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, May 23, 2016 – 5:30 p.m.
Abingdon Municipal Building, Council Chambers

Items on the agenda:

1. Roll Call

2. Approval of Minutes: Regular meeting, April 25, 2016
   Called meeting, May 9, 2016

3. Public Hearing: Proposed Rezoning; **Marathon Realty Corp., owners;** Application to rezone property located between Green Spring Road and Cummings Street, bordering the east side of the street and known as "The Meadows," complex consisting of 31,905.1 ± square feet and being a portion of 33.189 acres from B-2, General Business District, to AFOS. **Tax Map No. 021-1-5B.**

4. Certificate of Appropriateness: **Premier Hospitality, LLC., Comfort Inn, owner;** 170 Jonesboro Road, Abingdon VA 24210; **Samir Patel representative;** 1093 Ole Berry Drive, Abingdon, VA 24210; Application for Certificate of Appropriateness for Exterior Change, **located at 170 Jonesboro Road 104C2-5-6C.**

5. Certificate of Appropriateness: **Dutt and Wagner of VA, Inc., owner;** P.O. Box 518, Abingdon, VA 24212; Application for Certificate of Appropriateness for demolition, **located at 1214 West Main Street, Abingdon, VA 24210, Tax Map No. 104C2-4-1.**

6. Discussion item: **Marathon Realty Corp., owners; Stephen Spangler, representative;** Building elevations, architectural review.

7. Public Comment.

8. SWOT analysis.

9. Director of Planning Reports.

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
APRIL 25, 2016 – 5:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, April 25, 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 Councilman Rick Humphreys Ms. Maggie Costello Ms. Janice Reeves Dr. Chris Burcher Comprising a quorum of the Commission
Members Absent:	Mr. Gregory W. Kelly, Secretary
Administrative Staff:	Mr. Matthew Johnson, Director of Planning Mr. Sean Taylor, Assistant Town Planner Mrs. Jenny Carlisle, Planning Department Mrs. Deborah Icenhour, Town Attorney Mr. Tyler Vencill, Jr. Civil Engineer Ms. Cecile Rosenbaum, Assistant Town Manager/Town Clerk
Visitors:	Mr. Stephen Spangler Mr. Barry Proctor Mr. Nick Proctor Mr. Wayne Craig Mr. Chris Benner Mr. Luther Cain Ms. Cindy Patterson Mr. Stephen Jett

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

Councilman Humphreys made a motion to approve the minutes from the regular meeting, February 22, 2016, to include the following addition under Item 3 of the agenda:

"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

Not Yet Approved

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."

Second by Mr. Shuman. All in favor with Chairman Austin abstaining due to absence. Motion approved.

Approval of minutes: Regular meeting, March 28, 2016

Ms. Reeves moved to approve the minutes from the regular meeting, March 28, 2016, as presented. Second by Ms. Costello. All in favor, motion approved.

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(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.**

Item 3 of the agenda was postponed until later in the meeting due to tardiness of the applicant.

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(4) Discussion topic: Landscaping plan, site plan, Meadows Complex; Green Spring Road. Owner: Marathon Realty; Stephen Spangler, representative.

Stephen Spangler presented the preliminary plat which will be on the May 6th Town Council agenda. Changes are the names of the both retail roads; the extension of Cook Street shall remain Cook Street and Retail Road 2 will become Robertson Street. The proposed boundary line adjustment allows 164 more feet to transition to the house without severely impacting the grading of the property. Based on the hydrology report, they have enough room. The boundary line adjustment will be on the May Planning Commission agenda, as well as a rezoning request. The area in question is currently zoned AFOS and they will ask for it to be B-2; the other part is B-2 and will go to AFOS.

As far as the landscape plan, they also intend it to be submitted for May's meeting. They have added Quinn Craughwell, landscape architect, to their design team. 425 trees will be added throughout the berming, using over 20 different species, 1300 shrubs, and 2500 perennial plants and grasses. A lot more trees have also been added to the Gas n' Go development, and the dumpsters will be shielded by a decorative gate, incorporating Quinn's plans and allowing for patio areas. Currently they have signed letters of intent for 3 of the 8 total outparcels. The average berm height is 10 feet, width is 30-40 feet, and the parking aisles were done in the manner they were in order to meet with the Overlay Districts guidelines by differentiating parking areas.

Mr. Shuman commented that he is pleased at how they are handling the house, and he sees the space in between the parking aisles as a great improvement.

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Not Yet Approved

(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.**

Chris Benner addressed the Certificate of Appropriateness application for Captain D's and presented sample boards of materials. Their corporate officials met at the property and provided him with a letter stating that they are not comfortable with just refurbishing the existing restaurant, but require the brand new Captain D's building prototype. The footprint of the prototype is pretty close to that of the existing building. They also feel it is important to have a directional sign at the bottom of the driveway for interstate traffic. There is an existing directional sign which belonged to KFC in that location and they are proposing a monument sign with stacked stone for it. The drive thru will be on the back side of the building, facing Food City, as is current.

Councilman Humphreys asked if they have any plans to delineate where their parking lot starts and Pizza Hut's stops. Mr. Benner responded that they are going to resurface the parking lot but had not planned on doing anything else. Conversation continued that it would be great to add landscaping/calming measures by delineating the parking lots, and would make use of progressive planning concepts. Also mentioned was that Abingdon is trying to be a walkable community, and it was asked if they have considered adding a sidewalk in the parking lot. The response was that they had not considered it.

Mr. Cain mentioned that they will be using down pointing LED lighting on the roof but none in the parking lot, and will be doing away with the existing light fixtures.

At this time, Mr. Johnson recommended they keep/repair/replace the hardi siding on the building, and mentioned that they do not allow off premise signage. Mr. Benner stated that there is also a sign at the corner of the lot near Super 8 that is currently empty, with no electricity. They do not believe there is a sign easement, but will double check. Their title search produced 6-7 easements, and the KFC owner provided 12 easements. They just had a new survey done and are still waiting for the results from it. The existing pole sign is 40-50 feet tall, and they will have to lower it to 25 feet.

Mr. Benner stated that they have timing requirements with their corporation that include substantial financial penalties, and they need to have this project completed by August, and asked if the Commission would do a vote, with contingencies, so they can proceed with the purchase of the property from KFC. Chairman Austin asked if a special meeting before the next Planning Commission meeting would satisfy everyone.

Mr. Shuman moved to table this Certificate of Appropriate application, allowing them time to address the issues raised by staff and the Commission, until a Special meeting, which will be held May 9, 2016 at 5:30 p.m. Second by Ms. Costello.

All in favor. None opposed. Motion to table the application approved.

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(5) Public Comment.

Chairman Austin opened the floor for public comment.

Not Yet Approved

Mr. J. Wayne Craig addressed the Commission saying that he sent a letter to John Dew, stating that he thinks the traffic study regarding K-VA-T's development is flawed, and that the new development will create 60% more traffic on Cummings Street. He asked the Commission to think about employing a consultant to make certain that citizens have a way to get out of town.

Ms. M. Cindy Patterson requested a copy of the Green Spring Road realignment drawings.

Mr. Nick Proctor made a request to have supplemental graphics included in the agenda packets, and stated that since January everyone has provided information except K-VA-T. He said he understands that it is not a requirement, but it would be appreciated.

Mr. Stephen Spangler commented that they are doing things differently than Mr. Brenner of Captain D's, and because this is a complex project they are taking their time so that when they do come back with their formal requests it will be something that the Commission would like to see developed.

No further comments from the public.

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(6) SWOT analysis.

Chairman Austin mentioned that he received a letter from Barry Proctor requesting that a legal opinion of the Town Manager and a Council member being on the Planning Commission be made. Mr. Austin stated that he will have that at the next regular meeting.

Mr. Shuman began conversation about getting the Planning Commission and the EDA together to talk about how to recruit people for the downtown buildings, what incentives to provide, the Capital Improvement Plan, and the Infill Development Plan.

Ms. Costello discussed how updating the codes, signage, parking, landscaping, lighting, etc. all go back to the Comprehensive Plan as our bottom layer. She mentioned that she feels making a motion to recommend it to Council to be reviewed may be the only way to make it happen. Mr. Johnson stated that he would bring it up with Council at the next work session to get some feedback to see what direction they'd like to go. There was a consensus of the Commission to take it to Council.

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(7) Director of Planning report.

The Director of Planning had nothing to report.

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Not Yet Approved

There being no further business, Mr. Shuman moved to adjourn. Second by Ms. Costello. All in favor, the meeting adjourned at 7:00 p.m.

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Matthew Johnson, Secretary Pro Tem Wayne Austin, Chairman

Not Yet Approved

TOWN OF ABINGDON
PLANNING COMMISSION
CALLED MEETING
MAY 9, 2016 – 5:30 P.M.

The called meeting of the Abingdon Planning Commission was held Monday, May 9, 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. Janice Reeves Dr. Chris Burcher Comprising a quorum of the Commission
Members Arriving Late:	Councilman Rick Humphreys
Members Absent:	Ms. Maggie Costello
Administrative Staff:	Mr. Matthew Johnson, Director of Planning Mrs. Jenny Carlisle, Planning Department Mrs. Deborah Icenhour, Town Attorney
Visitors:	Mr. Chris Benner Mr. Luther Cain Ms. Cindy Patterson

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(2) Certificate of Appropriateness, continuation: **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.**

Mr. Johnson introduced the Certificate of Appropriateness application that had been continued from the April regular meeting and mentioned that the Town arborist has expressed concern about trees being planted under power lines.

Mr. Cain addressed the application stating that they had a photometric study done and it illustrates that throughout the entire site they meet or exceed the required foot-candles. They have added a 4.5 - 5 feet delineating landscape island between the parking lots, and stated that they are willing to work with the Town Arborist to make sure they are in compliance with expectations.

Not Yet Approved

At this time, as previous concerns had been addressed, Councilman Humphreys moved to accept the Certificate of Appropriateness application, as presented, except for the tree species that will be worked through with the Town Arborist and Captain D's planting commission. Second by Mr. Shuman.

All in favor. None opposed. Motion carried.

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Other items on the agenda will be passed over other until the next regular meeting of the Commission.

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There being no further business, Councilman Humphreys moved to adjourn. Second by Mr. Kelly. All in favor, the meeting adjourned at 5:41 p.m.

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Mr. Gregory W. Kelly, Secretary Wayne Austin, Chairman

Not Yet Approved

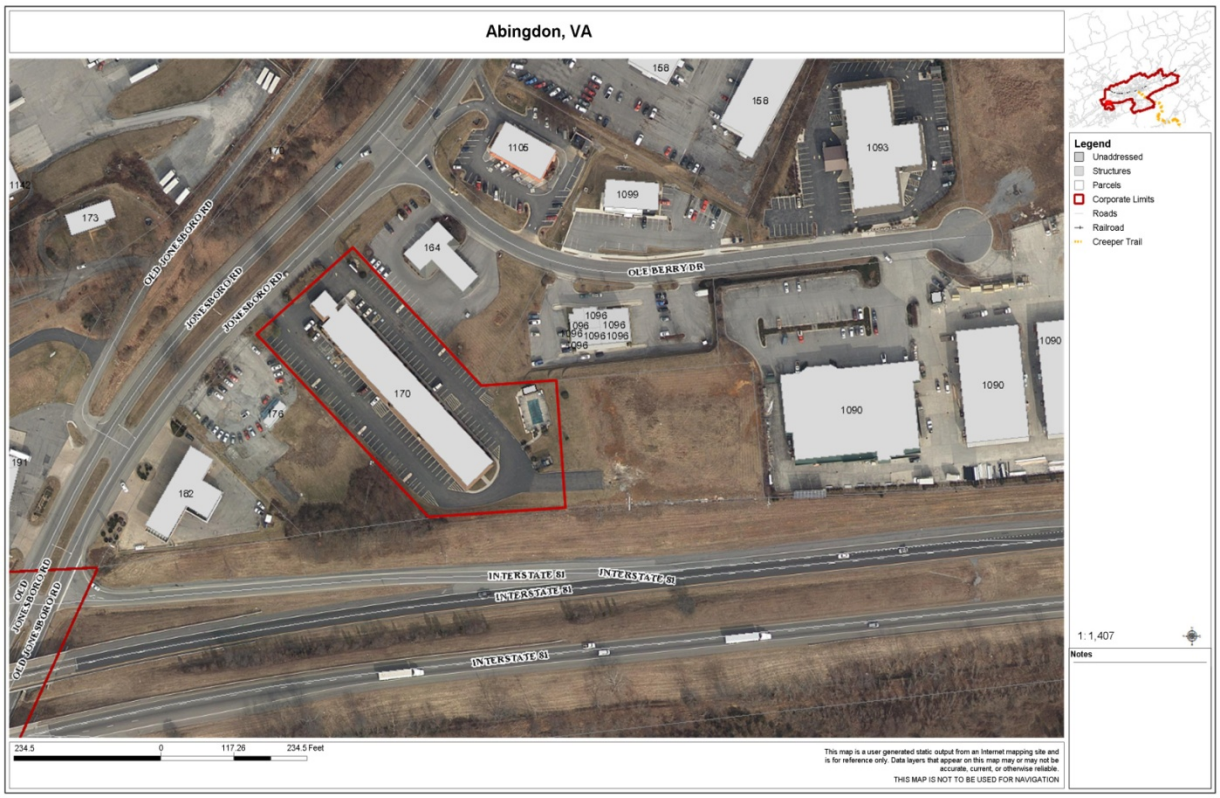
Town of Abingdon
Planning Commission
Case Brief

Planning Commission Meeting Date: May 23, 2016

3) **Public Hearing: Proposed rezoning; Marathon Realty Corp., owners. Application to rezone property located between Green Spring Rd. and Cummings St., bordering east side of the street and knows as the "Meadows"; complex consisting of 31,905.1 ± sq. ft. and being a portion of 33.189 acres from B-2, General Business to AFOS, Agricultural Forest and Open Space.**

See attached staff report for more information.

4) **Applicant: Premier Hospitality, Samir Patel owner**
Location: 170 Jonesboro Rd.



Proposal:

Mr. Patel, in conformity with franchise requirements, would like to request permission from the Planning Commission to repaint portions of the building that are currently plaster or stucco-like material. Brick-veneered portions of the building would remain "as-is".

Staff Analysis:

On review, staff recommend approval of the COA request based on the colors being in compatibility with the structure.

Current View of the Comfort Inn and Suites

Proposed alteration to a "blue/gray" color.

5) Applicant: Dutt and Wagner of Virginia, Lori Wagner, Representative
Location: 1214 West Main Street

Proposal:
The applicant would like to remove the former residential structure. Area of structure to be backfilled and reseeded.

Staff Analysis:

On review, staff recommend approval of the COA request. The current structure is located in an area zoned B-2 and is heavily commercialized. The property is currently used for storage of Dutt and Wagner equipment. Current usage of the property also makes the residential structure unsuitable for single-family occupation.

6) **Discussion Item: Marathon Realty Corp, owners; Stephen Spangler, representative. Building elevations/architectural review of proposed Food City store and associated retail buildings.**

As with past meetings, this will be a **DISCUSSION** item only. The developer will bring information for the Commission to view during the meeting related to the proposed development of the new Food City store and associated retail buildings on the Meadows site. The Commission will be asked to give cursory thoughts and identify and potential issues with proposed architectural renderings of the proposal. The Planning Commission may expect a full COA submittal at their June meeting.

Town of Abingdon
Zoning Staff Report

Zoning Case #: 2016-02

Planning Commission Hearing Date: May 23, 2016
Town Council Hearing Date: June 6, 2016

GENERAL INFORMATION

Applicant: Town of Abingdon PO BOX 789 Abingdon, VA 24212; and
Marathon Realty PO BOX 1158 Abingdon, VA 24212

Request: Rezoning request for portions of property near 440 Green Spring Rd. to rezone approximately 31,905.1 sq. ft. +/- from B-2 (General Business) to AFOS (Agriculture, Forest & Open Space) and approximately 38,373.2 sq. ft. +/- from AFOS (Agriculture, Forest & Open Space) to B-2 (General Business).

Proffers: None (not a conditional rezoning request)

Location: Near 440 Green Spring Rd.

Tax Map ID#: **Portions of 021-1-5B and 105-A-39**

Public Notification: **Planning Commission Notice:** 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 May 11, 2016. Additionally, the Town will advertise the hearing in the Bristol Herald-Courier on May 9 and 16, 2016, in accordance with Virginia Code § 15.2-2204.

Town Council Notice: 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 May 18, 2016. Additionally, the Town will advertise the hearing in the Bristol Herald-Courier on May 23 and 30, 2016, in accordance with Virginia Code § 15.2-2204.

Tract Size: **021-1-5B -** 33.189 +/- acres and **105-A-39 -** 40.74+/- acres

Topography: Gently rolling.

Vegetation: Some existing landscaping and trees located on the property; generally open pastureland.

SITE DATA

Existing Use: Currently a majority of the property is vacant pasture. One residential dwelling and associated outbuildings are located on the property.

	Adjacent Zoning	Adjacent Land Uses
N	OH, B-2 and AFOS	Agriculture/Proposed Commercial
S	AFOS and B-2	Residential and Commercial uses
E	R-3	Agricultural uses
W	AFOS and B-2	Single-Family Residential and Commercial uses

Zoning History:

Case #	Date	Summary
2015-02	Nov. 2, 2015	33.189 +/- acres were rezoned in anticipation of a commercial development.

ZONING DISTRICT STANDARDS

District Summary*

Zoning District Designation:	Existing **AFOS and B-2**	Requested **AFOS and B-2**

Max. Resid. Density: 1 DU/Ac. To No Maximum (depending on zoning designation)

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 AFOS generally includes agriculture and related uses.

**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 is near several small streams.
Other:	N/A

Utilities

Public Water:	Available to site from WCSA.
Public Sanitary Sewer:	Available to site from TOA.

Landscape Requirements

Landscaping requirements per Section §**18-5-2**§**18-5** "Landscaping" apply. The Planning Commission my allow a deviation from these requirements if, in its judgement, such deviation is consistent with the intent of this article and beneficial to the proposed development.

Off-Street Parking Regulations

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:	Green Spring Rd. - Local
Site Access:	All accesses must be designed and constructed to Town of Abingdon and VDOT standards.

Traffic Counts:	N/A
Sidewalks:	Existing along Cummings St.
Transit:	N/A
Traffic Impact Study:	A TIA is not required for this rezoning. A TIA was completed prior to the Nov. 2, 2015, rezoning of the master parcels.
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 both the Town of Abingdon and Marathon Realty Corp. The purpose of the rezoning is to "clean up" zoning boundaries and match them to existing property boundaries. A boundary line adjustment was completed which will slightly alter one of the proposed outparcels. The Town and the owner of the adjacent property, Marathon Realty, which to perform this minor rezoning in order to allow zoning districts to match boundary lines.

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

Public Hearing before Planning Commission:	May 23, 2016
1st Reading before Town Council:	June 6, 2016
2nd Reading before Town Council**:	July 1, 2016
**Council may dispense with the 2nd reading	
Effective Date (if approved by Council):	July 6, 2016

Staff Narrative:

It is the professional opinion of the staff that the proposed rezoning is appropriate and is simply a "housekeeping" item related to a boundary line adjustment (BLA) of a small area within the tract. The BLA resulted in "split-zoning" which should be rectified sooner rather than later.

This procedure will permit each property owner to avoid any potential conflicts that might arise with properties which split zoning districts.

The requested zoning districts are generally consistent with the Comprehensive Plan.

CONFORMITY WITH OTHER PLANS

Town Plans: N/A

Other Plans: N/A

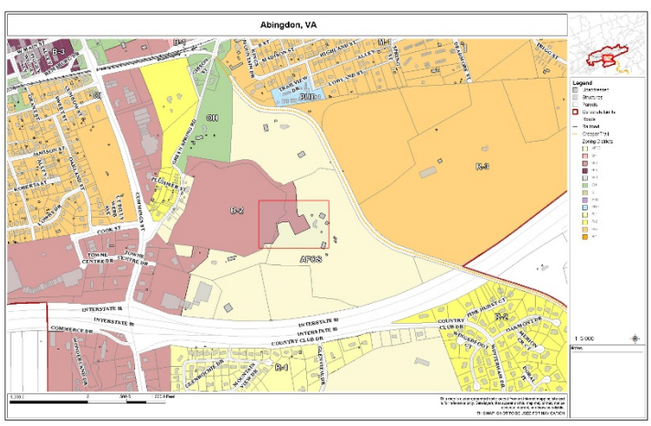
Staff Report prepared for the Town of Abingdon Planning Department by Director of Planning, Matthew Johnson, AICP.

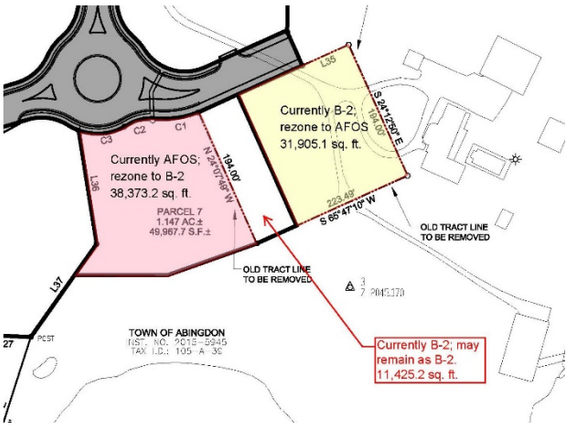
NOTICE OF PUBLIC HEARING
PLANNING COMMISSION

ZONING CASE 2016-02

A request for rezoning has been filed with the Town of Abingdon Planning Department for the property shown on the attached map (highlighted in red). The request is described below:

Proposal: To rezone approximately 31,905.1 sq. ft. +/- from B-2 (General Business) to AFOS (Agriculture, Forest & Open Space) and approximately 38,373.2 sq. ft. +/- from AFOS (Agriculture, Forest & Open Space) to B-2 (General Business).





Location: Near 440 Green Spring Rd. (See map above – general area highlighted in red)

Applicant: Town of Abingdon PO BOX 789 Abingdon, VA 24212; and
Marathon Realty Corp. PO BOX 1158 Abingdon, VA 24212

Applicant's
Contact: Matthew Johnson, Director of Planning – 276-492-2125

You are receiving this notice because public records indicate that you own property adjacent to or near to this rezoning request, which has been scheduled for a public hearing. Recipients of this notice may wish to share it with their neighbors whose property is nearby the above noted zoning proposal.

The purpose of the public hearing is to allow citizens to comment regarding potential impacts the proposed development would have on their properties or on the area in general, and to identify issues or concerns related to the appropriateness of the request. The public hearing is not the appropriate setting to learn about a zoning proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of a public hearing.

If you would like more information about this request, you could contact the Town of Abingdon Planning Department at (276) 628-3167 prior to the public hearing. You may also contact the applicant's contact person listed above.

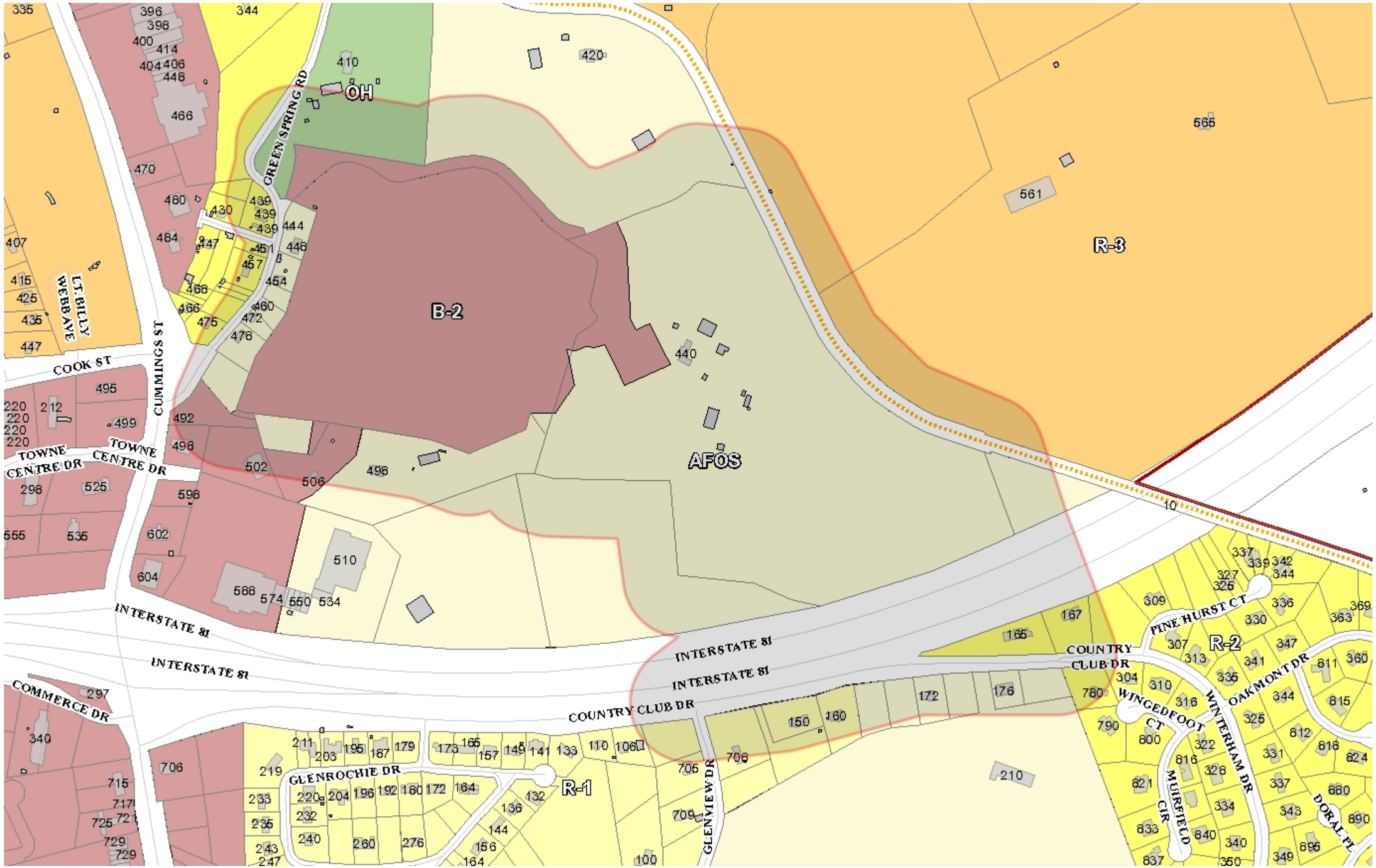
PUBLIC HEARING

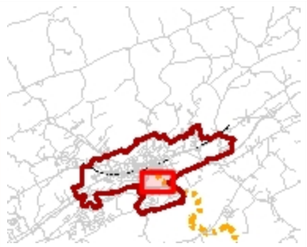
PUBLIC HEARING DATE: Monday, May 23, 2016 TIME: 5:30 PM
LOCATION: Town of Abingdon Municipal Bldg., 133 W. Main St., Arthur Campbell Room – 1st Floor

The meeting facilities of the Town of Abingdon are accessible to people with disabilities. Anyone needing special accommodations should call (276) 628-3167. Notice of public hearing shall also be published in the Bristol Herald Courier.

Mailed: May 11, 2016

Abingdon, VA





Legend

- Unaddressed
- Structures
- Parcels
- Corporate Limits
- Roads
- Railroad
- Creeper Trail

Zoning Districts

- AFOS
- B-1
- B-2
- B-3
- M-1
- OH
- OI
- PTD
- PUD
- R-1
- R-2
- R-3
- R-4

1: 4,800

Notes

800.0 0 400.00 800.0 Feet

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

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, May 23, 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 – Marathon Realty Corp., owners. Application to rezone property located between Green Spring Road and Cummings Street bordering the East side of such street and known as "The Meadows", consisting of 31,905.1 sq ft ±, and being a portion of 33.189 acres, from B-2, General Business District to AFOS. **Tax Map No. 021-1-5B.**

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, May 9, 2016
Monday, May 16, 2016

I, _____, 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 May, 2016.

I, _____ 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 2nd day of May, 2016.

I, _____, do hereby acknowledge that I will be responsible for the payment of the advertizing 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 _____ day of May, 2016.

APPLICATION FOR REZONING
APPLICATION FOR ZONING AMENDMENT

DATE: April 22, 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 **Green Springs Road** and **Cummings Street** bordering the East side of such street and known as lot(s) number (1) of the **Meadow's** development. Total acreage or size of property **33.189 acres** (only a portion of said property requested to be rezoned).

   TAX MAP NUMBER 021-1-5B.

   Survey attached: ☐ YES ☐ NO

2. The property which is sought for rezoning is owned by **Marathon Realty Corp.** as evidenced by deed from **CEMA Corp.** recorded in ☐ Deed Book or ☐ Plat Book number **72** at page number **71** in the Office of the Circuit Court Clerk of Washington County, Virginia.

3. The foregoing property is currently zoned **AFOS** and it is requested that the zoning be changed to **B2**. **Request is to rezone 31,905.1 sq. ft. from B-2 to AFOS and rezone 38,373.2 sq. ft. from AFOS to B-2.

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
105A-A-44	Nan A. Harman	P.O. Box 841, Abingdon, VA
105-A-42	Nan A. Harman	P.O. Box 841, Abingdon, VA
105-A-41	Hilda Woodby Estate	1407 Greystone Ave, Richmond, VA 23224
020-1-26A	Mary E. Keohane	478 Green Springs Road, Abingdon, VA
020-1-25	Sierra Land Co.	24148 Walden Road, Abingdon, VA
020-1-23&24	Terry & Susanne Simon	460 Green Springs Road, Abingdon, VA
020-1-22	Lewis Hagy	454 Green Springs Road, Abingdon, VA
020-1-22B	Nancy Groseclose	448 Green Springs Road, Abingdon, VA
021-1-1B	Cindy H. Patterson	P.O. Box 1131, Abingdon, VA
105-A-40	Walter H. Hilton	P.O. Box 277, Castlewood, VA 24224

CONTINUED OVERLEAF

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.

It is proposed that the property requested for rezoning will be put to the following use: **commercial development**

The undersigned certifies that by affixing their signature below, they are allowing any agent or official of the Town to visit the property(ies) in question to investigate into the matter of which this petition represents. Also that this petition and the foregoing answers, statements and other information herewith submitted are in all respects true and correct to the best of their knowledge. Also, the petitioner understands that a "Notice of Zoning Request" sign will be posted on the property by the Town and is not to be removed until after the hearing and then, by a Town Official only and that the required advertizing of the request will be paid prior to such ad being published.

Signature of Applicant

P.O. Box 1158 , Abingdon, VA 24210
Address of Applicant

Filing Fee:

___ Regular Meeting $100 Paid on_____, 20__by_____

___ Special Meeting $125 Paid on_____, 20___ by_____

Notice Fee:

___ Newspaper Ad _____ Paid on _____, 20___ by _____
Cost of newspaper ad varies. Pricing established by newspaper per line.

§ 15.2-2206 *Code of Virginia*, as amended:

Any locality may by ordinance require that a person applying to the local governing body, local planning commission or board of zoning appeals pursuant to this chapter be responsible for all required notices. The locality shall require that notice be given as provided by § 15.2-2204.

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:

_____

_____

_____

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, May 23, 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 – Town of Abingdon, owners. Application to rezone property located between Green Spring Road and Cummings Street bordering the East side of such street and known as "The Meadows", consisting of 38,373.2 sq ft ±, and being a portion of 40.74 acres, from AFOS to B-2, General Business District. **Tax Map No. 105-A-39.**

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, May 9, 2016
Monday, May 16, 2016

I, _____, 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 May, 2016.

I, _____ 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 2nd day of May, 2016.

I, _____, do hereby acknowledge that I will be responsible for the payment of the advertizing 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 _____ day of May, 2016.

APPLICATION FOR REZONING
APPLICATION FOR ZONING AMENDMENT

DATE April 22, 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 Green Spring Rd. street and Cummings St. street on the East side of such street and known as lot(s) number (1) of the Meadows development. Total acreage or size of property 40.74 ac.
   TAX MAP NUMBER 105-A-39.
   Survey attached: ✓ YES ☐ NO

2. The property which is sought for rezoning is owned by Town of Abingdon and Marathon Realty as evidenced by deed from Cema Corp recorded in ☐ Deed Book or ✓ Plat Book number 72 at page number 71 in the Office of the Circuit Court Clerk of Washington County, Virginia.

3. The foregoing property is currently zoned AFOS & B-2 and it is requested that the zoning be changed to AFOS & B-2. **Request is to rezone 31,905.1 sq. ft. from B-2 to AFOS and rezone 38,373.2 sq. ft. from AFOS to B-2.

~~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
105-A-44	Nan Harman	PO BOX 841 Abingdon, VA 24212
105-A-43	Nan Harman	(Same as above)
105-A-42	Nan Harman	(Same as above)
021-1-5B; 021-1-5	Marathon Realty Corp.	PO BOX 1158 Abingdon, VA 24212
105-A-45	James Horn	165 Country Club Dr. Abingdon, VA 24211
105-A-40; 105-A-37	Walter Hylton	148 Bristol East Rd. Bristol, VA 24202
105C-1-20	William Powers	167 Country Club Dr. Abingdon, VA 24211

CONTINUED OVERLEAF

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.

It is proposed that the property requested for rezoning will be put to the following use: **commercial development.**

The undersigned certifies that by affixing their signature below, they are allowing any agent or official of the Town to visit the property(ies) in question to investigate into the matter of which this petition represents. Also that this petition and the foregoing answers, statements and other information herewith submitted are in all respects true and correct to the best of their knowledge. Also, the petitioner understands that a "Notice of Zoning Request" sign will be posted on the property by the Town and is not to be removed until after the hearing and then, by a Town Official only and that the required advertizing of the request will be paid prior to such ad being published.

Signature of Applicant

P.O. Box 1158 , Abingdon, VA 24210
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Filing Fee:

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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:

_____

_____

_____

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 APPROPRIATNESS
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	170 Jonesboro Rd	Zoning District	
Business Name	Premier Hospitality	Tax Map No:	

Applicant/Property Owner Name (PRINT) Samir Patel	Representative Agent(s) Name Samir Patel
Signature Samir Patel	Firm
Mailing Address 1093 Ole Berry Dr	Mailing Address
City Abingdon	City
State/Zip Virginia 24210	State/Zip
Phone/Fax Number: ~~276~~ 423·646·5646	Phone/Fax Number:
Email: SamirPatel@bvu.net	Email:

(Check the Appropriate Boxes - Check all that Apply)

X	Exterior Change		Addition		Relocation
	Wall/Fence		Deck/Porch		Demolition
	Driveway/Parking Area		New Structure/Building		Grounds/Landscaping
	Dumpster/HVAC Screen, etc.		Other _____		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 assigned by staff, typically the 4th Monday of the month, 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 Samir Patel Date 5/4/16

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 APPROPRIATNESS
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	1214 West Main Street	Zoning District	B 2
Business Name	N/A	Tax Map No:	104C2 4 1

Applicant/Property Owner Name (PRINT) Dutt & Wagner of VA, Inc.	Representative Agent(s) Name
Signature	Firm
Mailing Address P. O. Box 518	Mailing Address
City Abingdon	City
State/Zip VA	State/Zip
Phone/Fax Number: 276-628-2116/276-628-4619	Phone/Fax Number:
Email: lori@duttandwagner.com	Email:

(Check the Appropriate Boxes - Check all that Apply)

	Exterior Change		Addition		Relocation
	Wall/Fence		Deck/Porch	X	Demolition
	Driveway/Parking Area		New Structure/Building		Grounds/Landscaping
	Dumpster/HVAC Screen, etc.		Other _____		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 assigned by staff, typically the 4th Monday of the month, 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 Lori C Wagner Date 5/4/16

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:

1. Demolition of 1 1/2 story brick residence
2. Removal of demolished residence
3. Backfill basement area
4. Seed and straw

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.

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

____ Site plan or plat of property

____ 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

Excavator, dump truck(s), fill dirt, seed, straw

____ Other (please list)

____ $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 **Code: 011/Budget line item: 100-3-13-030-0400**

TOWN OF ABINGDON
133 WEST MAIN STREET • P. O. BOX 789 • ABINGDON, VIRGINIA • 24212

Building Department
M.D. Watts, Building Official

276.628.6611
Fax: 276.698.3412

DEMOLITION OR REMOVAL OF STRUCTURES

NOTICE

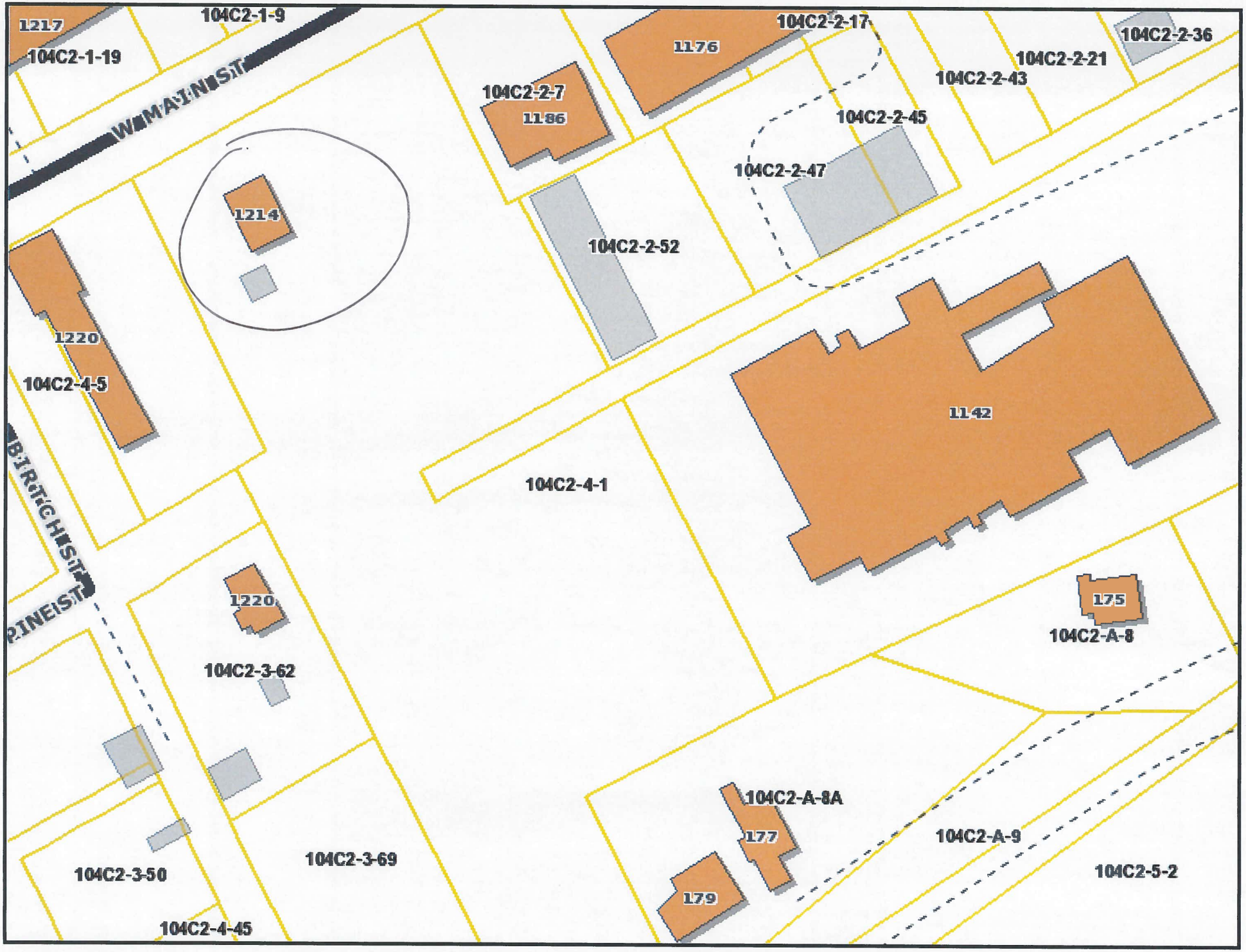
1. **I understand that all materials from any demolition or construction must be disposed of in conformance with applicable regulation of the Town of Abingdon, County of Washington and the Commonwealth of Virginia.**

2. **I understand the arrangements must be made for disconnection and certification of disconnection of all utilities, prior to demolition.**

Property address: 1214 West Main Street Abingdon, VA

Dutt & Wagner of VA, Inc. by Lawrence Wagner 5/4/16

Signature of Applicant/ Owner **Date**


1217
104C2-1-9
104C2-1-19
W MAIN ST
1176
104C2-2-17
104C2-2-36
104C2-2-21
104C2-2-43
104C2-2-7
1186
104C2-2-45
104C2-2-47
1214
104C2-2-52
1220
104C2-4-5
1142
104C2-4-1
B I R C H ST
P I N E ST
1220
104C2-3-62
175
104C2-A-8
104C2-A-8A
177
104C2-A-9
104C2-5-2
179
104C2-3-50
104C2-3-69
104C2-4-45

Washington County, VA

Last Updated: 01/01/2013

Land Card Created by NetGIS on 5/4/2016

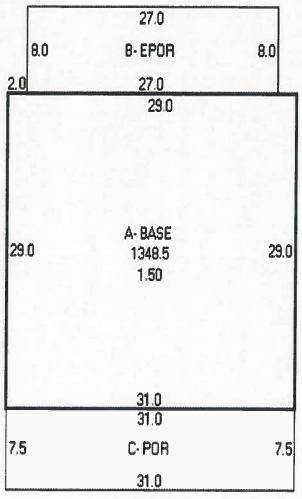
Map #	104C2 4 1	**Owner**	DUTT & WAGNER OF VIRGINIA INC
Acreage	4.03	**911 Adr**	1214 MAIN ST
Record #	16990 **Card** 1	**GPS pin**	104C2-4-1
Sale Price	194775	**Sale Date**	12/15/1997 **Ratio** .758
Grantor			

Occupancy	DWELLING	**Interior Walls**	PLASTER	**Stories**	1.50
RightofWay	PUBLIC			**Year Built**	1929 **Age** 84
Pavement	PAVED	**Flooring**	VINYL	**Public Gas**	Y **Electric** Y
Terrain	ABOVE GRADE	**Total Rooms**	6	**Foundation**	CINDERBLOCK
Charact.	ROLLING/SLOPING	**Bed Rooms**	3	**Ext. Walls**	BRICK
WA Source	PUBLIC	**Bath Rooms**	1 F/H 0		
Sewer	SEPTIC	**Heat**	HOT WATER	**Roof Type**	GABLE
Zoning	0	**Fuel**	GAS	**Roofing**	COMPOSITION SHINGLE
Use Class	4 - COMMERICAL/INDUSTRAL	**Air Cond.**	No		

Land Description	Unit Size	Unit Value	Unit Method	Unit Adj	Unit Total
HomeSite	1	80,000	H	0.00	80,000
Other	3.03	6,000		0.00	18,180

Unit Improvement	Unit Length	Unit Width	Unit Cond	Unit Rate	Unit Deprc	Unit Rate
Other	0.00	0.00		0	0.00	2,000
BARN-FRAME	0.00	0.00	A	1,000	0.00	1,000
SHED-FRAME	0.00	0.00	P	0	0.00	0

Building Desc.	Story	Size	Class	Factor	Rate	Deprec.	Value
A -BASE	1.50	1,349	C	0.00	56.66	0.00	76,406
B -EPOR	1.00	216	C	0.00	28.00	0.00	6,048
C -POR	1.00	233	C	0.00	15.00	0.00	3,488



Inst. Number
0-0

Deed Book
0993-32

User Codes

Date Inspected
11072011

At Home

Initials
DHXX

Structual Element

	% Area	Area SF	Rate SF	
Building		1348.5 @	56.66	76,406
Basement	1/2 BSMT	450 @		5,394
Fin. Bsmnt.		0 @	0.00	0

Bath Rooms 1 F/H 0
Air Cond. No
FP 1 **Stack** 0 **NV**
-Gas Logs
Flu 0 **Stack** 0 **Metal** 0
Garage NONE
No Cars 0

Plumbing Value	-2,000
Heating Value	0
A/C Value	0
Fireplace Value	3,500
Flu Value	0
Built In Garage	0
Interior Improvements	0
Total S/W/Landscape	
Extra Kitchen Value	
Total Structure Additions	9,536
Sub Total	92,836
Factor -.05	88,194
Phys. Depr. 0.45	-39,687
Func. Depr. .00	0
Econ. Depr. .00	0
Fair Value	N/A

Class C
Adj. Factor 0.95
Condition Average
Year Built 1929
Age 84

Value Summary
Date of Value 1/1/2013

Total Main Structure		48,500
NbrHood Adj	0.00	0
Perc. Comp.	0.00	0
L/S Adj	N/A	0
Total Other Imp.		1,000

% Chg	Previous Values		Current Values	
0.00	Imp.	49,500	Total Imp. Value	49,500
0.00	Land	98,200	Total Land Value	98,200
0.00		147,700	Total Prop. Value	147,700

Value History

Year	Land Imprv.	Total	Reason
2013	98,200 49,500	147,700	GENERAL REASSESSMENT
2008	98,200 49,500	147,700	GENERAL REASSESSMENT
2005	110,500 58,400	168,900	GENERAL REASSESSMENT

Remarks REMAINING ACRES ARE DUTT & WAGNER

PARKING

Other Desc.