

TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, FEBRUARY 26, 2018 – 5:30 PM
ARTHUR CAMPBELL MEETING ROOM – MUNICIPAL BLDG

A meeting of the Abingdon Planning Commission was held on Monday, February 26, 2018 at 5:30 pm in the Arthur Campbell Meeting Room.

A. Chairman Wayne Austin called the meeting to Order.

B. Roll Call – Deborah Icenhour, Town Attorney

Members Present:

Wayne Austin, Chairman
Kenny Shuman
Scott Wilson
Dr. Ramsey White
Rick Humphreys

Member Absent:

Jimmy Anderson
Greg Kelly

C. Approval of Minutes

On motion by Mr. Shuman, seconded by Mr. Humphreys, the minutes of January 22, 2018 be accepted as presented.

The roll call vote was as follows:

Mr. Wilson	Aye
Dr. White	Aye
Mr. Shuman	Aye
Mr. Humphreys	Aye
Mr. Austin	Aye

D. **CERTIFICATE(S) OF APPROPRIATENESS**

1. Jerkovski & Co., owner, aka "*Papa Tom's Cantina*" 924 East Main Street, Parcel No. 106-4-2A, Zone B-2 – *Joel Jerkins, Representative*

Joel Jerkins addressed the Commission stating that was before them again to request a change to exterior paint colors that would be less vibrant. Mr. Jerkins presented a sample board

of the various colors and advised that he had changed the retractable windows in the back of the building to a fixed window so space could be utilized yearly.

On motion of Mr. Humphreys, seconded by Mr. Shuman, Planning Commission members recommended approval of the proposed colors as presented and the window substitution.

The roll call vote was as follows:

Dr. White	Aye
Mr. Shuman	Aye
Mr. Wilson	Aye
Mr. Humphreys	Aye
Mr. Austin	Aye

2. **First Bank and Trust, owner, 667 Porterfield Highway, Parcel No. 017-1-4, Zoned B-2 – *Matt Bundy, Bundy Architecture and Engineering, Inc., Representative and Dan Smith, First Bank and Trust***

Matt Bundy addressed the Commission stating that First Bank and Trust was submitting site plans for the Certificate of Appropriateness for the demolition and construction of a new bank branch at the existing branch location at Main Street and Porterfield Highway and approval for a parking variance request. Mr. Bundy reported that the Kevin Sigmon, Town Arborist, worked with them regarding the condition of the trees on the proposed property for aesthetic reason which is restricting the required 160 parking spaces per the Code.

**(PLANNING COMMISSIONER JAMES ANDERSON
ARRIVED FOR MEETING 5:39 PM)**

Discussion ensued with Dan Smith, Vice-President of Information Services, stated that approximately 50-60 employees would be at this location and that banking had moved towards electronic with a large reduction to face-to-face transactions. Mr. Smith further stated that this would be an approximately \$5,000,000 investment.

Mr. Shuman stated that it appears there were several requests from the Town's Public Service Department and requested an update. Matt Bolick, Director of Public Services & Construction, stated that the Town was working with the engineer and felt that a solution could be obtained. Mr. Austin questioned whether there were any plans to combine the lots. Mr. Smith stated that was not the Bank's intention to combine the lots at this time.

On motion of Mr. Humphreys, seconded by Dr. White, Planning Commission members recommended the approval of the parking variance to accommodate 108 spaces.

The roll call vote was as follows:

Mr. Anderson	Aye
Dr. White	Aye
Mr. Shuman	Aye
Mr. Wilson	Aye
Mr. Humphreys	Aye
Mr. Austin	Abstain (Shareholder in First Bank & Trust)

On motion of Mr. Shuman, seconded by Mr. Anderson, Planning Commission members approved the Certificate of Appropriateness subject to the requirements set forth in a memo dated February 14, 2018 by the Public Services & Construction department.

The roll call vote was as follows:

Mr. Anderson	Aye
Dr. White	Aye
Mr. Shuman	Aye
Mr. Wilson	Aye
Mr. Humphreys	Aye
Mr. Austin	Abstain (Shareholder in First Bank & Trust)

3. **Marathon Realty Corp., Owner, Parcel No. 021-1-5B, Zone B-2, *Linda Cox, Eastman Credit Union, and Luther D. Caw, AIA, CAW Rash West Architects, Representatives***

Representative(s) were not present.

On motion of Dr. White, seconded by Mr. Shuman, Planning Commission members recommended that this matter be tabled until the next regular meeting.

The roll call vote was as follows:

Mr. Anderson	Aye
Dr. White	Aye
Mr. Shuman	Aye
Mr. Wilson	Aye
Mr. Humphreys	Aye
Mr. Austin	Aye

E. OLD BUSINESS/MATTERS NOT ON THE AGENDA

1. Discussion of proposed changes to Planning Commission Ordinance

Deb Icenhour, Town Attorney stated that a proposal for changing the current ordinance regarding the inclusion of the town manager and town council member. Discussion ensued with the consensus being that either the town manager or the town council member remain *ex officio* on the Commission to inform the Town Council of decisions.

Mr. Humphreys welcomed James Anderson as a member of the Commission.

Mr. Humphreys read an email from Town Manager Greg Kelly regarding an inquiry from Nan Harman concerning access to her property.

Nan Harman addressed the Commission stating that she was concerned about the entrance to her property and discovered through research at the Courthouse that parcel #9 closed on January 28th. Ms. Harman further stated that she understood that a Hampton Inn was building on the biggest parcel outside the development and would include 3-4 stories.

At this time, Chairman Austin inquired if anyone had questions or matters of discussion.

- **Lewis Hagy, 454 Green Springs Road**
Mr. Hagy questioned the Commission regarding plans to purchase additional property on Green Springs Road. Mr. Austin advised that the Planning Commission were not involved. Mr. Humphreys advised him that he would provide him with contact information for Marathon Realty.
- **Nan Harman, 498 Green Springs Road**
Ms. Harman advised the Commission that she received a notice postmarked Wednesday and picked up on Friday concerning this meeting. Ms. Harman felt that this was not adequate notice. Ms. Harmon also addressed her concern regarding the traffic study and the proposed round-about.

Mr. Austin stated that he echoed Ms. Harman's comments about getting the information out in a timely fashion and would request that the Commission receive the information one week in advance.
- **Stephen Jett, 333 Court Street**
Mr. Jett stated that he was interested to hear the comments regarding voting/non-voting members of the Planning Commission
- **Joe LeVine, 340 – 250 Green Springs Road**
Mr. LeVine stated that he was interested in the proposed changes to the Ordinance and supported getting the agenda in advance.

On motion of Mr. Shuman, seconded by Mr. Humphreys, recommended the meeting be adjourned with not further business to address.

The roll call vote was as follows:

Mr. Anderson	Aye
Dr. White	Aye
Mr. Shuman	Aye
Mr. Wilson	Aye
Mr. Humphreys	Aye
Mr. Austin	Aye

Chairman Austin declared the meeting adjourned.



Wayne Austin, Chair



Secretary