

TOWN OF ABINGDON
PLANNING COMMISSION
Regular MEETING
January 23, 2017 – 5:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, January 23, 2017, at 5:30 p.m. The meeting was held in the Town Municipal Building, Arthur Campbell Room.

Mr. Wayne Austin, Chairman, called the meeting to order. Mr. Sean Taylor called the roll.

(1) ROLL CALL

Members Present: Mr. Wayne Austin, Chairman
Mr. Gregory W. Kelly, Secretary
Ms. Maggie Costello
Mrs. Jan Reeves
Councilperson Rick Humphreys
Mr. Kenneth Shuman, Vice-Chairman

Comprising a quorum of the Commission

Members Absent: Chris Burcher -(Resigned from Planning Commission)

Administrative Staff: Mr. John Dew, Director of Public Services
Mr. Sean Taylor, Interim Director of Planning
Deborah Icenhour, Town Attorney
Cecile Rosenbaum, Asst. Town Manager

Visitors: Mr. Ben Able
Jack Barrow
David Creekmore
Damien Mathews (Bristol Herald Courier)

(2) Approval of minutes: Regular meeting, Dec. 27, 2017.

After discussion, under item #3 "Approving" does not need to be capitalized. Mr. Shuman moved to accept the minutes, as amended. Second by Councilperson Humphreys;

Mr. Kenneth Shuman, Vice-Chairman - Aye
Ms. Maggie Costello - Aye
Mrs. Jan Reeves - Aye
Councilperson Rick Humphreys - Aye
Greg Kelly, Town Manager - Aye
Mr. Austin - abstained (absent from the Dec. 27th, meeting.)

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(3) **Proposed Rezoning; Glenrochie Country Club Inc., owners; 200 Country Club Drive. Abingdon, VA 24210, application to rezone a portion of property , namely Tax Map No. 105-A-46A, consisting of approximately .600 acres or 26,136 square feet more or less from AFOS, Agricultural, Forestal and Open Space District to R-1 Residential District.**

After calling the public hearing to order Mr. Austin asked Sean Taylor, Interim Director of Planning to present the proposed rezoning to the members of the Planning Commission. after discussion Councilperson Humphreys asked Mr. Taylor to state that the traffic impact analysis was not necessary for this parcel due to the minimal impact of rezoning a property to R-1. Ben Able representative for Glenrochie Country Club stated they would like to have the section of the country club property rezoned as quickly as possible in order to apply for subdividing the rezoned part. Mr. Able further stated that the piece of property would look over hole numbers 12 and 13 and would make a wonderful lot for a home. Mr. Austin, asked if there was any additional lots that are close by that you feel like in the near future, you would be asking to do the same thing with? Mr. Able replied this would be the only thing they would be asking for. There are no plans at this time for any additional property to be requested re-zoned. Mr. Austin asked if this was going to be put up for sale to the general public for residential purposes. Mr. Able stated that an individual has shown interest in purchasing the proposed lot if rezoned and subdivided. David Creekmore (resident at 833 Glenview Dr.) stated that has a few concerns. Mr Creekmore is concerned with the location and the grade of the lot due to history with drainage issues at his property immediately below the proposed area to be rezoned. He further stated that there is no doubt if there is any development on the grass land above his residence it would create future drainage issues. Mr. Creekmore also stated that he feels that the creation of a new lot adjacent to the Foxpointe subdivision would not conform to the restricted covenants in place for adjacent property owners. Ms. Costello asked planning staff if the Foxpointe development originally had a master plan? Mr. Taylor stated that he did not know at this time. Mr. Able answered, there was a master plan for Foxpointe and that the proposed area for rezoning was not originally part of that master plan.

Mr. Austin has requested to have some of the Town Staff to go out and evaluate the property and report back to the Planning Commission, in order for the Planning Commission to make a more informed decision. Ms. Costello stated she would like to see the original plans for the development.

Mr. Austin declared that the public hearing has been recessed until the next meeting. Having done that, he is seeking a motion to reconvene the public hearing at the next regular meeting. Mrs. Costello made a motion to recess the public hearing. Second by Jan Reeves;

Mr. Kenneth Shuman, Vice-Chairman - Aye
 Ms. Maggie Costello - Aye
 Mrs. Jan Reeves - Aye
 Councilperson Rick Humphreys - Aye
 Greg Kelly, Town Manager - Aye
 Mr. Austin - Aye

Mr. Kelly asked if they were to find the original plans for that subdivision. There would

be storm water calculations for the subdivision. This would be something we could look at and determine if Ben could provide the plans for the house, to see if the existing storm water detention is adequate? John Dew(Director of Public Works) replied that yes, that would help.

(4) Certificate of Appropriateness: JMS Rentals, LLC., owner; 14139 Hawks Meadow, Abingdon VA 24210; Jack Barrow, North Fork Venture Inc. DBA 128 Pecan, representative; Application for Certificate of Appropriateness for Exterior Change, located at 128 Pecan St. 013-1-120AA.

Mr. Barrow owner of 128 pecan presented plans to enclose the current front porch area of the restaurant. Mr. Barrow further stated that due to an increase in business he is in need of an indoor waiting area. Plans presented to the board showed the porch being enclosed in glass windows and a new handicap accessible ramp being constructed to the entrance. After further discussion Councilperson Humphreys made a motion to approve the plan as presented, second by Mr. Kelly;

- Mr. Kenneth Shuman, Vice-Chairman - Aye
- Ms. Maggie Costello - Aye
- Mrs. Jan Reeves - Aye
- Councilperson Rick Humphreys - Aye
- Greg Kelly, Town Manager - Aye
- Mr. Austin - Aye

(5) Public Comment: No Comments

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(6) Updates from Commissioners – (formerly known as “SWOT” analysis)

Mr. Rick Humphreys: Feb 26th, there is a land use program in Bristol Va. This would be an excellent opportunity for anyone on the board. The meeting will be held at the Bristol Virginia City Hall.

Mr. Dew presented that the Washington County Service Authority is in the process of working on replacing the two existing water tanks on Taylors Hill with one tank. They have the option of two different types of tanks. A glass lined steel tank and a concrete tank The steel tank is limited in the colors that are offered. The existing tanks are about 25 to 30 feet tall, and the new one would be 45 feet tall. Commission members asked if a member of the service authority would come and answer questions about the proposed tank for the Planning Commission. Mr. Dew stated he would take the concerns of the commission and present them to the Service Authority.

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(7) Councilperson Humphreys made a motion to adjourn, Second by Ms. Costello;

Mr. Kenneth Shuman, Vice-Chairman - Aye
Ms. Maggie Costello - Aye
Mrs. Jan Reeves - Aye
Councilperson Rick Humphreys - Aye
Greg Kelly, Town Manager - Aye
Mr. Austin - Aye

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(8) Next regularly scheduled meeting will be February 27, 2017 at 5:30pm In the Arthur Campbell Room – 1st Floor

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Mr. Greg Kelly, Secretary



Wayne Austin, Chairman