Civic - Focused	1,2	Martha Washington Inn, Fields-Penn House, Courthouse
OH - 2	Business - Focused	3,4,5,6	Main Street
OH - 3	Residential - Focused	7, 9,10,11,12	Valley Street – Family Dwellings
OH - 4	Artisan - Focused	13, 14	Properties on both side of the Railroad tracks
OH - 5	Sinking Spring Cemetery	8	Sinking Spring Cemetery
OH - 6	Muster Grounds	15	Muster Grounds
Considering combining districts OH - 1 and OH - 2			

4. Zoning Districts Standards (VIDEO 2:17:54 – 2:22:59)

Recommendations from the Berkley Group for district standard changes for lot area reductions in R-3 and R-4 districts;

- a.) Single-family dwellings from 8,500 sq. ft. to 6,000 sq. ft.
- b.) Two-family dwellings from 10,000 sq. ft. to 8,000 sq. ft.
- c.) reduce minimum lot frontage in residential district to allow flexible development.
- d.) increase permitted maximum height of uses in B - 1 district to align with maximum allowed height of residential dwellings.

5. Special and Overlay Districts **(VIDEO 2:23:00 – 2:36:24)**

- a.) Old and Historic District
- b.) Planned Technology District
- c.) Planned Unit Development District
- d.) Downtown Arts and Cultural District
- e.) Flood Hazard Overlay District
- f.) Airport Safety Overlay District
- g.) Entrance Corridor Overlay District

6. Next Steps – topics for next meeting **(VIDEO 2:36:25 – 2:37:02)**

- 1.) Standards Use
- 2.) Community Design Standards

Miscellaneous Highlights:

- 1. Planning Commission suggests that 1.) HPRB board review the OH section of the new ordinance, 2.) Abingdon Main Street review the Arts and Cultural section, 3.) Share with the EDA, and 4. Possibly send to DHR for their comments.
- 2. Allow brewery in the agricultural district.
- 3. Bed & board, boarding rooms and tourist homes combined, possible short-term rentals.
- 4. Determine the use of the Coomes Center and new Sports Complex.
- 5. Can a municipality charge a fee to rent a space at a public park?
- 6. Churches restricted in a certain type of district?
- 7. Create a standard to eliminate a drive-thru restaurant next to a residential district.
- 8. Light manufacturing, add uses.

9. Heavy manufacturing, Planning Commission board not in favor of this standard, to be removed from ordinance, MXI facility on Lowry Drive is an example. EDA would not recruit heavy manufacturing.

10. Bulk fuel storage and distribution standard to be removed from ordinance.

11. Commercial Parking Lot, currently not an allowed use.

12. Use standards for cell tower restrictions.

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA - None

H. ADJOURN


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

The roll call vote was as follows:

Mr. Chad Pennington	Aye
Mr. Michael Weaver	Aye
Mr. James Anderson	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Aye

Adjourn Time: 8:02 P.M.


Wayne Austin, Chairman


Janice Dornon, Secretary

The next regularly scheduled meeting will be July 26, 2021, at 5:30 pm in the Council Chambers, 2nd floor of the Town Municipal Building.