

TOWN OF ABINGDON  
PLANNING COMMISSION  
REGULAR MEETING  
JANUARY 26, 2015 – 5:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, January 26, 2015 at 5:30 p.m. The meeting was held in the Municipal Building, Colonel Arthur Campbell room.

Mr. Matthew T. Bundy, Chairman, called the meeting to order. Mr. Matthew Johnson called the roll.

ROLL CALL

Members Present: Mr. Matthew T. Bundy, Chairman  
Mr. Gregory W. Kelly, Secretary  
Ms. Maggie Costello  
Mr. Langley Shazor  
Mr. Rick Humphreys  
Mr. Wayne Craig

Members Absent: Mr. Wayne Austin, Vice Chairman  
  
Comprising a quorum of the Commission

Administrative Staff: Mr. Matthew Johnson, Director of Planning  
Mr. Sean Taylor, Assistant Town Planner  
Mrs. Deborah Icenhour, Town Attorney  
Mr. John Dew, Director of Public Services and Construction (Absent)  
Mr. C. J. McGlothlin, Code Enforcement Officer  
Mrs. Jenny Carlisle, Administrative Assistant, Planning Department

Visitors: Mr. Amar Patel

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(2) Approval of Minutes: **Regular meeting, December 22, 2014.**

Mr. Kelly made a motion to approve the minutes from the Regular meeting, December 22, 2014, as submitted. Second by Mr. Humphreys. All in favor with Mr. Bundy, Mr. Craig, and Mr. Shazor abstaining due to absence. Motion carried.

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(3) CERTIFICATE OF APROPRIATENESS – **Magan Patel, dba Quality Inn and Suites, owner; Amar Patel, representative; 930 East Main Street, Abingdon, Virginia 24210; Application for Certificate of Appropriateness for rehabilitation located at 930 East Main Street Tax Map No. 106-4-A.**

Representative for Quality Inn and Suites, Amar Patel, began the discussion stating that they misunderstood the judgment from the August, 2014, Planning Commission meeting. He said their understanding was that their application had been approved based on revenue, and when someone came down and asked for their

statistics they thought everything had been resolved. He stated that if they knew the whole process ahead of time they might have gone a different route before painting.

Mr. Johnson then provided a summary of events beginning with the paint scheme being changed without prior authorization, after which they were asked to come before the board with a COA application, which was tabled pending further information. It seems as if Mr. Patel did not receive all the information from the first meeting from his representative, who thought they had been approved, and at the second meeting when the application was continued, no representative for the hotel was present; the application was denied. Once notified of the denial, Mr. Patel spoke with Mr. Johnson about the situation who suggested that he come before the Board to be heard, with information on how they can rectify the situation.

Mr. Patel explained that their reason for changing the color was to attract new customers and that they had tested a couple colors and received good reviews on their selection so they proceeded. They did not come to the Town because they were unaware they needed to. It was explained that the corporation "Choice" requires the color scheme to match their logo/sign, and be approved, but that each hotel has freedom to choose the specific colors and is responsible for the cost. The property had not been painted since the hotel opened in January, 2002, and Choice asks for external updates every 7 - 10 years, so it was due.

Mr. Patel stated that it cost them around \$50,000 to have the hotel painted and asked if he was going to be required to repaint the entire structure. Mr. Kelly stated that rather than go back to the colors it was prior to modification, perhaps there is a way to modify what has been done to blend appropriately with other properties around it. He proposed they change the red color to something more neutral and be allowed to leave the terra cotta color. Mr. Patel responded favorably to this and offered to put together a color palette with samples for the Board to review.

After further discussion, Mr. Humphreys made a motion to table the application until the March meeting, pending a color submission and plan of action from Mr. Patel. Second by Mr. Craig.

Mr. Bundy clarified to Mr. Patel that due to the ordinance, action will have to be taken at the next meeting. Mr. Johnson informed Mr. Patel that we will need to have submissions by February 10, to be included in the packet for the March meeting.

All in favor. Motion carried.

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(4) Discussion: Certificate of Appropriateness application form.

Mr. Taylor presented the Certificate of Appropriateness form with updates. He mentioned that he has added "adjoining property owner notification," which is done in house. Discussion took place about "requiring" versus "recommending" that applicants meet with staff prior to the meetings. The conclusion was that the ordinance would need to be changed prior to imposing a requirement. Site Plan review has also been added to the form. Mr. Craig suggested indicating different types of site plans (preliminary or final) on the submission requirements. Mr. Johnson made the suggestions that once site plans have been approved, they be stamped, signed and returned to the applicant as an official approved site plan for the project.

Mr. Craig made a motion to approve the updated COA form. Second by Mr. Shazor. All in favor, motion carried.

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(5) Discussion: Subcommittees.

Mr. Johnson stated that he will be scheduling a meeting with the two subcommittees and move forward.

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(6) SWOT analysis.

Mr. Bundy provided an overview of SWOT as it took place in the past. A running list of observations of strengths, weaknesses, opportunities, and threats around town was kept for discussion at meetings.

Mr. Kelly mentioned that Kentucky Fried Chicken has gone out of business and perhaps town staff could reach out to Popeyes Chicken with that site possibility.

Ms. Costello brought up the need for website improvement and suggested adding Planning Commission agendas and meeting dates to the site. Mr. Kelly stated that the town is exploring new website options. Mr. Johnson mentioned that we will be creating a Planning Department website, which will be linked to the Town site, but content will be updated by Planning Department staff.

Mr. Craig questioned the progress of the Urban Path. Mr. Kelly clarified that it will begin this spring. Further discussion of sidewalks took place.

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(7) Director of Planning Reports.

Mr. Johnson distributed name badges for commissioners, to be worn during site visits.

Mr. Johnson then asked the commission if there is a desire for staff recommendations. He stated that he would prefer not to give a "yes" or "no" recommendation but rather provide a paragraph or so with background information and commentary on each case. Mr. Kelly recommended that the information provided by staff state if the required criteria has been complied with or not and then leave it up to the commission to make the determination. Mr. Craig stated that he would like to receive more guidance than has been received in the past.

Discussion took place on the delivery of agenda packets with the consensus being a change to digital versions emailed out in place of hard copies.

Lastly, Mr. Johnson provided an overview of the brochures for the Historic District and the Entrance Corridor Overlay District that were mailed out to educate the public that they need to come before the Commission before they make changes to their properties.

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Mr. Craig made a motion to adjourn. Second by Mr. Shazor. All in favor. The meeting adjourned at 6:43 p.m.

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Matthew T. Bundy, Chairman

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Gregory W. Kelly, Secretary