

**TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, APRIL 22, 2019 – 5:30 PM
ARTHUR CAMPBELL MEETING ROOM – MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, April 22, 2019 at 5:30 pm in the Arthur Campbell Meeting Room.

A. Mr. Kenneth Vittum pro term, called the meeting to Order

B. Roll Call – Jason Boswell, Director of Planning

Members Present:

Mr. Scott Wilson
Dr. H. Ramsey White, Jr.
Mr. Al Bradley
Mr. Kenneth Vittum

Comprising a quorum of the Commission

Members Absent:

Mr. James Anderson
Mr. Kenny Shuman
Mr. Wayne Austin

Administrative Staff Present:

Mr. Jason Boswell – Director of Planning
Mrs. Janice Dornon – Administrative Assistant

C. APPROVAL OF MINUTES

Approval of Minutes: Regular Meeting, April 22, 2019

On motion of Mr. Bradley seconded by Mr. Wilson the minutes of March 25, 2019 were approved as submitted.

The roll call vote was as follows:

Mr. Wilson	Aye
Dr. H. Ramsey White, Jr	Aye
Mr. Bradley	Aye
Mr. Vittum	Aye

Minutes for March 25, 2019 were approved as presented.

D. PUBLIC COMMENTS – NONE

E. CERTIFICATE OF APPROPRIATENESS

1. Application for Certificate of Appropriateness; McDonald's 45-0206; Theresa J. Simmons/McDonald's USA, LLC: Owner. John Connelly/Kristin Lang, Britt, Peters & Associates, Inc. 101 Falls Park Dr. Suite 601, Greenville, SC 29601; Representative. COA remodel of existing McDonald's restaurant. Located at 525 Cummings Street Abingdon, VA. Tax Map No. (020-12-6).

Ms. Kristin Lang, Greenville, SC represented Britt, Peters & Associate, Inc., who are representing McDonald's and the property located at 525 Cummings Street.

McDonald is requesting a design that would update the brand for the interior and exterior to a more modern design using less color. With this design, they will be removing the existing sunroom. The new design will address ADA compliance. They will be bring the front sidewalk out and will connect to the public sidewalks to comply with ADA requirements. The basic parking lot layout will remain the same. Canopies will be added above the windows and doors and will have lights underneath them.

In the interior a kiosks will be added so that customers can place their orders, customer will then take a number and their food will be delivered to their table by a McDonald's associates. In order to accommodate this new feature the counter will be split to make food delivery easier for the staff. There will be no utility work needed. The bathrooms will be updated per ADA regulations if needed.

During the construction stage, a temporary wall will be built between the counter and the kitchen to contain construction dust so that food prep can continue. The drive thru windows will remain operational throughout the constructing process unless otherwise advised by the contractors. Construction should take five to six weeks to complete.

The board does not think that the new design will fit in with the entrance corridor requirements, stating the use of brick and stone are recommended in the entrance corridor. Ms. Lang told the board that McDonald is getting away from the use of brick and stone in their new rebranding design. Ms. Lang also mentioned to the board that since this particular McDonalds is a low volume-producing store, according to the

McDonalds scale, they would only be willing to do a minimum amount of site work for this location in order to be complaint with the entrance corridor requirements as suggested by the Planning Commission board. Ms. Lang told the board that she would have to contact the architect for new revisions.

Ms. Lang was quoted from the Entrance Corridor provision section 18-9-8.5 which states the following:

Architectural styles, building and roofing materials and colors shall be reflective of the traditional architecture of Abingdon. This may be accomplished through building scale, materials, and forms, all of which may be embodied in architecture which is contemporary as well as traditional.

On motion of Mr. Bradley, Seconded by Dr. White the Planning Commission members tabled the plans as submitted stating that the plans for the new design will not fit into the entrance corridor requirements.

The roll call vote was as follows:

Mr. Wilson	Aye
Dr. H. Ramsey White, Jr	Aye
Mr. Bradley	Aye
Mr. Vittum	Aye

The COA for 525 Cummings Street was tabled stating the design would not fit into the entrance corridor requirements to give the applicant time to draw up new plans.

2. 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).

Ken Addison represented the property located at 845 Village Blvd.

The request is to subdivide property into two separate parcels. Parcel 1) is the existing Food Lion building and parcel 2) on the east end of the shopping center will have part of the building demolished and an addition of 2000 square feet will be added.

At the January 28, 2019 meeting, a variance was asked for the sidewalks and at this meeting, the variance was denied. Since the variance was denied by the board Mr. Chris White has sent in a letter confirming that Colonial Square AVA, LLC will install the section of sidewalk requested by the board. Five feet concrete sidewalks will be

constructed at the east and west ends of the shopping center, this will require a small amount of grading work. The Final Plat will be heard at the next Town Council meeting for approval on May 6, 2019.

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

The roll call vote was as follows:

Mr. Wilson	Aye
Dr. H. Ramsey White, Jr	Aye
Mr. Bradley	Aye
Mr. Vittum	Aye

The COA for 845 Village Blvd was unanimously approved.

F. UPDATES FROM STAFF AND PLANNING COMMISSION MEMBERS

1. Comprehensive Plan Update

Mr. Boswell told the board that the first community meeting to gather information and suggestion about what the citizens would like to see in the new Comp Plan for the town. The meeting will be held on May 7th from 5:00 – 7:00 P.M. at the Virginia Highlands Small Business Incubator. The portion of the Comp Plan will be the Vision & Goals section. Mr. Vittum told the board to invite everyone they know that the more input the better the complete Comp Plan would be.

Mr. Boswell also told the board the Comp Plan Steering Committee would be meeting on May 8th to discuss the Comp Plan.

2. Zoning Ordinance Update

Mr. Boswell has sent a copy of the revised ordinances to the board for review and he welcomed any comments. He would like to know what their thoughts are about the language used in the code revisions.

The next scheduled Planning Commission meeting falls on Memorial Day and will need to be moved since the Town Hall will be closed for the Memorial Day holiday. The new date will May 20th. We will put the new date on the Town of Abingdon website and all available social media venues.


G. ADJOURN

On motion of Mr. Bradley, Seconded by Mr. Wilson recommending the meeting be adjourned with no further business to address.

The roll call vote was as follows:

Mr. Wilson	Aye
Dr. H. Ramsey White, Jr	Aye
Mr. Bradley	Aye
Mr. Vittum	Aye

Adjourn Time: 6:10 P.M.


Kenneth Vittum, Pro Term


Jason Boswell, Secretary

Next regularly scheduled meeting will be May 20, 2019 at 5:30 pm in the Arthur Campbell Room, 1st floor of the Town Municipal Building.