

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 26, 2012 - 5:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, November 26, 2012 at 5:30 P.M. The meeting was held in the Municipal Building, Council Chambers.

Dr. H. Ramsey White, Chairman, called the meeting to order. Mr. Jackson called the roll.

ROLL CALL

Members Present: Dr. H. Ramsey White, Chairman
Mr. Gregory W. Kelly
Mr. Kenneth Shuman
Mr. Gary Kimbrell
Mr. Wayne Austin

Comprising a quorum of the Commission

Members Absent: Mr. Mathew T. Bundy, Vice-Chairman
Mr. Robert M. Howard

Administrative Staff: Mr. W. Garrett Jackson, Assistant Town Manager
Director of Planning/Zoning
Mr. Sean Taylor, Assistant Director of Planning/Zoning
Mrs. Deborah Icenhour, Town Attorney
Mr. John Dew, Director of Public Services and Construction
Mr. Jim C. Smith, Director of Wastewater Operations/Town Engineer
Mr. C. J. McGlothlin, Code Enforcement Officer
Ms. Rebecca Moody, Environmental Planner/
Sustainability Coordinator
Mr. David Smallwood, Intern/Town Attorney's Office

Visitors: Mr. Stephen Browning

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(2) Approval of Minutes: Regular Meeting, October 22, 2012

Mr. Kimbrell made a motion that the minutes of the regular meeting, October 22, 2012 be approved as presented. Mr. Austin seconded the motion.

VOTE:

Mr. Kimbrell Aye
Mr. Austin Aye
Mr. Shuman Aye
Mr. Kelly Abstained
Dr. White Aye

The motion passed.

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- (3) **CERTIFICATE OF APPROPRIATENESS - New Shoney's Restaurant, Young Investments, LP, Stephen Browning, Representative**, 480 Cummings Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of amendment to a new site plan and construction, originally approved at the regular meeting, November 28, 2011, to be **located at 480 Cummings Street. Tax Map No. 20 (10) 2.**

Approval was granted at the regular meeting, November 28, 2011, for a new site plan and construction to be completed for a new Shoney's Restaurant, located at 480 Cummings Street, replacing the existing structure. After approval was granted for this new construction representatives from Shoney's and Kroger Gas met with Town Staff regarding the proposal of a Kroger Fueling Station on the site. The initial concerns from the Town Staff in regard to this proposed fueling station were the size of the lot, and the need to maintain safe traffic flow and available parking.

Mr. Stephen Browning, P.E. of the Browning Group explained the proposed amendment to this request.

The Planning Department received the amended information on Wednesday, November 21, 2012, from Mr. Stephen Browning, P.E. of the Browning Group and after reviewing the site plan for parking space and landscaping requirements the following was determined.

Parking Spaces, per Town Zoning Ordinance

Section 17-6 Minimum off-street parking.

There shall be provided at the time of erection of any main building, at the time any main building is enlarged or at such time as the use of any main building is changed minimum off-street parking space with adequate provision for entrance and exit by standard size automobiles as follows:

17-6-33 Restaurants One (1) parking space for each seventy-five (75) square feet of public floor area including outdoor dining area.

The plan contains the following language in the "Planning Related Notes":

- Onsite Parking (65 Spaces Total, including 3 handicap)
- "50 required for Restaurant seating (200 seats maximum, 1 space per four seats)"

This is not language used in the Town Zoning Ordinance, nor does it meet the requirement as correctly calculated below:

18-6-4 Parking lot The following standards shall be followed in developing site plans for motor vehicle parking lots and off-street parking areas required by Section 17-6:

... i. All paved parking lots shall be planted with no less than one (1) tree for every five (5) parking spaces or fraction thereof. Such trees shall be of a variety which provide shade or are capable of providing shade at maturity (see section 18-8 Canopy trees") and shall be reasonably dispersed throughout the parking lot.

The plan shows only 10 trees. **A total of 13 is needed** to meet this requirement and must be spaced throughout the site.

With regard to architecture, the Kroger kiosk should mimic the look of the proposed Shoney's and the Planning Commission may require the columns of the fueling station awning to also be brick.

The following comments represent the engineering staff remarks, regarding entrances and traffic, and drainage:

- Dimensioned details of the proposed "Right-in Only" entrance at the south end of the property. The curb line on the north side of this entrance must have a much sharper angled radius to discourage southbound Cummings Street motorists from turning left into this entrance. Also, the detail needs to

show the grading necessary along with radii lengths, the existing guy wire and banner pole, the existing and proposed location of the light pole, handicap ramps (VDOT CG-13) at both sides of the entrance, and a “Do Not Enter” sign placed at the south end of the entrance, directed toward southbound Cummings Street traffic.

- Dimensioned detail of the (revised) proposed 36-foot wide entrance, including radii lengths, the existing (and proposed, if relocated) location of the curb inlet, and handicap ramps (VDOT CG-13) at both sides of the entrance.
- Describe the route of tanker trucks delivering fuel to the proposed station, to demonstrate that the entrance and internal circulation are adequate.
- Will need to submit an Application for Plan Revision and a revised plan for review, showing the new location and size of all drainage structures and provide supporting calculations showing the adequacy of all drainage structures.

After discussion, Mr. Austin asked Mr. Jackson if he felt the Town Staff had sufficient time to review this request as thorough as it should have been, based on the date and time it had been received. Mr. Jackson replied that it was somewhat difficult due to some departments requiring more review time than others. Several Planning Commission members concurred with Mr. Jackson.

After further discussion Mr. Austin made a motion to table this request until the next regular meeting, December 17, 2012, allowing more time for the Town Staff and the applicant to discuss this matter in a more complete detail. Mr. Shuman seconded the motion.

VOTE:

Mr. Austin	Aye
Mr. Shuman	Aye
Mr. Kimbrell	Aye
Mr. Kelly	Aye
Dr. White	Aye

The motion passed.

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There being no further business, the meeting was recessed and moved to the downstairs meeting room for a continue review of the Comprehensive Plan.

H. Ramsey White, Chairman

Gregory W. Kelly, Secretary