



TOWN OF ABINGDON
Abingdon, Virginia 24210

Welcome to the Town of Abingdon, Virginia Planning Commission Regular Meeting. We appreciate your interest and we encourage public participation in our meeting. Your comments are important to our decision making process. Please note that there will be opportunities during the meeting for you to address the Commission members. The first opportunity will come if there is a public hearing on the agenda, when the Chairman declares the hearing open for comment. The second opportunity to address the Commission will come near the end of the agenda when the Chairman will inquire if anyone wishes to speak to the members regarding matters not listed on the agenda. Anyone addressing the Commission will approach the podium; give your first and last name and your complete physical address. Comments must be limited to three minutes.

TO: Planning Commission Members

FROM: Matthew Johnson, Director of Planning

RE: **Regular meeting**
Monday, March 28, 2016 – 5:30 p.m.
Abingdon Municipal Building, Colonel Arthur Campbell room

Items on the agenda:

1. Roll Call
2. Approval of Minutes: Regular meeting, February 22, 2016.
3. Public Hearing: **PROPOSED REZONING – Jesse L. and Lisa D. Owens**, owners. Application to rezone property located at **325 Cummings Street**, consisting of .33 acres, from O & I, Office and Institutional to B-2, General Business District. **Tax Map No. 020-2-14.**
4. Discussion topic: Preliminary designs, Captain D's; 555 Cummings Street. Owner: Trident Holdings LLC; Chris Benner, representative.
5. Discussion topic: Preliminary designs, Meadows Complex; Green Spring Road. Owner: K-VA-T Food Stores, Inc.; Stephen Spangler, representative.
6. Public Comments.
7. SWOT analysis.
8. Director of Planning Reports.

If you are unable to attend this meeting, please call 492-2130.
MJ:jc

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 22, 2016 – 5:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, February 22, 2016, at 5:30 p.m. The meeting was held in the Municipal Building, Colonel Arthur Campbell room.

Mr. Kenneth Shuman, Vice-Chairman, called the meeting to order. Mr. Sean Taylor called the roll.

ROLL CALL

Members Present: Mr. Kenneth Shuman, Vice-Chairman
Mr. Gregory W. Kelly, Secretary
Councilman Rick Humphreys
Ms. Maggie Costello
Ms. Janice Reeves
Dr. Chris Burcher

Comprising a quorum of the Commission

Members Absent: Mr. Wayne Austin, Chairman

Administrative Staff: Mr. Matthew Johnson, Director of Planning
Mr. Sean Taylor, Assistant Town Planner
Mrs. Deborah Icenhour, Town Attorney
Mr. John Dew, Director of Public Services
Mrs. Jenny Carlisle, Planning Department

Visitors: Mr. Stephen Spangler
Mr. Lou Scudere
Mr. Jim Bundy
Ms. Jennifer Montgomery
Mr. Tim Kuykendall
Mr. Paul Blaney
Mr. Stephen Jett
Mr. Warren Harris
Mr. Edison Jennings
Ms. Nan Harman
Ms. Kevin Sanderaw
Ms. Mary Zukowski
Ms. Cindy Patterson
Ms. Donna LeVine

* * * * *

(2) Approval of minutes: Regular meeting, January 25, 2016

With no additions of corrections, Ms. Costello made a motion to approve the minutes from the regular meeting, January 25, 2016, as presented. Second by Ms. Reeves. All in favor. Minutes approved.

* * * * *

(3) Discussion topic: Preliminary designs, Meadows Complex; Green Spring Road. Owner: K-VA-T Food Stores, Inc.; Stephen Spangler, representative.

Mr. Johnson introduced the discussion topic for the Meadows complex that K-VA-T is asking for feedback from the Commission on. He mentioned that changes have been made to the site plan since the last input session. Also mentioned was that this is not a forum for public comment.

Mr. Stephen Spangler addressed the Commission. They will be incorporating a one-way traffic circle to the site plan; it will be large enough to accommodate trucks. They still have seven out parcels in the plan, and currently have letters of intent for #1 and #6. They will detach the retail components, will have an attached pharmacy drive thru, and attached Gas and Go gas station. They have included an extensive landscape earthen berm along the retail side. There will be sidewalks on both sides of Retail Road One, and overall the center will have a pedestrian feel. They would like Planning Commission feedback with regards to the parking lot islands, whether they will use grass or rock. They will work with the Town to use selective buffering along the Creeper Trail as sight line mitigation. With regards to site lighting, they will use LEDs with a 24 foot pole and 3 foot base. They will work with Mr. Dew for right-of-way lighting.

As far as building design, they've taken a queue from the corporate Food City building and will use a darker brick. It will be a one story building, roughly 32 - 34 feet high. They plan to illuminate the building sign with internal LED lighting. There will be zero foot candles at the property line. The lettering will be red.

Councilman Humphreys stated that since they intend this to be their flagship store, they have an opportunity to do something unique with the building by pulling from Historic District features. He also suggested using gooseneck fixtures instead of an internally lit sign. Mr. Spangler requested the ability to use side signage to help with visibility. It was also suggested that they use eye level prices for the gas station.

Conversation continued, resulting in Mr. Johnson stating that staff will pull together some photographs of design features common to the historic feel of Abingdon. Mr. Johnson also suggested that commission members coordinate with Mr. Spangler for a tour of the site.

The covenants with outparcel developments will specify certain materials, signage, and lighting to be used, but ultimately each parcel owner will come before the Commission for their individual Certificate of Appropriateness. Mr. Spangler mentioned that they cannot convey or sell property until they have a plat recorded.

Dr. Burcher stated that this will be an opportunity to add more green space. The more you can make it look like a park, the smarter the development and the biggest bang for their buck, and best chance it will appease people who are going to sympathize with a recreational lifestyles. It was mentioned that there will be rain gardens in some of the detention areas, but that some will just be detention areas. Councilman Humphreys suggested that Town Arborist, Kevin Sigmon, be contacted regarding the tree plan.

With no further comments or questions, Mr. Spangler was thanked for his time.

* * * * *

(4) Director of Planning Report.

Mr. Johnson mentioned the public Charrette regarding the sports complex which will be held this Wednesday, February 24, from 5 – 7 p.m.

* * * * *

(5) SWOT analysis

Tabled for this meeting.

* * * * *

There being no further business, Councilman Humphreys moved to adjourn. Second by Dr. Burcher. All in favor, the meeting adjourned at 6:41 p.m.

* * * * *

Gregory W. Kelly, Secretary

Kenneth Shuman, Vice-Chairman



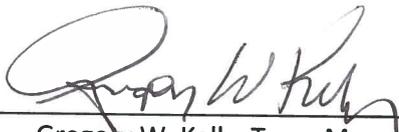
PUBLIC HEARING

Per Virginia Code Section § 15.2-2204, The Town of Abingdon Planning Commission will conduct a public hearing at its next regular meeting to be held on Monday, March 28, 2016 at 5:30 p.m., in the Abingdon Municipal Building, Colonel Arthur Campbell room, 133 West Main Street, to consider the following applications:

PROPOSED REZONING – Jesse L. and Lisa D. Owens, owners. Application to rezone property located at **325 Cummings Street**, consisting of .33 acres, from O & I, Office and Institutional to B-2, General Business District. **Tax Map No. 020-2-14.**

A copy of the proposed application is on file for review by the public, during regular office hours in the Town Manager's Office, at the Abingdon Municipal Building, 133 West Main Street, Abingdon, VA 24210.

All interested citizens are invited to attend.



Gregory W. Kelly, Town Manager

Please advertise in Bristol Herald Courier under the Town of Abingdon Seal on:

Monday, March 14, 2016

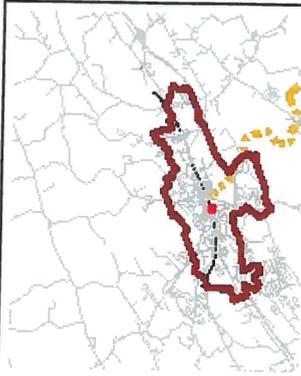
Monday, March 21, 2016

I, Matthew Jule, Director of Planning for the Town of Abingdon, VA, do hereby acknowledge that this notice is true and correct in form and that it meets all of the procedural and substantive requirements set forth in the Town Code, this 3rd day of ~~February~~ March, 2016.

I, Deborah C. Shenker, Town Attorney for the Town of Abingdon, VA, do hereby acknowledge that this notice is true and correct in form and that it meets all of the procedural and substantive requirements set forth in the Town Code, this 3rd day of ~~February~~ March, 2016.

I, Jesse L. Owens Lisa D. Owens, do hereby acknowledge that I will be responsible for the payment of the advertising costs of the above, when notified by the Town after receipt of the invoice for cost and do hereby acknowledge that no permits or applications will be approved until payment is received and do hereby acknowledge that this notice is true and correct, this 3rd day of ~~February~~ March, 2016.

Abingdon, VA



- Legend**
- Unaddressed Structures
 - Parcels
 - Corporate Limits
 - Roads
 - Railroad
 - Crepper Trail
 - Zoning Districts
- | | | | | | | | | | | | | |
|------|-----|-----|-----|-----|----|----|-----|-----|-----|-----|-----|-----|
| AFOS | B-1 | B-2 | B-3 | M-1 | OH | OI | PTD | PUD | R-1 | R-2 | R-3 | R-4 |
|------|-----|-----|-----|-----|----|----|-----|-----|-----|-----|-----|-----|

Notes



1: 706

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION



APPLICATION FOR REZONING APPLICATION FOR ZONING AMENDMENT

DATE 2-10, 2016

To the Planning Commission and Governing Body of the Town of Abingdon, Virginia:

I (we) the undersigned, do hereby respectfully make application and petition the Governing Body to:

- AMEND THE ZONING MAP (REZONE)
- AMEND THE ZONING ORDINANCE

of the Town of Abingdon as hereinafter requested. In support of this application, I (we) offer the following facts:

1. The property to be rezoned is located between Cummings street and Cumbow street on the NORTH side of such street and known as lot(s) number * 3 of the * 3 lots & Kreger Addition development. Total acreage or size of property .33. 10' strip
 TAX MAP NUMBER 020 2 14.

Survey attached: YES NO

2. The property which is sought for rezoning is owned by Jesse L Owens as evidenced by deed from Jesse L Owens, et al recorded in Deed Book or Plat Book number _____ at page number _____ in the Office of the Circuit Court Clerk of Washington County, Virginia. Deed Instrument # 130003149

3. The foregoing property is currently zoned O-I and it is requested that the zoning be changed to B2.

4. An amendment to the _____ Zoning District is requested to add _____ as a Permitted Use By Right in such zone as section number - - -.
 I (we) feel that such use should be allowed in this zone because: _____

The following are all the individuals, firms, corporations owning property adjacent to both sides and rear and any property across a street or way from the property to be rezoned:

TAX MAP NO.	NAME	ADDRESS
020 1 5	Betsy Ann Norton Rose	329 Cummings Street Abingdon VA
020 2 12A	Michael W + Amy J Bowie	211 Bendley Street Abingdon VA
020 1 6	Betsy Ann Norton Rose	220 Bendley Street Abingdon VA
	Norfolk Southern Railroad	Railroad tracks @ REAR

Use additional sheet if necessary. Help is available from the Town of Abingdon Planning Office, Commissioner of Revenue Office or the Office of the Clerk of the Circuit Court of Washington County.

CONTINUED OVERLEAF

It is proposed that the property requested for rezoning will be put to the following use No change
in actual usage. Would like to have additional signage.

Rosal D. Owens

Jesse J. Owen

Signature of Applicant

375 Cummings Street Abingdon, VA

Address of Applicant

There is an application fee for rezonings and amendments to the Zoning Ordinance of \$75.00 as established in Sections 24 - 1 - 5 and 24 - 1 - 6.

TO THE TOWN COUNCIL, TOWN OF ABINGDON:

This petition for rezoning of property within the jurisdiction of the Town of Abingdon was received on _____, a public hearing was held on _____, and the Planning Commission wishes to make the following recommendations to the Council:

ACTION OF THE TOWN COUNCIL:

On _____ the Governing Body took the following action on this petition for rezoning _____.

On _____ the Governing Body took the following action at a second reading of the petition _____.

Clerk of the Council

Captain D's

Proposed
Location
in
Abingdon



SUPER 8 MOTEL

Legend

-  Pavement Failure
-  Severe Pavement Failur
-  Kitchen Grease Laden Line
-  Sanitary Sewer Line

TOWNE CENTRE SHOPPING CTR.

Perforated Drain pipe

22'

Perforated Drain pipe

STAIRS

UP

Drive-thru Directional

DUMPSTER ENCL.

To Public Sewer System



PIZZA HUT

KFC BLDG.
2,226 S.F.

Sanitary Sewer Line
Kitchen Grease Laden Line

ISLAND

I-81



Columbia, Tennessee

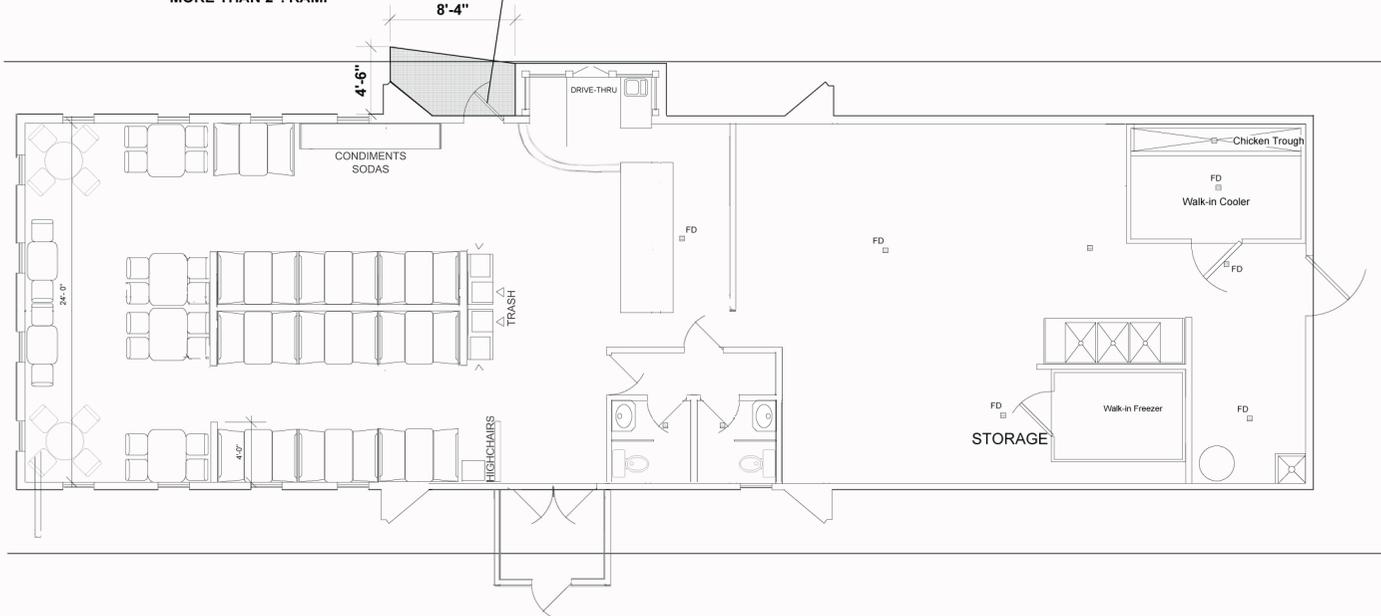
SITE PLAN
KFC
ABINGDON, VA.

SCALE: 1" = 30'-0"

NEW CONCRETE PAD AS
SHOWN. SLOPE SLAB NO
MORE THAN 2". RAMP

EXISTING 32" DOOR
REPLACED WITH 36" UNIT.
REFRAME OPENING AS
REQUIRED

2,226 S.F. Building Area



EXISTING FLOOR PLAN

SCALE: 1/8" = 1'-0"

02/13/2003 by amc

K F C ABINGDON, VA.

Existing KFC Building



Replace above signs with new illuminated stacked stone for both Pizza Hut and Captain D's



Existing KFC Building

Captain D's Proposed Exterior Facade



Captain D's Proposed Interior



Captain D's Proposed Interior





TOWN OF ABINGDON ZONING STAFF REPORT

ZONING CASE #: 2016-01

Planning Commission Hearing Date: March 28, 2016

GENERAL INFORMATION

- Applicant:** Jesse and Lisa Owens PO BOX 1188 Abingdon, VA 24212
- Request:** Rezoning request for 325 Cummings St. (0.33 AC +/-) from OI (Office & Institutional) to B-2 (General Business).
- Proffers:** None (not a conditional rezoning request)
- Location:** 325 Cummings St.
- Tax Map ID#:** 020-2-14
- Public Notification:** The Town of Abingdon will notify all property owners within 250' of the subject property, which **exceeds** requirements of Virginia Code §15.2-2204. This notification will be mailed on March 14, 2016. Additionally, the Town will advertise the hearing in the Bristol Herald-Courier on March 14 and 21, 2016, in accordance with Virginia Code § 15.2-2204.
- Tract Size:** 0.33 +/- acres
- Topography:** Gently sloping from South to North (towards railroad tracks).
- Vegetation:** Some existing landscaping and trees located on the property; generally developed as an existing commercial lot.

SITE DATA

- Existing Use:** Currently a commercial business is located on the property. It was designed to mimic the appearance of a single-family residential dwelling. Generally, the property is used for commercial purposes.

Adjacent Zoning

Adjacent Land Uses

N

OH and B-3

Abingdon Farmers Market (across RR tracks)

S	OI and R-3	Residential and Commercial uses
E	B-2	Primarily commercial uses
W	R-3	Single-Family Residential

Zoning History:

Case #	Date	Summary
N/A		

ZONING DISTRICT STANDARDS

District Summary*

Zoning District Designation:	Existing OI	Requested B-2
Max. Resid. Density:	5 DU/Ac.	No Maximum

Typical Uses: The Town of Abingdon Code does not currently describe the zoning districts in question. However, typical uses for B-2 include commercial business uses, while OI generally includes professional, medical, and general business offices.

**These regulations may not reflect all requirements for all situations; see the Town of Abingdon Code for all applicable regulations for site requirements for the zoning district.*

SPECIAL INFORMATION

Overlay Districts

This site is subject to the Historic District Entrance Corridor Overlay District

Environmental

Floodplains:	This site does include floodplains.
Streams:	The property does not contain, nor does it appear to be near, streams.
Other:	N/A

Utilities

Public Water: Available to site from WCSA.

Public Sanitary Sewer: Available to site from TOA.

Landscape Requirements

Site is currently developed. Applicant is not seeking any changes to building or site, therefore landscaping requirements are not triggered.

Off-Street Parking Regulations

Uses are not scheduled to change at this location. Therefore, staff is not reviewing parking at this location at this time. Should uses change, requirements for parking would be per Section 17-3 of the Code of the Town of Abingdon.

Tree Conservation Areas

N/A

Transportation

Street Classification: Cummings St. – Arterial; Bradley St. - Local

Site Access: Existing access on Bradley St.

Traffic Counts: N/A

Sidewalks: Existing along Cummings St.

Transit: N/A

Traffic Impact Study: It is the opinion of Public Works staff that a TIA is **not required** for this project.

Street Connectivity: N/A

Other: N/A

IMPACT ANALYSIS & STAFF DISCUSSION

Land Use Compatibility – 2027 Comprehensive Plan

This area is generally planned for low-density residential use per the 2013 Future Land Use Map in the Comprehensive Plan. However, the Future Land Use Map should be seen as a guide and not a “requirement” for zoning decisions.

Reasons for the request:

The proposed rezoning is being requested by the applicant in order to obtain greater signage on the property. Currently, in the OI zoning district, the site is limited to 12 square feet of signage, with no more than one sign per use. B-2 zoned districts allow for up to 60 square feet of signage.

Estimated timing for completion of the required public hearings is as follows:

Public Hearing before Planning Commission:	March 28, 2016
1 st Reading before Town Council:	May 2, 2016
2 nd Reading before Town Council**:	June 6, 2016
**Council may dispense with the 2 nd reading	
Effective Date (if approved by Council):	July 6, 2016

Staff Narrative:

It is the professional opinion of the staff that the proposed rezoning and subsequent land use would be an appropriate use for the property in question. Action Strategies for Future Land Use 2027 identify that development opportunities for infill and underutilized properties should be priorities. While this property will not be redeveloped, per se, it is appropriate for the Planning Commission and Town Council to consider the allowance of general business zoning districts along the Cummings St. entrance corridor in order to help better utilize properties in this area.

Staff would like to note that the purpose of this request is to permit the landowner to install additional signage. A logical question would be, “Could the applicant seek additional signage using another tool than a rezoning?” Indeed, the applicant could have filed a request for a

variance from the Board of Zoning Appeals (BZA). However, the BZA is required to consider such a plea as “relief from a particular hardship” and one of the tests that BZA must meet in such a review is that the “hardship is not shared generally by other properties in the same zoning district”. As such, BZA wouldn’t have been able to approve such a request for additional signage.

As professional planners, staff members generally have great difficulty recommending rezoning property for the purpose of allowing greater advantages with periphery uses such as signage. Zoning deals specifically with land use and whether or not it is appropriate in the given area. While land uses in both OI and B-2 are not tremendously different, B-2 may allow some more intensive uses of the property. These uses are largely restricted by the nature of the existing building and the size of the site, however. Signage requests are better handled by a comprehensive update of the sign codes, if it is apparent that property owners are constantly having issues with the language of the code.

The requested B-2 zoning district is generally consistent with the Comprehensive Plan.

CONFORMITY WITH OTHER PLANS

Town Plans: N/A

Other Plans: N/A

Staff Report prepared for the Town of Abingdon Planning Department by Director of Planning, Matthew Johnson, AICP.