

**TOWN OF ABINGDON  
PLANNING COMMISSION  
MONDAY, AUGUST 27, 2018 – 5:30 PM  
ARTHUR CAMPBELL MEETING ROOM – MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, August 27, 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:**

Dr. Ramsey White (arrived at 5:33)  
Mr. Wayne Austin  
Mr. Kenny Shuman  
Mr. James Anderson  
Mr. Al Bradley  
Mr. Tony Sullivan

**Comprising a quorum of the Commission**

**Members Absent:**

Mr. Scott Wilson

**Administrative Staff Present:**

Mr. Tony Sullivan – Interim Town Manager  
Mr. Jason Boswell – Interim Director of Planning  
Mr. Tyler Vencill - Town Engineer  
Mrs. Janice Dornon – Administrative Assistant

**C. APPROVAL OF MINUTES**

Approval of Minutes: Regular Meeting, August 27, 2018

**On motion of Mr. Shuman, seconded by Mr. Sullivan the minutes of July 23, 2018 were accepted as presented.**

**The roll call vote was as follows:**

<b>Mr. Anderson</b>	<b>Aye</b>
<b>Mr. Shuman</b>	<b>Aye</b>
<b>Mr. Austin</b>	<b>Aye</b>
<b>Dr. White</b>	<b>Aye</b>
<b>Mr. Bradley</b>	<b>Aye</b>
<b>Mr. Sullivan</b>	<b>Aye</b>

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

- 1. Application for Certificate of Appropriateness; Holiday Inn Express & Suites, Falcon Hospitality, 625 Lorretto Dr. Wytheville, VA 24382; Owner. Matthew Bundy, Bundy Architecture and Engineering, Inc.; Representative.** Construction of a New Holiday Inn & Suites with parking, to be located at the Meadows.

Mr. Matthew Bundy represented Bundy Architecture and Engineering, Inc.

The Holiday Inn Express & Suites will have 83 rooms. The building will be invisible from Cummings Street and will be across from the Food City parking lot on a level lot. The building will face north away from interstate. Materials will be grey hardie board and the bottom will be a rougher material. These materials are required brand standards of Holiday Inn. Materials used should be similar to the façade work recommended by the board to Eastman Credit Union and Food City. The design should tie into the style already recommended to the other business wishing to locate in the development. Mr. Austin recommended that a letter be sent inviting the developer to attend the next Planning Commission meeting so that the consistency in architectural design may be discussed and determined. Mr. Bundy stated that grading is still in process at this time, so timing is not an issue. Mr. Bundy asked that the rendering of the Food City be sent to his office for review so that he can see what the board deems appropriate for the design.

**On motion of Dr. White, Seconded by Mr. Bradley, Planning Commission members recommended that the developer be present at the next Planning Commission meeting to discuss the design material, architectural features for the Holiday Inn Express & Suites. Discuss the uniform design per the agreement with Food City. This COA was tabled until the next Planning Commission meeting, September 24, 2018.**

**The roll call vote was as follows:**

<b>Dr. White</b>	<b>Aye</b>
<b>Mr. Austin</b>	<b>Aye</b>
<b>Mr. Shuman</b>	<b>Aye</b>
<b>Mr. Anderson</b>	<b>Aye</b>

**Mr. Bradley**  
**Mr. Sullivan**

**Aye**  
**Aye**

The COA was tabled until the next Planning Commission meeting on September 24, 2018 so that the developer can be present for discussion on materials for the façade.

The motion to table this matter until the next meeting was unanimously approved.

- 2. Application for Certificate of Appropriateness; McDonald’s USA, LLC, 4601 Six Forks Rd. Suite 200, Raleigh. NC 27609; Owner. John Connelly, Britt, Peters & Associates, Inc., 101 Falls Park Drive, Suite 601, Greenville, SC 29601; Representative. Remodel of existing McDonald’s restaurant to include updated building façade, new décor, new front counter and rework of existing restrooms for ADA compliance with new finishes. Located at 1105 Old Berry Drive, Abingdon, VA 24210. Currently Zoned B-2, (Tax Map No. 104C2-12-4).**

John Connell, Greenville SC, represented McDonald’s USA, LLC.

First phase of renovation work has been completed on the drive thru to correct equipment to ADA specifications. Second phase will be for the new modern design to include stucco walls, painting outside walls to make doors visible, interior dining room décor update, bathrooms (to ADA specifications), and added work for the drive thru to include digital menu boards. The request is similar to the Wendy’s at exit 17 renovation. The new sign permit is in the process for approval. They do not plan to replace the freestanding sign.

**On motion of Mr. Sullivan, Seconded by Mr. Anderson, Planning Commission members recommended that the COA be approved as presented.**

**The roll call vote was as follows:**

<b>Dr. White</b>	<b>Aye</b>
<b>Mr. Austin</b>	<b>Aye</b>
<b>Mr. Shuman</b>	<b>Aye</b>
<b>Mr. Anderson</b>	<b>Aye</b>
<b>Mr. Bradley</b>	<b>Aye</b>
<b>Mr. Sullivan</b>	<b>Aye</b>

**COA was unanimously approved.**

- 3. Application for Certificate of Appropriateness; Multi-Use Sports Complex, East of Green Spring Road, P.O. Box 789, Abingdon, VA 24212; Owner. Matt Bolick;**

**Town of Abingdon; Representative.** Requesting approval of final architectural design of proposed structures. These structures were previously presented to the Planning Commission for preliminary review & comment at the June 25, 2018 meeting.

Tyler Vencill represented the Town of Abingdon standing in for Matt Bolick.

Developer presented the preliminary design for the Sports Complex at the June 25<sup>th</sup> Planning Commission meeting. Soccer field will have a little less than 200 parking spaces. Baseball and other soccer field will have 200 parking spaces in the southwest corner. One building will house the batting cage; building J will be two stories with the concession stand and bathrooms, and Building I will be a one-store concession stand and bathrooms. Board asked if we needed this many parking spaces, Mr. Vencill responded that the developer deals with this type of complex on a regular basis and that this is the standard. The parking can also be used for the playgrounds and the creeper trail.

The town would prefer to have an all brick building but it will depend on the actual cost. The town will work with the developer. An option would be to brick the larger building and put siding on the smaller. The town would prefer grey color for the siding and a green standing seam metal roof. Town would prefer that the board approve both option A and Option B as presented. The Planning Commission would like to see all brick on the façade if budget allows. Board would also like to hold all developers to the same standards. The developer, which is the Town of Abingdon, will have discretion as to what materials the budget will allow as the final plans are approved.

**On motion of Mr. Shuman, Seconded by Mr. White, Planning Commission members recommended that the COA be approved as presented.**

**The roll call vote was as follows:**

<b>Dr. White</b>	<b>Aye</b>
<b>Mr. Austin</b>	<b>Aye</b>
<b>Mr. Shuman</b>	<b>Aye</b>
<b>Mr. Anderson</b>	<b>Aye</b>
<b>Mr. Bradley</b>	<b>Aye</b>
<b>Mr. Sullivan</b>	<b>Aye</b>

**COA was unanimously approved.**

## **E. DISCUSSION TOPIC:**

### **1. Comprehensive Plan Review – Update**

1. RFP was sent out on August 15, 2018 for update of the comprehensive plan. RFP was distributed on the town's website and state websites reaching about 2100 firms. All proposals will be due by September 30, 2018.

2. Kroger Mid-Atlantic Division: A letter from town legal counsel was distributed to the commission members for the August 27, 2018 Planning Commission meeting. The board decided to postpone discussion of the letter and its contents until the next Planning Commission meeting, September 24, 2018. The board would like the town attorney, Cameron Bell, to be present at that next meeting to discuss the letter written by attorney Cameron Bell on behalf of the Town of Abingdon.

**On motion of Mr. Sullivan, Seconded by Mr. Bradley, Planning Commission members to table this matter until the September 24, 2018 meeting.**

**The roll call vote was as follows:**

<b>Dr. White</b>	<b>Aye</b>
<b>Mr. Austin</b>	<b>Aye</b>
<b>Mr. Shuman</b>	<b>Aye</b>
<b>Mr. Anderson</b>	<b>Aye</b>
<b>Mr. Bradley</b>	<b>Aye</b>
<b>Mr. Sullivan</b>	<b>Aye</b>

The motion to table this matter until the next meeting, September 24, 20018, was unanimously approved.

## **F. PUBLIC COMMENTS**

1. Warren Harris – 274 Bradley Street, Abingdon, VA.

Mr. Harris said he is in support of the sports complex. Wants to know if the complex design has been finalized. Board clarified that the final approvals have not been made; there are several components that still need to be considered and confirmed. He would like to have air pollution and noise pollution testing completed due to the fields being close to the interstate. Have trees or wall for noise barrier from the interstate.

2. Katie Green – 247 Campbell Street, Abingdon, VA

She would like to discuss a serious issue that involves the health and welfare of all of her neighbors. She has been a neighbor to VHCC for 20 years. She said that she believes that VHCC is secretly planning to build an Apex cell phone tower. They have elderly neighbors. They would be doing this for \$2,000.00 a month. There is no need for a new tower; they would be killing her and her neighbors with radiation from the tower being in such close proximity. The college was secretly planning hoping no one would find out until it was too late. They are spraying round up from the College to Campbell Street. Currently there are trees that separate her property and the college. The college would be

cutting down the trees in order to construct a new tower. Removing the trees is not part of the comprehensive plan. She stated that the current leadership at the college have no concerns for anyone but themselves. The college is spiraling down; we need to intervene about the tower and hopefully save the college.

3. Robert Smith – 247 Campbell Street, Abingdon, VA

Spoke on the proposed tower at Stone Mountain Technology Park. VHCC is not planning on upgrading the current Apex cell tower but plan on building a new tower. This would destroy the park like look of the area. The VHCC Education Foundation Incorporated works closely with VHCC. Two of VHCC vice-presidents are involved with the corporation that plan to build the tower, one works with the corporation and one is on the Board of Directors for the corporation. He said they told the Town of the Abingdon that they were only going to update the tower. VHCC bought land to build a new tower not update the old tower. A new tower would create radiation within 120 feet of his property. He thinks that the college is conspiring with the corporation, but that they discovered their secret plan.

4. Dr. James Moore – 133 College Street, Abingdon, VA

He asked if the public comment section on the agenda could be moved to before voting by board on agenda items. Board should take public comments before voting. Is the sports complex layout permanent? Air pollution is a concern. Dr. Moore asked for cost of renderings & plans and what this is costing the taxpayers. Mr. Moore reminded the board that two tractor-trailers have wrecked in this area of the interstate. He is concerned about the proximity to the interstate.

Mr. Austin address the fact that the Planning Commission has no knowledge of the finances for the Sports Complex. Planning Commission approves buildings not finances.

5. Rick Humphreys – 107 Park Street, Abingdon, VA

Mr. Shuman dutifully reminded everyone to set a hallmark as to what the Holiday Inn should look like. Mr. Humphreys stated that Larger sports complex building should be brick. If using flat board on the smaller buildings it would need more maintenance. Mr. Humphreys asked what would be the difference in cost to have an all brick façade as opposed to a siding façade. VDOT should have completed air study, air quality testing and noise pollution projections. Can we put in trees as a barrier? We all want the children to be safe and healthy while utilizing the sports complex.

6. Joe Levine – 340 Green Springs Road, Abingdon, VA

Mr. Levine asked if the design for the sports complex had been finalized. Mr. Austin responded with no as you can see we still have several components to be approved before finalization. Mr. Levine suggested that a public hearing be held with the developer so that the public could have an input in the decision-making. He suggested grass pavers, like at the Farmer's Market. He said that VDOT does a general area wide testing for air and noise pollution. He suggest having an air emissions test due to the fields being lower than the interstate. During the Exit 17 construction, ask VDOT to put in a sound barrier.

**7. Zach Tritt – Travel Ball Organization**

Brings in teams from Greenville to Tazewell to Abingdon for Travel ball, 5 days a week. Happy to see the cloverleaf field design. He suggested that two fields have grass for little league. To draw softball more than two fields are needed. Put in Astro turf for twelve years of longevity, no mowing, save on gas, and maintenance. Pigeon Forge has all turf fields. 350 people not coming to Abingdon due to weather related problems with the fields. The noise factor is not a deterrent for other fields the organization visits.

Mr. Anderson said that Astro turf collects water and with natural grass, the water will dry.

**8. James Drayton**

Layout of fields has soccer fields to close to the Creeper Trail. Will have soccer balls on the trail all the time. Need to spread out soccer fields. Alternate field is a practice field.

**9. Nan Harman**

If there are four baseball diamonds and two regulations soccer fields will that be sufficient to draw travel ball teams to the sports complex. She would like to know what the requirements are for travel ball. Will two regulation soccer fields be enough for travel ball? How much revenue will this project generate for the town?

**G. UPDATES FROM STAFF AND PLANNING COMMISSION MEMBERS**

Planning Commission made it clear that they did not approve what type of grass will be used at the sports complex. Developer will determine what type of grass or barrier to be used. Material for sports complex to be decided by town, the developer. Mr. Sullivan stated that once we move forward and this is finalized, the Rec. Commission will decide on field shape, type and turf material.

Mr. Austin would like to follow up on a comment made by Dr. Moore. Is it wise to move the public comments portion to after the approval of minutes? Public comments depends on COA or a public hearing. Mr. Austin asked Mr. Boswell to move the Public Comments section to below the approval of minute for the next Planning Commission meeting.

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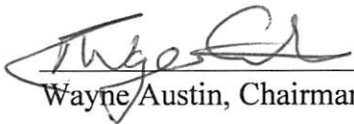
**H. ADJOURN**

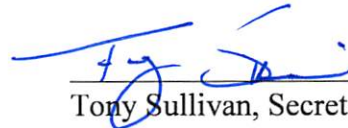
**On motion of Mr. Shuman, Seconded by Mr. Anderson, recommended the meeting be adjourned with no further business to address.**

**The roll call vote was as follows:**

<b>Dr. White</b>	<b>Aye</b>
<b>Mr. Austin</b>	<b>Aye</b>
<b>Mr. Shuman</b>	<b>Aye</b>
<b>Mr. Wilson</b>	<b>Aye</b>
<b>Mr. Anderson</b>	<b>Aye</b>
<b>Mr. Sullivan</b>	<b>Aye</b>

**Adjourn Time: 6:35 P.M.**

  
Wayne Austin, Chairman

  
Tony Sullivan, Secretary

**Next regularly scheduled meeting will be September 24, 2018 at 5:30 pm in the Arthur Campbell Room, 1<sup>st</sup> floor of the Town Municipal Building.**