

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
JULY 25, 2011 - 5:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, July 25, 2011, at 5:30 P.M. The meeting was held in the Municipal Building, downstairs meeting room.

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

ROLL CALL

Members Present: Mr. Gary Kimbrell, Chairman
Mr. Kenneth Shuman, Vice-Chairman
Mr. Gregory W. Kelly
Mr. Robert M. Howard
Mr. Mathew T. Bundy
Ms. Francine Ivery
Dr. H. Ramsey White

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
Mrs. Deborah Icenhour, Town Attorney

Visitors: Mr. Johnson, Representative, MJM Architects

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(2) Approval of Minutes: Regular Meeting, April 25, 2011

Mr. Shuman made a motion that the minutes of the regular meeting, April 25, 2011, be approved as presented. Mr. Howard seconded the motion.

VOTE:

Mr. Shuman Aye
Mr. Howard Aye
Mrs. Ivery Aye
Mr. Kimbrell Aye
Mr. Bundy Aye
Dr. White Aye
Mr. Kelly Abstained

The motion passed.

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(3) **CERTIFICATE OF APPROPRIATENESS - Abingdon DVP V, LLC, dba Dollar General, Sam Sowell w/MJM Architects, Representative, 105 Broadway, 4th Floor, Nashville, TN 37201; application for Certificate of Appropriateness for approval of proposed structure to be located on East Main Street (no street number has been assigned). Tax Map No. 106 (1) 1F3 and 1F4.**

This is a request for approval for the design and location of a new “stand-alone” Dollar General Store, to be located on East Main Street, on the outparcel in front of the existing IOOF, McCabe Lodge, between 807 and 845 East Main Street.

Mr. Jackson explained that this is a proposal to construct a 9,100 sq. ft. building on lots adjacent to the entrance to the McCabe Lade, IOOF. The façade details have gone through several changes over the past few months, in order to have a design that would meet the Town’s Entrance Corridor Requirements (18-9-8) as follows:

18-9-8 Design Standards.

(a) *Landscaping.*

- (1) *Landscaping shall be used to soften the visual impact of development and enhance the appearance of the area.*
- (2) *Landscaping shall be sufficient to soften the visual effects of parking lots, reduce the effective visual mass of large building, and provide screening between the development, the street and surrounding lots.*
- (3) *Landscape buffers, shall be provided adjacent to public streets of sufficient size to permit street trees and plantings to be installed to reduce the visibility into parking lots.*
- (4) *Landscaping shall be compatible with landscaping on adjacent properties.*
- (5) *Landscaping shall be of a high quality and designed in a professional manner.*

(b) *Signage. In addition to the limitations on the numbers and size of signs imposed under Article 21 of this ordinance are the following:*

- (1) *Each parcel shall have an overall sign plan which reflects a consistent style and specifies the size(s), and color scheme for proposed signage.*
- (2) *Materials used in signs and their support structures should reflect the building served by the sign.*
- (3) *Sign colors should be harmonious with the building which they serve.*
- (4) *The overall sign plan referenced in (1), above, shall observe a maximum height limitation of either fifteen (15) feet from grade or to the height level of the nearest structure on site; whichever is greatest.*

(c) *Architecture.*

- (1) *Materials, colors and general style of buildings within a development should be coordinated.*
- (2) *Heating and air conditioning units, ventilation units, and mechanical equipment shall be screened from view from public streets.*
- (3) *Loading docks, trash containers, mechanical equipment and any sites for storage facilities shall be screened from view from public streets.*
- (4) *The effective visual mass of large buildings should be reduced by variations in roof line, building angles, dimension, relief, color architectural detailing and landscaping.*

- (5) *Architectural styles, building and roofing materials and colors shall be reflective of the tradition architecture of Abingdon. This may be accomplished through building scale, materials, and forms, all of which may be embodied in architecture which is contemporary as well as traditional.*
- (6) *Trademark buildings and related features including signs shall be modified to meet these design standards.*

(d) Site Planning. In addition to the requirements of §18-2 et seq, the following standards are required in the Entrance Corridor Overlay District.

- (1) Parking lot layouts shall respond to the topographic characteristics of the site.*
- (2) The number of access points to parking lots from a street will be minimized and shall relate to other existing curb cuts whenever possible.*
- (3) Parking lots will be interconnected on adjacent parcels whenever possible.*
- (4) Small, landscaped and interconnected parking lots, rather than large, central parking lots shall be encouraged.*
- (5) Parking lots shall not dominate the image of a site.*
- (6) Pedestrian access from the sidewalk into individual project sites as well as within sites and between sites and between sites shall be provided.*

(e) Lighting.

- (1) Lighting should be of uniform style for each project site.*
- (2) Lighting should be contained within the site and designed to limit spillover to streets and adjacent properties and to minimize the amount of light that is directed to the sky.*
- (3) Light poles shall not exceed twenty four (24) feet in height.*

The new building will be constructed so that the entrance way will be on the southwest corner, in the same fashion as the Walgreens building on West Main Street.

Mr. John Dew, Director of Public Services and Construction reviewed the Site Layout Plan and his comments are as follows:

1. A sight distance analysis must be provided for the entrance. The speed limit on Main Street at this location is 35 mph.
2. Previously the developer provided estimated trips of a “typical store” as either 280 vehicles per day, or 10 vehicles per hour over a 14 hour day. I would ask that the estimated trips for this store be given. The estimated trips are needed to determine if a traffic study is required for the development. Either trip estimate number is well below the threshold for a Chapter 527 process and impact analysis.
3. The entrance should connect to Main Street at a 90 degree angle, or as close to 90 degrees as possible. There appears to be enough room to “square up” the entrance and still leave room for the sign.
4. A paved access could be tapered from 30 feet width if desired. With the two egress lanes shown on the plan, the minimum throat length must be 75 feet from the edge of pavement on Main Street.

5. The lane width for the ingress lane (10 feet) is too narrow and could slow vehicles trying to enter the site from Main Street. I recommend 12 feet minimum width for the ingress lane.
6. The Town of Abingdon Public Works Department policy requires sidewalk installed for the full frontage of a development. In this case, the sidewalk installed for the full frontage of a development. In this case, the sidewalk should be 5 feet in width, and located parallel to, and 0.5 feet offset from the right-of-way/property line for the full frontage of the development property. This alignment matches the sidewalk section west of this location. The sidewalk is to be built according to VDOT standards and specifications. VDOT standard handicap ramps must be installed where the sidewalk crosses the entrance, and the locations must be shown on the plan sheet with the VDOT standard designation "CG-12".
7. Currently, stormwater in the Main Street gutter pan crosses the entrance from gutter pan flowline to flowline. That pattern appears to be maintained with the proposed construction.
8. I ask for a note in Layout and Paving notes that states "The contractor is required to obtain a Right-of-way Encroachment permit and bond for all work within the right-of-way, and an entrance permit for the connection to Main Street from the Town of Abingdon. Traffic control during construction will comply with the VDOT Work Area Protection Manual.
9. Note 7 in the Layout and Paving Notes – replace "local requirements" with "VDOT standards and specifications".

After a lengthy discussion, Dr. White made a motion to approve this application request to include the following:

- addition of two (2) windows (south side), facing East Main Street
- landscaping be done along entire west facade area, with trees and plants recommended by Mr. Kevin Sigmon, Town Arborist
- to be in compliance with the recommendations of the Town Staff of the Public Works Department, as set forth in the information submitted by Mr. Dew
- rear façade area to be constructed of metal sheeting

Mr. Bundy seconded the motion.

VOTE:

Dr. White	Aye		
Mr. Bundy	Aye		
Mr. Kelly	Aye		
Mr. Howard	Aye		
Dr. White	Aye	Mr. Shuman	Aye
Ms. Ivery	Aye		
Mr. Kimbrell	Aye		

The motion passed.

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(4) Strength, Weaknesses, Opportunities and Threats (SWOT) Session

There was discussion regarding concerns of the deteriorated properties that have been discussed previously, as well as other miscellaneous items, including the sale of the Johnston Memorial Hospital structure to Food City with suggestion that the Town might want to consider a scheduled meeting with Food City, to determine more specific plans by Food City.

Mr. Kimbrell, spoke as President, on behalf of the Virginia Highlands Festivals, and thanked the Town for all of the support given by the Police Department and Coomes Center, which helped make the festival a successful event.

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

Gary Kimbrell, Chairman

Gregory W. Kelly, Secretary