

**Town of Washington**  
**June 22, 2026**  
**Planning Commission Regular Monthly Meeting**  
**Draft Minutes**  
**7:00 p.m.**

- **CALL TO ORDER:** 7:00 p.m. by Jerome Edwards (Chair); Present Constance Bruce (Secretary), Drew Beard, David Pennington, Maria Darie, Steve Gyurisin (Zoning Admin).
- **APPROVAL OF THE AGENDA:** Edwards confirmed a quorum and noted the necessity to adopt the limited-purpose agenda. Motion to adopt the agenda was proposed by Drew Beard, seconded by Jerome Edwards. All voted in favor.
- **APPROVAL OF MINUTES:**  
February PC meeting minutes will be approved at the next PC meeting in July.
- **UNFINISHED BUSINESS:**  
No unfinished business.
- **NEW BUSINESS:**
  - a) Draft Accessory Dwelling Unit (ADU) ordinance was reviewed and discussed. The ADU ordinance must be in place by July 2027. The commissioners were advised that the ADU ordinance will be reviewed by the town attorney and then, pending any substantive changes, the PC will review the revised ordinance and send it to the Town Council for their consideration and a possible joint public hearing.
  - b) Status report of the Zoning Ordinance reorganization and mapping. Edwards advised commissioners about the reorganization process plan for codifying the town ordinances (and regulations). The process will take 6 months and include review of regulations. Commissioners will be asked to review ordinances in batches. The reorganization process involves checking that ordinances meet all state standards.
  - c) Status report of Comprehensive Planning, recent Virginia Code. changes, and other related Town efforts. The Comprehensive Plan, approved and renewed last year, needs updating in 4 years. The state code requires review of the Comprehensive Plan every 5 years; the state code does necessarily require that the plan is changed. The recommendation is to have a work session to sort through preliminary things the PC might do, such as surveys, for the next 5-year Comprehensive Plan. Commissioners noted that they will be considering the impact of new businesses and Rush River Commons on the town in the next Comprehensive Plan. Zoning Admin Gyurisin will share the state codes for updating Comprehensive Plans with the PC and advised the commissioners that there are two major components of interest to the

state, data on transportation and land use; additionally, the plan needs to address infrastructure support for water and sewer. A section on ADUs needs to be added to the next comprehensive plan.

- **PUBLIC COMMENT PERIOD**

Chair Jerome Edwards opened for public comment. No public comments were made.

- **CLOSE PUBLIC HEARING**

Motion by Drew Beard, seconded by Constance Bruce. All voted in favor.

- **ANNOUNCEMENTS**

Upcoming summer Planning Commission meeting is July 27 and August 24, 2026.

Next application submission deadline: July 13, 2026.

- **ADJOURNMENT**

- Motion to adjourn by Drew Beard, seconded by David Pennington. All voted in favor.

Submitted by Constance Bruce, July 7, 2026