



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, April 25, 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
Regular meeting, March 28, 2016.
3. Certificate of Appropriateness: **Captain D's, Trident Holdings LLC., owner**; 3017 Beaufort Street, Murfreesboro, TN 37127; Chris Benner/Luther Cain, representatives. Application for Certificate of Appropriateness for rehabilitation, **located at 555 Cummings Street, Abingdon, VA 24210, Tax Map No. 105-6-25A.**
4. Discussion topic: Landscaping plan, site plan, Meadows Complex; Green Spring Road. Owner: K-VA-T Food Stores, Inc.; Stephen Spangler, representative.
5. SWOT analysis.
6. 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 cue 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.

(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.

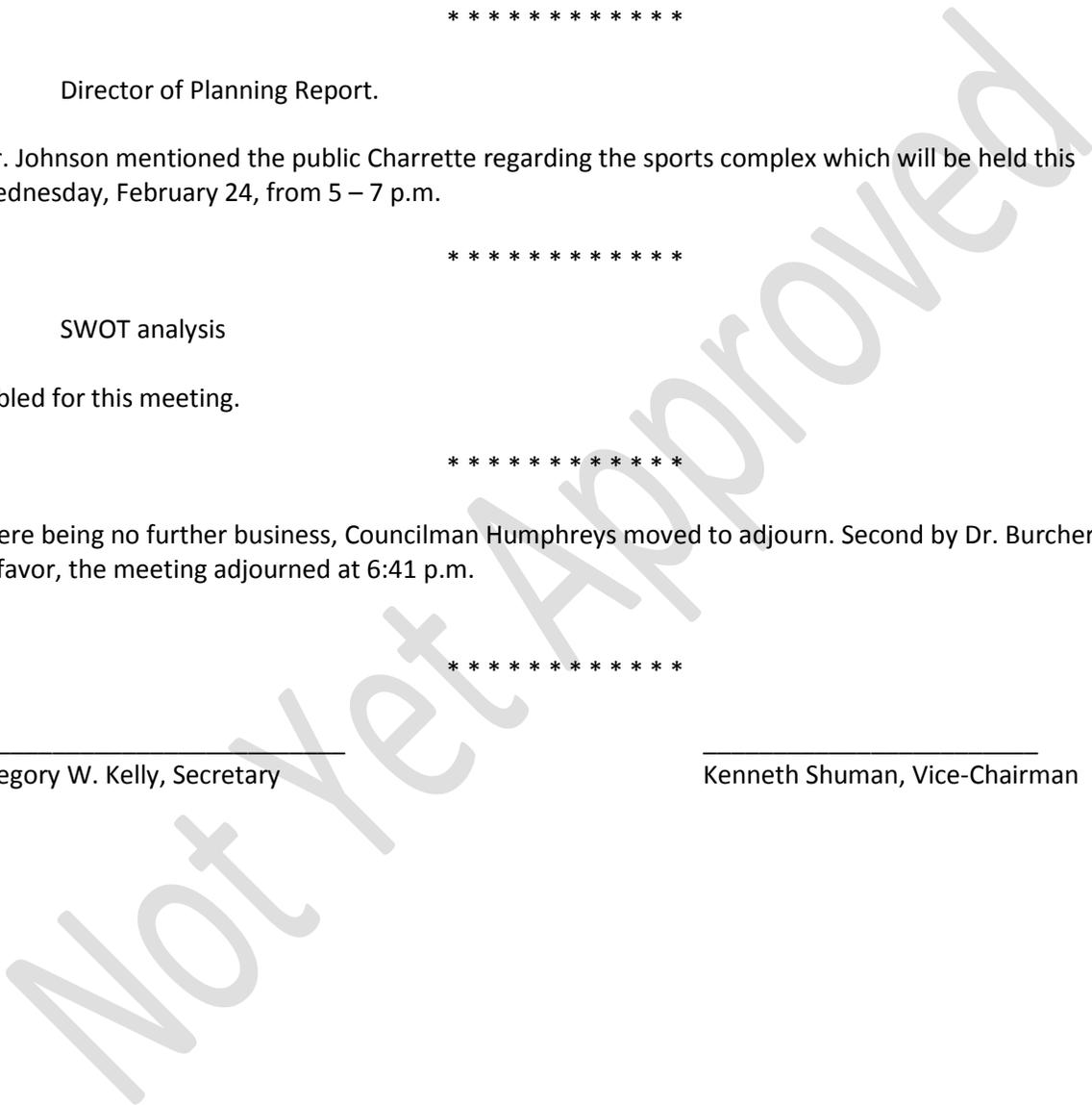
(5) SWOT analysis

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



TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
MARCH 28, 2016 – 5:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, March 28, 2016, at 5:30 p.m. The meeting was held in the Municipal Building, Council Chambers.

Mr. Wayne Austin, Chairman, called the meeting to order. Mr. Mathew Johnson called the roll.

ROLL CALL

Members Present: Mr. Wayne Austin, Chairman
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: None

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

Visitors: Mr. Stephen Spangler
Mr. Barry Proctor
Mr. Nick Proctor
Ms. Amy Bowie
Ms. Nan Harmon
Mr. Wayne Craig
Mr. Chris Benner
Mr. Luther Cain
Mr. Joe McCoy
Mr. Joe LeVine
Ms. Cindy Patterson
Mr. Steve Jett
Others from the community

* * * * *

(2) Approval of minutes: Regular meeting, February 22, 2016

Ms. Costello made a motion to approve the minutes from the regular meeting, February 22, 2016, amended to include her sentiments about the design of Food City’s building and her desire to see landscaped medians instead of rocks. Second by Mr. Shuman. All in favor. Motion approved.

* * * * *

(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.

Mr. Johnson introduced the public hearing. The applicant is seeking rezoning for this property in order to obtain a greater signage allowance for the property. Currently they are allowed just 12 square feet for the building, not per occupant. They wish to add tenant signage to the Farmers Market side of the building. Staff does not have a specific recommendation for this application because rezoning requests typically deal with land use and not signage. The list of permitted uses By Right for the B-2 zone is broader than O & I and allows for uses such as vehicle sales, grocery stores, equipment rental stores, etc.; many uses which would potentially have greater parking requirements and higher traffic than the permitted uses By Right for the O & I zone.

Councilman Humphreys addressed the Commission stating that he used to own this building and they specifically had it zoned O & I because there isn't a signal light at the intersection, as well as to add protection to the residential neighborhood it is an entrance to. Ms. Costello stated that aside from signage, they are talking about land use and the potential for a change in land use.

At this time, the Public Hearing portion of the meeting was opened. Members of the public were invited to speak on this application.

Nick Proctor stated that he does not think the property should be rezoned because of the land use change potential.

Amy Bowie, owner of a childcare center adjacent to the property, voiced concern for how this rezoning will potentially affect the children in her care with the broader land uses permitted in B-2.

The applicant, Mr. Owens, had no comments.

Public Hearing portion was closed.

Mr. Shuman made a motion to table the application until they learn how large the current sign is, reasoning that if it is close to the 60 square feet B-2 would allow already, then this approval could have little to no impact on the signage allowance for this property. Second by Dr. Burcher. Staff to find out the square footage of the current sign.

Mr. Austin commented that he thinks they're missing the point with this application. He stated that although signage may be the motivation for the request, the only thing before the commission is the rezoning. Signage is a by-product of the rezoning. Ms. Costello agreed, and stated that they are considering land use, not a hardship variance.

Roll call vote on the standing motion was taken:

Dr. Burcher- Nay
Ms. Reeves- Nay
Mr. Shuman- Nay
Ms. Costello- Nay
Councilman Humphreys- Nay
Mr. Kelly- Nay

Motion to table the application denied.

Discussion then took place regarding what the proper avenue should be in this case. Mr. Johnson stated that the alternative would be to alter the sign code. There isn't a hardship created by the site, so it isn't appropriate to be heard by the Board of Zoning Appeals.

Councilman Humphreys then made a motion to deny rezoning the property to B-2 because there isn't a compelling reason to do so, adding that he would like the Commission to go out of their way to help the applicant, if possible. Second by Ms. Reeves.

Roll call vote as follows:

Dr. Burcher- Aye
Ms. Reeves- Aye
Mr. Shuman- Aye
Ms. Costello- Aye
Councilman Humphreys- Aye
Mr. Kelly- Aye

All in favor to deny rezoning request and recommend denial to Town Council.

* * * * *

- (4) Discussion topic: Preliminary designs, Captain D's; 555 Cummings Street. Owner: Trident Holdings LLC; Chris Benner, representative.

Chris Benner, representative to the discussion topic introduced their design concept stating that Captain D's looks different than it did in years past. The new image of the restaurant is cleaner and less cluttered and they have changed from the shipwrecked theme to a beach theme. They are looking to locate this restaurant in the old KFC building. A directional sign on Cummings Street would have a better angle for visibility and they may approach Pizza Hut with the idea of a joint sign to utilize the location. The fluorescent tube lights on the roof are pointed down onto the metal roof, and they probably won't light the parking lot. They will be allowed by corporate to use the existing building and not demolish the whole thing. The orange is obviously part of the franchise image but if that color won't work for the commission, they are open to suggestions to take back to the corporate decision makers. Discussion continued with conversation about the entrance being private vs. public. Being a discussion topic only, no action was taken.

* * * * *

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

Mr. Stephen Spangler introduced this discussion topic stating that they want feedback regarding the final plat before they present it in April. He described the plat, including the detention area, Retail Road 1, etc. He stated that what they want feedback on is the hydrology reports in the parcel 7 area. If the Town is willing to work with them, they'd like to do a boundary line adjustment, allowing them to do additional grades into the residences. This would allow for more transition for parcel 7, more options to contain the house where it is right now, and gives greater clearance for the historic structure. He mentioned that they purposely over design their projects and work backwards from there.

Mr. Kelly stated that it has been recommended for the Town to approve this plan because of the historic structure. Discussion continued. Being a discussion topic only, no action was taken.

* * * * *

- (6) Public Comments.

Mr. Austin opened the floor for members of the public who wished to address the commission.

Barry Proctor voiced concern that a member of Town Council and the Town Manager are both voting members of the Planning Commission, which appears as a conflict of interest. He asked that they consider whether or not it is appropriate to have this conflict.

Nick Proctor asked who will own the land if the boundary line is adjusted. The answer being Marathon Realty.

Nan Harmon asked if she could obtain a copy of the hydrology report since her animals get water from the big pond. She stated that she is worried about pollution and how that is going to be controlled. She also asked who is responsible if her barn gets flooded.

Joe LeVine made comments relating to the 40 acres the Town owns, and suggested placing it into the Historic District. He said he would like to have the Planning Commission consider that it is a historic site and that placing it into the district would be a tremendous protection to it.

Cindy Patterson mentioned that the prospective baseball field is in the vicinity of Interstate 81. She stated that there are lots of negative health factors from people breathing pollution from freeways, especially younger people. She affirmed that she is for the building of a sports complex, but not in this particular area. She cited heart conditions, asthma, cancer and other health issues as dangers coming from emissions in close proximity to the Interstate.

Stephen Jett stated that he endorses what Joe LeVine said about creating a park and having an overlay district for the property. He said he doesn't see anything in the contract about protecting the 40 acres from spoil from the shopping center project.

No further comments from the public.

* * * * *

(7) SWOT analysis.

Ms. Costello asked how the public comments will be addressed after this meeting. The answer was that it depends on who was addressed by them; Mr. Spangler for K-VA-T, staff for the Town, etc.

She also asked that the letter commissioners and staff received from Wayne Craig be addressed. John Dew stated that he is not prepared to speak on it tonight.

* * * * *

There being no further business, Mr. Shuman moved to adjourn. Second by Councilman Humphreys. All in favor, the meeting adjourned at 6:46 p.m.

* * * * *

Gregory W. Kelly, Secretary

Wayne Austin, Chairman

Not Yet Approved

Abingdon, Virginia



IMPORTANT NOTE:

The complete application along with \$50.00 administrative fee must be filed with the Town of Abingdon's Office of Planning & Zoning no later than the Second Tuesday of the month to be heard at that month's Planning Commission meeting. Applications received after the Second Tuesday of the month will be heard at the following month's meeting. If an application is not **complete**, it will not be included on the meeting agenda. To avoid delays, it is recommended that applicants meet with staff **before the deadline** to review the COA application.

APPLICATION FOR ENTRANCE CORRIDOR, CERTIFICATE OF APPROPRIATENESS Town of Abingdon, Virginia

Town of Abingdon Planning Commission
133 East Main Street • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property	555 CUMMINGS STREET	Zoning District	B-2 GATEWAY OFFICE / COMMERCIAL
Business Name	CAPTAIN D'S	Tax Map No:	105-6-25A

Applicant/Property/ Owner Name (PRINT)	CHRIS BENNER	Representative Agent(s) Name	LUTHER D. GAIN, AIA
Signature		Firm	CAIN RASH WEST ARCHITECTS
Mailing Address	3017 BEAUFORT STREET	Mailing Address	130 REGIONAL PARK DRIVE
City	MURFREESBORO	City	KINGSFORD
State/Zip	TN 37127	State/Zip	TN 37660
Phone/Fax Number:	(615) 438-8829	Phone/Fax Number:	(423) 349-7760
Email:	bestseafood@bellsouth.net	Email:	luther@grcinc.com

(Check the Appropriate Boxes - Check all that Apply)

<input checked="" type="checkbox"/>	Exterior Change	<input checked="" type="checkbox"/>	Addition	<input type="checkbox"/>	Relocation
<input type="checkbox"/>	Wall/Fence	<input type="checkbox"/>	Deck/Porch	<input checked="" type="checkbox"/>	Demolition
<input checked="" type="checkbox"/>	Driveway/Parking Area	<input type="checkbox"/>	New Structure/Building	<input checked="" type="checkbox"/>	Grounds/Landscaping
<input checked="" type="checkbox"/>	Dumpster/HVAC Screen, etc.	<input checked="" type="checkbox"/>	Other INTERIOR RENOV.	<input type="checkbox"/>	Other _____

The above named person(s)/firm has permission to represent me regarding this request for site plan and architectural review. I understand that I or my representative agent(s) must be present at the Planning Commission Meeting on the date listed above to present my proposal and that failure to attend may result in the denial of my proposal by the Commission due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Planning Commission for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Planning Commission the right to enter onto my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness. I further authorize Town staff to notify any adjoining property owners of this application for Certificate of Appropriateness.

Signed _____ AIA Date 9/14/10

PLEASE READ:

Applicants are encouraged to submit complete applications with sufficient information to enable a clear understanding of the proposal by Planning Commission members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations or changes will result in delays. Planning Department staff will periodically inspect properties for compliance with the COA. Failure to comply may also result in delays in the issuance of a Certificate of Occupancy, fines, or other enforcement actions.

FULL DESCRIPTION OF PROPOSAL:

THE EXISTING KENTUCKY FRIED CHICKEN BUILDING IS INTENDED TO BE RENOVATED AND CONVERTED INTO A CAPTAIN D'S RESTAURANT TO BE CONSISTENT WITH CAPTAIN D'S FRANCHISE BRANDING REQUIREMENTS. THE RENOVATIONS WILL INCLUDE NEW EXTERIOR FINISHES PACKAGE FEATURING EIFS, SYNTHETIC STONE, AND HARDIE PLANK SIDING. ALL INTERIOR FINISHES WILL BE UPGRADED. ELECTRICAL AND MECHANICAL SYSTEMS WILL BE MODIFIED AS NECESSARY TO COMPLY WITH FRANCHISE REQUIREMENTS AND CURRENT CODES. (CONTINUED BELOW...)

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate not applicable and explain in the space provided why it is not necessary for this project.

URC Sketch, drawing and/or elevations showing the proposed changes or improvements

URC Site plan or plat of property

URC Photographs showing property, work in question, and the area of the proposed project

* A list of materials that identifies the type and quality of materials to be used in the Proposed Project

* MATERIALS ARE LABELED ON THE PROPOSED ELEVATIONS.

___ Other (please list)

(... CONTINUATION) EXTERIOR SITE LIGHTING SHALL BE NON-LIGHT POLLUTING UNITS CONSISTENT WITH THE REQUIREMENTS OF THE TOWN OF ABINGDON. A NEW DUMPSTER ENCLOSURE WILL BE CONSTRUCTED AND LANDSCAPING IMPROVED.

___ \$50.00 application fee

Applicants may refer to typical submissions kept at the Department of Planning and Zoning of the Town of Abingdon, on the Lower floor of Town Hall, located at 133 East Main Street for illustrations of how to present the required information.

To be Completed by Planning Department Staff (please Initial)

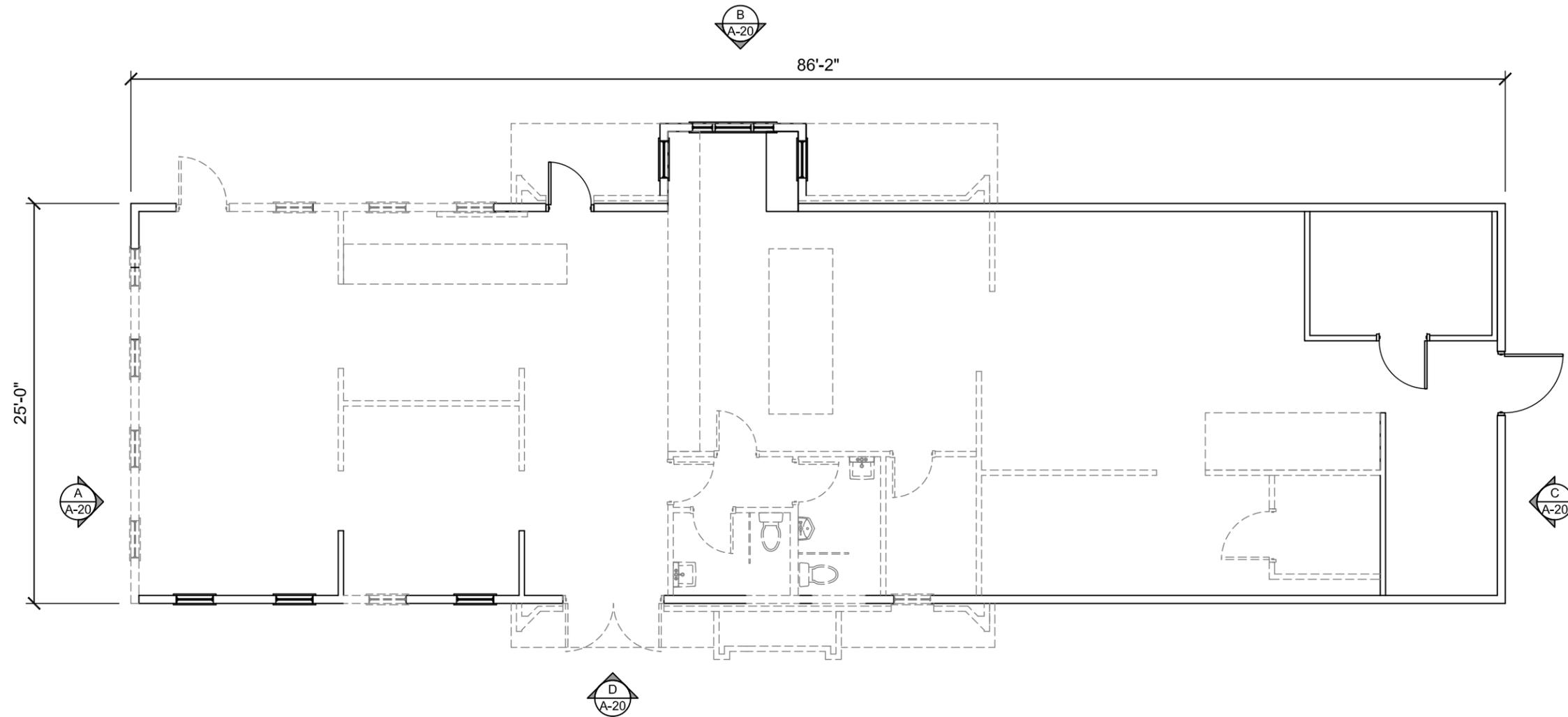
___ COA application has been reviewed and deemed to be complete.

___ List of adjoining property owners notified of this COA application has been attached to this application.

___ An administrative fee of \$50.00 is attached with this application

___ All modifications requiring further review: \$25.00

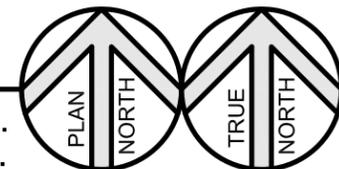
THIS DRAWING AS PREPARED BY CainRashWest Architects
 SHALL BE USED FOR THE SPECIFIC IDENTIFIED PROJECT ONLY
 THIS DRAWING IS THE PROPERTY OF CainRashWest Architects
 AND SHALL BE RETURNED PER THEIR REQUEST



DEMOLITION FLOOR PLAN

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

EXISTING BUILDING 2,155 S.F.
 NEW ADDITION 450 S.F.
 TOTAL 2,605 S.F.



no.	date	revision	by
0		CHANGE	XXX

Renovation for: Captain D's
CAPTAIN D'S
 EST. 1985
SEAFOOD KITCHEN
 Abingdon, Virginia

Architectural
 Services



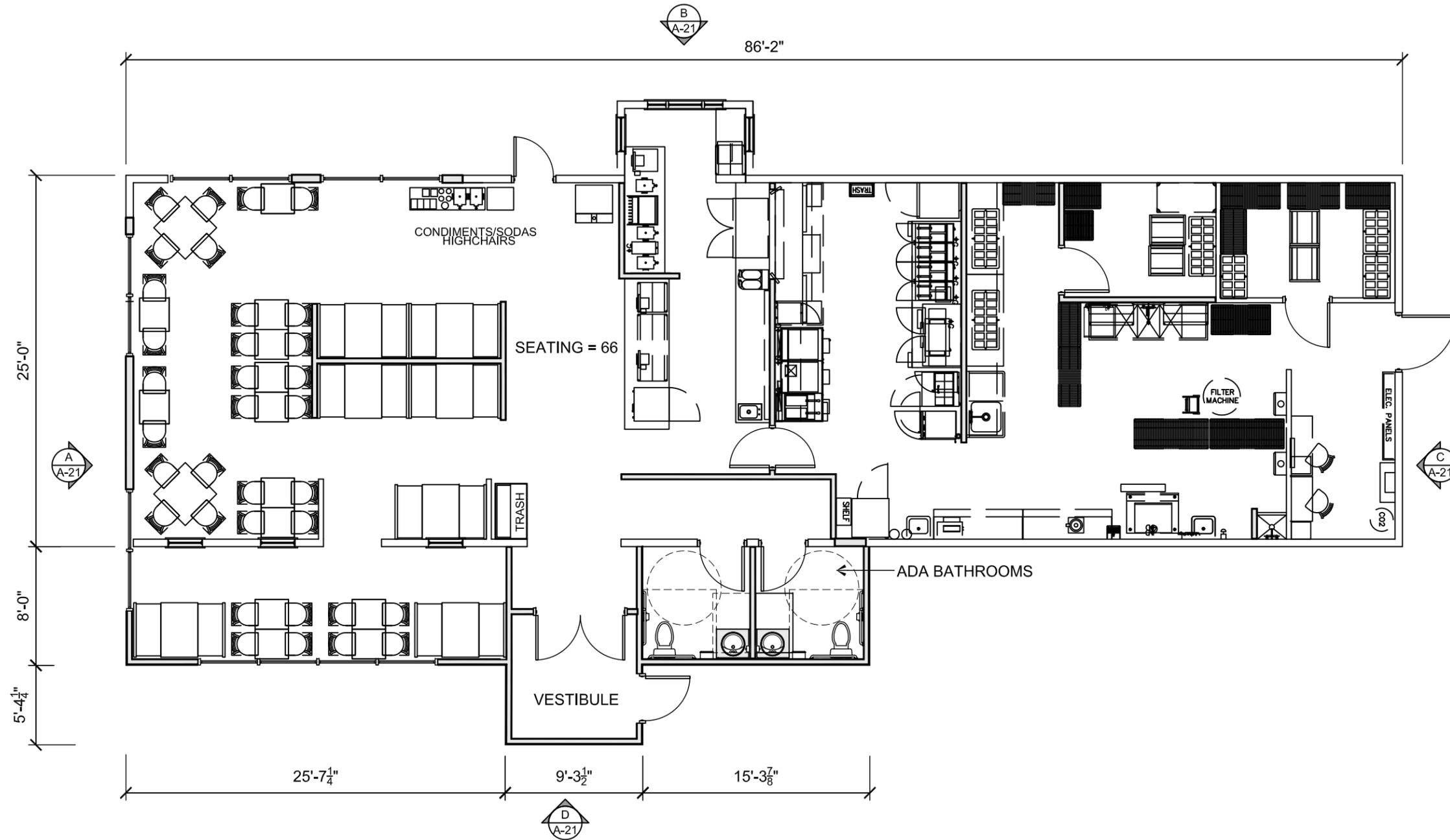
130 Regional Park Dr.
 Kingsport, TN 37660
 Phn (423) 349-7760
 Fax (423) 349-7413
 www.grcinc.com

FOR
 REFERENCE
 ONLY
 NOT FOR
 CONSTRUCTION

issued	--
checked	--
approved by	--
drawn by	--
project no.	--
drawing name	DEMOLITION PLAN

A-01

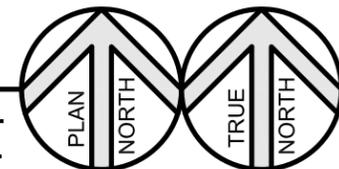
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PROPOSED FLOOR PLAN

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

EXISTING BUILDING 2,155 S.F.
 NEW ADDITION 450 S.F.
 TOTAL 2,605 S.F.



no.	date	revision	by
0	00-00-00	CHANGE	XXX

Renovation for: Captain D's
CAPTAIN D'S
 EST. 1983
 SEAFOOD KITCHEN
 Abingdon, Virginia

Architectural
 Services



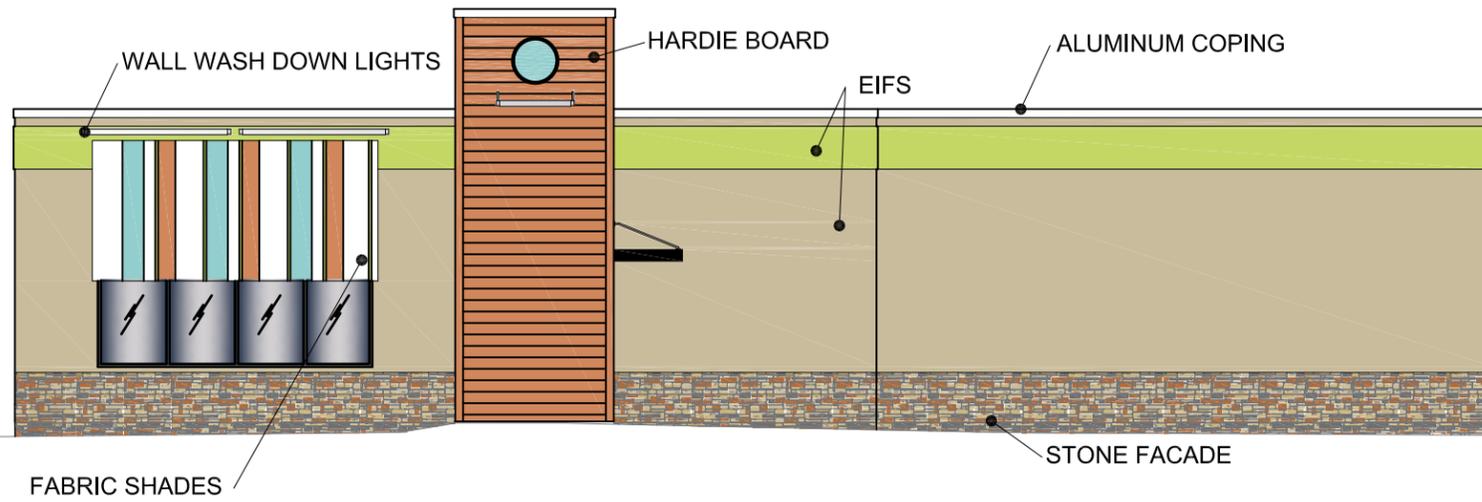
130 Regional Park Dr.
 Kingsport, TN 37660
 Phn (423) 349-7760
 Fax (423) 349-7413
 www.grcinc.com

FOR
 REFERENCE
 ONLY
 NOT FOR
 CONSTRUCTION

issued	--
checked	--
approved by	--
drawn by	--
project no.	--
drawing name	FLOOR PLAN

A-10

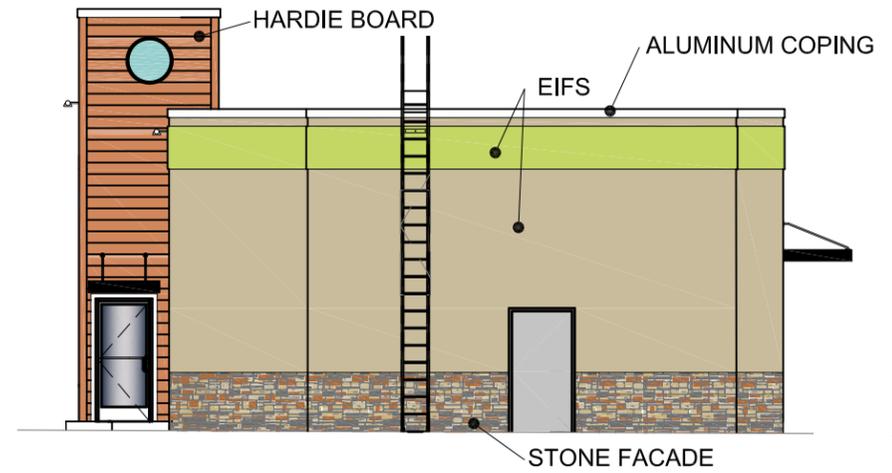
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SOUTH ELEVATION

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

D
A-21



EAST ELEVATION

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

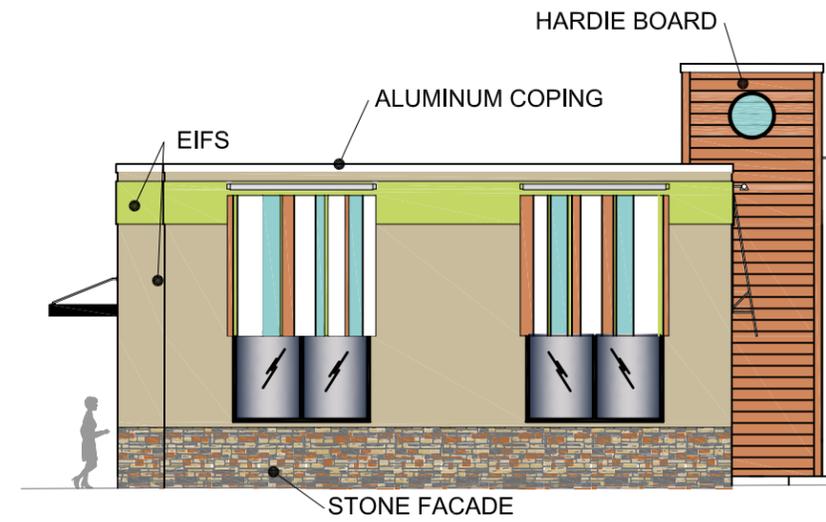
C
A-21



NORTH ELEVATION

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

B
A-21



WEST ELEVATION

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

A
A-21

no.	date	change	revision	by
0	00-00-00			XXX

Renovation for: Captain D's
CAPTAIN D'S
 SEAFOOD KITCHEN
 Abingdon, Virginia

Architectural Services
Cain Rash West Architects
 130 Regional Park Dr.
 Kingsport, TN 37660
 Phn (423) 349-7760
 Fax (423) 349-7413
 www.grcinc.com

FOR REFERENCE ONLY
 NOT FOR CONSTRUCTION

issued	--
checked	--
approved by	--
drawn by	--
project no.	--
drawing name	ELEVATIONS

A-21

plotted: 4/14/2016 2:33:07 PM file: CAPTAIN D'S ELEVATIONS.DWG



Description

Beginning on an iron pin in the line of C & M of Abingdon, Inc. property and being the southwest corner for the Tri Cities Property Company (Pizza Hut); thence with the line of C & M of Abingdon, Inc. S 85 57 40 W 284.00 feet to an iron pin in the line of Abingdon Towne Centre; thence with the line of Abingdon Towne Centre N 12 44 10 E 201.37 feet to an iron pin, corner for Abingdon Super 8 Motel; thence with the line of Abingdon Super 8 Motel N 89 43 20 E 210.00 feet to an iron pin, corner for Tri Cities Property Company property; thence with the line of Tri Cities Property Company S 09 15 10 E 179.77 feet to the point of Beginning, containing 1.056 acres, and being the J.R.N. Incorporated property, Abingdon, Virginia.

ABINGDON TOWNE CENTRE
D. B. 785 P.169
(BAXTER CALDWELL)

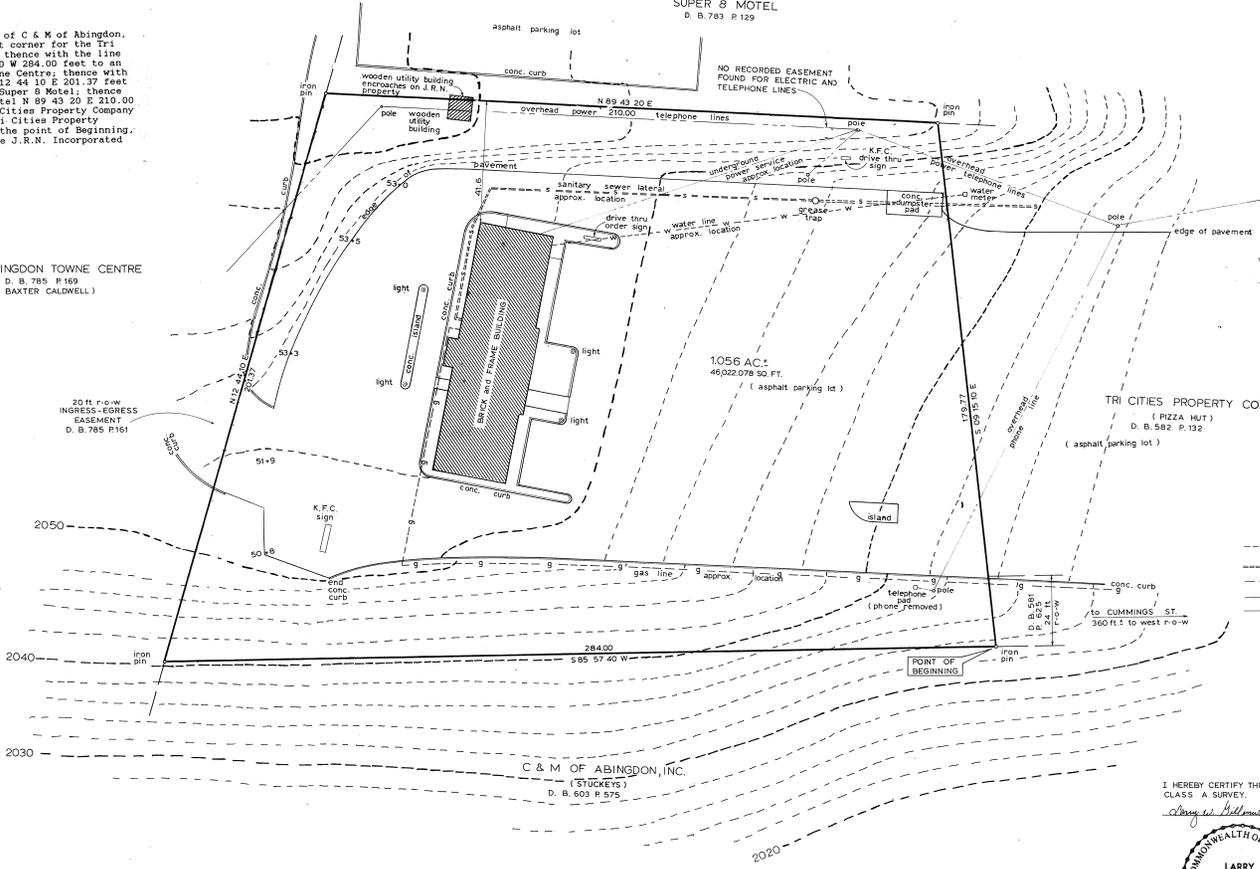
20 FT. FLOW
INGRESS-EGRESS
EASEMENT
D. B. 785 P.161

ABINGDON
SUPER 8 MOTEL
D. B. 783 P.129

1.056 AC.
46,022.078 SQ. FT.
(asphalt parking lot)

TRI CITIES PROPERTY CO.
(PIZZA HUT)
D. B. 582 P.132
(asphalt parking lot)

C & M OF ABINGDON, INC.
(STUCKEYS)
D. B. 500 P. 575



CERTIFICATION FOR SURVEY

I hereby certify to JRN, INC., NATIONALBANK OF GEORGIA, N.A. and was actually made upon the ground and that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of buildings and structural improvements are as shown and all are within the boundary lines and applicable set-back lines of the property; that I have no notice of any violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; that there are no encroachments, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that the survey shows the point of entry and location of any utilities which pass through this property; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the described property hereon does not lie within Flood hazard areas shown on any maps entitled: "Flood Insurance Rate Map," "Flood Hazard Floodway Map" published by the Federal Emergency Management Agency or a Flood Hazard Boundary Map published by the U.S. Department of Housing and Urban Development.

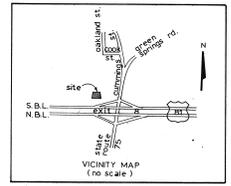
This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by American Land Title Association and American Congress on Surveying and Mapping.

Survey of Abingdon
Date: *Mar 23, 1992*

I HEREBY CERTIFY THAT THIS DESCRIBED PARCEL IS THE SAME AS THAT DESCRIBED IN D.B. 581 P.625

- W --- WATER LINES PROPERTY OF WASHINGTON CO. SANITARY DISTRICT NO. 1 ABINGDON, VA.
- S --- SANITARY SEWER " " " TOWN OF ABINGDON, VA.
- G --- GAS LINES " " " TN.-VA. ENERGY CORPORATION
- T --- TELEPHONE LINES " " " UNITED TELEPHONE SYSTEM
- P --- POWER LINES " " " APPALACHIAN POWER CO.

PROPERTY STREET ADDRESS — 545 CUMMINGS STREET
PROPERTY NOT IN A FLOOD ZONE
PROPERTY ZONED B-2 (GENERAL BUSINESS) NO SETBACKS
FINISH FLOOR ELEV. OF K.F.C. BUILDING IS 2052.2
VERTICAL DATA BASED ON U.S.G.S. MONUMENT
FOUND AT ABINGDON U.S. COURTHOUSE



I HEREBY CERTIFY THIS IS A CLASS "A" SURVEY.
Survey of Abingdon



ALTA / ACSM LAND TITLE SURVEY
BOUNDARY and TOPO
KENTUCKY FRED CHICKEN

J. R. N. INCORPORATED
PROPERTY
ABINGDON, VA.

DATE	SCALE	DRAWN BY	APPROVED BY	NO.	DATE	REVISION
MAR 1992	1in=20ft	JCF	LWG			





555

555 Cummings St

Google earth





Carrabba's



3522











McDonald's

Wendy's

WYOMING STATE

CAPTAIN D's









TOWN OF ABINGDON PLANNING COMMISSION CASE BRIEF

Planning Commission Meeting Date: April 25, 2016

- 1) Applicant: Chris Benner, owner, Captain D's; Luther D. Cain, AIA, representative
Location: 555 Cummings Street



Proposal:

Mr. Benner wishes to renovate the former KFC restaurant located at 555 Cummings Street. Plans include the removal of the front façade and constructing approximately a 362 square foot addition to the public seating section of the restaurant. All existing Hardi-board siding and shingle roof will be removed and replaced with EIFS (Exterior Insulating and Finish System, Commonly known as Dryvit) with stone base. Front entrance tower and drive-thru section of the structure are to be clad with Hardi-plank.

Staff Analysis:

On review of the COA application planning staff have several recommendations:

1. In continuation of the existing building, Hardi-plank siding should either be repaired or replaced with new Hardi-plank siding (as presented by the applicant at the March meeting, see below).
2. Proposed stone base should be raised to the bottom of proposed new windows and include stone lintels.
3. Existing shingle roof structure should be retained and continued onto expanded public seating area. Shingles should be replaced with standing seam metal roof (as presented at the March meeting, see below).
4. Landscape plans need to be submitted (Ordinance 18-9-8(A)).
5. Due to expansion of the existing building, a new parking lot site plan will need to be provided. Zoning Ordinance 17-6-33 requires that 1 space be provided for every 75 square feet of public area. Currently 30 spaces are provided for the existing restaurant.
6. Exterior lighting plans need to be provided (Ordinance 18-9-8(E)).
7. Colors provided with COA application conform to Ordinance 18-9-8(C(1)).

Planning staff recommend the COA application be continued until the May Planning Commission meeting. This will provide the applicant time to make changes and additions to the COA application as recommended by the Planning Commission. Final decision on the COA application shall be made at the May meeting.

