

The Town of Washington

February 26, 2023
Planning Commission Meeting
Final Agenda
7:00 p.m.

CALL TO ORDER

APPROVAL OF THE AGENDA

MINUTES

Approval of January 22, 2024 meetings minutes

OLD BUSINESS

- a) Review of zoning map findings
- b) Review of zoning, subdivision, and site plan table of contents
- c) Short Term Lodging (STL) code referred to the Town Council

NEW BUSINESS

PUBLIC FORUM

ADJOURNMENT

Note:

The next Planning Commission meeting will be held on March 11, 2024 as a joint public meeting with the Town Council to discuss STL and B&B codes.

A joint public hearing is being scheduled for the same night, March 11, 2024 to hear comment for a Special Use Permit to increase the allowed square footage of signage for the Rush River Commons - Phase 1 development located on Leggett Lane.

The cut-off date for new applications is March 11th for the March 25th Planning Commission meeting.

**Town of Washington
Planning Commission
Minutes of the Meeting on February 26, 2024**

Present: Jeanne Kauffmann (Vice Chair), Drew Beard and David Pennington, and Zoning Administrator Steve Gyurisin.

Meeting called to order, 7:00pm, by Vice Chair Jeanne Kauffmann.

Approval of Agenda: Motion by Drew Beard, seconded by David Pennington. All voted in favor.

Approval of the Minutes of January 22, 2024 meeting: Motion by Drew Beard, seconded by David Pennington. All voted in favor.

Old Business

a) Review of zoning map findings

b) Review of zoning, subdivision, and site plan table of contents

c) Short Term Lodging (STL) code referred to the Town Council:

Gyurisin reported to the PC group that the TC accepted the PC recommendations re: STL. He also advised the group about making an up-to-date zoning map with references to state code, and including a definition section and appendix (application fees for example); and creating a digital version of the Zoning Ordinance which is the first step to updating zoning information for the village. Gyurisin advised that group about how much time is needed to update zoning ordinance, 4 to 6 months.

Motion to accept report by Zoning Administrator was made by Drew Beard, seconded by David Pennington. All voted in favor.

Agenda Notes

The next Planning Commission meeting will be held on March 11, 2024 as a joint public meeting with the Town Council to discuss STL and B&B codes.

A joint public hearing is being scheduled for the same night, March 11, 2024 to hear comment for a Special Use Permit to increase the allowed square footage of signage for the Rush River Commons - Phase 1 development located on Leggett Lane.

The cut-off date for new applications is March 11th for the March 25th Planning Commission meeting.

New Business - None

Public Forum - None

Motion to adjourn by made by Drew Beard and seconded by Jeanne Kauffmann. All voted in favor. Meeting adjourned at 7:27pm.

Submitted by Constance Bruce, Secretary

Attachments

Zoning Map Memo PC 02-24

INVENTORY OF SHORT TERM LODGING - TOWN OF WASHINGTON, VIRGINIA - 2024

	Keys	Rooms		Guests @ 2 per room
Town-Wide Room Count Inventory				
Comment: There are a total 7 operators providing different guest experiences in three different allowed zoning categories for short term stays. The categories as identified are: Inn (Hotel/Motel), Bed and Breakfast (B&B), Short Term Lodging (STL) (AirBnB, VRBO, etc)				
Short Term Lodging (AirBnB, VRBO, etc.) with SUP:				
Colonial House, Calvert and Gay St.- (VR) - 3 bedroom house	1	3		6
The Loft, Main St. Apartment above bank and hair salon - (VS) - 1 room	1	1		2
B&B with SUP:				
Foster Harris House, Main St. - (VR) - 5 rooms & limited restaurant use	5	5		10
Gay Street Inn, Gay St. (VR) - 5 rooms	5	5		10
Middleton Inn, Main St. - (RR) - 5 rooms	5	5		10
White Moose Inn, Main & Piedmont St.- (VMU) - 8 rooms in structures	8	8		16
Inn (hotel), B&B and Restaurant:				
The Inn at Little Washington, Main, Middle and Gay Streets				
The Inn - (VMU) - 12 rooms and restaurant	12	12		24
The Parsonage - (VMU) - Single house, 6 rooms	6	6		12
The Mayors House - (VMU) - Single house, 2 rooms	1	2		4
The Game Keepers Cottage - (VMU) - Single house, 1 room	1	1		2
The Clairborne - (VMR) - Single house, 2 rooms	1	2		4
The Carter House - (VMU) - Single house, 3 rooms	1	3		6
Summary by type:				
Short Term Lodging (STL)	2	4		8
B&B	23	23		46
Inn (Hotel/Motel):	22	26		52
Total	47	53		106
Future:				
Cooks Cottage - (VMU) - Single house under construction, 2 rooms	1	2		4
The Inn Expansion - (VMU) - Approved 10 room expansion under design	10	10		20
Total	11	12		24
Grand total current and future approved	58	65		130
Terms:				
Key - an individual lodging unit				
B&B - Bed and Breakfast				
STL - Short Term Lodging				
VMU - Village Mixed Use Zoning District				
RR - Rural Residential Zoning District				
VR - Village Residential Zoning District				