

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

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(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.

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**(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.

Ms. Costello supported the general consensus of Planning Commission to see a more historic and subdued design for the proposed Food City building, so as to reduce over-illumination of signage, both on the proposed building and in the "Gas-n-Go" area, and provide a more aesthetically attractive development. In addition, Ms. Costello expressed strong support of all internal parking area medians, buffers, etc. being landscaped with grass to be mowed regularly, not filled with rock or mulch.

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

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(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.

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(5) SWOT analysis

Tabled for this meeting.

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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.

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Gregory W. Kelly, Secretary

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Kenneth Shuman, Vice-Chairman