



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**.*

TO: Planning Commission Members

FROM: Matthew Johnson, Director of Planning

RE: **Regular meeting**
Monday, February 22, 2016 – 5:30 p.m.
Abingdon Municipal Building, Colonel Arthur Campbell room

Items on the agenda:

Roll Call

2. Approval of minutes: Regular meeting, January 25, 2016
3. Discussion topic: Preliminary designs, Meadows Complex; Green Spring Road. Owner: K-VA-T Food Stores, Inc.; Stephen Spangler, representative.
4. SWOT Analysis.
5. 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
JANUARY 25, 2016 – 5:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, January 25, 2016, at 5:30 p.m. The meeting was held in the Municipal Building, Colonel Arthur Campbell room.

Mr. Wayne Austin, Chairman, called the meeting to order. Mr. Sean Taylor 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
Mr. Sean Taylor, Assistant Town Planner
Mrs. Jenny Carlisle, Planning Department
Mr. John Dew, Director of Public Services

Visitors: Dr. C. Mike Owens and Mrs. Barbara Owens
Mr. Stephen Spangler
Mr. Paul Blaney
Mr. Stephen Jett and Mrs. Lisa Jett
Mr. Wayne and Pearl Hayter
Ms. Gay Leonard
Ms. Mary Hoskins
Ms. Jamie Estes
Ms. Cindy Patterson

(2) Approval of minutes: Joint meeting, October 7, 2015

Councilman Humphreys moved to approve the minutes of the joint meeting, October 7, 2015, as submitted. Second by Mr. Shuman. All in favor. Minutes approved.

Regular meeting, November 23, 2015

Mr. Shuman moved to approve the minutes from the regular meeting, November 23, 2015, as submitted. Second by Ms. Costello. All in favor. Minutes approved.

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- (3) **Public Hearing: Consideration of Final Plat for Proposed Subdivision of property, K-VA-T Subdivision; A division of property, owners: K-VA-T Food Stores, Inc.; Stephen Spangler, representative; Located at 351 North Court Street, consisting of 2.668 ± acres and currently zoned OI. Tax Map No. 13-1-1.**

Chairman Wayne Austin called the Public Hearing to order.

Mr. Johnson introduced the subdivision consideration, stating that K-VA-T would like to subdivide the property, allowing for the sale of the new parcel and potential for the construction of a single family home by new owners.

Members of the public were encouraged to provide comments.

Stephen Jett stated that he would prefer a park on the parcel, but has no objection to a single family home.

Paul Blaney stated that he believes this is an acceptable, non-controversial proposal.

Gay Leonard stated that she is here to support the Owens in the purchase in this property, as they have been good neighbors.

Jaime Estes questioned the installation of utilities and sewer lines. Mr. Dew addressed her concerns by stating that the sewer line is currently running down Court Street and all power lines are also on Court Street. New construction will be able to make use of these lines.

With no further comments, the Public Hearing was closed.

No additional comments from the commission. Mr. Austin clarified that the role of the Planning Commission is to make a recommendation to Town Council. At this time Councilman Humphreys moved to approve and recommend subdivision of the property that belongs to K-VA-T, Tax Map No. 13-1-1, consisting of 2.668 ± acres. Second by Mr. Kelly.

Roll call vote as follows:

- Mr. Shuman- Abstain due to conflict of interest
- Dr. Burcher- Aye
- Ms. Costello- Aye
- Mr. Austin- Aye
- Councilman Humphreys- Aye
- Mr. Kelly- Aye

Majority in favor. Motion to recommend approval to Council carries. This item will be heard at the

February 1, 2016 Town Council meeting.

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(4) Director of Planning Report.

No reports from the Director of Planning.

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(5) SWOT analysis

Mr. Kelly commented that he was recently in a meeting with Appalachian Power Co. regarding their new power line project. They will divide the project into two parts, putting off the Creeper Trail part until later, and will be starting in town. They will start in late summer or early fall at exit 14 and anyone who will be impacted has already been notified. This will happen simultaneously with the VDOT project at exit 14. There will be a 600 foot separation between the 100 foot towers and it will be out of viewscape once it crosses exit 14.

Mr. Kelly also mentioned that exit 19 is number 9 on VDOT's project list this year and they said they can fund 10. Mr. Dew elaborated that if all recommendations are approved then the funding will be available July 1, therefore work may commence in a year or so. Exit 17 ranked 14 out of 22 projects; we can apply again for that next year.

Conversation also took place about the process for building new parks, summary of which is that land is usually donated or sold at a low cost for such a project.

Ms. Reeves asked if Planning Commissioners could receive information regarding upcoming projects prior to them coming before the Commission. Mr. Johnson stated that he can add commissioners to a list to disseminate information.

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There being no further business, Mr. Shuman moved to adjourn. Second by Ms. Costello. All in favor, the meeting adjourned at 6:12 p.m.

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Sean Taylor, Secretary

Wayne Austin, Chairman