



**TOWN OF ABINGDON, VIRGINIA
PLANNING COMMISSION MEETING
MONDAY, JANUARY 28, 2019 – 5:30 P.M.
ARTHUR CAMPBELL MEETING ROOM
MUNICIPAL BUILDING**

Welcome to the Town of Abingdon, Virginia Planning Commission Regular Meeting. We appreciate your interest and we encourage public participation in our meeting. Your comments are important to our decision making process. Please note that there will be opportunities during the meeting for you to address the Commission members. The first opportunity will come if there is a public hearing on the agenda, when the Chairman declares the hearing open for comment. The second opportunity to address the Commission will come near the end of the agenda when the Chairman will inquire if anyone wishes to address the members of the Commission. Anyone addressing the Commission will approach the podium; give your first and last name and your complete physical address. Comments must be limited to three minutes.

A. WELCOME – *Wayne Austin, Chair*

B. ROLL CALL – *Jason Boswell, Interim Director of Planning*

C. APPROVAL OF MINUTES

- November 26, 2018

D. PUBLIC COMMENTS

E. CERTIFICATE OF APPROPRIATENESS

- 1. Application for Certificate of Appropriateness; Colonial Square AVA LLC, 207 San Juan Drive, Ponte Beach, FL 32082; Owner. L.K. Addison, L.C.; Representative. COA to subdivide property into two parcels, 1) containing 4.523 acres, 2) containing 3.205 acres. Proposing to demolish the western unit on parcel one and reconfigure the parking area on the northwest area of parcel two. A variance is being requested for sidewalk along Village Boulevard between shopping center entrances. **Located at 845 Village Blvd, Abingdon, VA 24210. Tax Map No. (017-17-9).****

F. DISCUSSION

Comprehensive Plan Kickoff Discussion

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA

H. ANNOUNCEMENTS

I. ADJOURNMENT

**TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, NOVEMBER 26, 2018 – 5:30 PM
ARTHUR CAMPBELL MEETING ROOM – MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, November 26, 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
Dr. H. Ramsey White, Jr.
Mr. Al Bradley
Mr. Kenneth Vittum
Mr. Kenny Shuman
Mr. Wayne Austin

Comprising a quorum of the Commission

Members Absent: None

Administrative Staff Present:

Mr. Jason Boswell – Interim Director of Planning

C. APPROVAL OF MINUTES

Approval of Minutes: Regular Meeting, November 26, 2018

On motion of Mr. Bradley seconded by Mr. Shuman the minutes of October 22, 2018 were approved as presented.

The roll call vote was as follows:

Mr. Anderson	Aye
Mr. Wilson	Aye
Mr. H. Ramsey White, Jr.	Aye (abstained not at 10-22-18 meeting)

Mr. Bradley	Aye
Mr. Vittum	Aye
Mr. Shuman	Abstained
Mr. Austin	Aye

Minutes for October 22, 2018 were approved as presented.

D. PUBLIC COMMENTS - NONE

E. DISCUSSION TOPIC:

1. Comprehensive Plan – Update – Jason Boswell

Negotiations with EPR are to go before the Town Council at the December 5, 2018 meeting. What would the Planning Commission like to see in the updated Comprehensive Plan? Staff has an idea of the direction in which the update should be headed. The Transportations aspects need an update. There is \$60,000.00 budgeted for the Comprehensive Plan Update. There should be at least one public impute session per quarter. Every five years the comp plan needs to be updated.

EPR was chosen because they presented the plans for a realistic revision, one that the town could easily implement.

2. Create a Comprehensive Plan Steering Committee

Mr. Boswell and the Public Works would like to put together a Comprehensive Plan Steering Committee. They would like to have at least two Planning Commission members on this steering committee, Mr. Shuman and Mr. Bradley committed to being on this committee. Mr. Shuman suggested that they needed a representative from the EDA, (Economic Development Authority), on the steering committee. They would like to see Tonya Triplett and Jayne Duehring.

F. UPDATES FROM STAFF AND PLANNING COMMISSION MEMBERS

The December 24, 2018 meeting date was discussed and it was decided to leave it as scheduled. If a special called meeting is needed it can be scheduled by staff.

G. 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:

Mr. Anderson	Aye
Mr. Wilson	Aye
Dr. White	Aye
Mr. Bradley	Aye
Mr. Vittum	Aye
Mr. Shuman	Aye
Mr. Austin	Aye

Adjourn Time: 5:47 P.M.

Wayne Austin, Chairman

Kenneth Vittum, Secretary

Next regularly scheduled meeting will be December 24, 2018 at 5:30 pm in the Arthur Campbell Room, 1st floor of the Town Municipal Building.

Abingdon, Virginia



IMPORTANT NOTE:

The complete application along with \$50.00 administrative fee must be filed with the Town of Abingdon's Office of Planning & Zoning no later than the Second Tuesday of the month to be heard at that month's Planning Commission meeting. Applications received after the Second Tuesday of the month will be heard at the following month's meeting. If an application is not **complete**, it will not be included on the meeting agenda. To avoid delays, it is recommended that applicants meet with staff **before the deadline** to review the COA application.

APPLICATION FOR ENTRANCE CORRIDOR, CERTIFICATE OF APPROPRIATENESS Town of Abingdon, Virginia

Town of Abingdon Planning Commission
133 East Main Street • Abingdon, VA 24212
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property	807,815,837,845 VILLAGE BLVD.ABINGDON	Zoning District	B-2
Business Name	COLONIAL SQUARE AVA, LLC	Tax Map No:	017-17-9

Applicant/Property Owner Name (PRINT)	COLONIAL SQUARE AVA LLC	Representative Agent(s) Name	L.K. ADDISON, L.S.
Signature		Firm	ADDISON SURVEYORS
Mailing Address	207 SAN JUAN DRIVE	Mailing Address	432 EAST MAIN STREET
City	PONTE BEACH	City	ABINGDON
State/Zip	FL 32082	State/Zip	VA 24210
Phone/Fax Number:		Phone/Fax Number:	276-676-3001
Email:	cbwfla@gmail.com	Email:	robin@addisonsurveyors.com

(Check the Appropriate Boxes - Check all that Apply)

<input checked="" type="checkbox"/>	Exterior Change	<input type="checkbox"/>	Addition	<input type="checkbox"/>	Relocation
<input type="checkbox"/>	Wall/Fence	<input type="checkbox"/>	Deck/Porch	<input checked="" type="checkbox"/>	Demolition
<input checked="" type="checkbox"/>	Driveway/Parking Area	<input type="checkbox"/>	New Structure/Building	<input checked="" type="checkbox"/>	Grounds/Landscaping
<input type="checkbox"/>	Dumpster/HVAC Screen, etc.	<input checked="" type="checkbox"/>	Other <u>2LOT DIV</u>	<input type="checkbox"/>	Other _____

The above named person(s)/firm has permission to represent me regarding this request for site plan and architectural review. I understand that I or my representative agent(s) must be present at the Planning Commission Meeting on the date assigned by staff, typically the 4th Monday of the month, to present my proposal and that failure to attend may result in the denial of my proposal by the Commission due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Planning Commission for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Planning Commission the right to enter onto my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness. I further authorize Town staff to notify any adjoining property owners of this application for Certificate of Appropriateness.

Signed

CW

Date 01-14-19

PLEASE READ:

Applicants are encouraged to submit complete applications with sufficient information to enable a clear understanding of the proposal by Planning Commission members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations or changes will result in delays. Planning Department staff will periodically inspect properties for compliance with the COA. Failure to comply may also result in delays in the issuance of a Certificate of Occupancy, fines, or other enforcement actions.

FULL DESCRIPTION OF PROPOSAL:

COLONIAL SQUARE AVA, LLC PROPOSES TO DIVIDE PROPERTY INTO TWO (2) PARCELS:

1) CONTAINING 4.523 ACRES +/-

2) CONTAINING 3.205 ACRES +/-

WE PROPOSE TO DEMOLISH THE WESTERN UNIT ON PARCEL ONE (1) AND TWO (2) AND RECONFIGURE THE PARKING AREA ON THE NORTHWEST AREA OF PARCEL NO. TWO (2).

REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate not applicable and explain in the space provided why it is not necessary for this project.

Sketch, drawing and/or elevations showing the proposed changes or improvements

Site plan or plat of property

Photographs showing property, work in question, and the area of the proposed project

A list of materials that identifies the type and quality of materials to be used in the Proposed Project

PRELIMINARY PLAT SHOWING ONE UNIT TO BE REMOVED APPROXIMATELY 40' X 70'; REVISE PARKING AREA ON THE NORTHEAST CORNER OF PARCEL NO. TWO (2).

Other (please list)

VARIANCE REQUESTED FOR SIDEWALK ALONG VILLAGE BOULEVARD BETWEEN SHOPPING CENTER ENTRANCES.

\$50.00 application fee

Applicants may refer to typical submissions kept at the Department of Planning and Zoning of the Town of Abingdon, on the Lower floor of Town Hall, located at 133 East Main Street for illustrations of how to present the required information.

To be Completed by Planning Department Staff (please Initial)

COA application has been reviewed and deemed to be complete.

List of adjoining property owners notified of this COA application has been attached to this application.

45 An administrative fee of \$50.00 is attached with this application

All modifications requiring further review: \$25.00

Code: 011/Budget line item: 100-3-13-030-0400

Town of Abingdon

01/15/19 15:52 MISCELLANEOUS PERMIT

Owner: PD BY ADDISON SURVEYORS
Property Location: 807,815,837,845 VILLAGE PLVD
COLONIAL SQUARE AVA LLC
CERT OF APPROPRIATNESS

Chk#: 22513
Batch Id: COUNTERB
Ref Num: 31760 Seq: 85 to 85

Cash Amount:	0.00
Check Amount:	50.00
Credit Amount:	0.00

Total:	50.00

January 11, 2019

**Mr. Jason Boswell
Int. Director of Planning
Town of Abingdon
P.O. Box 789
Abingdon, VA 24212-0759**

**RE: Preliminary Plat of Colonial Square
Food Lion Shopping Center
Abingdon, Virginia**

Dear Mr. Boswell:

We, the undersigned owners of Colonial Square, hereby request a variance from constructing a concrete walk along the north side of Village Boulevard, between the two (2) entrances shown on the preliminary plat.

Village Boulevard has been in place for several years, with a concrete curb line along the north side of same. In addition, there is an embankment along this area, which would require several hundred yards of earth to be removed, along with the existing sanitary sewer line to be removed and replaced.

Best Regards,

DocuSigned by:
FINLEY WHITE
DB88D82F73DB4CD...
Chris White

TOWN OF ABINGDON

INTER-DEPARTMENT MEMO

DATE: JANUARY 3, 2019
TO: JASON BOSWELL, INT. DIRECTOR OF PLANNING
CC: MATT BOLICK
FROM: J. TYLER VENCILL, CIVIL ENGINEER
RE: COLONIAL SQUARE -- FOOD LION SHOPPING CENTER SUBDIVISION
PRELIMINARY PLAT

Jason,

I have reviewed the aforementioned preliminary plat and have the following comments:

1. The latest GIS information shows that parcel 017-17-13 is owned by Lebanon Physical Therapy, PO Box 1387, Lebanon, VA 24266.
2. Section 6.7 of Part II. Appendix A of the Town Code states:
 - a. Sidewalks of concrete or other approved material with a minimum width of five feet and a minimum thickness of four inches shall be installed on both sides of all streets; provided, however, that where warranted, the town council may waive these requirements.
 - b. Where sidewalks and/or curbs and gutters are installed, drive entrances shall be constructed conforming to Virginia Department of Transportation Standard CG-9B or CG-9D as determined by the Town prior to construction. Where no sidewalk is constructed, an apron two feet wide shall be constructed conforming to section C-C of CG-9B and section A-A of CG-9D
3. The Town will require a 20 foot wide private sanitary sewer easement (10 feet on either side of the line) from the manhole nearest the southeast entrance to the point where service lateral adjoins the new boundary line.

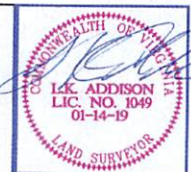
If you have any questions regarding the above please let me know.

JTV

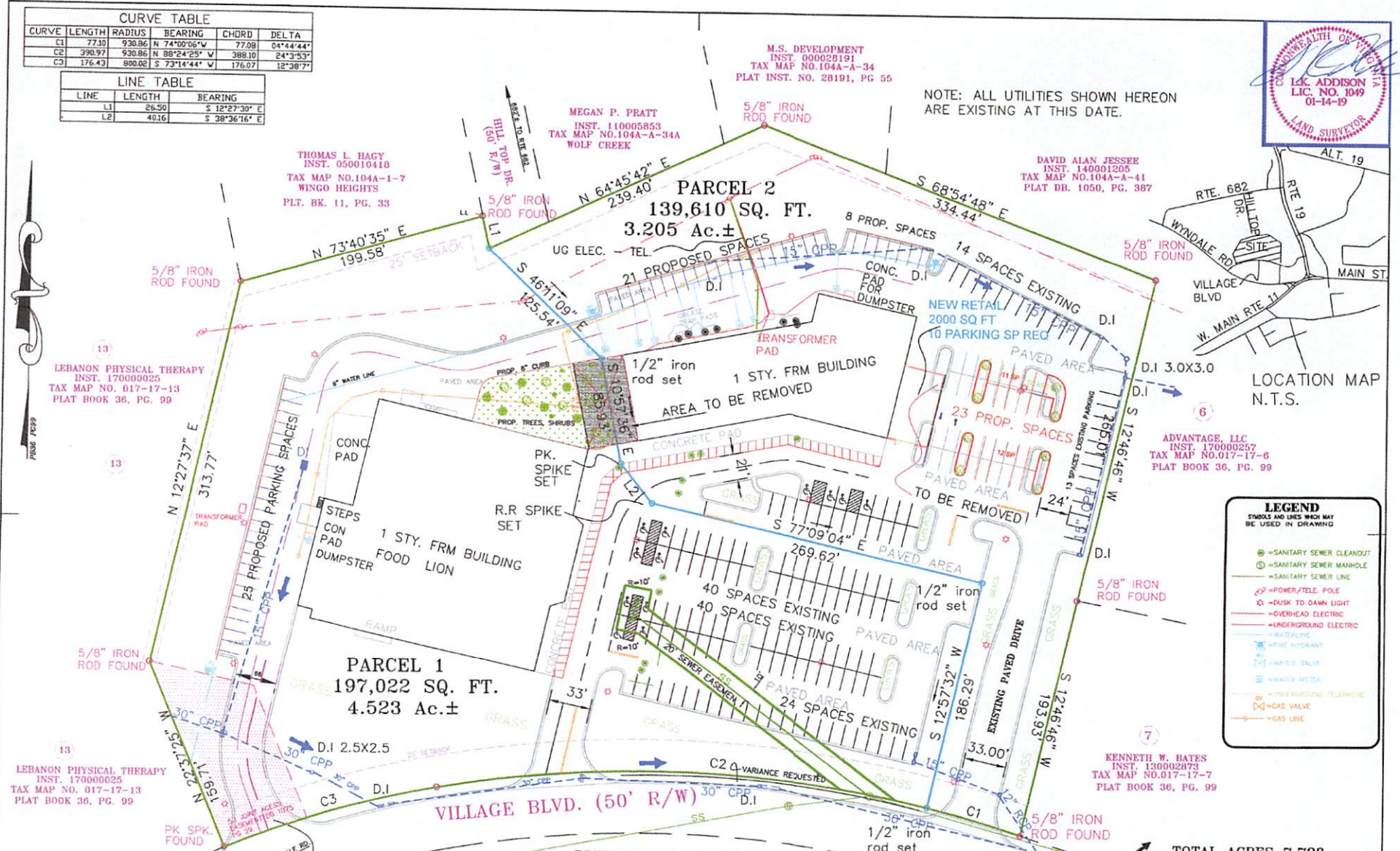


CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	77.10	930.86	N 74°00'06" W	77.08	04°44'44"
C2	390.97	930.86	N 88°24'25" W	388.10	24°3'53"
C3	176.43	880.02	S 73°14'44" W	176.07	12°38'7"

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.50	S 12°27'30" E
L2	40.16	S 38°36'16" E



NOTE: ALL UTILITIES SHOWN HEREON ARE EXISTING AT THIS DATE.



LEGEND
SYMBOLS AND LINES SHOWN MAY BE USED IN DRAWING

- ⊕ = SANITARY SEWER CLEANOUT
- ⊙ = SANITARY SEWER MANHOLE
- = SANITARY SEWER LINE
- ⊕ = POWER/TELE. POLE
- ⊙ = DUSK TO DAWN LIGHT
- = OVERHEAD ELECTRIC
- = UNDERGROUND ELECTRIC
- = WATERLINE
- = FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- = UNDERGROUND TELEPHONE
- ⊕ = GAS VALVE
- = GAS LINE

LOCATION MAP N.T.S.

KENNETH W. HATES
INST. 130002873
TAX MAP NO. 017-17-7
PLAT BOOK 36, PG. 99

TOTAL ACRES 7.728
ZONED: B-2
TAX MAP NO. 017-17-9
SCALE 1" = 50'

PRELIMINARY PLAT
COLONIAL SQUARE AVA, LLC.
BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE TOWN OF ABINGDON IN THE HARRISON MAGISTERIAL DISTRICT OF WASHINGTON COUNTY, VA. AND MORE PARTICULARLY DESIGNATED AS LOT NO. 9 OF COLONIAL SQUARE AND RECORDED IN PLAT BOOK 36 PAGE 99. DEED RECORDED IN INSTRUMENT NO. 170003792.

PROPERTY ADDRESS: 807, 815, 821, 837 AND 845 VILLAGE BLVD ABINGDON, VA. 24201
ADDRESS OF OWNER, 207 SAN JUAN DR., PONTE BEACH, FL, 32082
GRAPHIC SCALE



I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND IS IN COMPLIANCE WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, ENGINEERS, LAND SURVEYORS, AND LANDSCAPE ARCHITECTS.

I CERTIFY THAT THIS PLAT IS AN ACTUAL ON THE GROUND SURVEY AND THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND OTHER THAN SHOWN HEREON.

THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS, CONVEYANCES, RESTRICTIONS, AND VISIBLE OR RECORDED EASEMENTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

SITUATED IN F.E.M.A. ZONE X (WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN)

CALLS IN BARRIERS DENOTE PLAT OR DEED OF RECORD.

L.K. ADDISON L.S. 1049

TOTAL AC. 7.727 AC±
336,595 SQ.FT.

JOINT ACCESS EASEMENT
DB. 1075, PG. 29

NO.	DATE	REVISION
1	01-14-19	TOWN OF ABINGDON REQUEST 01-03-19

ADDISON SURVEYS
LAND SURVEYING LAND PLANNING CONSTRUCTION SURVEYING
432 EAST MAIN ST. ABINGDON, VA 24210
(276)676-3001 (276)676-3190 FAX
E-MAIL: lrobert@addisonsurveyors.com (R13)

DRAWN BY: LKA DATE: 10/24/18 DRAWING NO.: 8871
CHECKED BY: RSH DATE: 10/24/18 JOB NO.: COLONIAL SQUARE_DWG
SHEET: 1 OF 2 BOOK NO.: 0517002 FILE NO.: 17N005

Abingdon, VA



Legend

- Unaddressed
- Structures
- Parcels
- Corporate Limits
- Roads
- Railroad
- Creepier Trail
- Urban Pathway

Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



NOTICE OF MEETING
for the
Town of Abingdon Planning Commission

A request for modifications to a property located at within the Town of Abingdon has been filed with the Town of Abingdon's Planning Commission. The request is described below:

Location: **845 Village Blvd**

Proposal: Preliminary plat for proposed subdivision of property, Colonial Square AVA LLC, owner, located at **845 Village Blvd, Abingdon VA, 24210**, consisting of 7.727 acres more or less, and currently zoned B-2. **Tax Map No. 017-17-9**

Applicant: **Colonial Square AVA LLC**

Applicant's Contact: **L.K. Addison, Addison Surveyors (276) 676-3001**

You are receiving this notice because public records indicate that you own property near or adjacent to the property listed in this request, which has been scheduled for a hearing before the Planning Commission. Recipients of this notice may wish to share it with their neighbors whose property is nearby the above noted location.

The purpose of the meeting is to allow citizens to comment regarding potential impacts the proposed changes would have on their properties or on the area in general, and to identify issues or concerns related to the appropriateness of the request. The meeting is not the appropriate setting to learn about a proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of the meeting.

If you would like more information about this request, you could contact the Town of Abingdon Planning Department at (276) 628-3167 prior to the meeting. You may also contact the applicant's contact person listed above.

PLANNING COMMISSION MEETING

MEETING DATE: January 28, 2019 TIME: 5:30 PM

LOCATION: Town of Abingdon Town Hall, 133 W. Main St., Arthur Campbell Room – 1st Floor

The meeting facilities of the Town of Abingdon are accessible to people with disabilities. Anyone needing special accommodations should call 276-628-3167.

JONES ROBERT S & CAROL F
17380 LEE HWY
ABINGDON VA 24210

LEBANON PHYSICAL THERAPY &
PO BOX 1387
LEBANON VA 24266

JONES ROBERT S & CAROL F
17380 LEE HWY
ABINGDON VA 24210

JOHNSON HAROLD P & THE JOHNSON
615 NORTH HAMILTON ST
HIGH POINT NC 27262

BRANCH BANKING & TRUST CO
P O BOX 167
WINSTON SALEM NC 27102

ADVANTAGE LLC
18393 WYNDALE RD
ABINGDON VA 24210

BATES KENNETH W
181 PEPPERTREE DR
KINGSPORT TN 37664

COLONIAL SQUARE AVA LLC
207 SAN JUAN DR
PONTE VEDRA BEACH FL 32082

HAGY THOMAS LEE
415 HILLTOP DR
ABINGDON VA 24210

M S DEVELOPMENT
P O BOX 584
ABINGDON VA 24212

PRATT MEGAN PAGE
410 HILLTOP DR
ABINGDON VA 24210

JESSEE DAVID ALAN
325 PORTERFIELD HWY
ABINGDON VA 24210