WASHINGTON COUNTY
PLANNING COMMISSION
AGENDA - MONDAY, JUNE 22, 2026

Planning Commission - Regular Meeting **7:00 PM**

Board of Supervisors Auditorium

Christina Rehfuss**, Chairman**
Paul Widener**, Vice Chairman**
William Gibson**, Board Member**
Bruce W Dando**, Board Member**
Ron Edins**, Board Member**
Cathie Freeman**, Board Member**
Dulcie Mumpower**, Board Member**
Stephen Richardson**, Zoning Official**

1. **CALL TO ORDER**

2. **INVOCATION AND PLEDGE OF ALLEGIANCE**

3. **APPROVAL OF MEETING AGENDA**

4. **APPROVAL OF MINUTES**
   1. **Minutes of the May 18, 2026 regular meeting.**

5. **PUBLIC HEARINGS**
   1. **<u>David R. Wall, Tax Map # 070A-6-3A</u>: Request for a Special Exception Permit for Multiple-family dwelling units, apartments, on approximately .45 acres of property located next to 33448 Bunker Hill Lane, Glade Spring, VA 24340, in the B-2 (Business, General) zoning district, Monroe Magisterial District, Monroe (D-21) Election District.**

   2. **<u>Brendan & Concetta McSheehy, Tax Map #s 124-10-3A, 124-10-4, 124-10-5</u>: Request for rezoning of approximately 9.53 acres of property, located next to 18158 Old Jonesboro Rd, Abingdon, VA 24211, from the R-2 (Residential, General) zoning district to the A-2 (Agricultural, General) zoning district, Madison Magisterial District, Madison (C-21) and Wilson (G-21) Election Districts.**

6. **PUBLIC COMMENT**

7. **COMMISSION MEMBER REPORTS AND COMMITTEE REPORTS**

8. **COMMISSION INFORMATION AND REMINDERS**

9. **ADJOURN OR RECESS**

AGENDA ITEM NO. 4.1

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: June 22, 2026

SUBMITTED BY: Stephen Richardson , Zoning

ITEM TYPE: Action Item

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT: Minutes of the May 18, 2026 regular meeting.

SUGGESTED MOTION: Motion to approve the minutes or motion to amend the minutes.

BACKGROUND AND SUMMARY:

Minutes of the May 22, 2026 regular meeting.

ATTACHMENTS:

WASHINGTON COUNTY
PLANNING COMMISSION MEETING

MINUTES • MAY 18, 2026

Board Auditorium **7:00 p.m.**

1 GOVERNMENT CENTER PLACE
ABINGDON, VA 24210

1) CALL TO ORDER

Chairman Rehfuss called the meeting to order.

Attendee Name	Status
Christina Rehfuss	Present
Paul Widener	Present
Bruce W Dando	Present
Ron Edins	Present
William Gibson	Absent
Cathie Freeman	Absent
Dulcie Mumpower	Absent
Stephen Richardson	Present

2) INVOCATION AND PLEDGE OF ALLEGIANCE

Chairman Rehfuss gave the invocation and Commissioner Dando led the pledge of allegiance.

3) APPROVAL OF MEETING AGENDA

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Paul Widener
SECONDER: Bruce W Dando
AYES: Christina Rehfuss, Paul Widener, Bruce W Dando, Ron Edins
ABSENT: William Gibson, Cathie Freeman, Dulcie Mumpower

Motion to adopt 3) APPROVAL OF MEETING AGENDA Moved by Paul Widener, seconded by Bruce W Dando

4) APPROVAL OF MINUTES

4.1) Minutes of the April 27, 2026 regular meeting.

Cover Page
PC Minutes April 27, 2026.pdf

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Ron Edins
SECONDER:	Bruce W Dando
AYES:	Christina Rehfuss, Bruce W Dando, Ron Edins
ABSTAIN:	Paul Widener
ABSENT:	William Gibson, Cathie Freeman, Dulcie Mumpower

Motion to adopt 4) APPROVAL OF MINUTES Moved by Ron Edins, seconded by Bruce W Dando

5) PUBLIC HEARINGS

5.1) An ordinance to amend the Code of the County of Washington, Chapter 66, Article V, Division 10.1, Section 66-434 (Setback Regulations) to amend the setback requirements in the R-3 zoning district from 25 feet from any street right-of-way to 20 feet from any street right-of-way.

Cover Page
5.1.26 Amended Ordinance.pdf

Stephen Richardson summarized the request. He stated that there is one project in the R-3 zoning district, which is also the first project designed in the R-3 zoning district. He said that during design work it has been revealed that complying with Virginia Department of Environmental Quality's stormwater requirements, some lots require space in the rear of the lot for the stormwater plan and as a result the house site is moved forward, requiring less street setback. He noted that the developer has provided several examples of Virginia localities that have 20 feet or less street setbacks.

Chairman Rehfuss opened the public hearing.

Jerome Malinay addressed the Planning Commission. He said that the development that Ardent Development is currently designing has determined that complying with stormwater requirements results in some lots having to dedicate more space than previously anticipated. If lots have to be made bigger, all of the benefits and advantages of the R-3 zoning district are lost.

Chairman Rehfuss closed the public hearing.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Paul Widener
SECONDER:	Bruce W Dando
AYES:	Christina Rehfuss, Paul Widener, Bruce W Dando, Ron Edins

ABSENT: William Gibson, Cathie Freeman, Dulcie Mumpower

Motion to adopt Motion to recommend adoption of ordinance. Moved by Paul Widener, seconded by Bruce W Dando

5.2) Larry & Elizabeth Lowe, Tax Map # 159C-7-24: Request for a Special Exception Permit, for a small business in general, more specifically an outdoor and indoor storage facility, on approximately 5.37 acres of property located at 23275 Clayman Valley Road, Bristol, VA 24202, in the A-2 (Agricultural, General) zoning district, Tyler Magisterial District, Tyler (F-21) Election District.

Cover Page
Larry & Elizabeth Lowe application for SEP 5-26.pdf

Stephen Richardson summarized the request. He discussed the site plan and the proposed use of the property.

Larry & Elizabeth Lowe addressed the Planning Commission. They discussed their application and the plans they had for the property.

Chairman Rehfuss opened the public hearing.

No one spoke during the public hearing.

Chairman Rehfuss closed the public hearing.

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Paul Widener
SECONDER: Bruce W Dando
AYES: Christina Rehfuss, Paul Widener, Bruce W Dando, Ron Edins
ABSENT: William Gibson, Cathie Freeman, Dulcie Mumpower

Motion to adopt recommend the Special Exception be granted with two conditions, 1) no lighting would interfere with any other properties, 2) no renting will be allowed for any unrelated business to operate on the property. Moved by Paul Widener, seconded by Bruce W Dando

6) PUBLIC COMMENT

No one spoke during public comment.

7) COMMISSION MEMBER REPORTS AND COMMITTEE REPORTS

There were no member or committee reports.

8) COMMISSION INFORMATION AND REMINDERS

Stephen Richardson advised the Planning Commission that closed captioning would be added to the meeting videos to comply with ADA requirements. He reminded Commission Members to speak into the microphones clearly so that the captioning would be accurate.

Chairman Rehfuss asked if there was an update on the battery storage ordinance. Stephen Richardson replied that staff has determined that the ordinance needs to be

delayed because the Board of Supervisors has agreed to an option of a firm locating a facility in the Glade Highlands Business Park.

9) ADJOURN OR RECESS

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Paul Widener
SECONDER:	Ron Edins
AYES:	Christina Rehfuss, Paul Widener, Bruce W Dando, Ron Edins
ABSENT:	William Gibson, Cathie Freeman, Dulcie Mumpower

Motion to adopt 9) ADJOURN Moved by Paul Widener, seconded by Ron Edins

AGENDA ITEM NO. 5.1

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: June 22, 2026

SUBMITTED BY: Stephen Richardson , Zoning

ITEM TYPE: Public Hearing

AGENDA SECTION: PUBLIC HEARINGS

SUBJECT:

David R. Wall, Tax Map # 070A-6-3A: Request for a Special Exception Permit for Multiple-family dwelling units, apartments, on approximately .45 acres of property located next to 33448 Bunker Hill Lane, Glade Spring, VA 24340, in the B-2 (Business, General) zoning district, Monroe Magisterial District, Monroe (D-21) Election District.

SUGGESTED MOTION: Motion to recommend approval of the special exception or motion to recommend denial of the special exception.

BACKGROUND AND SUMMARY:

The applicant requests a special exception to construct a multiple family dwelling, apartments. There was a prior apartment building on this property. The prior building was severely damaged during the tornado in 2011. The building was demolished in 2013. The applicant intends to construct a building with the same appearance as the three adjoining apartment buildings that he owns. All adjoining properties are in the B-2 zoning district. The property to the north is vacant. The property to the east has three apartment buildings. The property to the west has apartments on the second floor and an eye clinic on the first floor. Properties to the south are commercial. Properties on the west side of Maple Street (Route 91) are B-2 and R-2.

ATTACHMENTS:

County of Washington, Virginia
Department of Zoning Administration

APPLICATION FOR SPECIAL EXCEPTION PERMIT

Non-Refundable Application Fee - $50

The following items must be submitted with this form before application may be processed. Please bring the following items with you when submitting your application form.

1. Copy of survey plat(s) and/or deed(s) to the parcel(s) requested for Special Exception Permit.
2. Completed *Adjoining Property Owner(s) List* form.
3. Completed *Project Questionnaire* included on page four of the application.
4. A site plan/development plan outlining features of the proposed use of the property. Please submit 8.5"x11" size copies. The following items should be included on the plan:
   - Title, preparer, and date of plan
   - Property lines and dimensions
   - Easements affecting the property
   - Physical features such as flood plains
   - Setbacks, dimensions, floor area, and height of all existing and proposed buildings
   - Dimension and locations of existing and proposed roads, driveways, entrances/exits, and parking areas (please label number of parking spaces on plan)
   - Location and description of site features such as landscaping, lighting, and signage (if proposed).
5. A letter of favorable review for a commercial entrance permit issued by the Virginia Department of Transportation must be submitted for all commercial and/or industrial projects. If a commercial entrance exists, please provide a copy of the existing permit and documentation from the Virginia Department of Transportation that the existing entrance is adequate for the proposed project.

Additional Notes:

- Following approval of the Special Exception Application, your project may require additional permits issued through the Building and Development Services Department. Please contact this department to discuss permits that may be required for the construction of your project at (276) 525-1320.
- You are encouraged to contact the Planning Commissioner and Supervisor for your district to discuss your project. Please let county staff know if you need help with contact information for these individuals.
- **You (or a designated representative) are strongly encouraged to attend all public hearings for your project. Failure to appear may result in the delay of the application.**

Applicant Information

Applicant Name: David R. Wall

Applicant Contact Information:

Street Address or P.O. Box | City/State/Zip Code

Home/Work Phone Number | Mobile Number | Email

Is the applicant the owner of the parcel(s) on which the Special Exception Permit will be used? ☒ Yes ☐ No

Owner Information

Owner Name: Same as above

Owner Contact Information:

Street Address or P.O. Box | City/State/Zip Code

Home/Work Phone Number | Mobile Number | Email

Applicant and Owner Certification and Signature

NOTE: *If Applicant and Owner are different individuals, both must sign. If Applicant and Owner are the same, please sign as Owner.*

Applicant Signature: David R. Wall Date: 5/8/26

I THE UNDERSIGNED AM AN OWNER OF THE ABOVE-DESCRIBED PARCEL(S) AND CERTIFY I AM LEGALLY AUTHORIZED TO MAKE THIS APPLICATION FOR SPECIAL EXCEPTION PERMIT, HAVING THE PERMISSION OF ALL OTHER OWNERS (IF ANY).

Owner Signature: David R. Wall Date: 5/8/26

Permit Information

Need help finding a parcel number? Check the following sources: tax statements, deeds, or the county's online GIS map (http://washcova.interactivegis.com/). If you need help, please call county staff at (276)525-1390.

Applicant Requests Special Exception Permit for Use(s) and/or Activity(ies) on the Following Parcel(s):

Parcel #1: 070A-6-3A (County Tax Map ID) Parcel Size: .45 acres (Acres/Square Feet) None (Street Address of Existing Building located on Parcel (if any)

Current Parcel Zoning: B-2

Current Parcel Use: ☐ Agricultural ☐ Commercial ☐ Industrial ☐ Residential ☒ Vacant/Unused

A Special Exception Permit for Parcel #1 is requested pursuant to County Code Section 66-473(12) for the following use(s) and/or activity(ies): Multiple-family dwelling units

Will the above take more than 24 months to complete? ☐ Yes ☒ No If 'Yes', how many months? _____

Applicant Requests Special Exception Permit for Use(s) and/or Activity(ies) on the Following Parcel(s):

Parcel #2: _____ (County Tax Map ID) Parcel Size: _____ (Acres/Square Feet) _____ (Street Address of Existing Building located on Parcel (if any)

Current Parcel Zoning: _____

Current Parcel Use: ☐ Agricultural ☐ Commercial ☐ Industrial ☐ Residential ☐ Vacant/Unused

A Special Exception Permit for Parcel #2 is requested pursuant to County Code Section _____ for the following use(s) and/or activity(ies):

Will the above take more than 24 months to complete? ☐ Yes ☐ No If 'Yes', how many months? _____

Applicant Requests Special Exception Permit for Use(s) and/or Activity(ies) on the Following Parcel(s):

Parcel #3: _____ (County Tax Map ID) Parcel Size: _____ (Acres/Square Feet) _____ (Street Address of Existing Building located on Parcel (if any)

Current Parcel Zoning: _____

Current Parcel Use: ☐ Agricultural ☐ Commercial ☐ Industrial ☐ Residential ☐ Vacant/Unused

A Special Exception Permit for Parcel #3 is requested pursuant to County Code Section _____ for the following use(s) and/or activity(ies):

Will the above take more than 24 months to complete? ☐ Yes ☐ No If 'Yes', how many months? _____

Owner Information

Owner Name: _____

Adjoining Property Owner(s)

For County Use Only

Please list ALL property owner(s) and street address(es) of parcel(s) immediately adjoining AND directly across street(s), road(s), and highway(s) from parcel(s) requested for rezoning and/or special exception permit (this information is needed for comparison purpose and will be verified by county records):

Name of Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	County Tax Map ID Numbers
David Wall	Bunker Hill Lane 33478	070A-6-13B
Richard Quesenberry	Vacant	070A-6-4
Joseph R Morris	33424 Bunker Hill Lane	070A-6-3
James Reasor	Vacant	070A-6-2

For County Use Only

Date Application Received: 5/22/20 Received By: SRR

Project Questionnaire

Requests for special exception permits involve analysis by county staff, Planning Commission members and the Board of Supervisors members. The information provided below will help staff members to review the application for compliance with county regulations. The questionnaire will also serve as an introduction to Planning Commissioners and Supervisors as a copy of the application will be included in information delivered to each member prior to the meeting date.

Please use additional paper and attach photographs if necessary.

Please provide a description of the site before and after development:

The site is a flat lot that has an asphalt parking lot to both the east and west of the lot. There are nine parking spot on both sides of the building totaling 18 spots. On the north side is the access road. To the south is a vacant lot. There was already a 6 unit building on the site but it was damaged during the tornado in 2013 and was torndown.

Please describe the operation proposed including number of employees and hours of operation.

I want to build the six units back just like they were before the tornado. There will a construction crew on the site for around 6 months during construction. The normal work day would start roughly at 9am - 5pm. There should be around 6-10 construction workers at this time.

Please describe how the properties around your site are used (residential, churches, business, schools) and how the proposed project may impact the surrounding area (e.g. noise, traffic, light, impact on environmental or other unique features).

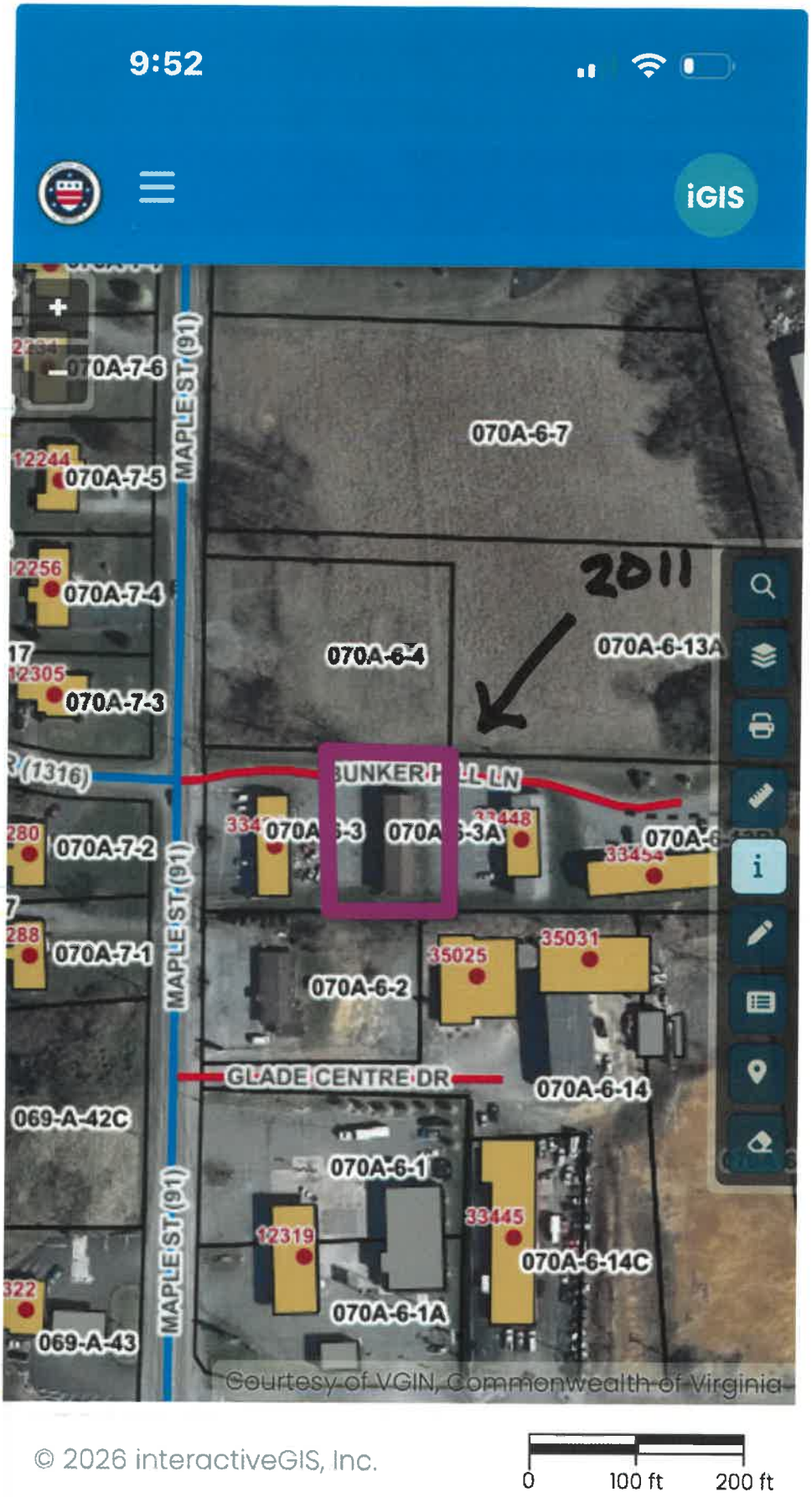
The property to the west is a multi use building that has 4 apartments facing my site and a lower area that is ~~[illegible]~~ used for an Eye Doctor Office. The east side are apartments that I own and both north and south are large vacant lots. I don't see the apartment building have any effect on its surroundings

Please describe potential impacts on public facilities and infrastructure such as the water/wastewater system, public schools, and roads.

There was already a six unit building here till 2013, so the impact should be minimal. The only change is the additional housing. All the infrastructure is in place concerning water, sewer and power. The previous owner explained that the footers for the building are still there. It would need just to uncover them.

Will your project require a permit from other licensing agencies (e.g. Department of Environmental Quality, Department of Mines, Minerals and Energy, Virginia Department of Social Services, Virginia Department of Motor Vehicles, Virginia Department of Motor Vehicles).

☐ Yes ☒ No If yes, please explain.


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AFFIDAVIT

I, Stephen R. Richardson, hereby certify that I have sent by U.S. Postal Service, First Class, Notice of Request for a Special Exception Permit by David Wall, Property Map # 070A-6-3A to the following individuals on the 2nd day of June 2026.

APPLICANT:

David Wall
1134 Rockwall Dr
Abingdon, VA 24210

ADJOINING PROPERTY OWNERS:

David Wall
1134 Rockwall Dr
Abingdon, VA 24210
070-6-3B

Richard & Robert Quesenberry
20340 Green Spring Rd
Abingdon, VA 24211
070A-6-4, 070A-6-13A

Joseph Morris
114 Arnold Hill Ln
Saltville, VA 24370
070-6-3

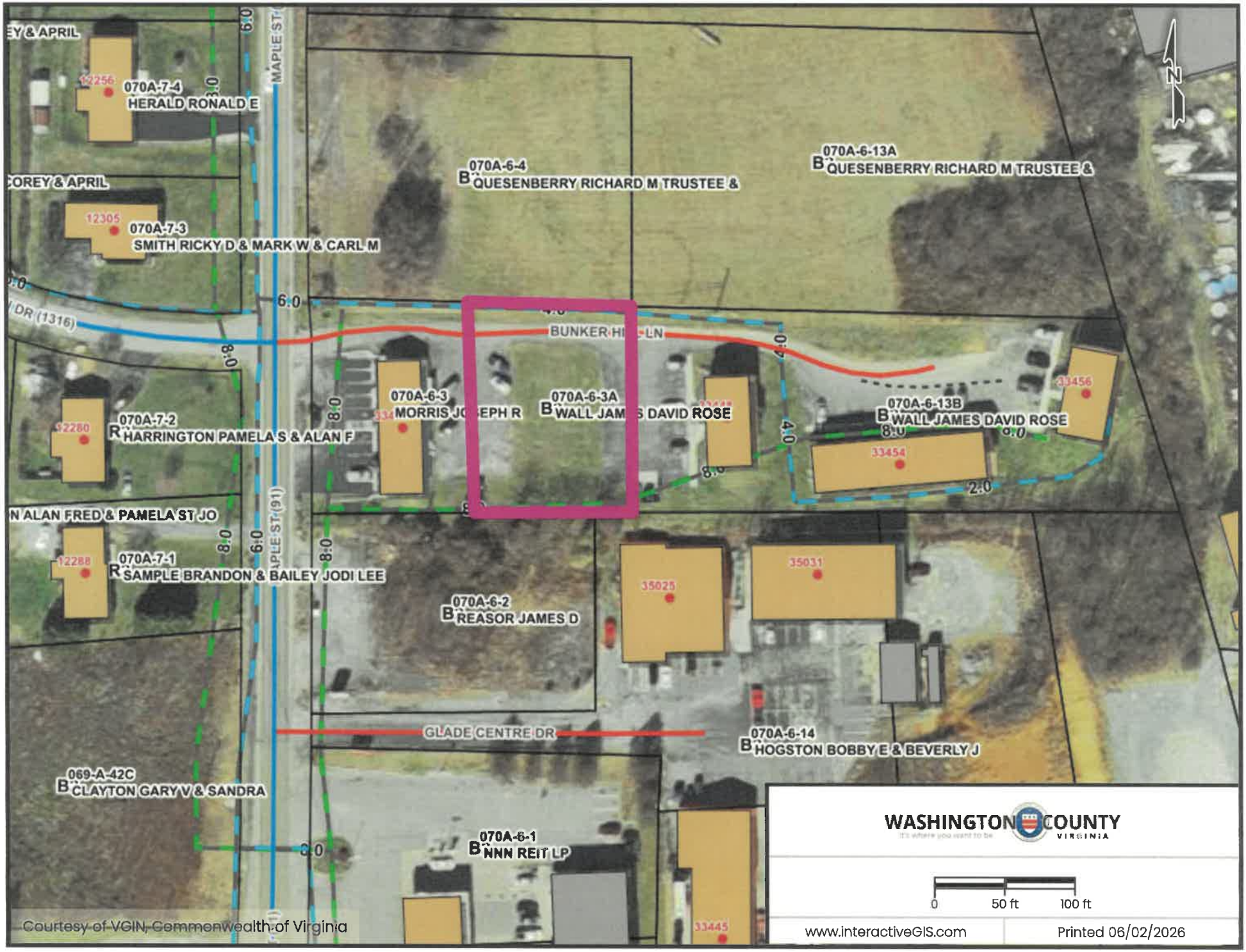
James Reasor
13003 Prices Bridge Rd
Glade Spring, VA 24340
070A-6-2

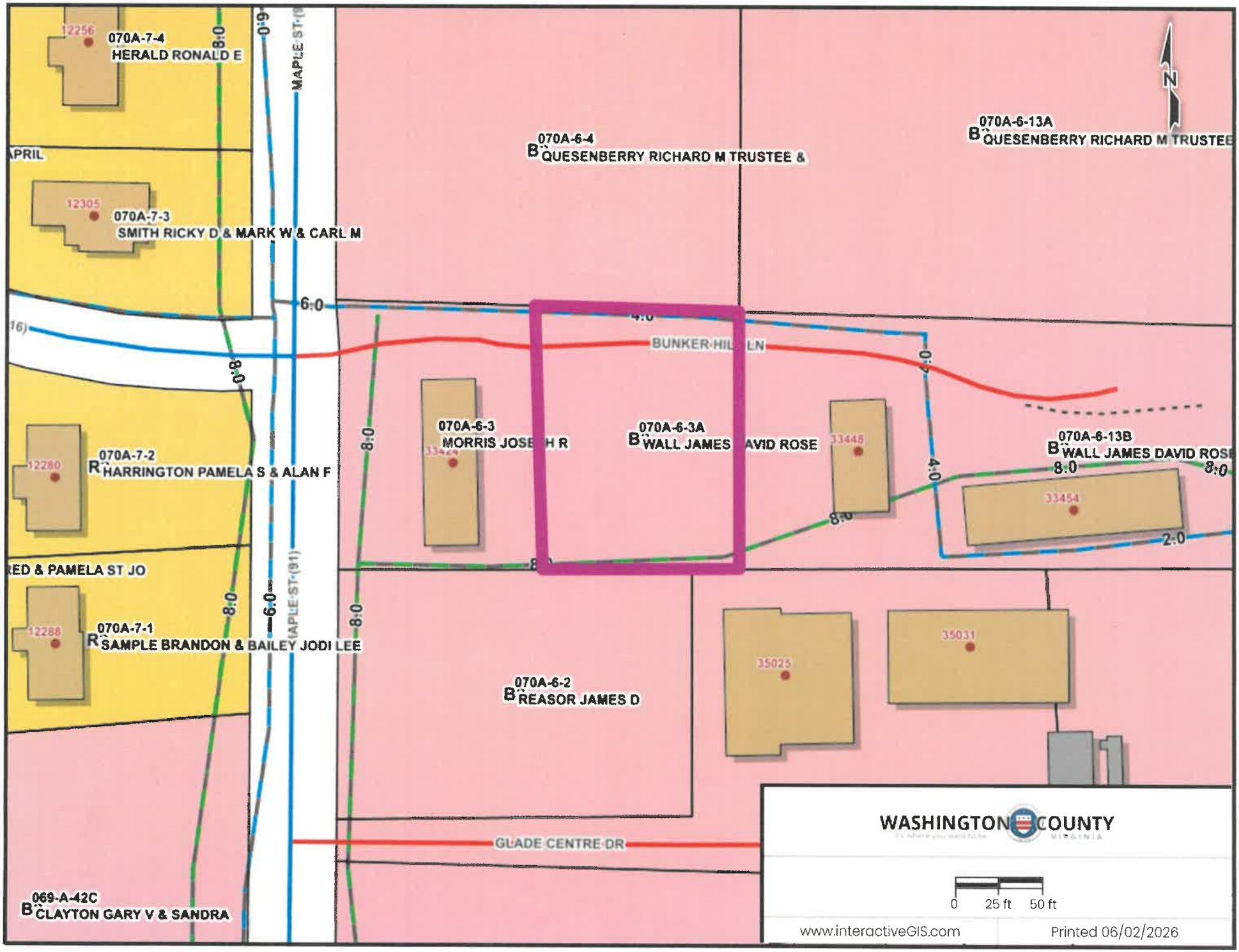
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Glade Spring, VA 24340
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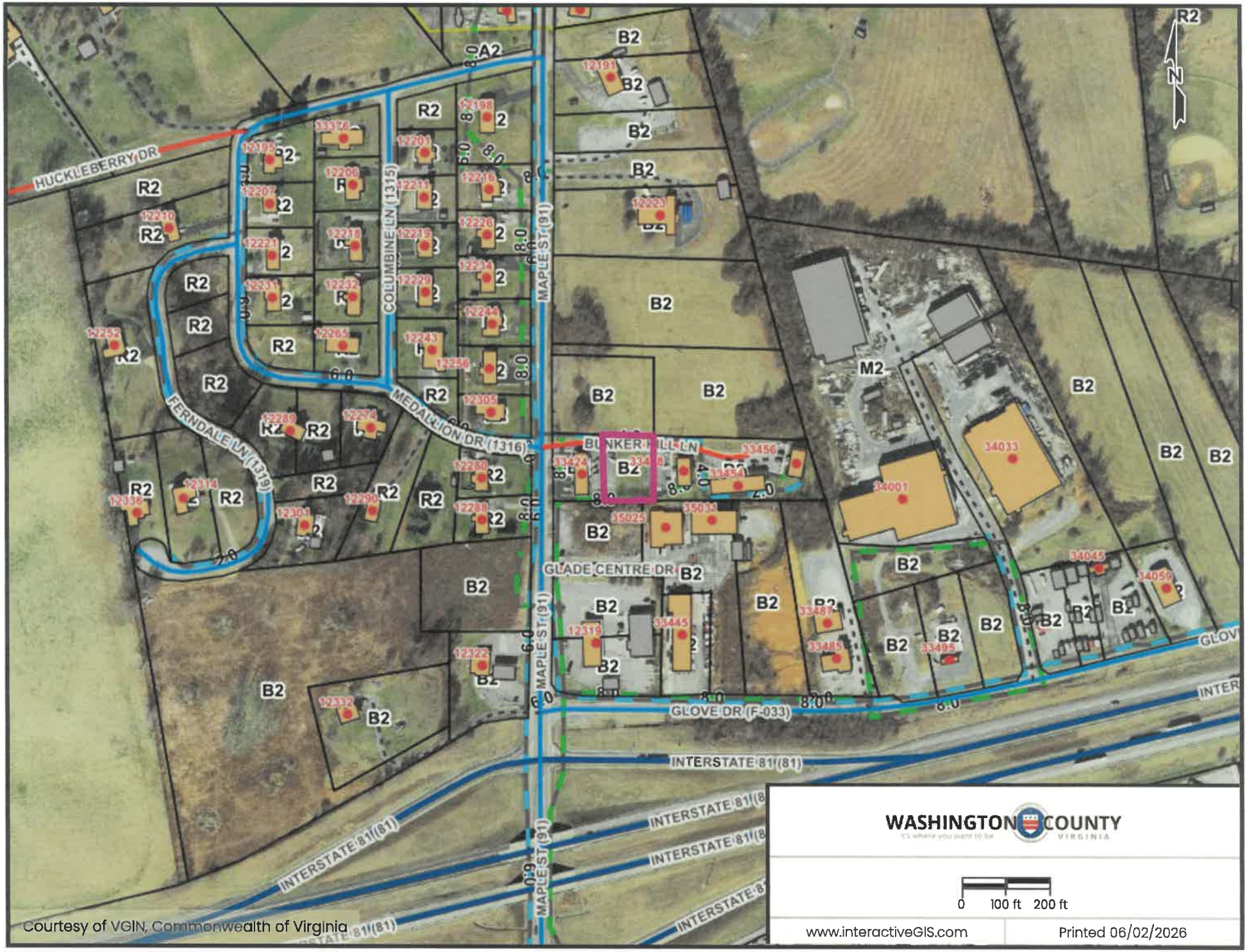
NOTE: ADJACENT & ADJOINING PROPERTY OWNERS PULLED FROM GIS & APPLICATION

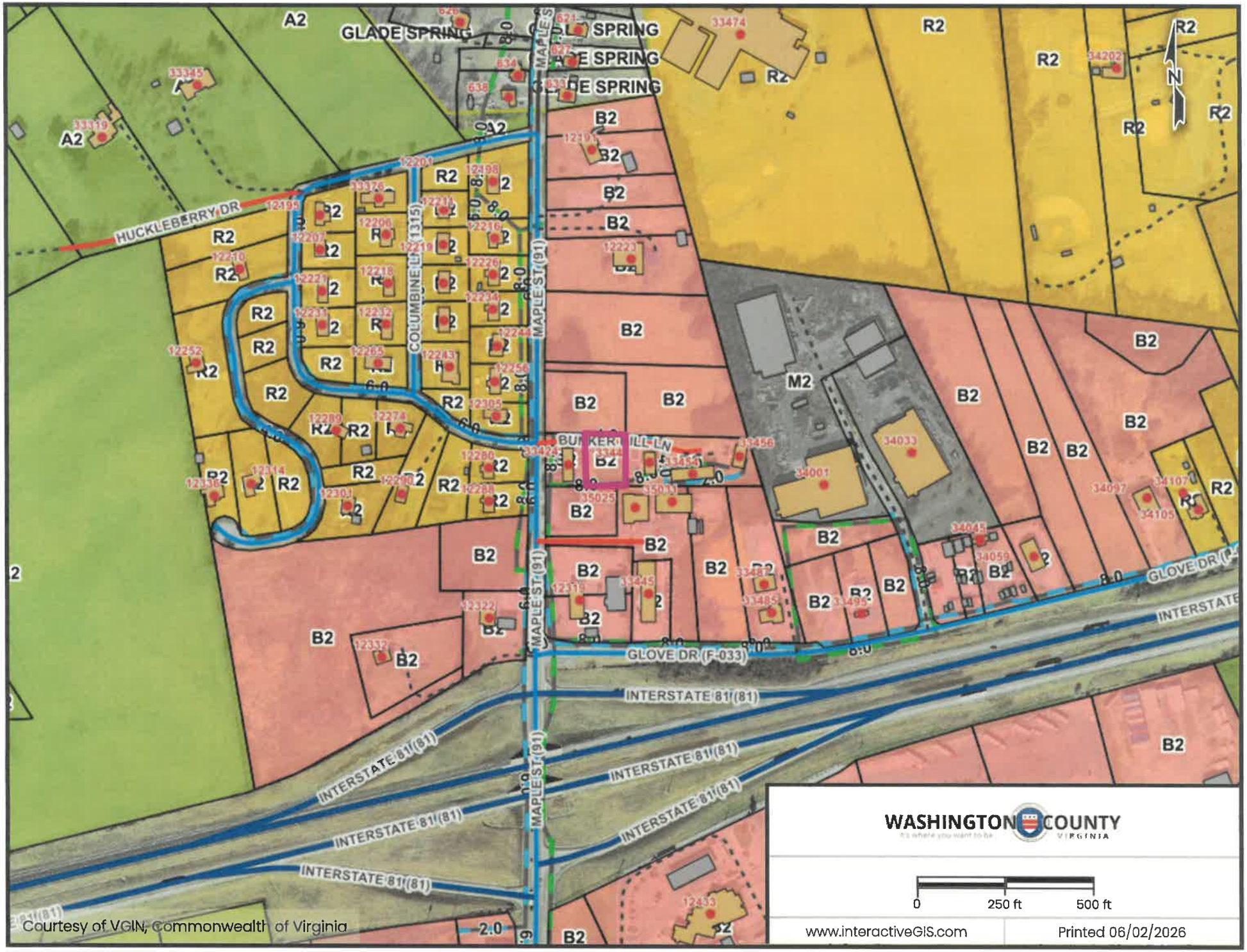

COUNTY OF WASHINGTON
DEPARTMENT OF ZONING ADMINISTRATION
ZONING PUBLIC HEARING
THIS PROPERTY
FOR INFORMATION CALL
276-525-1301 276-669-8877




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AGENDA ITEM NO. 5.2

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: June 22, 2026

SUBMITTED BY: Stephen Richardson , Zoning

ITEM TYPE: Public Hearing

AGENDA SECTION: PUBLIC HEARINGS

SUBJECT:

Brendan & Concetta McSheehy, Tax Map #s 124-10-3A, 124-10-4, 124-10-5: Request for rezoning of approximately 9.53 acres of property, located next to 18158 Old Jonesboro Rd, Abingdon, VA 24211, from the R-2 (Residential, General) zoning district to the A-2 (Agricultural, General) zoning district, Madison Magisterial District, Madison (C-21) and Wilson (G-21) Election Districts.

SUGGESTED MOTION: Motion to recommend the request for rezoning be granted or motion to recommend the request for rezoning be denied.

BACKGROUND AND SUMMARY:

The applicant has a potential purchaser of the property that wishes to build a residence and use the property for agricultural activities. These parcels, and most properties in this area are in agricultural use. They are pre-existing non-conforming. These parcels and adjoining parcels have been in agricultural use preceding the enactment of zoning in the county. These properties are restricted from expanding any agricultural activities, or building agricultural structures because of the R-2 zoning. All adjoining properties are in the R-2 zoning district.

ATTACHMENTS:

County of Washington, Virginia
Department of Zoning Administration

APPLICATION FOR REZONING
Non-Refundable Application Fee - $50

The following items must be submitted with this form before application may be processed.
Please bring the following items with you when submitting your application form.

1. Copy of survey plat(s) and/or deed(s) to the parcel(s) requested for rezoning.
2. Completed *Adjoining Property Owner(s) List* form.
3. Completed *Project Questionnaire* included on page four of the application.
4. A site plan/development plan outlining features of the proposed use of the property (if new construction is proposed). Please submit 8.5"x11" size copies. The following items should be included on the plan:
   - Title, preparer, and date of plan
   - Property lines and dimensions
   - Easements affecting the property
   - Physical features such as flood plains
   - Setbacks, dimensions, floor area, and height of all existing and proposed buildings
   - Dimension and locations of existing and proposed roads, driveways, entrances/exits, and parking areas (please label number of parking spaces on plan)
   - Location and description of site features such as landscaping, lighting, and signage (if proposed).
5. A letter of favorable review for a commercial entrance permit issued by the Virginia Department of Transportation must be submitted for all commercial and/or industrial projects. If a commercial entrance exists, please provide a copy of the existing permit and documentation from the Virginia Department of Transportation that the existing entrance is adequate for the proposed project.

Additional Notes:

- Following approval of the rezoning application, your project may require additional permits issued through the Building and Development Services Department. Please contact this department to discuss permits that may be required for the construction of your project at (276) 525-1320.
- You are encouraged to contact the Planning Commissioner and Supervisor for your district to discuss your project. Please let county staff know if you need help with contact information for these individuals.
- **You (or a designated representative) are strongly encouraged to attend all public hearings for your project. Failure to appear may result in the delay of the application.**

Applicant Information

Applicant Name: Brendan & Concetta McSheehy, Jr.

Applicant Contact Information:
18158 Old Jonesboro Rd — Abingdon, VA 24211
Street Address or P.O. Box — City/State/Zip Code

Home/Work Phone Number — Mobile Number — Email

Is the applicant the owner of the parcel(s) to be rezoned? ☐ Yes ☐ No

Owner Information

Owner Name: Brendan & Concetta McSheehy, Jr.

Owner Contact Information:
Same as above
Street Address or P.O. Box — City/State/Zip Code

Home/Work Phone Number — Mobile Number — Email

Applicant and Owner Certification and Signature

NOTE: *If Applicant and Owner are different individuals, both must sign. If Applicant and Owner are the same, please sign as Owner.*

Applicant Signature: Brendan McSheehy Jr Date: 6/5/26

I THE UNDERSIGNED AM AN OWNER OF THE ABOVE-DESCRIBED PARCEL(S) AND CERTIFY I AM LEGALLY AUTHORIZED TO MAKE THIS APPLICATION FOR REZONING, HAVING THE PERMISSION OF ALL OTHER OWNERS (IF ANY).

Owner Signature: Brendan McSheehy Jr Date: 6/5/26

Washington County Department of Zoning Administration
1 Government Center Place, Suite A
Abingdon, VA 24210
(276)525-1391 OR (276) 669-0877

Permit Information

Need help finding a parcel number? Check the following sources: tax statements, deeds, or the county's online GIS map (http://washcova.interactivegis.com/). If you need help, please call county staff at (276)525-1390.

Owner Requests Rezoning of the Following Parcel(s):

Parcel #1: 124-10-3A (County Tax Map ID) Parcel Size: 1.61 Acres (Acres/Square Feet) 18158 Old Jonesboro Rd, Abingdon, VA 24211 (Street Address of Existing Building located on Parcel (if any))

Current Parcel Zoning: R-2 Request to Rezone to: A-2

Current Parcel Use: ☒ Agricultural ☐ Commercial ☐ Industrial ☐ Residential ☐ Vacant/Unused

Proposed Use if Rezoned: Agricultural and Residential

Owner Requests Rezoning of the Following Parcel(s):

Parcel #2: 124-10-4 (County Tax Map ID) Parcel Size: 7.07 Acres (Acres/Square Feet) 18158 Old Jonesboro Rd, Abingdon, VA 24211 (Street Address of Existing Building located on Parcel (if any))

Current Parcel Zoning: R-2 Request to Rezone to: A-2

Current Parcel Use: ☒ Agricultural ☐ Commercial ☐ Industrial ☐ Residential ☐ Vacant/Unused

Proposed Use if Rezoned: Agricultural and Residential

Owner Requests Rezoning of the Following Parcel(s):

Parcel #3: 124-10-5 (County Tax Map ID) Parcel Size: .85 Acres (Acres/Square Feet) 18158 Old Jonesboro Rd, Abingdon, VA 24211 (Street Address of Existing Building located on Parcel (if any))

Current Parcel Zoning: R-2 Request to Rezone to: A-2

Current Parcel Use: ☒ Agricultural ☐ Commercial ☐ Industrial ☐ Residential ☐ Vacant/Unused

Proposed Use if Rezoned: Agricultural and Residential

Owner Requests Rezoning of the Following Parcel(s):

Parcel #4: _____ (County Tax Map ID) Parcel Size: _____ (Acres/Square Feet) _____ (Street Address of Existing Building located on Parcel (if any))

Current Parcel Zoning: _____ Request to Rezone to: _____

Current Parcel Use: ☐ Agricultural ☐ Commercial ☐ Industrial ☐ Residential ☐ Vacant/Unused

Proposed Use if Rezoned: _____

Owner Requests Rezoning of the Following Parcel(s):

Parcel #5: _____ (County Tax Map ID) Parcel Size: _____ (Acres/Square Feet) _____ (Street Address of Existing Building located on Parcel (if any))

Current Parcel Zoning: _____ Request to Rezone to: _____

Current Parcel Use: ☐ Agricultural ☐ Commercial ☐ Industrial ☐ Residential ☐ Vacant/Unused

Proposed Use if Rezoned: _____

Owner Requests Rezoning of the Following Parcel(s):

Parcel #6: _____ (County Tax Map ID) Parcel Size: _____ (Acres/Square Feet) _____ (Street Address of Existing Building located on Parcel (if any))

Current Parcel Zoning: _____ Request to Rezone to: _____

Current Parcel Use: ☐ Agricultural ☐ Commercial ☐ Industrial ☐ Residential ☐ Vacant/Unused

Proposed Use if Rezoned: _____

Owner Information

Owner Name: Brendan & Concetta McSheehy, Jr.

Adjoining Property Owner(s)		For County Use Only
Please list ALL property owner(s) and street address(es) of parcel(s) immediately adjoining AND directly across street(s), road(s), and highway(s) from parcel(s) requested for rezoning and/or special exception permit (this information is needed for comparison purposed and will be verified by county records):		County Tax Map ID Numbers
Brendan & Concetta McSheehy, Jr.		
Name of Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Donna Jo & Larry Pack		
Name of Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Andrew & Dorothy West		
Name of Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Chase & Rebekah Buchanan		
Name of Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Name of Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Name of Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
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Name of Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Name of Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	

For County Use Only

Date Application Received: _____ Received By: _____

Project Questionnaire

Rezoning requests involve analysis by county staff, Planning Commission members and the Board of Supervisors members. The information provided below will help staff members to review the application for compliance with county regulations. The questionnaire will also serve as an introduction to Planning Commissioners and Supervisors as a copy of the application will be included in information delivered to each member prior to the meeting date.

Please use additional paper and attach photographs if necessary.

Why are you requesting this rezoning?

I have potential purchasers that wish to continue using the property for agricultural purposes.

Please provide a description of the site before and after development (if construction is proposed).

The only development would be the potential buyer constructing one residence.

Please describe the operation proposed including number of employees and hours of operation, if applicable.

Owner would allow livestock on the property. No employees or hours of operation.

Please describe how the properties around your site are used (residential, churches, business, schools) and how the proposed project may impact the surrounding area (e.g. noise, traffic, light, impact on environmental or other unique features).

Agricultural and Residential

Please describe potential impacts on public facilities and infrastructure such as the water/wastewater system, public schools, and roads.

The impact of one family locating on the property.

Will your project require a permit from other licensing agencies (e.g. Department of Environmental Quality, Department of Mines, Minerals and Energy, Virginia Department of Social Services, Virginia Department of Transportation, Virginia Department of Motor Vehicles).
■ Yes ☐ No If yes, please explain.

VDOT entrance permit for a residence.

AFFIDAVIT

I, Stephen R. Richardson, hereby certify that I have sent by U.S. Postal Service, First Class, Notice of Request for Rezoning by Brendan McSheehy, Property Map #s 124-10-3A, 124-10-4, 124-1-5 to the following individuals on the 4th day of June 2026.

APPLICANT:

Brendan & Concetta McSheehy
18158 Old Jonesboro Rd
Abingdon, VA 24211

ADJOINING PROPERTY OWNERS:

Brendan & Concetta McSheehy
18158 Old Jonesboro Rd
Abingdon, VA 24211
124-10-6

Andrew & Dorothy West
18254 Old Jonesboro Rd
Abingdon, VA 24211
125-10-3. 124-A-55

Donna Jo & Larry Pack
346 Rocking Chair Ln
Franklin, NC 28734
124-10-10

Chase & Rebekah Buchanan
18161 Old Jonesboro Rd
Abingdon, VA 24211
124-14-3, 4

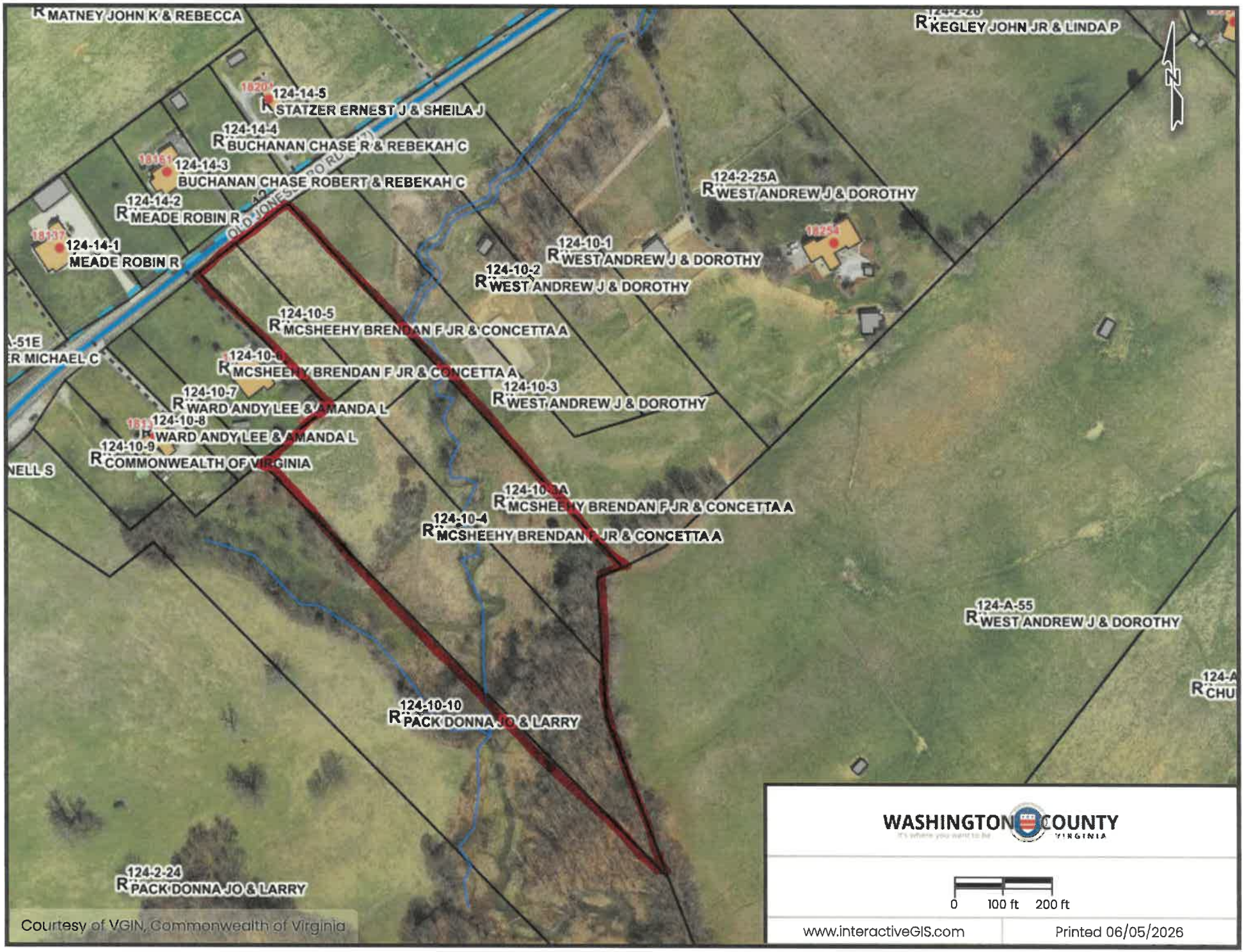
Robin Meade
P. O. Box 1785
Wise, VA 24293
124-14-2

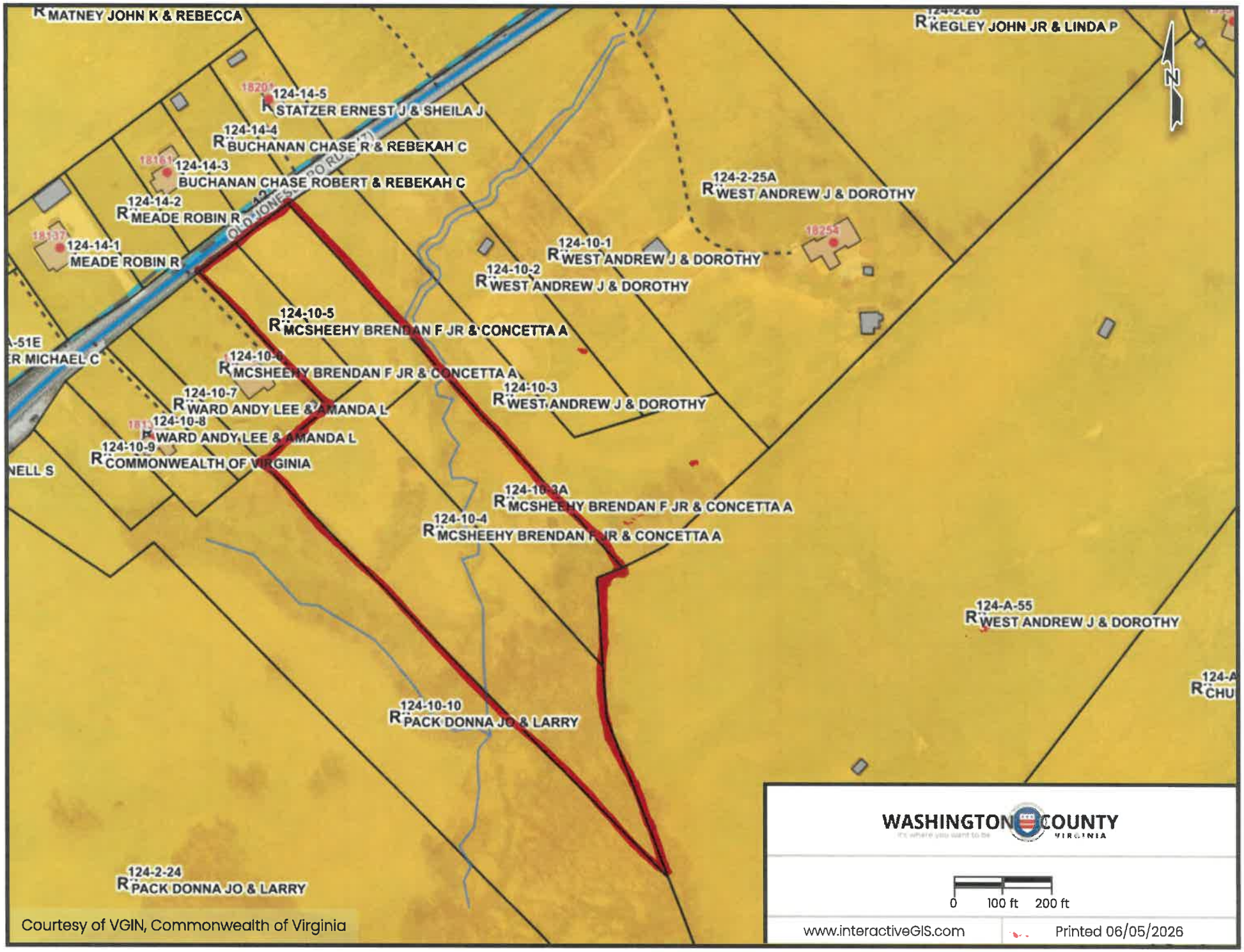
Andy & Amanda Ward
18130 Old Jonesboro Rd
Abingdon, VA 24211
124-10-7

NOTE: ADJACENT & ADJOINING PROPERTY OWNERS PULLED FROM GIS & APPLICATION


COUNTY OF WASHINGTON
ZONING PUBLIC HEARING
THIS PROPERTY
FOR INFORMATION CALL
276-525-1391 276-669-0877




MATNEY JOHN K & REBECCA
KEGLEY JOHN JR & LINDA P
124-14-5
STATZER ERNEST J & SHEILA J
124-14-4
BUCHANAN CHASE R & REBEKAH C
124-14-3
BUCHANAN CHASE ROBERT & REBEKAH C
124-14-2
MEADE ROBIN R
124-14-1
MEADE ROBIN R
124-2-25A
WEST ANDREW J & DOROTHY
124-10-1
WEST ANDREW J & DOROTHY
124-10-2
WEST ANDREW J & DOROTHY
124-10-5
MCSHEEHY BRENDAN F JR & CONCETTA A
MCSHEEHY BRENDAN F JR & CONCETTA A
124-10-7
WARD ANDY LEE & AMANDA L
124-10-3
WEST ANDREW J & DOROTHY
124-10-8
WARD ANDY LEE & AMANDA L
124-10-9
COMMONWEALTH OF VIRGINIA
MCSHEEHY BRENDAN F JR & CONCETTA A
124-10-4
MCSHEEHY BRENDAN F JR & CONCETTA A
124-A-55
WEST ANDREW J & DOROTHY
124-10-10
PACK DONNA JO & LARRY
124-2-24
PACK DONNA JO & LARRY
Courtesy of VGIN, Commonwealth of Virginia
WASHINGTON COUNTY
VIRGINIA
0 100 ft 200 ft
www.interactiveGIS.com
Printed 06/05/2026


R MATNEY JOHN K & REBECCA
R KEGLEY JOHN JR & LINDA P
124-14-5
R STATZER ERNEST J & SHEILA J
124-14-4
R BUCHANAN CHASE R & REBEKAH C
124-14-3
BUCHANAN CHASE ROBERT & REBEKAH C
124-14-2
R MEADE ROBIN R
124-14-1
MEADE ROBIN R
124-2-25A
R WEST ANDREW J & DOROTHY
124-10-1
R WEST ANDREW J & DOROTHY
124-10-2
R WEST ANDREW J & DOROTHY
124-10-5
R MCSHEEHY BRENDAN F JR & CONCETTA A
124-10-6
R MCSHEEHY BRENDAN F JR & CONCETTA A
124-10-7
R WARD ANDY LEE & AMANDA L
124-10-3
R WEST ANDREW J & DOROTHY
124-10-8
R WARD ANDY LEE & AMANDA L
124-10-9
R COMMONWEALTH OF VIRGINIA
124-10-3A
R MCSHEEHY BRENDAN F JR & CONCETTA A
124-10-4
R MCSHEEHY BRENDAN F JR & CONCETTA A
124-A-55
R WEST ANDREW J & DOROTHY
124-10-10
R PACK DONNA JO & LARRY
124-2-24
R PACK DONNA JO & LARRY
N
WASHINGTON COUNTY
VIRGINIA
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Courtesy of VGIN, Commonwealth of Virginia