

TOWN OF ABINGDON  
PLANNING COMMISSION  
RESCHEDULED MEETING  
August 28, 2014 – 5:30 P.M.

The Rescheduled meeting of the Abingdon Planning Commission was held Thursday, August 28, 2014 at 5:30 p.m. The meeting was held in the Municipal Building, Colonel Arthur Campbell room.

Mr. Wayne Craig, Chairman, pro tem, called the meeting to order. Mr. Sean Taylor called roll.

ROLL CALL

Members Present: Mr. Wayne Craig, Chairman, pro tem  
Ms. Maggie Costello  
Mr. Langley Shazor  
Mr. Rick Humphreys

Comprising a quorum of the Commission

Members Absent: Mr. Matthew T. Bundy, Chairman  
Mr. Wayne Austin, Vice Chairman  
Mr. Gregory W. Kelly, Secretary

Administrative Staff: 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 (Absent)  
Mrs. Jenny Carlisle, Administrative Assistant; Planning and Public Works

Visitors: Ms. Susan Forkner  
Mr. Donald Osborne  
Mr. Rod Harper  
Ms. Tasha Hargroves

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(2) Approval of Minutes: Regular meeting, June 23, 2014

Mr. Shazor made a motion to approve the minutes of the Regular meeting, June 23, 2014, as presented. Second by Mr. Craig. All in favor with Mr. Humphreys and Ms. Costello abstaining due to absence. Motion carried.

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(3) PUBLIC HEARING – **Susan Forkner and Holly Forkner, III, owners**; 155 Crestview Drive, Abingdon, Virginia 24211; Application for Special Use Permit pursuant to Zoning Ordinance, Article 11, B-2 General Business District, Section 11-2-3, Special uses, to operate a kennel, animal boarding and grooming located at **1005 West Main Street. Tax Map No. 104-A-57.**

Mr. Craig opened the Public Hearing portion of the meeting and Mr. Taylor provided an overview of the application for Special Use Permit, to open and operate a kennel and animal boarding facility at 1005 West Main Street, pursuant to Zoning Ordinance, Article 11, B-2 General Business District, Section 11-2-3, Special uses. At this time, with no members of the public wishing to speak, a motion and second were made to close the Public Hearing. All in favor.

Mr. Humphreys made a motion that based on recent approval by Town Council to change zoning such to allow Special Use Permits to be issued for kennels and animal boarding facilities within the B-2 zone, a recommendation be made to Town Council to issue a Special Use Permit for the property located at 1005 West Main Street, tax map 104-A-57. Second by Ms. Costello.

Mr. Craig then made a substitute motion that the recommendation add the condition that the animals be kept indoors for recreation and boarding and only be allowed outdoors to discharge waste. Second by Mr. Humphreys.

Roll call vote as follows:

- Ms. Costello- Aye
- Mr. Shazor- Aye
- Mr. Craig- Aye
- Mr. Humphreys- Aye

Motion carried.

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- (4) CERTIFICATE OF APROPRIATENESS – **Food Country USA, Inc., owner**; 536 East Main Street, Abingdon, Virginia 24210; Application for Certificate of Appropriateness for new construction of building located at **Tax Map No. 007-9-2.**

Mr. Taylor provided background for this application. They would like to construct a storage building on their site to replace the two tractor trailers they have been using for many years.

Due to a survey done in 1999 that states an easement of 30 feet, Mr. Dew requested clarification regarding the maintenance easement that is listed as +/-25 feet. He does not think it will affect maintenance, but is requesting verification as to the width of the maintenance easement. Mr. Taylor mentioned that it will easily meet all setback regulations, and he has spoken with the owner regarding landscaping buffers in front of the building. Mr. Osborn from J. A. Street and Associates, Inc. will provide clarification to the Public Works department as to the easement.

At this time, Mr. Shazor made a motion to approve the application for Certificate of Appropriateness as presented. Second by Ms. Costello.

After further discussion, Mr. Shazor amended his motion to include adding a landscape buffer in front of the building. Second by Ms. Costello.

Roll call vote as follows:

- Ms. Costello- Aye
- Mr. Shazor- Aye
- Mr. Craig- Aye
- Mr. Humphreys- Aye

Motion carried.

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(5) CERTIFICATE OF APROPRIATENESS – **Kroger Fuel Center, owner; Matt Humphrey, representative;** 480 Cummings Street, Abingdon, Virginia 24210; Application for Certificate of Appropriateness for sign to be located at **480 Cummings Street. Tax Map No. 020-10-2.**

Mr. Taylor introduced the application for Certificate of Appropriateness for a new multi-tenant sign and electric message board for the Kroger/Shoney’s property development to be located in the same place the original marquee stands.

Mr. Rod Harper, from Jerry’s Signs, mentioned that the sign has been designed to harmonize with the new Shoney’s as well as the new Fuel Center; everything will match, with dark colored brick and white top. The square footage is less than what the ordinance allows. It is a very conservative design and he believes it will be an upgrade for the area. The old marquee sign will be removed but the larger sign will remain. Mr. Humphreys questioned whether there will be line of sight issues with the placement. Mr. Harper clarified that it is an entrance only, not an exit so such problems should not be present.

At this time, Mr. Shazor made a motion to issue the Certificate of Appropriateness for a new multi-tenant sign and electric message board, as presented. Second by Mr. Craig.

Roll call vote as follows:

- Ms. Costello- Aye
- Mr. Shazor- Aye
- Mr. Craig- Aye
- Mr. Humphreys- Aye

Motion carried.

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(6) CERTIFICATE OF APROPRIATENESS – **Magan Patel, dba Quality Inn and Suites, owner; Amar Patel, representative;** 930 East Main Street, Abingdon, Virginia 24210; Application for Certificate of Appropriateness for rehabilitation located at **930 East Main Street. Tax Map No. 106-4-A.**

Mr. Taylor introduced an after-the-action application for Certificate of Appropriateness for paint color choice for Quality Inn and Suites. The owners did not have prior knowledge that they needed approval, but are now applying to have the color choices approved.

Ms. Tasha Hargroves, manager of the hotel presented. She stated that since they have changed the color, they have increased revenue by \$40,000, have received many guest compliments, and guests have

mentioned that they can now see the hotel from the interstate. She stated that they were required to update the color of the property by the franchise and this was one of three franchise approved colors. She said the painting was done two or three months ago and took the workers about two weeks to complete the project.

After some discussion, Mr. Humphreys moved that the item be tabled until staff is able to pull figures to see if Quality Inn's claim of revenue increase matches up with the figures the town finance department has for an increase in tax dollars paid for the last couple months. He would also like for Quality Inn to provide rationale as to why they think the color change is the reason for their increase. Second by Mr. Shazor.

Roll call vote as follows:

Ms. Costello- Aye  
 Mr. Shazor- Aye  
 Mr. Craig- Aye  
 Mr. Humphreys- Aye

Motion to table carried.

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At this time Mr. Taylor asked to add an item to the agenda. Mr. Craig made a motion to do so. Second by Mr. Shazor. Motion carried.

(7) CERTIFICATE OF APROPRIATENESS – **Veterans Memorial Park; Town of Abingdon**; Lt. Billy Webb Avenue, Abingdon, Virginia 24210; Modification to Certificate of Appropriateness already approved, located at **Lt. Billy Webb Avenue, Tax Map No. 020-1-20**.

Mr. Taylor introduced the proposed modification to the already approved site plan for Veterans Memorial Park. This is an amendment to the original site plan and Mr. Taylor clarified that action taken would be a revision to the original Certificate of Appropriateness. The modification is for building materials only. The original intent was to use real antique brick, but they have since learned they will not have enough brick to complete the project. They are now proposing to brick the bottom half of the columns and use white wooden columns the rest of the way up. The floor design will also be changed to decorative concrete in place of brick. Mr. Humphreys added that this will also downgrade the cost of the project.

Mr. Shazor made a motion to approve the amendment to the original approved Certificate of Appropriateness. Second by Ms. Costello.

Roll call vote as follows:

Ms. Costello- Aye  
 Mr. Shazor- Aye  
 Mr. Craig- Aye  
 Mr. Humphreys- Aye

Motion carried.

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Mr. Craig then asked to add an item to the agenda. Motion made by Mr. Shazor, second by Ms. Costello. Motion carried.

(8) DISCUSSION: Member Report.

Mr. Craig provided a brief overview of the meeting he and John Dew had with VDOT and made a motion that a Work Session meeting be held to further discuss the following items:

- 1. Exit 17 VDOT report;
- 2. Exit 19 county big box plan;
- 3. Transportation Plan and the Town Comprehensive Plan.

Second by Mr. Shazor.

Roll call vote as follows:

- Ms. Costello- Aye
- Mr. Shazor- Aye
- Mr. Craig- Aye
- Mr. Humphreys- Aye

Motion carried.

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Welcome was extended to the new Planning Commission member, Rick Humphreys.

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Mr. Craig made a motion to adjourn. Second by Ms. Costello.

There being no further business, the meeting adjourned at 6:29 p.m.

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Wayne Craig, Chairman pro tem

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Sean Taylor, Secretary pro tem