WASHINGTON COUNTY
PLANNING COMMISSION
AGENDA - MONDAY, AUGUST 24, 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**

APPROVAL OF THE MINUTES

Minutes of the July 27, 2026 regular meeting.

4. **PUBLIC HEARINGS**

1.

<u>Barbara and Rodney Glover, Tax Map # 085-A-30C</u> : Request for rezoning, of approximately 4.38 acres of property, located at 15205 Baugh Lane, Abingdon, VA 24211, from the R-2 (Residential, General) zoning district to the A-2 (Agricultural, General) zoning district, Harrison Magisterial District, Harrison (A-21) Election Districts.

2.

<u>Travis Wynegar, Tax Map # 165A-1-13</u>: Request for rezoning, of approximately 2.1 acres of property, located near 23822 Green Spring Rd, Abingdon, VA 24211, from the R-2 (Residential, General) zoning district to the A-2 (Agricultural, General) zoning district, Madison Magisterial District, Wilson (G-21) Election District.

5. **PUBLIC COMMENT**

6. **COMMISSION MEMBER REPORTS AND COMMITTEE REPORTS**

7. **COMMISSION INFORMATION AND REMINDERS**

8. **ADJOURN OR RECESS**

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	August 24, 2026
SUBMITTED BY:	Stephen Richardson , Zoning
ITEM TYPE:	Action Item
AGENDA SECTION:	APPROVAL OF THE MINUTES
SUBJECT:	Minutes of the July 27, 2026 regular meeting.
SUGGESTED MOTION:	Motion to approve or amend the minutes.

BACKGROUND AND SUMMARY:

Minutes of the July 27, 2026 regular meeting.

ATTACHMENTS:

WASHINGTON COUNTY
PLANNING COMMISSION MEETING

MINUTES • JULY 27, 2026

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

1 GOVERNMENT CENTER PLACE
ABINGDON, VA 24210

1) CALL TO ORDER

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

Chairman Rehfuss called the meeting to order. Cathie Freeman arrived at the beginning of Public Hearings.

2) INVOCATION AND PLEDGE OF ALLEGIANCE

Commissioner Widener gave the invocation and Commissioner Gibson led the pledge of allegiance.

3) APPROVAL OF MEETING AGENDA

RESULT: **ADOPTED [UNANIMOUS]**
MOVER: Dulcie Mumpower
SECONDER: William Gibson
AYES:

Christina Rehfuss, Paul Widener, William Gibson, Bruce W Dando, Ron Edins, Dulcie Mumpower
ABSENT: Cathie Freeman

Motion to adopt 3) APPROVAL OF MEETING AGENDA Moved by Dulcie Mumpower, seconded by William Gibson

4) APPROVAL OF MINUTES

4.1) Minutes of the June 22, 2026 regular meeting.

Cover Page
PC Minutes June 22, 2026.pdf

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

Motion to adopt 4) APPROVAL OF MINUTES Moved by Ron Edins, seconded by William Gibson

5) PUBLIC HEARINGS

5.1) Request to amend the Chapter 6 of the Washington County, Virginia Comprehensive Plan. The amendment is to add proposed future road improvements to: 1) the intersection of U S Route 11 (Lee Highway) and SR 677 (Watauga Road) and, 2) the intersection of U S Route 75 (Green Spring Road) and SR 665 (Green Spring Church Road).

Cover Page
US11_Watagua Road - Washington County 6-2026 Comp Plan Amendment.pdf
Route_75_Green_Springs_Church_Road_Washington_County_-_6-2026_Comp_Plan_Amendment.pdf

Stephen Richardson summarized the request. These two projects have been identified by the Virginia Department of Transportation as being eligible for application in the "Smart Scale" category for funding from the Virginia Department of Transportation.

Chairman Rehfuss opened the public hearing.

Lauren Blevins from Rosedale Baptist Church addressed the Planning Commission. She had questions about how the U. S. Route 11 and Watauga Road project would affect the church entrance, the church sign, and about how much property the project would take. She suggested that the acquisition of property on the other side of U. S. Route 11 would be less impactful.

Sam Ryburn addressed the Planning Commission in opposition to the U. S. Route 11 and Watauga Road project. He stated that there was enough area within the current right-of-way to make the improvements and that the proposed expansion was excessive, not needed, and a waste of money.

No one spoke regarding the Green Spring Road and Green Spring Church Road project.

Chairman Rehfuss closed the public hearing.

There was consensus among the Planning Commission to recommend the project at the intersection of Green Spring Road and Green Spring Church Road. There was also consensus to not recommend the project at the intersection of U. S. Route 11 and SR 677, Watauga Road because there were too many concerns about the area taken and how it would affect property owners.

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

Motion to adopt Motion to recommend amending Chapter 6 of the Washington County Virginia Comprehensive Plan, to add proposed future road improvements at the intersection of U S Route 75 (Green Spring Road) and SR 665 (Green Spring Church Road), and to not recommend amending Chapter 6 of the Comprehensive Plan for the intersection of U S Route 11 (Lee Highway) and SR 677 (Watauga Road). Moved by Bruce W Dando, seconded by Paul Widener

5.2) Request to amend the Code of the County of Washington Virginia in compliance with legislation enacted by the Virginia General Assembly (H 655). Request to amend Section 66-247, Section 66-347, Section 66-397, Section 66-422, Section 66-431, and Section 66-942.

Cover Page
Amending zoning for manufactured homes.pdf

Stephen Richardson addressed the Planning Commission to explain the request. He stated that the Virginia Code was changed July 1, 2026, and that it directs that localities permit manufactured homes in any zoning district that allows site built homes. He said these amendments are being requested to make the county zoning ordinance consistent with the state law.

A lot of discussion ensued among the Planning Commission members.

Commissioner Mumpower asked how this would apply to subdivisions that had restrictive covenants. Stephen Richardson replied that the county could not deny a permit but the covenants are still valid and can be enforced by a Home Owner's Association or the owners of property in the subdivision. Commissioner Mumpower said that she had a problem with the state telling the county what we can and can't do. She said that we already have rules in place and the state should respect that.

Commissioner Freeman stated that there will be several problems with this, including limiting the number of manufactured homes on a parcel. She also said that she thinks more should be required to consider manufactured homes as real property.

Chairman Rehfuss opened the public hearing.

No one spoke during the public hearing.

Chairman Rehfuss closed the public hearing.

There was strong opposition among the commission members to these changes and

that this was going to cause a lot of problems to the residents of the county. Not amending the county zoning ordinance could send a message to Richmond.

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

Motion to adopt Motion to not recommend amending the Code of the County of Washington Virginia Section 66-247, Section 66-347, Section 66-397, Section 66-422, Section 66-431, and Section 66-942. Recommend the amendment be denied because this runs contrary to decades of land use policy in Washington County, and it leaves far too many unanswered questions and issues about how this could be successfully implemented to the benefit of our citizens. Moved by Paul Widener, seconded by William Gibson

6) PUBLIC COMMENT

No one spoke during public comment.

7) COMMISSION MEMBER REPORTS AND COMMITTEE REPORTS

Commissioner Mumpower said that she was glad to see Commissioner Freeman and asked everyone to continue to pray for Commissioner Freeman.

Commissioner Gibson said that he was glad to see Commissioner Dando and Commissioner Freeman.

Commissioner Rehfuss reported about Joe Huttons memorial. She said it was a good service and she was glad to meet Joe's daughter.

Commissioner Rehfuss pointed out a draft of the latest draft of a Battery Energy Storage System (BESS) ordinance. She noted that tier 2 systems would be permitted by right in the M-1 and M-2 zoning district in this draft.

Commissioner Mumpower asked if the changes requested by the Planning Commission were included in this draft. Stephen Richardson said that there were not many changes in this draft.

Chairman Rehfuss and Commissioner Mumpower stated that they had a lot of frustration regarding why the suggested changes are not in the draft.

Stephen Richardson said that the county attorney had met with the Chairman of the Board of Supervisors and that this is what he felt is what the Board wants in the ordinance.

Commissioner Widener said that the main thing is to get some feedback. He said that every suggestion may not get into the draft but it would be helpful to get feedback about those decisions.

Stephen Richardson pointed out that the statement from the state is included that directs that if Solar projects are permitted by special exception then battery energy storage systems are permitted as an accessory.

Commissioner Mumpower asked if Mr. Richardson knew of a solar application coming any time soon. He said that he did not know of any currently. He said that he reached out to

the person, with Catalyst Energy that sent a letter to the Planning Commission and the Board of Supervisors. He said he asked for clarity about a meeting with "the leaders" that was referred to in the letter. He said the reply was that the person from Catalyst Energy had met with landowners that possibly would lease to Catalyst Energy for the project. He said that they were not ready at this time to apply.

Chairman Rehfuss asked about the status of the updating of the comprehensive plan. Stephen Richardson stated that the Mount Rogers Planning District Commission has been hired to do the update. He stated that the MRPDC will receive all of the work that was done by the Planning Commission a few years ago. Chairman Rehfuss stated that it was most important to her that the people be included in the process of updating the comprehensive plan. She said that the plan is not what the officials want but should be a reflection of what the people want. She said that she wanted to be sure the Planning Commission is included in the process.

8) COMMISSION INFORMATION AND REMINDERS

9) ADJOURN OR RECESS

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

Motion to adopt 9) ADJOURN Moved by Paul Widener, seconded by Bruce W Dando

AGENDA ITEM NO. 4.1

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Stephen Richardson , Zoning

ITEM TYPE: Public Hearing

AGENDA SECTION: PUBLIC HEARINGS

SUBJECT:

Barbara and Rodney Glover, Tax Map # 085-A-30C: Request for rezoning, of approximately 4.38 acres of property, located at 15205 Baugh Lane, Abingdon, VA 24211, from the R-2 (Residential, General) zoning district to the A-2 (Agricultural, General) zoning district, Harrison Magisterial District, Harrison (A-21) Election Districts.

SUGGESTED MOTION: Motion to recommend the rezoning be approved or motion to recommend the rezoning be denied.

BACKGROUND AND SUMMARY:

Mr. & Mrs. Glover have had a horse on the property since 1993. They have their property for sale and a prospective buyer also wants to keep a horse on the property. Mr. & Mrs. Glover are requesting a rezoning so that a buyer has the assurance that they will be able to keep a horse, or horses on the property. This property does abut the A-2 zoning district on the east side. The properties to the south, north and west 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: Barbara & Rodney Glover
Applicant Contact Information:
15305 Baugh Lane NE — Abingdon, VA. 24210
Street Address or P.O. Box — City/State/Zip Code
276-698-4995
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: 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: Rodney Glover Date: 7/23/26

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: Barbara Glover Date: 7-23-26

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.

Owner Requests Rezoning of the Following Parcel(s):

Parcel #1 085-A-30C (County Tax Map ID) Parcel Size: 4.38 (Acres/Square Feet) 15205 Baugh Lane NE (Street Address of Existing Building located on Parcel (if any))

Current Parcel Zoning: R2 Request to Rezone to: A-2

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

Proposed Use if Rezoned: Able to have 1 to 2 horses - AN Exception would be fine

Owner Requests Rezoning of 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: _____ 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 #3: _____ (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 #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: _____

1993

Owner Information

Owner Name: Rodney & Barbara Glover

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

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')	
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')	
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: 7/23/26 Received By: SAR

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?

Needing to sell our property due to husbands declining health. Prospective buyer owns a horse and we always had horses. We have horse barn and never realized or was informed our land had been rezoned to residential from agriculture.

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

not applicable

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

not applicable

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).

Residential - Homes

Having 1 or 2 horses would not affect other landowners. We have had horses for 35 years thinking our land was agriculture. We need to sell and new owners want to have 1 or 2 horses.

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

none

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.**

AFFIDAVIT

I, Stephen R. Richardson, hereby certify that I have sent by U.S. Postal Service, First Class, Notice of Request for Rezoning by Barbara & Rodney Glover, Property Map # 085-A-30C to the following individuals on the 4th day of August 2026.

APPLICANT:

Barbara & Rodney Glover
15205 Baugh Ln
Abingdon, VA 24210

ADJOINING PROPERTY OWNERS:

Constance & John Carden
8024 Calvin Hall Rd
Indian Land, SC 29707
084B-A-18

Grand View Prop Owners Association
15092 Denham Dr
Abingdon, VA 24210
085-15-13

Pamela Mullins
15139 Denham Dr
Abingdon, VA 24210
085-15-1

SER LLC
P. O. Box 55248
Lexington, KY 40555
085-15-2

Faridah & Russell Bryant
15073 Denham Dr
Abingdon, VA 24210
085-15-10

James King
15070 Denham Dr
Abingdon, VA 24210
085-15-9

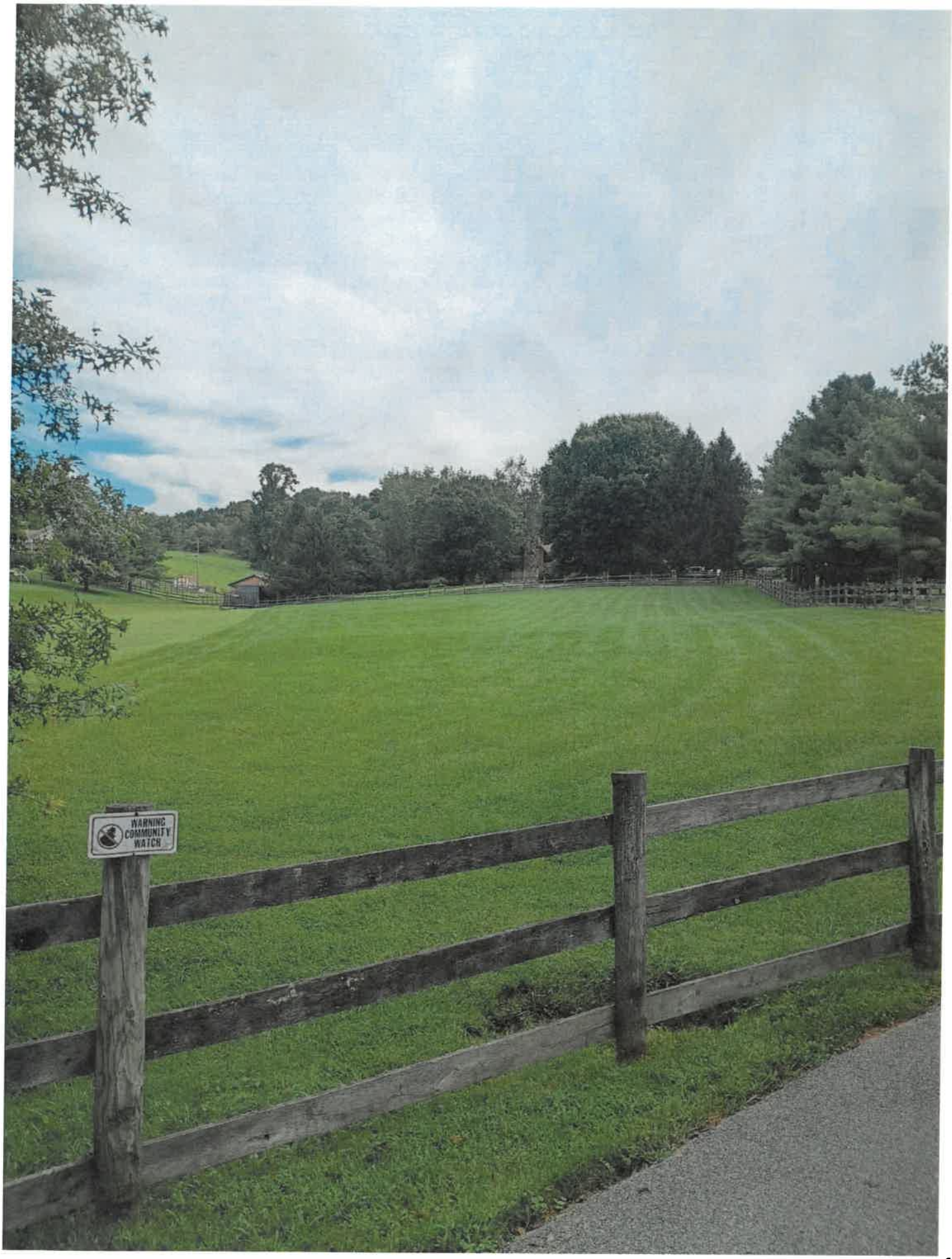
Robyn Raines
21427 Piper Rd
Damascus, VA 24236
085-A-30

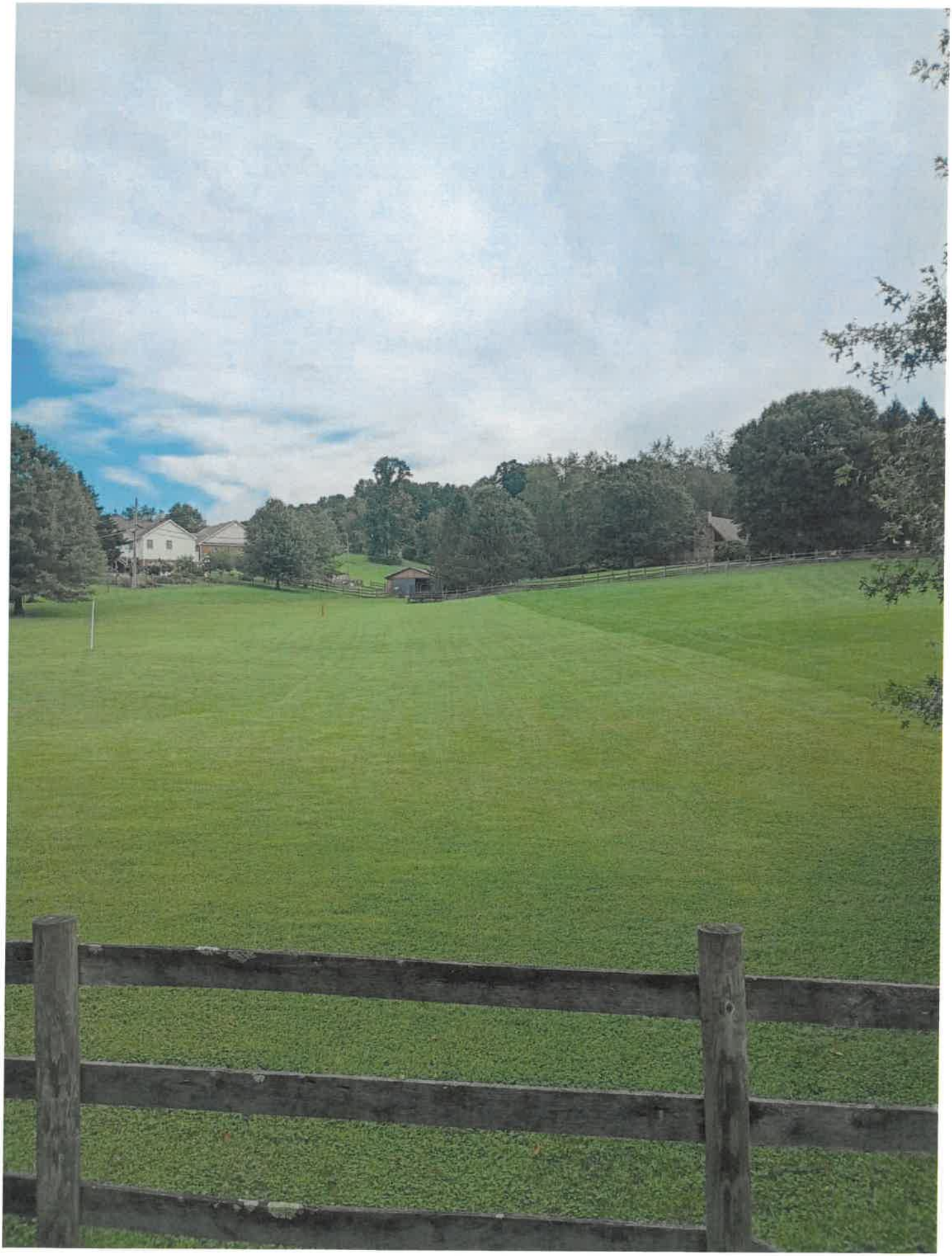
Tommy Johnson
15346 Hendricks Dr
Abingdon, VA 24210
085-16-3

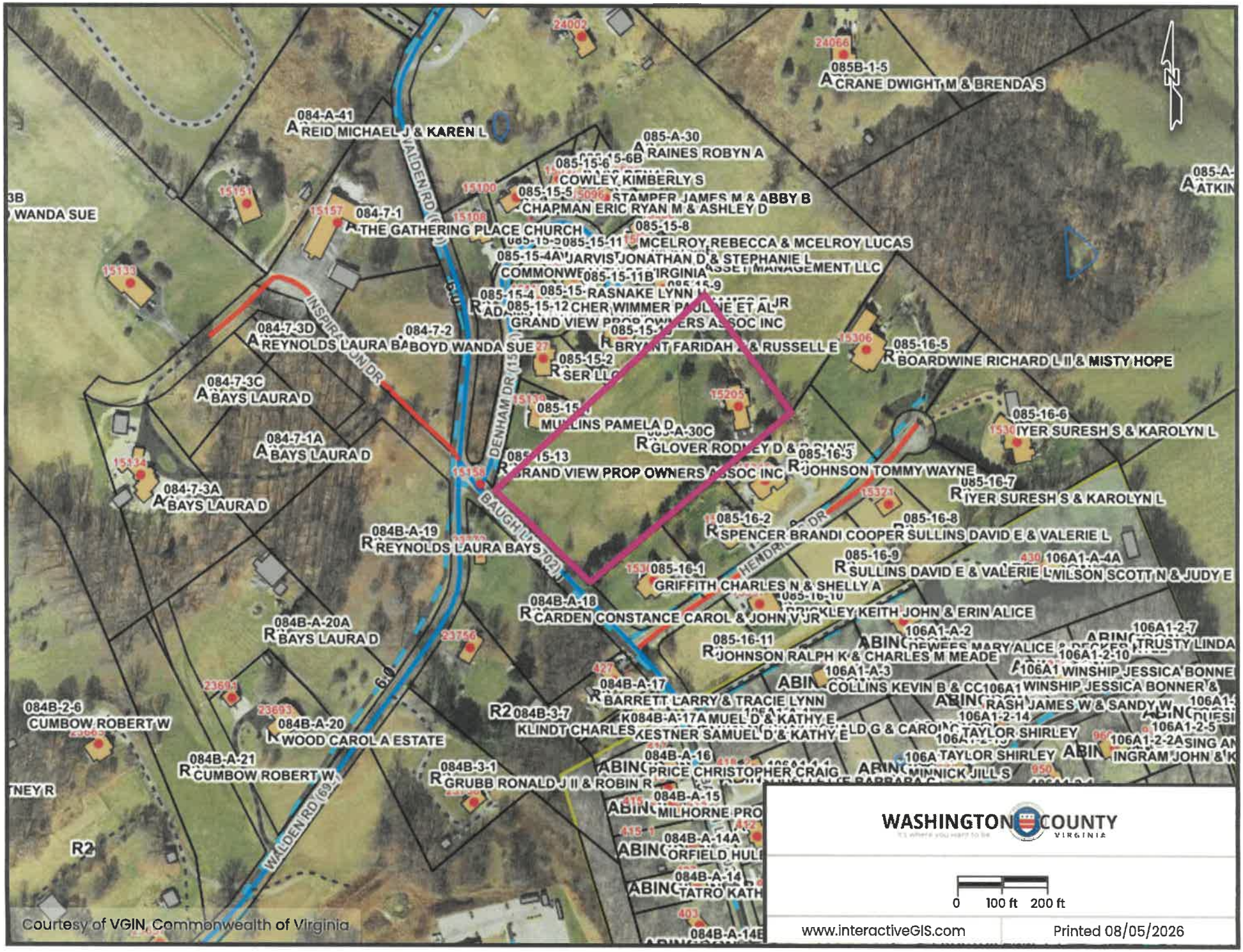
Brandi Cooper Spencer
15350 Hendricks Dr
Abingdon, VA 24210
085-16-2

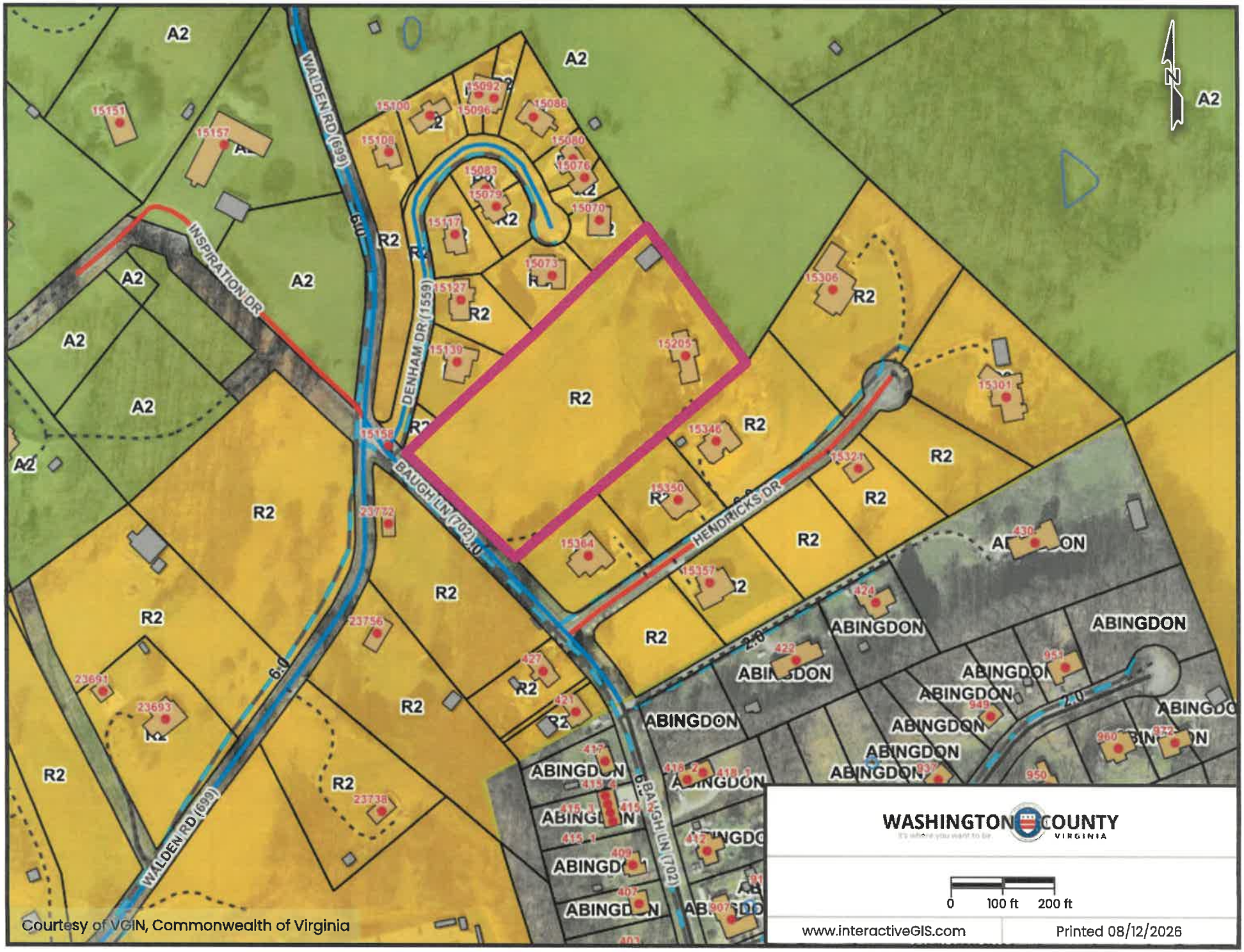
Charles & Shelly Griffith
15364 Hendricks Dr
Abingdon, VA 24210
085-16-1

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


WARNING
COMMUNITY
WATCH




084-A-41
REID MICHAEL J & KAREN L
085-A-30
RAINES ROBYN A
085-15-6B
085-15-6
COWLEY KIMBERLY S
085-15-5
STAMPER JAMES M & ABBY B
CHAPMAN ERIC RYAN M & ASHLEY D
084-7-1
THE GATHERING PLACE CHURCH
085-15-8
085-15-11
MCELROY REBECCA & MCELROY LUCAS
085-15-4A
JARVIS JONATHAN D & STEPHANIE L
085-15-11B
085-15-4
085-15-RASNAKE LYNN
085-15-12
CHER WIMMER PAULINE ET AL
GRAND VIEW PROP OWNERS ASSOC INC
084-7-3D
REYNOLDS LAURA BA
084-7-2
BOYD WANDA SUE
085-15-2
085-16-5
BOARDWINE RICHARD L II & MISTY HOPE
084-7-3C
BAYS LAURA D
MULLINS PAMELA D
085-A-30C
GLOVER RODNEY D &
085-16-6
IYER SURESH S & KAROLYN L
084-7-1A
BAYS LAURA D
085-15-13
GRAND VIEW PROP OWNERS ASSOC INC
085-16-3
JOHNSON TOMMY WAYNE
085-16-7
IYER SURESH S & KAROLYN L
084-7-3A
BAYS LAURA D
085-16-2
SPENCER BRANDI COOPER
085-16-8
SULLINS DAVID E & VALERIE L
084B-A-19
REYNOLDS LAURA BAYS
085-16-9
SULLINS DAVID E & VALERIE L
085-16-1
GRIFFITH CHARLES N & SHELLY A
106A1-A-4A
WILSON SCOTT N & JUDY E
084B-A-18
CARDEN CONSTANCE CAROL & JOHN V JR
BRICKLEY KEITH JOHN & ERIN ALICE
084B-A-20A
BAYS LAURA D
106A1-A-2
085-16-11
JOHNSON RALPH K & CHARLES M MEADE
106A1-2-7
TRUSTY LINDA
106A1-2-10
106A1-A-3
WINSHIP JESSICA BONNE
COLLINS KEVIN B & CC
084B-A-17
BARRETT LARRY & TRACIE LYNN
RASH JAMES W & SANDY W
084B-2-6
CUMBOW ROBERT W
R2 084B-3-7
KLINDT CHARLES
084B-A-17A
MUEL D & KATHY E
KESTNER SAMUEL D & KATHY E
106A1-2-14
TAYLOR SHIRLEY
106A1-2-5
106A1-2-2A
INGRAM JOHN &
084B-A-20
WOOD CAROL A ESTATE
084B-A-16
PRICE CHRISTOPHER CRAIG
106A
TAYLOR SHIRLEY
MINNICK JILL S
084B-A-21
CUMBOW ROBERT W
084B-3-1
GRUBB RONALD J II & ROBIN R
084B-A-15
MILHORNE PRO
084B-A-14A
ORFIELD HUL
084B-A-14
TATRO KATH
084B-A-14B
WALDEN RD (60)
DENHAM DR
INSPIRATION DR
BAUGH LN
HENDRICKS DR
R2
WASHINGTON COUNTY
VIRGINIA
0 100 ft 200 ft
www.interactiveGIS.com
Printed 08/05/2026
Courtesy of VGIN, Commonwealth of Virginia


A2
R2
WALDEN RD (699)
INSPIRATION DR
DENHAM DR (1559)
BAUGH LN (702)
HENDRICKS DR
ABINGDON
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23772
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15357
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23756
23691
23693
23738
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418-2
418-1
415-1
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937
960
WASHINGTON COUNTY
VIRGINIA
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100 ft
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AGENDA ITEM NO. 4.2

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE: August 24, 2026

SUBMITTED BY: Stephen Richardson , Zoning

ITEM TYPE: Public Hearing

AGENDA SECTION: PUBLIC HEARINGS

SUBJECT:

Travis Wynegar, Tax Map # 165A-1-13: Request for rezoning, of approximately 2.1 acres of property, located near 23822 Green Spring Rd, Abingdon, VA 24211, from the R-2 (Residential, General) zoning district to the A-2 (Agricultural, General) zoning district, Madison Magisterial District, Wilson (G-21) Election District.

SUGGESTED MOTION: Motion to recommend the rezoning be approved or motion to recommend the rezoning be denied.

BACKGROUND AND SUMMARY:

This property is in the TVA Flood Easement. Any structures on this property have to be approved by TVA. Any development of the property is very limited and restricted. The owner just wants to continue using the property for agricultural purposes. The adjoining property to the east is in the A-2 zoning district. Properties to the south, north and west 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: Travis Wynegar

Applicant Contact Information:

Street Address or P.O. Box	City/State/Zip Code
19500 Astor Rd	Abingdon VA 24210

Home/Work Phone Number	Mobile Number	Email
	276274-2631	

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

Owner Information

Owner Name: Travis Wynegar

Owner Contact Information:

Street Address or P.O. Box	City/State/Zip Code
NA - 165A-1-13	Abingdon VA 24211 Greenspring Rd

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: Travis Wynegar Date: July 22-2026

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: Travis Wynegar Date: July 22-2026

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: 165A-1-13 (County Tax Map ID) Parcel Size: 2.1 (Acres/Square Feet) _____ (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: _____

Owner Requests Rezoning of 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: _____ 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 #3: _____ (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 #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: _____

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

Name of Adjoining Property Owner	Street Address of Adjoining Property (if none, list 'Vacant')	
Daniel Church	24011 greensprings Rd 24121	
Carl connic-Steck	23759 - green springs	
Billy Joe Sexton	23822 Greensping Rd	

For County Use Only

Date Application Received: 7/22/26 Received By: BBL

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?

For agricultural use

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

N/A

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

N/A

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).

Residental

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

nothing

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.**

AFFIDAVIT

I, Stephen R. Richardson, hereby certify that I have sent by U.S. Postal Service, First Class, Notice of Request for Rezoning by Travis Wynegar, Property Map # 165A-1-13 to the following individuals on the 4th day of August 2026.

APPLICANT:

Travis Wynegar
19500 Astor Rd
Abingdon, VA 24210

ADJOINING PROPERTY OWNERS:

Judy Poe
23687 Green Spring Rd
Abingdon, VA 24211
186-A-35

Carl & Connie Street
23759 Green Spring Rd
Abingdon, VA 24211
165-A-30

Clifton Dollar
2400 Gunsmith Ln
Abingdon, VA 24211
186-A-31A, 186-A-31B

Cory & Amy Shortt
24042 Gunsmith Ln
Abingdon, VA 24202
186-A-31C

Danny Church
P. O. Box 82
Avondale, WV 24811
165A-1-14

Austin & Laural Frye
23840 Green Spring Rd
Abingdon, VA 24211
165A-1-9B

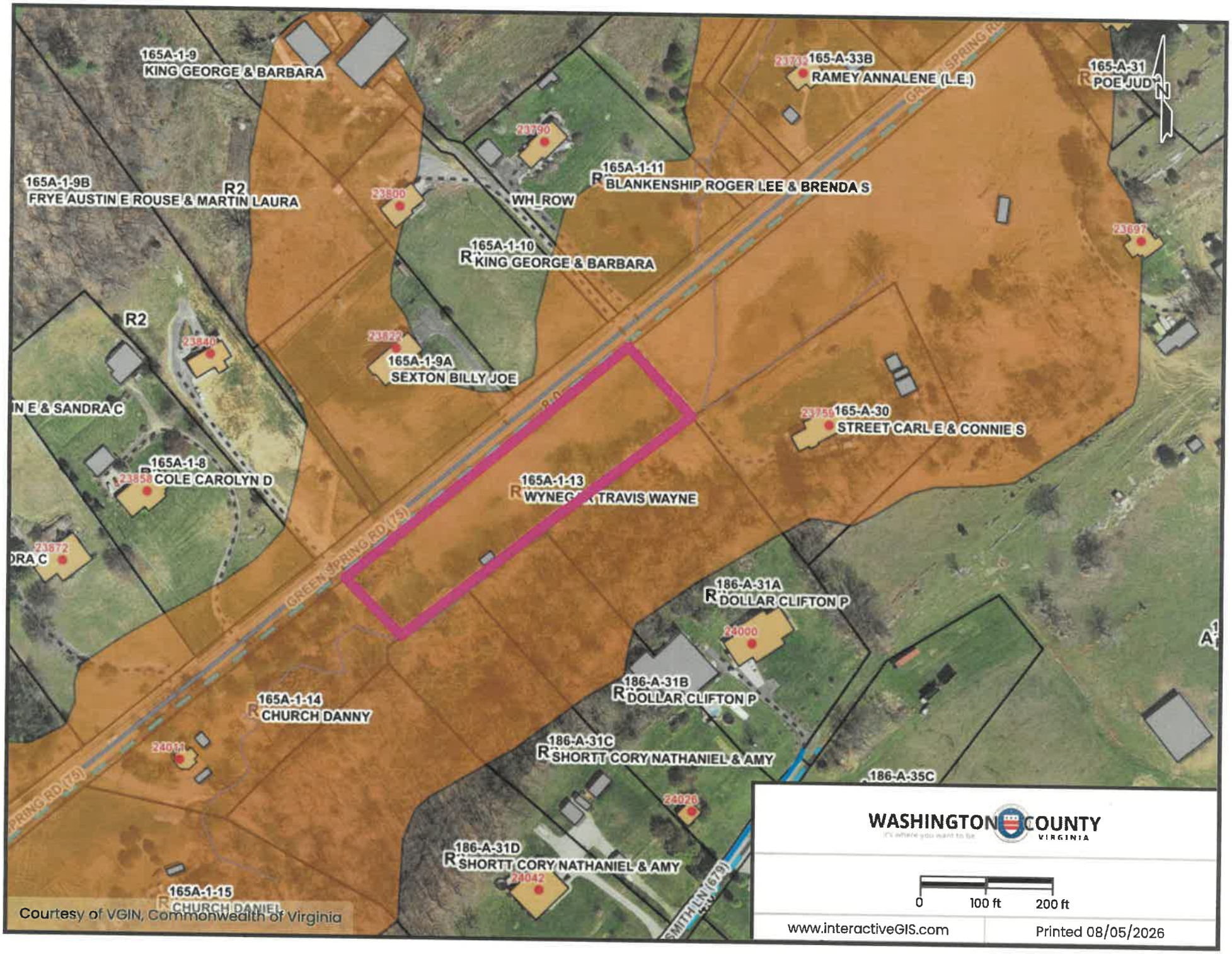
Billy Sexton
23822 Green Spring Rd
Abingdon, VA 24211
165A-1-9A

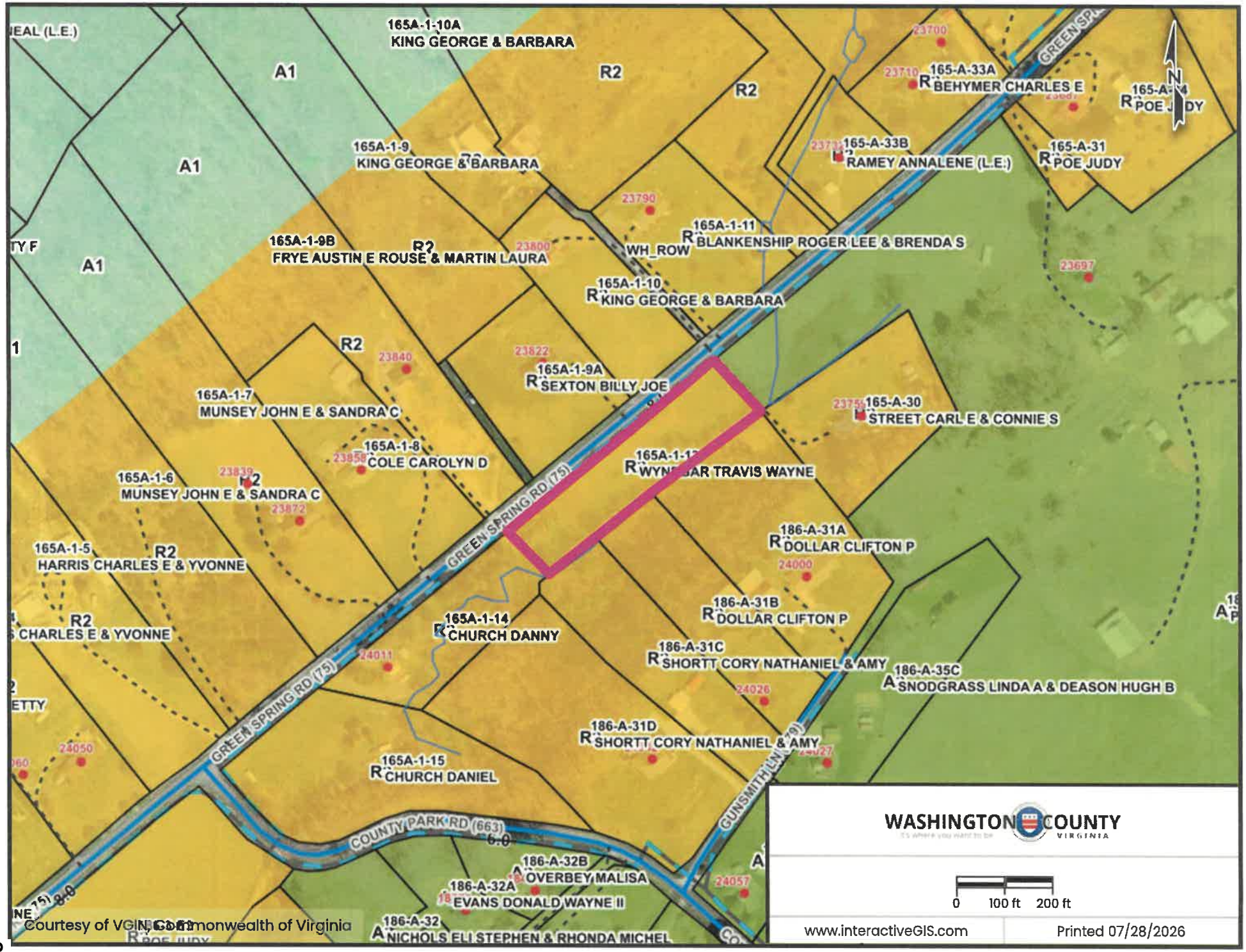
George & Barbara King
23800 Green Spring Rd
Abingdon, VA 24211
165A-1-10

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






165A-1-9
KING GEORGE & BARBARA
165A-1-9B
FRYE AUSTIN E ROUSE & MARTIN LAURA
R2
23790
23800
WH ROW
165A-1-11
BLANKENSHIP ROGER LEE & BRENDA S
165A-1-10
KING GEORGE & BARBARA
23732
165-A-33B
RAMEY ANNALENE (L.E.)
165-A-31
POE JUD
23697
R2
23840
23822
165A-1-9A
SEXTON BILLY JOE
N E & SANDRA C
165-A-30
STREET CARL E & CONNIE S
165A-1-8
COLE CAROLYN D
165A-1-13
TRAVIS WAYNE
GREEN SPRING RD (75)
186-A-31A
DOLLAR CLIFTON P
24000
186-A-31B
DOLLAR CLIFTON P
165A-1-14
CHURCH DANNY
186-A-31C
SHORTT CORY NATHANIEL & AMY
186-A-35C
24026
186-A-31D
SHORTT CORY NATHANIEL & AMY
24042
165A-1-15
CHURCH DANIEL
SMITH LN (679)
N
WASHINGTON COUNTY
VIRGINIA
0
100 ft
200 ft
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165A-1-10A
KING GEORGE & BARBARA
A1
R2
165-A-33A
BEHYMER CHARLES E
165A-1-9
KING GEORGE & BARBARA
165-A-33B
RAMEY ANNALENE (L.E.)
165-A-31
POE JUDY
165A-1-9B
FRYE AUSTIN E ROUSE & MARTIN LAURA
WH_ROW
165A-1-11
BLANKENSHIP ROGER LEE & BRENDA S
165A-1-10
KING GEORGE & BARBARA
165A-1-9A
SEXTON BILLY JOE
165A-1-7
MUNSEY JOHN E & SANDRA C
165-A-30
STREET CARL E & CONNIE S
165A-1-8
COLE CAROLYN D
165A-1-6
MUNSEY JOHN E & SANDRA C
GREEN SPRING RD (75)
165A-1-5
HARRIS CHARLES E & YVONNE
186-A-31A
DOLLAR CLIFTON P
186-A-31B
DOLLAR CLIFTON P
165A-1-14
CHURCH DANNY
186-A-31C
SHORTT CORY NATHANIEL & AMY
186-A-35C
SNODGRASS LINDA A & DEASON HUGH B
186-A-31D
SHORTT CORY NATHANIEL & AMY
165A-1-15
CHURCH DANIEL
COUNTY PARK RD (663)
GUNSMITH LN
186-A-32B
OVERBEY MALISA
186-A-32A
EVANS DONALD WAYNE II
186-A-32
NICHOLS ELI STEPHEN & RHONDA MICHEL
WASHINGTON COUNTY
VIRGINIA
0 100 ft 200 ft
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