

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
APRIL 28, 2008 - 7:00 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, April 28, 2008, at 7:00 P.M. The meeting was held in the Municipal Building, downstairs meeting room.

Mr. Gary Kimbrell, Chairman, called the meeting to order. Mr. Jackson called the roll.

ROLL CALL

Members Present: Mr. Gary Kimbrell, Chairman
Mr. Gregory W. Kelly
Mrs. Cathy Lowe
Mr. Matthew T. Bundy
Mr. Kenneth Shuman
Dr. Todd Pillion
Dr. H. Ramsey White, Jr.

Comprising a quorum of the Commission

Members Absent: None

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning
Mr. Sean Taylor, Assistant Director of Planning/Zoning
Mr. Jim Smith, Director of Wastewater Operations/Town Engineer
Mrs. Deborah Icenhour, Town Attorney

Visitors: Mr. Jonathan Lewis
Others

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(2) Approval of Minutes: Regular Meeting, February 25, 2008

Mr. Shuman made a motion that the minutes of the regular meeting, February 25, 2008 be approved as presented. Mr. Bundy seconded the motion, with unanimous approval.

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(3) CERTIFICATE OF APPROPRIATENESS - **Ben M. Frizzell, Jr.**, P. O. Box 3292, Bristol, TN 37625, **K-VAT Food Stores, Inc., Representative**, P. O. Box 1158, Abingdon, VA 24212 and **Appalachia Design Services, Inc.**, 245 Birch Street, Blountville, TN 37617; application for Certificate of Appropriateness for approval of a proposed "Gas-N-Go" facility and signage **to be located at the existing Wolf Hills Shopping Center, East Main Street. Tax Map No. 7 (1) 3.**

This application is requesting approval of a proposed "Gas-N-Go" facility and signage, to be located in the parking lot of the Super Dollar Foods store, directly between the Super Dollar Foods store and the CVS Pharmacy, at the existing Wolf Hills Shopping Center.

The proposed "Gas-N-Go" facility will be a metal structure with metal columns, light brown in color with a red stripe, and will have a metal awning, light brown in color with a red stripe. The curbing around the gas

pumps will be painted red. The gas pumps will have metal finish with black faced pumps. The proposed awning will be similar to that at the existing Gas-N-Go at the Abingdon Towne Centre but will be light brown (khaki) in color, to coordinate with the dark brown facade of the shopping center.

The proposed sign will be 13 ft. 3 in. x 24 in., tan/beige in color, having a tan border with red, white and yellow lettering. The signage will be attached to the awning. It will also have a symbol "\$" with wording "Gas-N-Go"

The Zoning Ordinance for B-2 General Business District allows gas stations as a permitted use by-right. The parking spaces removed for the development will not affect the required spaces for the Super Dollar Foods store, however, after review of the site plan by the Town Engineering staff, it was determined that the 4-inch sewer line proposed would not be adequate and that a 6-inch line should be used. Appalachian Design Services agreed to make the needed modifications to Town standards. Otherwise, the staff saw no objection to approval of the station.

After discussion, Dr. White made a motion that the proposed facility and signage be approved as presented. Mr. Bundy seconded the motion.

VOTE:	Dr. White	Aye
	Mr. Bundy	Aye
	Mrs. Lowe	Aye
	Mr. Kelly	Abstained
	Mr. Shuman	Abstained

The motion passed.

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(4) FINAL SITE PLAN REVIEW - **Nicholas Knoll, LLC, Owners**, 3 West Valley Drive, Bristol, VA 24201, **Bundy Architecture & Engineering, Inc., (Jim Bundy) Representative**, regarding proposed "Nicholas Knoll Condominiums" **to be located on Nicholas Street, with property consisting of 2.06 acres. Tax Map No. 15 (1) 8.**

This final Site Plan Review was tabled from the February 25, 2008 meeting, allowing applicant sufficient time to present information requested by the Town Engineer and Planning Commission.

The applicants are seeking approval of a Site Plan showing 15 units, targeted at first-time buyers, on a 2.06 acre lot, with property being located on Nicholas Street.

Per the R-4 Residential District Zoning Regulations, the plan meets the area requirements and actually shows less than could possibly be built on the site:

- c. Ten thousand (10,000) square feet plus two thousand, five hundred (2,500) square feet for each additional dwelling unit over two (2) dwelling units for multiple-family dwellings. Multiple family dwellings shall only be permitted in areas served by public water and sewer systems.

The 2027 Comprehensive Plan addresses the need for affordable housing in the community, which this project would address.

Currently, there are two (2) sets of multi-family dwelling developments along Nicholas Street. The portion this development is proposed for is the least adequate, but would still use the same connector to Main Street.

The 2027 Comprehensive Plan proposes an extension of Nicholas Street to East Main Street. This would provide a south by-pass of Main Street and access to properties south of Main Street and even further south of I-81. Additional traffic on this street would require an upgraded street. However, in order to do this, the

house on the south side of Nicholas Street would need to be purchased in order to meet the right-of-way requirements of standard streets. The land on Nicholas Street will no doubt be looked at by future developers and the road improvements will need to be addressed by them as well. Trigg Street, south to Berry Creek Road is a sub-standard street, with road widths of 16.5 feet in places. These areas are targets for future development and should to be addressed.

As previously discussed, a review of the Site Plan by the Town Engineer revealed inadequate road width with sub-standard street cited as a main concern as the pavement width, in some cases, is exceptionally narrow. Mr. Smith stated that a visit to the proposed site revealed an existing pavement width varying from about 12.5 to 15.5 feet. It is estimated that a range of 130 to 150 vehicles, per day, will be generated by the proposed development.

At the February 25th meeting Mr. Smith explained that the Nicholas Street centerline should be clearly marked. It appears that the existing property line may be within five (5) feet of the right-of-way centerline and the existing edge of pavement may be as much as twelve (12) feet inside the property line.

Mr. Smith further explained that the site will require an Erosion and Sediment Control Plan that conforms to the standards and procedures set forth in the Town of Abingdon Erosion and Sediment Control Ordinance.

The Town Engineer recommended the following:

- replat the property to define Nicholas Street right-of-way fifty (50) feet. This may involve a right-of-way dedication from the property owner.
- improve Nicholas Street to provide adequate roadway capacity for the proposed development i.e. upgrade Nicholas Street from the intersection of Trigg Street to the proposed development to current local street standards.

The recommended changes by the Town Engineer have been completed and the plans have been reviewed by the staff. The staff concluded that as Nicholas Street is listed as a *collector street*, the Town Street System, which requires sixty (60) feet of right-of-way, at least thirty (30) feet of right-of-way should be dedicated in order to meet collector street requirements in the future. With this being shown on the new drawings, the staff recommended the approval of the final Site Plan.

After discussion, Mrs. Lowe made a motion to approve the final Site Plan as resubmitted, contingent on the Town Engineer receiving the Erosion and Sediment Control Plan and Sewer Plan submittal. Mr. Shuman seconded the motion.

VOTE:	Mrs. Lowe	Aye
	Dr. Pillion	Aye
	Mr. Kelly	Aye
	Dr. White	Aye
	Mr. Shuman	Aye
	Mr. Bundy	Abstained

The motion passed.

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- (5) DISCUSSION - Certified Planning Commissioner Training
- **Session 1, Friday, June 13th and Saturday, June 14th**
 - **Session 2, Thursday, August 28th and Friday, August 29th**

The Planning Department has budgeted for the tuition fee for each member. The Planning Commission By-Laws require this training of each member.

Mr. Jackson advised that he will handle the registering of Planning Commission members for the attendance of this required training.

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(6) INTRODUCTION - Sean Taylor, Assistant Director of Planning/Zoning

Mr. Jackson introduced and welcomed Mr. Sean Taylor, new Town employee, who will serve as Assistant to the Director of Planning/Zoning.

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There being no further business, motion was made that the meeting be adjourned. The motion was seconded, with unanimous approval.

Gary Kimbrell, Chairman

Gregory W. Kelly, Secretary