WASHINGTON COUNTY
PLANNING COMMISSION
AGENDA - MONDAY, JULY 27, 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 June 22, 2026 regular meeting.**

5. **PUBLIC HEARINGS**
   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).**

   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.**

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:	July 27, 2026
SUBMITTED BY:	Stephen Richardson , Zoning
ITEM TYPE:	Action Item
AGENDA SECTION:	APPROVAL OF MINUTES
SUBJECT:	Minutes of the June 22, 2026 regular meeting.
SUGGESTED MOTION:	Motion to adopt the minutes or motion to amend the minutes.

BACKGROUND AND SUMMARY:

Minutes of the June 22, 2026 regular meeting.

ATTACHMENTS:

WASHINGTON COUNTY
PLANNING COMMISSION MEETING

MINUTES • JUNE 22, 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.

2) INVOCATION AND PLEDGE OF ALLEGIANCE

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

3) APPROVAL OF MEETING AGENDA

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

Motion to adopt 3) APPROVAL OF MEETING AGENDA Moved by Paul Widener, seconded by Ron Edins

4) APPROVAL OF MINUTES

4.1) Minutes of the May 18, 2026 regular meeting.

Cover Page

PC Minutes May 18, 2026.pdf

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

Motion to adopt 4) APPROVAL OF MINUTES Moved by Ron Edins, seconded by Paul Widener

5) PUBLIC HEARINGS

5.1) 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.

Cover Page
David R. Wall application for a SEP 6-2026.pdf

Stephen Richardson summarized the request. He said that there was an apartment building on this parcel in the past, and that it was damaged during the tornado in 2011. He stated that the building was demolished in 2013, and the property has been vacant since then. He referred to photos of the adjoining apartment buildings to illustrate the type of construction the applicant intended to build.

David Wall addressed the Planning Commission. He stated that he wanted to construct a building with the same design as the adjoining buildings that he also owns.

Chairman Rehfuss opened the public hearing.

No one spoke during the public hearing.

Chairman Rehfuss closed the public hearing.

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

Motion to adopt Motion to recommend approval of the special exception. Moved by William Gibson, seconded by Dulcie Mumpower

5.2) 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.

Cover Page
Brendan McSheehy Application REZ 6-2026.pdf

Stephen Richardson summarized the request. He said that the potential purchasers of the property wanted to build a residence and have cattle on the property. He stated that there is currently cattle on the property and that it has been used for cattle grazing continuously for many years. He said that adjoining properties, and almost all properties in the vicinity are used for agricultural purposes.

Courtney Berry addressed the Planning Commission. Mrs. Berry explained that she and Jason Berry wanted to purchase this property, build a family home and raise cattle. She said that she and her family wanted to have the property rezoned so that having cattle and structures to support the cattle are permitted and in compliance with zoning requirements.

Chairman Rehfuss opened the public hearing.

No one spoke during the public hearing.

Chairman Rehfuss closed the public hearing.

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

Motion to adopt Motion to recommend the request for rezoning be granted. Moved by Dulcie Mumpower, seconded by Paul Widener

6) PUBLIC COMMENT

No one spoke during public comment.

7) COMMISSION MEMBER REPORTS AND COMMITTEE REPORTS

Commissioner Mumpower remembered former Planning Commissioner Joe Hutton. She discussed his many years of service to the Planning Commission how she enjoyed working with him on the Planning Commission and also when she was on the Board of Supervisors. All of the Planning Commissioners joined with her in expressing their condolences and sympathy to the family.

8) COMMISSION INFORMATION AND REMINDERS

9) ADJOURN OR RECESS

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

Motion to adopt 9) ADJOURN OR RECESS Moved by Paul Widener, seconded by William Gibson

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

AGENDA ITEM NO. 5.1

Item Cover Page

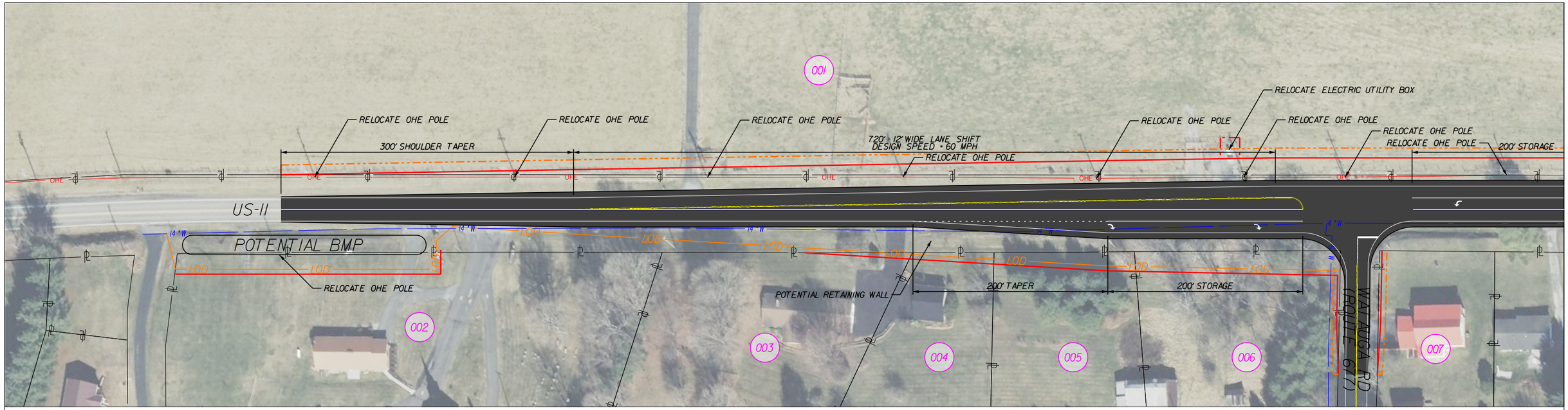
PLANNING COMMISSION AGENDA ITEM REPORT

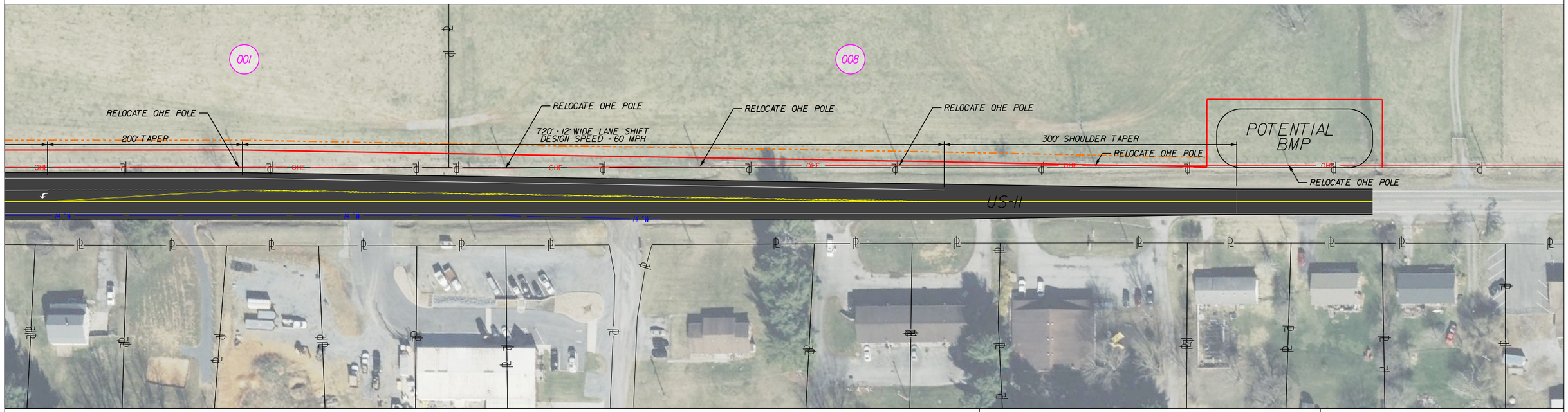
DATE:	July 27, 2026
SUBMITTED BY:	Stephen Richardson , Zoning
ITEM TYPE:	Public Hearing
AGENDA SECTION:	PUBLIC HEARINGS
SUBJECT:	Request to amend the Chapter 6 of the Washington County, Virginia Comprehensive Plan. The amendment is to add proposed future road improvements to: 1) the intersection of U 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).
SUGGESTED MOTION:	Motion to recommend amending Chapter 6 of the Washington County Virginia Comprehensive Plan, to add two proposed future road improvements: 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).

BACKGROUND AND SUMMARY:

In order for Washington County Virginia to apply for these two road improvement projects with the Virginia Department of Transportation's SMART SCALE program, the Washington County Virginia Comprehensive Plan must be amended to include these to road improvement projects.

ATTACHMENTS:





PRELIMINARY

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY

LEGEND

- EXISTING R/W
- PROPOSED R/W
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- PROPOSED PERMANENT EASEMENT
- LOD — LIMITS OF DISTURBANCE

SCALE

0 100' 200'

VIRGINIA DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	VDOT DISTRICT
US-11	WASHINGTON	BRISTOL

US ROUTE 11 AND WATAUGA ROAD (ROUTE 677)

© 2026 Microsoft Corporation © 2026 Maxar ©CNES (2026) Distribution Airbus DS



PRELIMINARY

THESE PLANS ARE UNFINISHED AND UNAPPROVED AND ARE NOT TO BE USED FOR ANY TYPE OF CONSTRUCTION OR THE ACQUISITION OF RIGHT OF WAY

LEGEND

- EXISTING R/W
- PROPOSED R/W
- PROPOSED TEMPORARY CONSTRUCTION EASEMENT
- STREAM

SCALE

0 150' 300'

VIRGINIA DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	VDOT DISTRICT
GREEN SPRINGS RD	WASHINGTON	BRISTOL

GREEN SPRINGS RD (ROUTE 75) & GREEN SPRINGS CHURCH RD (ROUTE 665)

AGENDA ITEM NO. 5.2

Item Cover Page

PLANNING COMMISSION AGENDA ITEM REPORT

DATE:	July 27, 2026
SUBMITTED BY:	Stephen Richardson , Zoning
ITEM TYPE:	Public Hearing
AGENDA SECTION:	PUBLIC HEARINGS
SUBJECT:	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.
SUGGESTED MOTION:	Motion to 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.

BACKGROUND AND SUMMARY:

The Virginia General Assembly enacted legislation that requires localities to allow manufactured homes in all zoning districts that allow site-built housing.

ATTACHMENTS:

Text that is proposed to be added or omitted is highlighted in yellow.

Sec. 66-247. - Permitted uses and accessory uses and structures.

(a) *Permitted uses.* In the SR shoreline recreation district, structures to be erected on land to be used shall be for one or more of the following permitted uses:

(3) Manufactured housing ~~limited to doublewide and tri-wide models~~, provided that no manufactured home shall be used for business purposes in the SR district except for home occupations as defined by this chapter and subject to the provisions of article XI, division 2 of this chapter.

Sec. 66-347. - Permitted uses and accessory uses and structures.

(a)*Permitted uses.* In the village district, structures to be erected or land to be used shall be for one or more of the following uses:

(10) *Manufactured homes,* provided that no manufactured homes shall be used for business purposes.

Sec. 66-397. - Permitted uses and accessory uses and structures.

(a) *Permitted uses.* In the R-1 district, structures to be erected or land to be used shall be for one or more of the following permitted uses:

(1) Manufactured homes that are (i) converted to real property in accordance with § *46.*2-653.1 of the Code of Virginia, (ii) constructed so that the certificate of occupancy is issued withing five years following the date of manufacture listed on the home's data plate, (iii) placed on individual lots, provided that no manufactured homes shall be used for business purposes.

Sec. 66-422. - Permitted uses and accessory uses and structures.

(a) *Permitted uses.* In the R-2 district, structures to be erected or land to be used shall be for one or more of the following permitted uses:

(3) Manufactured homes that are (i) converted to real property in accordance with § *46.*2-653.1 of the Code of Virginia, (ii) constructed so that the certificate of occupancy is issued withing five years following the date of manufacture listed on the home's data plate, (iii) placed on individual lots, provided that no manufactured homes shall be used for business purposes.

Sec. 66-431. - Permitted uses and accessory uses and structures.

(a) Permitted uses. In the R-3 district, structures to be erected or land to be used shall be for one or more of the following permitted uses:

(4) Manufactured homes that are (i) converted to real property in accordance with § *46.*2-653.1 of the Code of Virginia, (ii) constructed so that the certificate of occupancy is issued withing five years following the date of manufacture listed on the home's data plate, (iii) placed on individual lots, provided that no manufactured homes shall be used for business purposes.

Sec. 66-942. - Zoning districts in which manufactured homes may be allowed as permitted use.

(a) If the other provisions of this division and chapter are met, manufactured homes may be located as permitted uses within the following zoning districts of the county:

(1) A-1 agricultural, limited

(2) A-2 agricultural, general.

(3) SR shoreline recreation, ~~limited to doublewide and tri-wide models only.~~

(4) CR conservation and recreation.

(5) HR highlands recreation.

(6) Konnarock.

(7) MHR manufactured home residential district.

(8) R-1 residential, limited.

(9) R-2 residential, general.

(10)R-3 residential, high density.

(11) V Village.