

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

The regular meeting of the Abingdon Planning Commission was held Monday, October 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. Mrs. Jenny Carlisle called the roll.

ROLL CALL

Members Present: Mr. Matthew T. Bundy, Chairman
Mr. Wayne Craig
Ms. Maggie Costello
Mr. Rick Humphreys

Members Arriving Late: Mr. Wayne Austin, Vice Chairman

Comprising a quorum of the Commission

Members Absent: Mr. Gregory W. Kelly, Secretary
Mr. Langley Shazor

Administrative Staff: Mr. Sean Taylor, Assistant Town Planner (Absent)
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: Mr. Kaitang Yun
Mr. Morgan Morris
Ms. Sue Ann Morris
Mr. Edward Cozart

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(2) Approval of Minutes: **Rescheduled meeting, August 28, 2014**

Mr. Craig made a motion to approve the minutes from the Rescheduled meeting, August 28, 2014, as presented. Second by Mr. Humphreys. All in favor with Mr. Bundy abstaining due to absence. Motion carried.

Work session meeting, September 17, 2014

Mr. Craig proposed the revision to the Work session minutes as follows:

Page 14-24, topic (3), paragraph 1, sentence 2.

From:

Mr. Craig provided a summary of a report from VDOT regarding exit 17. He summarized that significant intersection improvements can be made by making simple lane changes however, **VDOT would like to wait until after the big box plan for exit 19 takes place before attending to exit 17.** This project could be completed within 6 years and have major implications for the town.

To:

Mr. Craig provided a summary of a report from VDOT regarding exit 17. He summarized that significant intersection improvements can be made by making simple lane changes however, **VDOT would like to wait until funding takes place for a new proposed project before attending to exit 17.** This project could be completed within 6 years and have major implications for the town.

Mr. Humphreys moved to approve the minutes of the Work session meeting, September 17, 2014, as revised. Second by Mr. Craig. All in favor. Motion carried.

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- (3) **CERTIFICATE OF APROPRIATENESS: Kaitang and Zhuyan Yun, owner; Bundy Architecture and Engineering, Inc., representative; 598 Cummings Street, Abingdon, Virginia 24210; Application for Certificate of Appropriateness for new construction of restaurant to be located at 598 Cummings Street. Tax Map No. 105A (1) 2.**

Mr. Bundy presented the application for Certificate of Appropriateness for new construction of restaurant to be located at 598 Cummings Street. They will use the old Citgo gas station site and build around the existing structure. Their proposal covers the front of the existing building and removes the existing addition on the rear. They propose closing off the existing Cummings Street entrance and using the shared access entrance with Hardee's.

As a point of order, Mr. Humphreys mentioned that with Mr. Bundy not being a voting member on this application and with other member absences, there isn't a quorum to vote on the application at this time. Discussion continued with Mr. Craig voicing significant concerns about left turns in and out of the shared access driveway.

Mr. Dew passed out copies and spoke to his preliminary site review comments which make the following recommendations:

1. Frontage on Cummings shall include removal of existing entrance concrete and construction of 5-foot wide sidewalk for full frontage, with back of sidewalk at the right-of-way line, with vegetative utility strip between sidewalk and back of curb;
2. VDOT CG-12 Handicap Ramp at the northern end of the sidewalk at the Shopping Center entrance;
3. Northernmost existing Cummings Street entrance to be closed as shown on the plan;
4. Southernmost existing Cummings Street entrance to be modified to be "right-in only"
5. Planning Dept – Vegetative Buffer/Landscaping Plan;
6. Entrance modifications as shown from the Shopping Center entrance are acceptable;
7. Recommend guardrail at outside edge of new pavement (at top of creek slope);
8. Sanitary Sewer connection and grease trap installation to be approved by Collections and Pretreatment staff before installation, and inspected during installation;

- 9. Consideration of Best Management Practices (vegetative buffer strip, filtering manhole, etc.) to improve stormwater runoff from the site to Town Creek.

Mr. Austin arrived at this point in the meeting, creating a quorum of voting members.

Mr. Craig made a motion to table this item until after discussing agenda item number (6) "Discussion: Follow-up from Work session meeting." Second by Mr. Humphreys. All in favor with Mr. Bundy abstaining.

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- (4) 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.**

Mrs. Carlisle provided a summary of this item that was tabled at the August Planning Commission meeting. Mrs. Icenhour provided tax figures that showed a \$1,682.54 increase in revenue from last year; much less than the \$40,000.00 increase claimed by Quality Inn at the August meeting. No one from Quality Inn is present at this meeting to discuss the item with the Planning Commission further. Mr. Craig made a motion to disapprove the Certificate of Appropriateness application for paint color choices. Second by Mrs. Costello. Further discussion included Mr. Humphreys mentioning that he would have liked to see the other two franchise approved color choices so the Planning Commission could aid in the decision making process. He also mentioned that this is essentially the same color scheme as Burger King across the street, and a similar orange as the motel across the street. Mr. Craig pointed out that the motel across the street may have been painted that color prior to the Entrance Corridor Overlay, which would make their color choice irrelevant since it was not approved by the board.

Roll call vote as follows:

- Mr. Craig – Aye
- Mrs. Costello – Aye
- Mr. Austin – Aye
- Mr. Bundy – Aye
- Mr. Humphreys – Aye

Motion carried.

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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 to Amend Certificate of Appropriateness for construction of building located at **603 East Main Street, Abingdon, Virginia 24210. Tax Map No. 007-2-B-1.**

Mr. Morris addressed his application to amend the original Certificate of Appropriateness application that was approved at the June Planning Commission meeting, which was approved with the stipulation that a brick façade would be added to the mobile structure, up to the window line. He would like the Certificate of Appropriateness to be amended not requiring brick up to the windows, but rather the brick-look underpinning he applied at the foundation be approved. He stated that he cannot do a real brick wall because the building is not on a real foundation, but on pedestals. He also stated that he has not yet planted the trees in the

landscaping plan because he was concerned that they would die over winter. There was confusion as to whether the original motion was approved with brick up to the window line on the front of the building or all the way around. Minutes from that meeting state *“on the façade of the building.”* Mr. Humphreys mentioned that mobile structures are not allowed in the Entrance Corridor, but that this was allowed based on the stipulations approved at the June meeting. At this point in the meeting Mr. Taylor was reached by phone for clarification regarding post Planning Commission conversations he had with Mr. Morris. Mr. Taylor stated that the only thing he had approved was brick tile, which could be added without the need for a foundation.

Mr. Craig made a motion to disapprove the amendment to the Certificate of Appropriateness, and requested that the applicant come back with another proposal if he has a problem with what was originally approved. Second by Mr. Austin. Mr. Morris questioned how the used car lot on exit 19 is allowed to park cars on grass, and the used car lot on exit 14 which just has a mobile office, are allowed to operate how they do when he has to go through this process. Both of those car lots predate the ordinance.

Roll call vote as follows:

Mr. Craig – Aye
 Mrs. Costello – Aye
 Mr. Austin – Aye
 Mr. Bundy – Aye
 Mr. Humphreys – Aye

Motion carried.

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(6) Discussion: Follow-up from work session meeting.

Mr. Craig began a discussion of topics broached at the work session meeting that took place in September. The first topic of discussion is the proposed big box development on exit 19. He would like to follow-up with what was discussed at the work session. This includes scheduling a meeting with Washington County Planning Commission to discuss concerns about potential growth on town boundaries creating problems we may not be fully informed about. With this, he made a motion to appoint a subcommittee to do an investigation of the problems associated with the big box development, schedule a joint meeting to discuss these issues with the county planning commission, and then inform Town Planning Commission members and Town Council. Second by Mrs. Costello. Further discussion included Mr. Dew stating his support for the Town and County Planning Commissions working together and sharing information. Mr. Bundy stated that three people would be an appropriate number of members for this subcommittee. Staff will aid in forming this subcommittee.

All in favor. Motion carried.

The second item of discussion was regarding the VDOT meeting Mr. Craig and Mr. Dew attended regarding lane marking and signal changes, which would greatly improve the queue length at exit 17. Mr. Dew clarified that the Town could make the striping changes and most likely already has money to accomplish the pavement markings. The key aspect is that we would have to rely on VDOT for the signal changes. He summarized by saying that we have the study from VDOT and his recommended action plan would be to make Town Council fully aware of the “what’s” and “why’s,” and hold a public hearing to make the public aware of the potential changes. Mr. Humphreys posed the question of a quid pro quo with VDOT exchanging

roadway maintenance under the exit 17 bridge with signal and lane changes, and asked if Mr. Dew would be able to help facilitate the process. Mr. Dew responded affirmatively.

Mr. Craig continued the discussion by stating that VDOT said they have a 20 million dollar project that they can get funded as things are, but they're not sure if they will be able to get funding if these changes take place; also that VDOT has conveyed that they have no intention of making the full improvements to exit 17 until it's time to replace the bridge, which could be upwards of 30 years.

Mrs. Costello added that the Cummings Street area is a gateway and the Town doesn't have a strategic plan for the area from Veteran's Park down to the interstate though four applications for development in that area have come before the Planning Commission since spring. She suggested that the Planning Commission look at a vision and strategy for that particular area that they can apply to each application.

The action plan was summarized as 1) Mr. Dew, Mr. Kelly, a Planning Commission member (Wayne Craig), and a Town Council member (Bob Howard) meet to discuss options and see what kind of a proposal can be made, 2) have a motion by the Planning Commission to recommend to Council what direction to take, 3) if favorable, Town Council can hold a Public Hearing.

Mr. Craig made a motion to appoint an exit 17 improvements subcommittee, composing of the people mentioned above. Second by Mr. Humphreys. All in favor. Motion carried.

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- (3) CERTIFICATE OF APROPRIATENESS: **Kaitang and Zhuyan Yun, owner; Bundy Architecture and Engineering, Inc., representative;** 598 Cummings Street, Abingdon, Virginia 24210; Application for Certificate of Appropriateness for new construction of restaurant to be located at **598 Cummings Street. Tax Map No. 105A (1) 2.**

Discussion of agenda item (3) continued with Mr. Craig making a motion to approve the Certificate of Appropriateness application, including conditions by the Public Works department. Second by Mr. Austin. All in favor, with Mr. Bundy abstaining. Motion carried.

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- (7) Member discussion: Mr. Humphreys moved that a copy of the Town of Abingdon, Entrance Corridor Overlay requirements be mailed to each property owner in the overlay district, with a cover letter from the new Planning Director attached, so that all property owners are aware of what is required. Second by Mr. Craig. All in favor. Motion carried.

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A motion and second were made to adjourn. All in favor. The meeting adjourned at 7:31 p.m.

Matthew T. Bundy, Chairman

Jenny Carlisle, Secretary, pro tem