

**TOWN OF ABINGDON  
PLANNING COMMISSION  
MONDAY, JANUARY 24, 2022 3:30 PM  
COUNCIL CHAMBERS/ARTHUR CAMPBELL ROOM, MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, January 24, 2022, at 3:30 PM in the Council Chambers/Arthur Campbell Room of the Municipal Building.

- A. Kenny Shuman Chairman called the meeting to Order**
- B. Roll Call – Mayana Rice, Community Development Director**

**Members Present:**

<b>Mr. Jeff Johnson</b>	<b>Present</b>
<b>Mr. Chad Pennington</b>	<b>Present</b>
<b>Mr. Michael Weaver</b>	<b>Present</b>
<b>Mr. Kenny Shuman</b>	<b>Present</b>

**Members Absent: Mr. James Anderson**

**Mr. Kirk Sproles**

**Mr. Scott Wilson**

**Comprising a quorum of the Commission – Yes**

**Administrative Staff Present:**

Mrs. Mayana Rice – Community Development Director  
Mrs. Janice Dornon – Administrative Assistant  
Mrs. Laura Dowell – Permit Tech

**Guests: None**

- C. ZONING ORDINANCE WORKSESSION 3:30 – 5:15**

**1. PUBLIC COMMENTS**

1. Jim and Suzette Hodges presented their concerns to the board about the zoning updates. Mr. Hodges asks that the new zoning ordinance have uniform setbacks.

2. Nathan Berg promoted the need for the new zoning ordinance to allow pocket neighborhoods for affordable housing. A one-acre lot could create 10 family homes ranging from 800-1000 square feet with community green space.

Mrs. Rice will ask The Berkley Group for examples of pocket neighborhoods throughout the state of Virginia.

**D. APPROVAL OF MINUTES (VIDEO 7:12 – 7:32)**

Approval of Minutes: Regular Meeting, January 24, 2022.

**On a motion by Mr. Pennington seconded by Mr. Weaver, the Planning Commission approved the Regular Meeting Minutes for December 20, 2021, as presented.**

**The roll call vote was as follows**

<b>Mr. Jeff Johnson</b>	<b>Aye</b>
<b>Mr. Chad Pennington</b>	<b>Aye</b>
<b>Mr. Michael Weaver</b>	<b>Aye</b>
<b>Mr. Kenny Shuman</b>	<b>Aye</b>

The minutes for December 20, 2021, were approved as presented.

**E. PUBLIC COMMENTS (VIDEO 17:56 – 33:24)**

1. Lamar Advertising, Tri-Cities, - Jimmy Collins & Ashley Gasbarri spoke on behalf of Lamar Advertising, Tri-Cities.

The Lamar Advertising, Tri-Cities, are proposing to a put digital billboard within the Town limits. This billboards structure would have new framing. Some of the benefits to having a digital billboard instead of a static board would be, 1) FEMA, National Disasters, 2) Weather Conditions, 3) Missing Persons, 4) Public Service Announcements, and 5) Organ Donors. Mr. Collins told the members that the direction of the lighting is adjustable and it would rotate every 8-10 seconds per state law.

Ms. Gasbarri stated that digital boards are less expensive for businesses to rent.

Mrs. Rice told the group that digital boards are not currently allowed per Town Sign Ordinances. The code would need to be changed from non-illuminated to illuminated. This change would fall under the Town Sign Ordinance.

Mr. Shuman suggested that the Lamar group come back with the following information;

1. How digital billboards would be illuminated.
2. Location of the billboard, with a mockup of the design.

2. Mrs. Carolyn Bales of 625 Locust Street was represented by her daughter, Angela. Mrs. Bales is proposing to allow a horse on her property. Per the current code for B-2, livestock is not allowed and is not permissible to be grandfathered in.

**F. ZONING ORDINANCE TEXT AMENDMENT REQUEST (VIDEO 8:23 – 17:46)**

Mr. Travis Staton represented the United Way and asked for a text amendment to allow childcare in the B-1 & B-2 districts.

If allowed this could create 62 new jobs and childcare for 324 children, the United Way does have a timeline to start this program.

**G. ZONING ORDINANCE WORKSESSION**

Abingdon Staff Review		
Location	Staff Comment	Yes / No / Other solution (comments in red)
Use Matrix		
Agriculture	Do we want to let people have residential ag - chickens? Beehive?	Add code for backyard animals based on acreage.
Agritourism	Do we want to allow for agriculture education programs to be part of agritourism?	By SUP, language should not be too broad.
Agriculture	Do we need to have cannabis as an allowed agricultural use?	Law passed 7-1-2021, Town can vote whether to allow. If consider Agriculture can it be allowed?
Family day home (1-4)	Staff would like to see a link of daycares in residential areas specifically a "home occupation". This would ensure that no one is purchasing a home to run a daycare as a "business" and not living there	One should not purchase a home to run a business from it. Impose time constraints and limitations, in residential areas only.
Home Occupation Category B	100 sq. feet and 200 sq. feet. Staff would suggest a SUP be allowed if someone wants a home occupation that is larger than 200 square feet	Define as working from home different from home occupation. Downfall, traffic, parking, smell, and noise. Signage would have to come before the Planning Commission.

Home Occupation Category C	Should we add a Category C and have it as a SUP for all more noxious home occupations? Such as pottery studios that bring lots of students and can create parking issues	
Short-term Rental	Already allowed in B1, B2, B3. HPRB is supportive in OH districts. Should they be allowed in all the Residential districts?	Abingdon has approximately 45 existing Homestays. Homestay are for 90 days with the existing ordinance. No way to maintain compliance could set up an application to register. Best to use SUP to regulate, could regulate parking; noise, etc. possibly regulate these with the permitting process, requiring a business license and pay lodging taxes. Advertise new permitting process on social media and newspapers, this would be a reason for them to register before receiving a violation. Short-term –by right use in any district as a permitted use.
Recreation Facility, Private	Staff thinks it needs to be a SUP in residential districts. This could be a giant warehouse for gymnastics / pool - it might not be appropriate in all these districts.	If allowed could build a recreation center on private property in a residential area. PUD- would be considered an amenity. ***Board- Eliminate ordinance.

Abingdon Staff Review		
Location	Staff Comment	Yes / No / Other solution
Use Matrix		
Religious Assembly	Should a religious assembly be a SUP in a residential neighborhood? That way parking and traffic can be reviewed if someone purchases a home for a church?	SUP in all areas except B-1 & B-2. Set limitations on the amount of traffic and parking allowances.
Brewery	Staff doesn't think this needs to be a SUP it's no different than any other business. If we are trying to capture LARGE scale breweries I think this should be 15,000 barrels a year.	Define outdoor events, as outside of the venue walls, would need a SPU. . Allow brewery distillery, wine tastings.
Brewery	Staff thinks we should add distillery and winery to the places a brewery is allowed as it seems like there could be a desire for "tasting rooms"	
Farmer's Market	Could we expand this a bit? Not just farmers but "outdoor markets" - it seems like restricting it agriculture only leaves out the crafts and other makers	Outdoor sale of agriculture is allowed in B-1, B-2, and B-3 and would have to comply with parking regulations. Define requirements.  Farm Stand should be defined.
Construction Materials Sales	Any reason we wouldn't have other districts? Like M-1?	Put in the M-1 district
Hospital	This seems like it would be a SUP in any district it's allowed due to the emergency access needs?	SUP to O&I
Hotel	There is an interest in 3 types of hotel. 1. Regular hotel 2. Contactless hotel - no front desk 3. Glamping is like upscale camping/cabins. Should we expand the definition of a hotel?	Add Yurts to the allowed list.

Abingdon Staff Review		
Location	Staff Comment	Yes / No / Other solution
Use Matrix		
Kennel, commercial	Barking dogs can be a concern in most areas. Staff suggests this is a SUP everywhere it's allowed but wanted to make sure there wasn't the need for flexibility in the Ag districts.	SUP in AFOS, not allowed in B-1, B-2, and B-3 or PUD.
Microbrewery	Staff thinks that the tourist industry is looking for a microbrewery, wine tasting, and distillery. Staff thinks that these should not be SUPs. But instead, just be allowed uses in the appropriate districts.	
Restaurant, mobile	Staff is suggesting we change this just to "mobile retail" that way other things like "clothing" could be a mobile shop if they want to be.	Define as mobile retail instead of a mobile restaurant, located on an existing parcel. Cannot park on an existing building's lot.
Personal improvement service, Personal service, Professional Studio	Do you think these are different enough to separate them into different definitions / districts?	Combine all users and elaborate on what professional services.
Store, general - Store Specialty - Store, specialty food	Are these specific enough to have 3 different categories? Or should we have a different cut-off? Square footage or type?	Exclude cannabis until state law allows. Ordinance to come back become the PC if the law is passed.
Accessory dwelling unit	Staff thinks these need to be "allowed" by right in the residential districts.  What would be important is to have a flexible SUP option if they wish to expand the size or the total number past 1 allowed	Dwelling unit - above 800 square feet, need SUP.  Storage building – comply with setbacks; beyond a certain size would need a SUP. Certain setbacks would need fire-rated exterior walls.

Other points of interest discussed:

1. Adding Food Truck to new ordinance.
2. Min-Storage as Sup in M-1 & B-2, with indoor storage with SUP in B-2.
3. Expand the list of items that may be waived by Town Staff.
4. Landscaping is too restrictive, buffers along the roadside, transition buffers, parking lots, adjacent on front façade of a building, and around water receptacles. Landscaping should be

along street frontages, entrance corridor, entrances off Plumb Alley and in the Old & Historic District landscaping should be period-appropriate.

5. Next Steps – send revisions to The Berkley Group for editing.

6. February 28, 2022, Planning Commission to meeting with The Berkley Group to discuss the Administrative Section of the new ordinance updates.

**H. DISCUSSION**

1. Mrs. Rice asked the commission if they were interested in training sessions. The commission responded that they would be interested. Mrs. Rice is to set up training for all the members of the Planning Commission.

**I. OLD BUSINESS/MATTERS NOT ON THE AGENDA**

**J. ANNOUNCEMENTS – None**


**K. ADJOURN**


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

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

<b>Mr. Jeff Johnson</b>	<b>Aye</b>
<b>Mr. Chad Pennington</b>	<b>Aye</b>
<b>Mr. Michael Weaver</b>	<b>Aye</b>
<b>Mr. Kenny Shuman</b>	<b>Aye</b>

**Adjourn Time 7:30 P.M.**

  
Kenny Shuman, Chairman

  
Janice Dornon, Secretary

**The next regularly scheduled meeting will be February 28, 2022, at 5:30 pm in the Council Chambers, 2<sup>nd</sup> floor of the Town Municipal Building.**