

TOWN OF ABINGDON  
PLANNING COMMISSION  
REGULAR MEETING  
MARCH 23, 2015 – 5:30 P.M.

The Regular meeting of the Abingdon Planning Commission was held Monday, March 23, 2015, at 5:30 p.m. The meeting was held in the Municipal Building, Colonel Arthur Campbell room.

Mr. Wayne Austin, Chairman, called the meeting to order. Mr. Matthew Johnson called the roll.

ROLL CALL

Members Present: Mr. Wayne Austin, Chairman  
Mr. Gregory W. Kelly, Secretary  
Ms. Maggie Costello  
Councilman Rick Humphreys  
Mr. Wayne Craig  
Ms. Janice Reeves

Members Absent: Mr. Langley Shazor, 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  
Mr. C. J. McGlothlin, Code Enforcement Officer  
Mrs. Jenny Carlisle, Administrative Assistant, Planning Department

Visitors: Ms. Allison Price  
Mr. Alex Gibson  
Mr. Jimmy Stewart  
Mr. Matt Bundy  
Mr. Nick Patel

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(2) Approval of Minutes: Regular meeting, January 26, 2015

Mr. Craig made a motion to approve the minutes from the Regular meeting, January 25, 2015, as submitted. Second by Mr. Humphreys. All in favor. Motion carried.

Approval of Minutes: Regular meeting, February 23, 2015

Mr. Humphreys made a motion to approve the minutes from the Regular meeting, February 23, 2015, as submitted. Second by Mr. Craig. All in favor. Motion carried.

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- (3) Public Hearing:  
**PROPOSED REZONING – Clifton Stewart Rentals, LLC.**, 16325 Taylor Place, Abingdon, VA 24211, applicant; application to rezone property located at **484 Colonial Road**, consisting of .38 acres, from R3, Residential to O & I, Office and Institutional. **Tax Map No. 018-1-28.**

Chairman Austin opened the Public Hearing of the above mentioned rezoning request.

Mr. Alex Gibson, 369 Oakmont Drive, of Gibson Financial Services, 966 West Main Street, spoke to the application. He stated that he thinks the location is perfect for his business needs, but that the zoning does not currently allow for it. He runs a light traffic business. On an average day they generally have two appointments at the office; they do a lot of travelling to other businesses and peoples homes. They have a total of 3 employees and will be tripling their office space by moving to this location. They have spoken with one next door neighbor who is in favor of the rezoning and has provided a letter stating such.

Discussion continued, centering on parking and landscaping. They can fit eight parking spots into the lot. Their entrance would be off Hagy Street. They would also like to use pavers in the parking lot, to give a cobble look, and landscaping on the side of the property to buffer the neighbors.

At this time, the Public Hearing portion of the meeting was closed.

After further discussion, Mr. Craig made a motion to recommend approval of the rezoning to Town Council. Second by Ms. Reeves.

Roll call vote as follows:

- Ms. Reeves – Aye
- Ms. Costello – Aye
- Mr. Craig – Aye
- Mr. Austin – Aye
- Mr. Humphreys – Aye
- Mr. Kelly – Aye

All in favor. Motion carried.

Further comments included a rough landscaping drawing that was submitted. This will be reviewed by staff since it is not in the entrance corridor.

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- (4) Discussion: Legacy project. **Abingdon Property Invest, LLC., owner; Matthew Bundy, representative;** New Construction, **576 Walden Road, Abingdon, VA 24210, Tax Map No. 006-6-6.**

Matt Bundy presented the Board with a plan for the Legacy project, stating that he'd like to get feedback early in the process to hear what concerns are noticed immediately so he knows what to anticipate. The site for this project is across the street from the Grace Healthcare nursing home on Walden Road. They are proposing an adult home assisted living facility. They are not planning to tear down the green/white barn at the base of the property however, there is another old barn on the property that they do plan to tear down. The dumpster and turn around area is in the rear of the property and they plan to install a walkway between

this property and the other assisted living facility in the area with a crosswalk and a bridge to go over the creek. For safety reference, the driveway is 24 feet, easily allowing a ladder fire truck to go through.

Further discussion took place and the Board thanked Mr. Bundy for being proactive.

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- (5) Discussion: Fairfield Inn project. **Nick Patel, owner; Matthew Bundy, representative; New Construction, Empire Motor Lodge, Lot 7, Abingdon, VA 24210, Tax Map No. 106-18-7.**

Mr. Johnson clarified that the idea behind having this as a discussion item first is so the 60 day time clock doesn't start.

Nick Patel introduced the topic for discussion. He would like to build a 5 story Fairfield Inn hotel, looking similar to the picture presented. He is based out of Wytheville and has been in the hotel business for a long time. The property he would like to build on is 3.4 acres. Mr. Dew added that a full traffic impact analysis on the property is warranted.

Discussion continued with regards to a traffic impact analysis and the possibility of a signal light.

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- (6) SWOT analysis.

This item was deferred.

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- (7) Director of Planning Reports.

Mr. Johnson commented on a letter received regarding Washington County's new Comprehensive plan, and a solitation to provide them with feedback in an effort to foster a relationship with their planning commission.

Also mentioned was a complaint received against the Ernie Sullins clothing store that is using a trailer as a sign. Mr. Johnson and Mr. McGlothlin will speak with the owner.

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There being no further business, Mr. Humphreys made a motion to adjourn. Second by Mr. Kelly. All in favor. The meeting adjourned at 6:38 p.m.

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Wayne Austin, Chairman

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Gregory W. Kelly, Secretary