

**TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, AUGUST 26, 2019 – 5:30 PM
ARTHUR CAMPBELL MEETING ROOM – MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, August 26, 2019, at 5:30 pm in the Arthur Campbell Meeting Room.

A. Chairman Wayne Austin called the meeting to Order

B. Roll Call – Jason Boswell, Director of Planning

Members Present:

Mr. Kirk Sproles
Mr. James Anderson
Mr. Scott Wilson
Mr. Al Bradley
Mr. James Morani
Mr. Kenny Shuman
Mr. Wayne Austin

Members Absent:

Comprising a quorum of the Commission

Administrative Staff Present:

Mr. Jason Boswell – Director of Planning
Mrs. Janice Dornon – Administrative Assistant
Mr. Tony Sullivan – Chief of Police
Mr. Tyler Vencill – Engineer

C. APPROVAL OF MINUTES

Approval of Minutes: Regular Meeting, August 26, 2019

On a motion by Mr. Anderson, seconded by Mr. Morani, the Planning Commission approved the minutes as presented for the July 22, 2019 meeting.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Abstained
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Abstained

The minutes for July 22, 2019, were approved as presented.

D. PUBLIC COMMENTS – None

E. PUBLIC HEARING

1. Public Hearing: Proposed Zoning, Appendix B - Zoning Ordinance Amendment. Consideration of an amendment to the Zoning Ordinance, Article 18, Site Plan Review; Section 18-9 **Historic District Entrance Corridor Overlay District.**

Mr. Austin opened the Public Hearing.

Two drafts of the proposed Zoning Ordinance were presented to the Town Council at their last Town Council Work Session. After reviewing the drafts, the Town Council would prefer to use the draft that has the Design Guideline included as part of the ordinance itself.

Mr. Austin said that he liked the section in the new ordinance that shows where the execution of minor repairs and changes could be completed without having to be presented before the Planning Commission.

Mr. Boswell provided a draft of the new ordinance to all the Planning Commission members for review. Listed below are the roads to be considered as Town boundary roads are:

- East Main Street, from the Historic District to end at Thompson Drive
- West Main Street, from the Historic District to Porterfield Highway
- Cummings Street, from Interstate 81 North to the Historic District.
- Russell Road, (full length)

The State mandates which roads directly access Town and which are arterials roads.

The Planning Commission members were also given an example of the Historic District Entrance Corridor Overlay District Waiver Application to review.

Mr. Austin closed the Public Hearing.

On a motion by Mr. Shuman, seconded by Mr. Bradley the Planning Commission members voted to approve the amendment to the Zoning Ordinance.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Aye
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Aye

The Public Hearing unanimously approved to amend the Zoning Ordinance for Appendix B. The amendment will now be sent to the Town Council for review and approval at the September 3, 2019, Town Council meeting.

F. CERTIFICATE OF APPROPRIATENESS

1. Application for Certificate of Appropriateness; Marathon Realty Corp. P.O. Box 1158, Abingdon, VA 24212: Owner. COA for approval of the Final Plat to subdivide the property into two parcels, 1) containing 1.221± acres, 2) containing 1.461± acres. Located at the Meadows development-Lot 9, Parcel 9A and 9B. Tax Map ID (021-8-9).

A preliminary plat was presented to the Planning Commission on July 22, 2019. The preliminary plat meets all the requirements of the Town ordinances.

Mr. Boswell gave a brief description of the COA as requested by Marathon Realty Corp.

The Town Staff made a request on the Final Plat that the plat should show the residential setbacks.

On a motion by Mr. Shuman, seconded by Mr. Sproles, the Planning Commission members recommended that the COA be approved as presented.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Aye
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Aye

The COA was unanimously approved for the final plat of the Meadows development – Lot 9, Parcel A & B

Mr. Morani suggested that going forward with the process of minor subdividing property that only the final plat be presented to the Planning Commission. There is no reason for an applicant to appear before the Planning Commission twice for the same plat, the preliminary and the final. The Town staff reviews the preliminary plat and requests that corrections be made before the preliminary plat is presented to the board for the first time. This would save time for the board and Town staff. Developers would not have to bring in two separate plats or appear in front of the Planning Commission on two separate occasions.

2. Application for Certificate of Appropriateness; Marathon Realty Corp. P.O. Box 1158, Abingdon, VA 24212: Owner. COA for approval of the Conceptual Preliminary Plat Review for Washington Crossings to subdivide the property into two parcels, 1) containing 8.32± acres, 2) containing 3.22± acres. Located at Cummings Street. Tax Map ID (105A-2-16)

Mr. Boswell gave a brief description of the COA as requested by Marathon Realty Corp, then introduced Mr. Spangler to represent the project for Marathon Realty Corp.

Mr. Spangler noted that the Town should see increased jobs and revenues from the Hampton Inn development. The existing Magic Mart building would be demolished and a new structure will be built. A façade improvement for the remaining buildings is planned. The existing retail space could house restaurants, conference rooms or office space. Parking lot improvements are expected to improve condition and functionality.

80% K-VA-T retained the services of a traffic engineer to review the impact of the subdivision. If a hotel were to be built on the property, the traffic study shows a 70 to reduction in traffic, having an average of 679 vehicles daily. Should a retail store occupy the space it could create an average traffic count of 3,200 vehicles per day. These statics come from the Land Use Manual.

The proposed subdivision would be 1) a 140,172±square foot retail space and development of the other 362,636 square feet area.

Hampton Inn would like to request access to state right-of-way to place hotel signage in view of the interstate traffic.

On a motion by Mr. Wilson, seconded by Mr. Anderson, the Planning Commission members recommended that the COA be approved as presented.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Aye
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Aye

The COA was unanimously approved to subdivide the property located at Washington Crossing.

F. UPDATES FROM STAFF AND PLANNING COMMISSION MEMBERS

1. Comprehensive Plan Update

The Comprehensive Plan Steering Committee has been contacted and briefed on the next public meeting forum with EPR. The meeting will be held on September 30, 2019, at the Community Center, Abingdon, Virginia at 4:30 P.M. The topic of this installment will be Land Use and Transportation.

2. Zoning Ordinance Update

The Town staff is working with Mt. Rogers, PDC on the revisions.

The Committee is planning to look at the Comprehensive Plan with EPR. This will make for a more comprehensive approach to the zoning revisions.

Mr. Wilson noted that there is a rubble pile at the old Anderson's Barbershop that burned earlier this year that needs to be cleared away.

Mr. Wilson also wanted the committee to be aware of the parking lot situation at the new Beef O Brady's restaurant. On the weekends, the parking lot is

overcrowded. Employees are parking on the Roses parking lot, Mr. Frizzel's property, without the owner's permission.

Mr. Morani mentioned the moving of the Washington County Courthouse. K-VA-T filed an application to have the Town ordinance changed to include the word "Courthouse"; this would allow the Washington County Courthouse to move into the retail shopping center at the Towne Centre Shopping Center. K-VA-T then withdrew their application due to Washington County filing one on the county's behalf.

The staff has consulted the Towns Attorney, Mr. Camron Bell, on the matter of the Courthouse zoning ordinance change. At this time, there are three ways to request a zoning change by a municipality:

1. Resolution from the governing body
2. A motion from the Planning Commission relating to a map or text amendment.
3. A petition from the owner or with the owner's consent. This process can only change the zoning map.

The ordinance pertains to uses not provided for. Below is the zoning ordinance:

ARTICLE 17, - GENERAL PROVISIONS

Section 17.4 - Uses not provided for.

If in any district established under this ordinance a use is not specifically permitted and a property owner makes an application to the administrator for such use, the administrator shall refer the application to the planning commission, which shall make its recommendation within 30 days. If the recommendation of the planning commission is approved by the town council, the ordinance shall be amended to list the use as a permitted use in that district, henceforth. A fee shall be charged as required in section 24-1-5.

Mr. Morani made a motion to remove Section 17.4 of the Zoning Ordinance, seconded by Mr. Bradley.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Aye
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye

Mr. Wayne Austin

Aye

Upon approval for the removal of section, 17.4 from the zoning amendment the amendment will be heard by the Town Council at their next scheduled meeting on September 3, 2019.

Mr. Austin asked if the tractor-trailer advertisement issue has been addressed. Mr. Morani noted that the hope is to address this issue when the sign ordinances are revised.

G. ADJOURN

On a motion by Mr. Shuman, seconded by Mr. Bradley, recommending that the meeting be adjourned with no further business to address.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Aye
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Aye

Adjourn Time: 6:13 P.M


Wayne Austin, Chairman


James Morani, Secretary

The next regularly scheduled meeting will be September 23, 2019, at 5:30 pm in the Arthur Campbell Room, 1st floor of the Town Municipal Building.