

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
JUNE 23, 2014 – 5:30 P.M.

The Regular meeting of the Abingdon Planning Commission was held Monday, June 23, 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 Craig
Mr. Robert M. Howard
Mr. Gregory W. Kelly
Mr. Langley Shazor

Comprising a quorum of the Commission

Members Absent: Mr. Wayne Austin, Vice-Chairman
Ms. Maggie Costello

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
Mr. C. J. McGlothlin, Code Enforcement Officer
Ms. Rebecca Moody, Environmental Planner/
Sustainability Coordinator (Absent)
Mrs. Jenny Carlisle, Administrative Assistant; Planning
and Public Works

Visitors: Mr. Roger Barnett
Mr. Tho Pham
Mr. Morgan Morris
Others

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(2) Approval of Minutes: Regular meeting, May 27, 2014

A motion was made by Mr. Howard to approve the minutes of the Regular meeting, May 27, 2014, as presented. Second by Mr. Craig. All in favor with Mr. Shazor abstaining due to absence. Motion carried.

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(3) 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 Certificate of Appropriateness for architecture and signage of the proposed building. At the last Planning Commission meeting the Certificate of Appropriateness was denied with an opportunity for the applicant to redesign and come back with no resubmittal fee. It was suggested that they choose a more subdued material and color scheme. They have submitted a light brown/tan color brick veneer as opposed to the orange stucco that was originally proposed. The red metal awnings would still be used as previously proposed. Discussion ensued and it was clarified that approving this Certificate of Appropriateness would be approving their architecture and signage only.

Mr. Howard made a motion to approve this Certificate of Appropriateness. Second by Mr. Kelly. Roll call vote as follows:

- Mr. Craig– Nay
- Mr. Shazor– Aye
- Mr. Bundy– Aye
- Mr. Howard– Aye
- Mr. Kelly– Aye

Motion carried.

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(4) SITE PLAN – **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. Dew spoke to the letter received from John Bechtold, Bristol Area Traffic Engineer, with VDOT. The letter recommended removing one entrance to the property, keeping the north end entrance (entrance number one). The idea of making a designated left turn lane into the Popeyes parking lot was mentioned and Mr. Craig pointed out that this would block access to Exxon. Mr. Dew stated that maintaining a full access entrance has more conflict potential than a right-in/right-out only would. Mr. Barnett stated bluntly that there are no other ingress/egress options for the property, as the most convenient place to have one is a competing chicken restaurant and that will not happen. They also asked the Food City shopping center owners for access and they were refused. Using the Pizza Hut property is not a possibility because of the elevation change. It was mentioned that all of the other fast food establishments in that area have alternate routes to exit their lots rather than attempting to turn left onto Cummings Street.

Mr. Barnett asserted that the corporation of Popeyes does not see any way for the restaurant to be successful without the opportunity for interstate traffic to turn left into the property.

Mr. Craig asked if anyone has looked at constructing a designated u-turn lane on Cummings Street, similar to roadways more urbanized areas have, which might help the traffic situation for all of the businesses in that area. Discussion of the site plan continued.

Mr. Craig made a motion to deny the approval of the site plan, as presented. Second by Mr. Shazor. Roll call vote as follows:

- Mr. Craig– Aye
- Mr. Shazor– Aye
- Mr. Bundy– Aye
- Mr. Howard– Aye
- Mr. Kelly– Aye

Motion carried.

Mr. Craig then made a motion to approve the site plan with a right-in/right-out only entrance, to be located in entrance number one. Second by Mr. Howard. Roll call vote as follows:

- Mr. Craig– Aye
- Mr. Shazor– Aye
- Mr. Bundy– Aye
- Mr. Howard– Aye
- Mr. Kelly– Aye

Motion carried.

Mr. Jackson explained the appeal process to the applicants should they choose to go that route.

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(5) CERTIFICATE OF APROPRIATENESS – **Ed Cozart, dba Farmers Warehouse, Inc., owner; Morgan Morris, representative;** Post Office Box 613 Abingdon, Virginia 24212; Application for Certificate of Appropriateness for new construction of building located at **Tax Map No. 007-2-B-1.**

Mr. Morris introduced his proposal for a prefabricated building to be placed on the Main Street property to run a used car lot. Changes he will be making from the pictures provided are the installation of double residential doors and residential windows, and an ADA bathroom and porch with an ADA ramp. Compacted shell gravel, not asphalt, will be used on the site and he plans to gravel the lot all the way back to the tree line. The proposed sign will be 26 feet off Main Street and 21 feet off Boone Road. The building will be 50 feet from each street with perpendicular orientation to Main Street. The property entrance on Main Street is the only one he will be using. The building has white vinyl siding. Mr. Morris is proposing 20 cars for the lot.

Mr. Jackson mentioned that the ordinance states buildings should meet traditional Abingdon architecture. Mr. Morris affirmed that he is willing to do any landscaping required. He will light the sign, but does not have a proposal for lighting the lot at this time. He is only planning to stay open until 5 p.m. He does not plan on installing a gate to the property. The sign is only 8 feet high so he will be able to change the lettering himself.

Members agreed that a partial brick façade would be favorable to full vinyl siding. Mr. Morris said he could do this and all agreed that brick will be added to the façade up to the window line.

Mr. Craig made a motion to approve the Certificate of Appropriateness, subject to brick up to the window line of the building and staff approval of a landscape plan and architectural review. Mr. Shazor made the second.

Roll call vote as follows:

- Mr. Craig– Aye
- Mr. Shazor– Aye
- Mr. Bundy– Aye
- Mr. Howard– Aye
- Mr. Kelly– Aye

Motion carried.

The last two items will be tabled until the next meeting due to member attendance.

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There being no further business, the meeting adjourned at 6:28 p.m.

Matthew T. Bundy, Chairman

Gregory W. Kelly, Secretary