

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
MAY 27, 2014 – 5:30 P.M.

The Regular meeting of the Abingdon Planning Commission was held Monday, May 27, 2014 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. Jackson called the roll.

ROLL CALL

Members Present: Mr. Matthew T. Bundy, Chairman
Mr. Wayne Austin, Vice-Chairman
Mr. Wayne Craig
Ms. Maggie Costello
Mr. Robert M. Howard
Mr. Gregory W. Kelly

Comprising a quorum of the Commission

Members Absent: Mr. Langley Shazor

Administrative Staff: Mr. W. Garrett Jackson, Assistant Town Manager
Director of Planning/Zoning
Mr. John Dew, Director of Public Services
and Construction
Mrs. Deborah Icenhour, Town Attorney
Mr. Jim C. Smith, Director of Wastewater Operations
Town Engineer (Absent)
Mr. Sean Taylor, Assistant Town Planner (Absent)
Mr. C. J. McGlothlin, Code Enforcement Officer
Ms. Rebecca Moody, Environmental Planner/
Sustainability Coordinator (Absent)
Mrs. Jenny Carlisle, Administrative Assistant; Planning,
Public Works, and Public Services

Visitors: Mr. Roger Barnett
Mr. Ahmed Almesallmy
Ms. Susan Forkner
Mr. Edward Cozart

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(2) Approval of Minutes: Regular meeting, March 31, 2014

Mr. Craig recommended that the minutes of the Regular meeting, March 31, 2014, be amended as follows:

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FROM: (5) Discussion: Planning related topics; Mr. Wayne Craig

Mr. Craig opened for discussion a couple items relating to traffic flow in downtown. The first item he presented is a connection between Porterfield Highway and Jonesboro Road en route to exit 14, which would keep interstate traffic off Main Street. He suggested that this be included in the Town's Transportation plan. Mr. Kelly added that the area in question would have to be rezoned for this to take place. All members appeared in favor of further developing this idea.

TO: (5) Discussion: Planning related topics; Mr. Wayne Craig

Mr. Craig opened for discussion a couple items relating to traffic flow in downtown. The first item he presented is a connection between Porterfield Highway and Jonesboro Road en route to exit 14, which would keep interstate traffic off Main Street. **Secondly, Mr. Craig made a suggestion that a connection from Cummings Street to East Main Street near exit 19 would do likewise.** He suggested that this be included in the Town's **Comprehensive** plan. Mr. Kelly added that the area in question would have to be rezoned for this to take place. All members appeared in favor of further developing this idea.

A motion was made by Mr. Kelly to approve the minutes of the Regular meeting, March 31, 2014, as amended. Second by Mr. Howard. Motion passed.

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(3) Public Hearing:

PROPOSED AMENDMENT – Application to amend and reenact the Town of Abingdon Zoning Ordinance. Repeal, Amend and Reenact **Article 13, Section § 11-2-3, Special uses, in the B-2 General Business District to add dog day care/kennel.**

Mr. Jackson introduced the proposed amendment which would allow dog day care/kennels as a Special use throughout the B-2 General Business district. If recommended by Planning Commission and approved by Town Council, individuals wanting to open businesses in this capacity would be required to apply for Special use permits. These facilities are currently allowed only within the M-1 zone in town.

Mr. Bundy opened the Public Hearing portion of the meeting.

Mr. Ahmed Almesallmy, Johnson City, TN addressed the commission with his business plan for a dog day care and boarding facility with spa area, to be located at 1005 West Main Street, Abingdon, Virginia. He explained that with his business plan there would be no outdoor play or boarding for canines, and they would only be outside in ten to fifteen minute blocks. All activities would be located indoors. This should alleviate concerns of noise and odor. He stated that he has spoken with neighbors in the area and they have expressed approval of the facility.

Ms. Susan Forkner, 155 Crestview Drive, property owner of Mr. Almesallmy's proposed business, added that this business will only be an asset to the area, that the business plan is well thought out and that he will be signing a five year contract with her.

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

Member discussion continued and it was reiterated that this amendment would allow dog day care/kennels as a Special use only, not a Permitted use throughout the B-2 zone.

Mr. Craig moved to recommend to Town Council that they amend the B-2 General Business District to allow dog day care/kennels as a Special use. Second by Mr. Howard.

Roll call vote as follows:

Mr. Craig- Aye
 Mr. Austin- Abstain
 Ms. Costello- Nay
 Mr. Bundy- Aye
 Mr. Howard- Aye

Motion carried.

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- (4) **CERTIFICATE OF APROPRIATENESS – Tho Pham, dba Popeyes Louisiana Kitchen, owner; Roger Barnett, representative; 611 Cummings Street, Abingdon, Virginia 24210; Application for Certificate of Appropriateness for new construction of restaurant to be located at 611 Cummings Street. Tax Map No. 105 (6) 26.**

Mr. Jackson introduced the application for a site plan approval for a Popeyes Louisiana Kitchen restaurant at the old Stuckey's property. Mr. Roger Barnett represented the application. He thinks it is a good use of the property and Popeyes is very interested in being in Abingdon. Clarification was made that the cooler/freezer will be enclosed, not exposed like in the picture provided. Mattern and Craig performed a traffic impact study for them, and they have looked at drainage and foresee no problems.

Commission members expressed concern with turns in and out of the property and inquired if they've explored the possibility of using the entrance to Pizza Hut or making it a right in/right out only. Mr. Dew addressed the traffic impact analysis, the consensus of which is to keep two entrances to the property but reduce the throat width of each. Because the property does not front any other public right-of-way, entrances along Cummings Street need to be maintained.

Also addressed was the design of the building itself. In keeping with § 18-9 of the Zoning Ordinance, architecture should be coordinated and reflect the traditional style of Abingdon. Commission members questioned whether the proposal meets the design criterion, and stated that it might be more appropriate if the color was subdued or if the building had more stonework. The landscaping plan was discussed and commission members appeared in favor of the use of red maples and other eight to ten foot high trees. Questions about allowable sign height and usage of the existing sign pole were also raised and Mr. Barnett was told that use of the existing sign pole would not be grandfathered in, that the other tall signs in that area have vested rights.

Mr. Barnett mentioned that the franchise does have a brick option for the building and they will look into that. He also said they will pursue a right in/right out only option for the property.

At this point Mr. Kelly made a motion to deny the application as presented, but to allow them to work with Town staff to redesign and come back with an appropriate amended plan, in terms of both the architecture and entrance, to be brought back to the Planning Commission with no resubmittal fee. Second by Mr. Craig. Motion carried unanimously.

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- (5) CERTIFICATE OF APROPRIATENESS – **Food Country USA of Abingdon, Inc., Todd Creasy, representative;** 534 East Main Street, Abingdon, Virginia 24210; Application for Certificate of Appropriateness for rehabilitation of retail/grocery establishment located at **534 East Main Street. Tax Map No. 006 (7) 18.**

Mr. Jackson introduced the application for Certificate of Appropriateness for rehabilitation of Food Country’s retail/grocery establishment located at 534 East Main Street. This application is for a façade change only, not a site plan. They want to go from the current tin and rough block to brick and stucco. Staff has reviewed the façade plan and it meets entrance corridor architecture and height restrictions.

Mr. Kelly made a motion to issue Certificate of Appropriateness, provided there is no encroachment on the existing drainage. Second by Mr. Austin. Motion carried unanimously. No further discussion.

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At this time Mr. Bundy asked for a motion to amend the agenda to add an item. Motion and second made and carried unanimously.

- (6) CERTIFICATE OF APROPRIATENESS – **Range Resources, Edward Cozart, owner;** 408 West Main Street, Abingdon, Virginia 24210; Application for Certificate of Appropriateness for rehabilitation of structure located at **408 West Main Street. Tax Map No. 019 (1) 2.**

Mr. Cozart presented an application for Certificate of Appropriateness to rehabilitate the old Napa building. He would like to turn it into an office building. In addition to a façade change, they will take the sidewalk out and put shrubs against the building.

Mr. Kelly made a motion to approve the application as presented. Second by Mr. Howard. All in favor with Mr. Bundy abstaining. Motion carried. No further discussion.

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- (7) Key Bills for Planners

Mr. Jackson asked that this item be tabled until next month when he will be more informed after attending a state planners conference. Tabled.

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(8) SWOT analysis

Mr. Jackson introduced SWOT (strengths, weaknesses, opportunities, and threats) as a opportunity for each member to give a strength, weakness, opportunity, or threat for anything they think of throughout the town. This will begin at the next Planning Commission meeting.

Mr. Jackson also mentioned a July education work session that will need to take place to go over duties of the Planning Commission with staff.

There being no further business, Mr. Austin made a motion to adjourn. Second by Mr. Howard, with unanimous approval. The meeting adjourned at 7:02 p.m.

Matthew T. Bundy, Chairman

Gregory W. Kelly, Secretary