

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

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

A. Vice-Chairman Kenny Shuman 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. James Morani
Mr. Kenny Shuman

Members Absent:

Mr. Al Bradley
Mr. Wayne Austin

Comprising a quorum of the Commission

Administrative Staff Present:

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

C. APPROVAL OF MINUTES

Approval of Minutes: Regular Meeting, July 22, 2019

On motion by Mr. Anderson, seconded by Mr. Wilson, the Planning Commission approved the minutes as amended for the June 24, 2019 meeting.

The roll call vote was as follows:

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

Minutes for June 24, 2019 were approved as presented and amended.

D. PUBLIC COMMENTS – None

E. CERTIFICATE OF APPROPRIATENESS

1. Application for Certificate of Appropriateness; GC Pizza Hut REO Holdings LLC, 116 Radio Circle Drive, Suite 200, Mt. Kisco, NY 10549: Owner. Steven K. Hutton, 245 East New Street, Suite 201, Kingsport, TN 37660: Representative. COA for site work and building of proposed Pizza Hut restaurant facility as indicated on submitted drawings. Located at the Meadows development-Lot 9

Mr. Shuman made note that the COA does meet the qualifications of the guidelines between the town and the developers.

Mr. Boswell gave a brief description of the proposed project, which would be a carryout and drive-thru only, no dining room in the facility. The building would be located on Lot 9, Parcel A.

Steven K. Hutton represented the property located at the Meadows development-Lot 9. Mr. Hutton said that the new Pizza Hut building would be a new prototype. This facility will not have dining inside but will have a few chairs so people can sit and wait on their orders.

Mr. Shuman asked if the number of parking spaces met with the guidelines, Mr. Boswell answered that there would be ample parking spaces.

Mr. Hutton and Mr. Boswell have discussed the proposed type of stone to be used on the building and are in agreement that the porcelain stone and brick proposed are acceptable per the guidelines. They also agreed that in order to meet the developer guidelines that the building would need more stonework added to the façade.

On motion of Mr. Sproles, 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. James Morani	Aye
Mr. Kenny Shuman	Aye

The COA was unanimously approved for the Meadows development-Lot 9.

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

Steven Spangler represented the property located at the Meadows development-Lot 9.

Mr. Boswell gave a brief description of the sub-dividing of the two parcels located on Lot 9 at the Meadows development.

Mr. Spangler commented that the second parcel of the sub-divided lot is already under contract and that the announcement of the owner would be forth coming. The undisclosed business would be located on Lot 9, Parcel B.

Mr. Shuman made note that the COA does meet the qualifications of the guidelines between the town and the developers.

On motion of Mr. Anderson, seconded by Mr. Wilson, 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. James Morani	Aye
Mr. Kenny Shuman	Aye

The COA was unanimously approved for the sub-dividing of the Meadows development-Lot 9.

F. UPDATES FROM STAFF AND PLANNING COMMISSION MEMBERS

1. Comprehensive Plan Update

Mr. Boswell explained that Mr. Callahan of EPR is having family issues involving his son and that Vlad Gavrilovic has been in contact with him. A Public Meeting is being organized for the transportation portion of the comprehensive plan to be scheduled in the next month or so.

2. Zoning Ordinance Update

Mr. Boswell handed out two separate documents to the board members, one containing the design review guidelines and one that contained the design review guidelines as a separate document.

Mr. Boswell ask the board to review the two documents and to relay any comments, changes, deletions or additions that need to be made to this draft before it is presented at the Public Hearing at the August meeting. If the document were separated, changes would be easier to be made by the Planning Commission.

Mr. Shuman would like the new guidelines to leave room for variances in the guidelines. Mr. Boswell explained that in Section 18.9.9 states that a 6-to-1 vote of the commission can elect to change the guidelines.

The board consented that both documents should be reviewed by the town council at the next work session to gather their thoughts and any changes for the Entrance Corridor document before it is presented at the August Public Hearing in front of the Planning Commission.

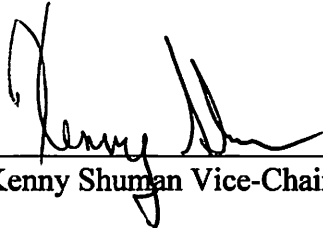
G. ADJOURN

On motion of Mr. Morani, seconded by Mr. Anderson, 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. James Morani	Aye
Mr. Kenny Shuman	Aye

Adjourn Time: 6:10 P.M.


Kenny Shuman Vice-Chairman


James Morani, Secretary

Next regularly scheduled meeting will be August 26, 2019 at 5:30 pm in the Arthur Campbell Room, 1st floor of the Town Municipal Building.