

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
AUGUST 22, 2016 – 5:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, AUGUST 22, 2016, at 5:30 p.m. The meeting was held in the Municipal Building, Arthur Campbell Room.

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

ROLL CALL

Members Present: Mr. Wayne Austin, Chairman
Mr. Gregory W. Kelly, Secretary
Councilman Rick Humphreys
Ms. Janice Reeves
Ms. Maggie Costello
Mr. Chris Burcher

Comprising a quorum of the Commission

Members Absent: Mr. Kenneth Shuman, Vice-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

Visitors: Mr. Stephen Spangler
Mr. Matthew Bundy
Mr. Michael Noonkester
Mr. Steven Jett

(2) Approval of minutes: Special Called meeting, August 11, 2016.

Councilmember Humphreys moved to accept the minutes, as presented. Second by Mr. Kelly. All in favor. None opposed. Motion carried.

(3) Public Hearings - None

(4) Request for Comprehensive Signage Plan (CSP): **Marathon Realty Corp., owners**, PO BOX 518, Abingdon, VA 24212; **Stephen Spangler, representative**. Proposed comprehensive signage plan to govern property within the 10 lot subdivision, property located near 440 Green Spring Rd,

commonly known as the "Meadows" development project, zoned B-2 (General Business).
Including all or portions of Tax Map Numbers 105-A-39, 021-1-5B, & 021-1-5.

Mr. Johnson indicated that following the August 11th Special Called meeting, Mr. Spangler had updated the Comprehensive Signage Plan documents and signage renderings per the Planning Commission's comments at that meeting and had submitted them for approval.

Mr. Spangler presented a short PowerPoint showing the proposed signage and presented proposed comprehensive signage plan language to the Commission. The Commission commented that they were pleased to see the redesign of the multi-tenant sign (also known as the "Pylon" sign).

Without much discussion, the Planning Commission indicated that they were in agreement that the applicant had addressed all previous comments of the board.

Mrs. Reeves moved to recommend approval to the Town Council at their September 6th meeting of the comprehensive signage plan package as presented. Second by Mr. Kelly.

All in favor. None opposed. Motion carried.

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- (5) Request for final plat: **Kings Mountain Properties, LLC, owner**, 211 High Street, Abingdon, VA 24210; **Matthew Bundy, representative**, 321 W. Main St., Abingdon VA 24210. Proposed 4 lot subdivision, 1109 Empire Drive, zoned OI (Office & Institutional), located at Tax Map No. 106-7-1A.

Mr. Johnson indicated that this request was for the final plat for the proposed 4 lot subdivision that Planning Commission had seen a preliminary plat request for in a previous meeting. Mr. Johnson indicated that staff had reviewed the plat and was generally in agreement that the plat met the requirements of the Code of the Town of Abingdon. However, there were three minor issues which needed to be corrected prior to the Town Council accepting the final plat. Those were as follows:

- 1) The proposed sanitary sewer easement currently shows the proposed sewer line location, as well as locations of proposed manholes. Staff requests that only the easement be shown and that the line and manholes be removed until construction plans are submitted to the Town.
- 2) The applicants address/contact information needs to be included on the plat.
- 3) The plat lists "Kings Mountain Properties, LLC" as the owner. Current owner is Mr. Michael Noonkester. That information must be updated prior to approval by Town Council.

Mr. Bundy presented the plat, notated the requested updates from staff, and asked the Commission if there were any further questions. There being none, the Commission moved to vote.

Mrs. Costello moved to recommend approval to the Town Council at their September 6th meeting of the final plat as presented, with the requirement that the applicant correct the plat per staff comments. Second by Mrs. Reeves.

All in favor. None opposed. Motion carried.

(6) Public Comment.

1. Mr. Richard Macbeth – 1139 Panorama Drive, Abingdon VA

Mr. Macbeth indicated that he only had one question related to the final plat proposal. He would like to know what the proposed use of the property would be in the future. Chairman Austin requested that Mr. Johnson respond to the question. Mr. Johnson indicated that the applicant had not proposed a use for the property; that the request only involved a subdivision of the land at this time. All uses within the current zoning (OI) could potentially be considered. Councilmember Humphreys commented that the applicant operated a taxidermy business on the property currently and that this use would likely continue. Mr. Johnson responded that if any proposed use outside of the OI zoning was to be considered, the applicant would have to follow the rezoning process which would include public notice.

(7) Updates from Staff

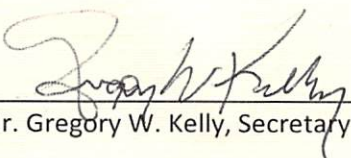
None

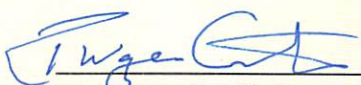
(6) Updates from Commissioners

Mrs. Costello asked Mr. Johnson for an update of the APA membership for the board. Mr. Johnson indicated that he had called APA and they had not received the request, but offered an email address to send the request. Mr. Johnson indicated that he would follow up with that method.

Mr. Austin indicated that he had seen several fuel tankers at the Kroger gas station outside of the agreed upon time that was negotiated with Planning Commission when they considered the development. He asked that Code Enforcement staff kindly follow up on that as it may be a safety issue. Mr. Johnson indicated that he would discuss it with Jason Boswell, Code Enforcement.

There being no further business, Councilmember Humphreys moved to adjourn at 5:50pm. Second by Mrs. Costello. All in favor, the meeting recessed at 5:50 p.m.


Mr. Gregory W. Kelly, Secretary


Wayne Austin, Chairman