

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

(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

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.

- (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.

- (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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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.

- (5) Public Comment.

Chairman Austin opened the floor for public comment.

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.

(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.

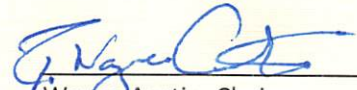
Ms. Costello discussed how updating the codes, signage, parking, landscaping, lighting, etc. all go back to the Comprehensive Plan as our bottom layer. She mentioned that she feels making a motion to recommend it to Council to be reviewed may be the only way to make it happen. Mr. Johnson stated that 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.

(7) Director of Planning report.

The Director of Planning had nothing to report.

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.


Matthew Johnson, Secretary Pro Tem


Wayne Austin, Chairman