

**Town of Washington**  
June 16, 2025  
Planning Commission Meeting  
Minutes

Present: Caroline Anstey (Chair), Constance Bruce (Secretary), David Pennington, Steve Gyurisin (Zoning Admin)

Meeting called to order, 7:05 p.m., by Chair Caroline Anstey

Approval of Agenda: Chair Anstey requested taking up item (b) of the agenda first. Proposed by David Pennington and seconded by Constance Bruce; all voted in favor.

**New Business**

- a) (formerly item (b)) The Inn at Little Washington, LLC (dba The Inn at LW) is requesting a zoning change for its properties located at 371 and 389 Main Street, Washington, VA 22747. These properties, with Tax Map ID Numbers 20A-1-15 and 20A-1-16, currently fall under the Rural Residential (RR) zoning district category. However, The Inn at LW would like to transition these properties to the Village Mixed Use (VMU) zoning district. This request is being reviewed in accordance with the Town of Washington Zoning Ordinance, specifically Article 9, Amendments, Section 1, Paragraph 1.1, (c). The property is currently located in both the Rural Residential (RR) and Historic Zoning District Categories.

Chair Antsey noted that written submissions have been entered into the record. The Planning Commission moved to open the public hearing for the consideration of item (a).

Joan Platt asked what happened to a former plan for a spa at the location? Chair Anstey confirmed that no formal presentation to create a spa at the location was ever presented to the town. The Inn determined that it was not practical to build from an engineering point of view.

The commissioners inquired about the purpose of the rezoning. It was confirmed that the request aims to maintain consistent mixed-use zoning for both the front and back portions of the property.

The Planning Commission motioned to recommend that the Town Council approve the zoning request of the Inn at LW for a change of zoning for properties 371 and 389 Main Street, Washington, VA 22747. These properties have Tax Map ID Numbers 20A-1-15 and 20A-1-16. The current zoning is Rural Residential (RR), and the proposed change is to Village Mixed Use (VMU). David Pennington and Constance Bruce seconded the motion, and all voted in favor.

The Planning Commission moved to close the public hearing.

- b) (formerly item (a)) Request of the The Inn at Little Washington, LLC (dba The Inn at LW) for 2.0152 acres is to change the zoning district category for the property 309 Main Street,

Washington, VA 22747; Tax Map ID Number 20A-1-34 and part of 20A-1-37A from the current Village Residential (VR) to Village Mixed Use (VMU). The request is being considered in accordance with the Town of Washington Zoning Ordinance; Article 9, Amendments; Section 1, Paragraph 1.1, (c). The property is located in the Village Residential (VR) and Historic Zoning District Categories.

The Planning Commission moved to open the public hearing for the consideration of item (b).

Written comments submitted to the Town Council and the Planning Commission are entered into the record.

Wendy Murdoch and Joan Platt commented on issues and requested tabling the zoning request.

Chair Anstey proposed conditions for rezoning, including paving the parking lot with asphalt, removing the trash compactor, and installing walls or fencing along property lines with neighbors to improve barriers. Representatives from the Inn at LW promptly informed the commission that they intend to comply with these conditions, including paving the parking lot, relocating the trash compactor, and extending fencing. Nighttime lighting will be addressed in a separate site plan submitted to the ARB.

The commission inquired about the purpose of the zoning change and any potential future uses that might accompany it. The Inn explained that they sought consistency in all aspects of the property. The mayor of Washington, VA, sought clarification from Steve Gyurisin regarding stormwater management. Additionally, the commission requested clarification on the conditions for the rezoning. The Inn committed to adhering to these conditions as part of the rezoning process.

Constance Bruce moved that the Planning Commission recommend to the Town Council that the zoning district category for the property at 309 Main Street, Washington, VA 22747, Tax Map ID Number 20A-1-34 and part of 20A-1-37A, change from Village Residential (VR) to Village Mixed Use (VMU). David Pennington seconded the motion, and all voted in favor.

This request is in line with the Town of Washington Zoning Ordinance, specifically Article 9, Amendments, Section 1, Paragraph 1.1, (c). The property is currently located in the VR and Historic Zoning District Categories.

The Inn at Little Washington offered to asphalt the property, remove the trash compactor, and build a physical barrier between the residents and the Inn property. Therefore, the Planning Commission believes that this request is appropriate and should be considered.

**Old Business - None**

Meeting adjourned at 7:40 p.m.

Submitted by Constance Bruce, September 9, 2025