

Town of Washington
July 27, 2026
Planning Commission Regular Monthly Meeting
Draft Minutes
7:00 PM

CALL TO ORDER: 7:05 p.m. by Jerome Edwards (Chair); Present Drew Beard, David Pennington, Steve Gyurisin (Zoning Admin); Absent Constance Bruce (Secretary) and Maria Darie (Vice Chair)

- **APPROVAL OF THE AGENDA:** Edwards confirmed a quorum. Motion to adopt the agenda was proposed by Drew Beard, seconded by David Pennington. All voted in favor.
- **APPROVAL OF MINUTES:** February and June PC meeting minutes will be approved at the next PC meeting in August.
- **NEW BUSINESS:** Town Manager/Clerk Barbara Batson delivered a briefing on the Freedom of Information Act and informed the PC of its responsibilities under the Act and the processes for fulfilling FOIA requests.
- **UNFINISHED BUSINESS:** The PC continued its discussion of the Draft Accessory Dwelling Unit (ADU) ordinance discussed initially at the June meeting. Discussion focused on the potential to designate a maximum allowable floor area (with the state-mandated minimum being 500 sq. ft.). Commissioner Drew Beard expressed support for the Zoning Administrator Steve Gyurisin's proposal of a 750 sq. ft. maximum and asked if property owners could seek a larger ADU floor area via a Special Use Permit. Mr. Gyurisin replied that he thought so but would confirm. Commissioner David Pennington expressed support for tying the allowable ADU floor area to a percentage of the principal dwelling's floor area. The Zoning Administrator reminded the PC that 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. Given the absence of the Secretary and Vice Chair, Drew Beard recommended postponing the PC's decision to a later meeting when the other Commissioners had the opportunity to voice their opinions.
- **PUBLIC COMMENT PERIOD:** As there were no members of the public present, Chair Jerome Edwards did not open for public comment. No public comments were made.
- **ANNOUNCEMENTS:** Upcoming summer Planning Commission meeting is tentatively scheduled for August 24, 2026. Next application submission deadline: August 3, 2026.

- ADJOURNMENT • Motion to adjourn by David Pennington at 8:10 PM, seconded by Drew Beard. All voted in favor.

Submitted by Drew Beard, August 3, 2026.