

**TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, APRIL 23, 2018 – 5:30 PM
ARTHUR CAMPBELL MEETING ROOM – MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, April 23, 2018 at 5:30 pm in the Arthur Campbell Meeting Room.

- A. Chairman Wayne Austin called the meeting to Order.**
- B. Roll Call – Jason Boswell, Interim Director of Planning**

Members Present:

Mr. James Anderson
Mr. Scott Wilson
Mr. Kenny Shuman
Mr. Wayne Austin, Chairman
Mr. Rick Humphreys
Mr. Greg Kelly

Comprising a quorum of the Commission

Members Absent:

Dr. Ramsey White

Administrative Staff:

Mr. Tony Sullivan – Interim Town Manager/Chief of Police
Mr. Jason Boswell – Interim Director of Planning

C. APPROVAL OF MINUTES

Approval of Minutes: Regular Meeting, April 23, 2018

On motion of Mr. Shuman, seconded by Mr. Wilson the minutes of March 26, 2018 were accepted as presented.

The roll call vote was as follows:

Mr. Anderson	Aye
Mr. Wilson	Aye
Mr. Shuman	Aye
Mr. Austin	Aye
Mr. Humphreys	Aye
Mr. Kelly	Aye

D. CERTIFICATE(S) OF APPROPRIATENESS

- 1. Certificate of Appropriateness; Request for COA - Marathon Realty Corp, Owner, Parcel No. 021-1-5B, Zone B-2. *Linda Cox, Eastman Credit Union, and Luther D. Cain, AIA, CAW Rash West Architects, Representative***

Representatives for Eastman Credit Union were Luther Cain, Debra Bridwell, Kristie Helms and Linda Cox. ECU requests that their branded design remain the same for marketing purposes. Mr. Humphreys asked if the Valley Street location was an ECU branded design and Ms. Cox stated that the Valley Street property was in the Historic District and could not be branded and that ECU is leasing the current Valley Street property and that they use their branding only on properties that they own outright.

Mr. Humphreys asked if the deed had specified any restrictions on the design. Ms. Cox told the board that they were not aware of any restrictions because they have not closed on the property pending on the outcome of today's Planning Commission meeting approval. ECU will not close on the property until after the grading is completed.

Mr. Humphreys explained that Steven Spangler should have met with incoming property owners to explain design guidelines. ECU checked the minutes and could not find any reference to specific guidelines.

ECU brought various samples of brick and stone both from the Food City design and from there proposed materials for usage on the project. Food City is using a synthetic stone, Pagosa Springs and ECU will be using a natural stone, TN Crab Apple Orchard stone.

Mr. Wilson asked about what type of roofing materials would be used. Mr. Cain informed the board that the roof would be a high profile architectural shingles dark in color.

Ms. Cox told the board that the reason they wanted this design was that they have plans to open up another branch in Abingdon.

ECU design is a heavy timber and masonry with a western lodge design per Mr. Cain.

Mr. Kelly made the comment that Food City came up with the brick and stone color

scheme to match their corporate headquarters design and that the ECU color will blend adequately with the existing design and usage of materials. It will have an aesthetic blending of color(s).

Mr. Shuman agreed with Mr. Kelly that the color of the ECU brick and stones will be Complementary to the Food City design.

Mr. Humphreys ask Mr. Boswell to find and read the Overlay District Guideline to the board. Mr. Shuman stated that the board had two other building in the Overlay District, Wendy's and Captain D's that were allowed to use their branded design. Mr. Wilson said that the take away from the guideline is that the board needs to adhere to the Reflection of Traditional Architecture.

Mr. Humphreys said that Food City is using a federal design whereas ECU is using architectural style by their own admission.

On motion of Mr. Shuman, Seconded by Mr. Anderson, Planning Commission members recommended that the proposed ECU branded design remain the same with no structural or design changes.

The roll call vote was as follows:

Mr. Anderson	Aye
Mr. Wilson	Abstain
Mr. Humphreys	Nay
Mr. Shuman	Aye
Mr. Austin	Abstain
Mr. Kelly	Aye

E. PUBLIC COMMENTS

F. UPDATES FROM STAFF AND PLANNING COMMISSION MEMBERS

1. Mr. Shuman brought up the issue of the trees on the property of Ms. Ann Hutton. Stating that this is why we have ordinances in place to make sure that all residents abide by them. Mr. Wilson said that he was concerned about the hand railing being a safety issue. Mr. Kelly brought up the point that the Town has had past issues with Ms. Hutton as to who actually owns the sidewalk in front of the property. There has been damage to the sidewalks from the trees. Mr. Sullivan will be the one to push to have the trees cleaned up. Mr. Austin suggested to Mr. Kelly to take a person-to-person approach with Ms. Hutton to see what her intentions are and when she expects to have the trees removed and the yard cleaned up. Then if no action is taken on her part to use a more aggressive approach to enforce the ordinances. Ms. Hutton property issues

need to be addressed. Mr. Wilson suggested getting a survey done to determine if the sidewalk is private or publically owned property. Mr. Kelly advised the commission that the last time they tried to survey a Hutton property that it got down to whether to measure from the Beginning of the pin, the center of the pin or the far end of the pin. Mr. Humphreys suggested blocking off the sidewalk for safety reasons. This would have residents crossing Valley Street, which could also be unsafe. Mr. Shuman suggested placing a big sign to let residents know that the railing is dangerous, not to lean against it.

2. Mr. Austin would like to have terms enforced as to the Krogers gas tankers coming into town at times not specified in the original agreement with the Town Council. The Planning Commission granted access for the tanker at specific time and Kroger appealed their decision in front of the Town Council. The Council then modified the times in which the tankers could deliver fuel to the Kroger gas facility. Mr. Kelly suggested that Mr. Boswell bring in the before and after modification for the tanker deliveries to show the modifications made by the Town Council. The Abingdon Town Attorney has written 2 or 3 letters to Kroger's about the issue with no change. Mr. Shuman said that there is a public safety issue with the way that the parking lot is set up on the Kroger's and adjoining lot for Shoney's Restaurant. Parking should be laid out parallel not perpendicular for safety reasons. Kroger's is still not honoring the Special Use Permit that was issued. The Code Compliance department should be able to handle this issue. Mr. Austin suggested that a letter be written to Kroger's requesting that they send us a copy of the days, hours and times of deliveries for the past 90 days. Could it be that Kroger's system sends out an automatic delivery order when their gas tanks need filling? Commission suggested that this be placed on the next Planning Commission meeting agenda.

In closing, Mr. Humphreys stated that all members of the Town Council and the Planning Commission should all be Certified Planning Commissioners.

Mr. Shuman complemented Mr. Kelly on all of his years of service, council, his friendship and all that he has done for the town and the planning commission.

G. ADJOURN

On motion of Mr. Kelly, Seconded by Mr. Shuman, recommended the meeting be adjourned with no further business to address.

The roll call vote was as follows:

Mr. Anderson	Aye
Mr. Wilson	Aye
Mr. Humphreys	Aye
Mr. Shuman	Aye
Mr. Austin	Aye
Mr. Kelly	Aye

Adjourn Time: 6:30 P.M.


Wayne Austin, Chairman


Greg Kelly, Secretary

Next regularly scheduled meeting will be May 28, 2018 at 5:30 pm in the Arthur Campbell Room, 1st floor of the Town Municipal Building.