

**TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, OCTOBER 28, 2019 – 5:30 PM
ARTHUR CAMPBELL MEETING ROOM – MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, October 28, 2019, at 5:30 pm in the Arthur Campbell Meeting Room.

A. Chairman Wayne Austin called the meeting to Order

B. Roll Call – Jason Boswell, Director of Planning

Members Present:

**Mr. Kirk Sproles
Mr. James Anderson
Mr. Scott Wilson
Mr. Al Bradley
Mr. James Morani
Mr. Kenny Shuman
Mr. Wayne Austin**

Members Absent:

Comprising a quorum of the Commission

Administrative Staff Present:

**Mr. Jason Boswell – Director of Planning
Mrs. Janice Dornon – Administrative Assistant
Mr. Mason Gragg – Code Compliance Officer**

C. APPROVAL OF MINUTES

Approval of Minutes: Regular Meeting, October 28, 2019

On a motion by Mr. Shuman, seconded by Mr. Bradley the Planning Commission approved the minutes as presented for the September 23, 2019 meeting.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Abstained
Mr. Al Bradley	Aye
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Aye

The minutes for September 23, 2019, were approved as presented.

D. PUBLIC COMMENTS - None

E. PUBLIC HEARINGS

1. Public Hearing - Special Use Permit: George Rees: the Owner, 332 East Main St. Abingdon, VA, 24210. Matt Bundy, 190 E. Main Street, Abingdon, VA 24210; representative. Application to add a master bathroom and covered porch on the side of the garage with side access for mower and bike storage. Property is located at 332 East Main St., Abingdon, VA 24210. Tax Map No. (013-1-84)

Mr. Austin opened the public hearing.

Mr. Matt Bundy represented the property located at 332 East Main Street, the former Crigger House.

Mr. Bundy stated the homeowners want to add a bathroom and a covered porch onto the side of their home, the addition will be added to the garage area. The house is above the flood plain, but the foundation may be in the 100-year flood plain.

Mr. Anderson asked how far the home sits from the existing creek. He also added that there is an underground spring. The house sits approximately 20 feet back from the existing creek.

Mr. Shuman wanted to know what the staff recommendations were; Mr. Boswell stated that the Town staff recommended that the Special Use Permit be granted as submitted, based on the flood analysis submitted by Mr. Rees.

Mr. Austin closed the public hearing.

On motion of Mr. Shuman, Seconded by Mr. Anderson the Planning Commission members approved the Public Hearing - Special Use Permit for 332 East Main Street based on Mr. Bundy's presentation, and the Town staff's recommendations.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Aye
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Aye

The Public Hearing - Special Use Permit was unanimously approved for 332 East Main Street.

F. CERTIFICATE OF APPROPRIATENESS

1. Application for Certificate of Appropriateness; Phil Greer, Greer Land Company: Developer, Marathon Realty Corp; Owner. COA for the demolition of an existing building at 510 Cummings Street, Abingdon, VA. Construction of 4-story, 88 room Hampton Inn Hotel with associated utilities, landscaping, and access/driving aisles, with additional improvements and landscaping to existing parking areas. **Located at 510 Cummings Street, Abingdon, VA 24212. Tax Map ID (105A-2-16)**

Mr. Boswell gave the board a brief description of the project presented stating that the parking should not be considered when approving this COA. Marathon Realty will have to submit a new COA for the parking and landscaping design for the property owned by Marathon Realty.

Mr. Spangler stated that the original site plan included the parking and landscaping of the lot. The COA will not include the parking and landscaping due to the original site plan showing parking spaces running parallel to the storefront. The existing Magic Mart will be demolished and the new Hampton Inn will be built in its footprint. Aisle style parking is being proposed on the adjacent Marathon portion of the property. Marathon Realty will be bring in final plans for the proposed parking to present to the Planning Commission for approval.

Jihad Hallany noted that the original plat has been adjusted to improve the parking and landscaping designs, which will include a landscaping island. The parking lot will have accessibility for traffic.

Mr. Phil Greer spoke on building the existing Hampton Inn located at Exit 17 in Abingdon and is excited to be building a brand new hotel at the Washington Crossings development.

Mr. Jon Cheatham, the project Architect told the board that the new hotel will be four stories in height with stone veneer accents on the middle facade. It will have a three-foot band of stone around the building, with painted stucco. The building will be 50,000 square feet ±, with a boardroom, meeting room, breakfast area, exercise room, and a pool with a pool house. The meeting areas can be used for weddings, parties, etc. There will be a thirty-foot divider between the new hotel and the existing retail strip mall.

On a motion by Mr. Anderson, seconded by Mr. Bradley, the Planning Commission members recommended that the COA be approved as presented with the exception of the approval of the parking area and landscaping plans, the COA will need to satisfy the Zoning requirements.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Aye
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Aye

The COA for Marathon Realty Corp. was unanimously approved for 510 Cummings Street, Abingdon, VA 24212 with exceptions.

2. Application for Certificate of Appropriateness; Mike Noonkester, Empire Drive, Abingdon VA; Owner, COA for approval of a Preliminary Plat for Subdivision with 6.07 acres ± on Empire Drive, Abingdon, VA. Located on Empire Drive, Abingdon, VA. Tax Map ID (106-7-1A)

Mr. Matt Bundy represented the property located at Empire Drive.

Mr. Bundy explained to the board that the remnant lots would be sold as residential lots. Mr. Noonkester has tried in the past to sell the lots as commercial property with the O & I zoning. The lots will be accessed from a private driveway with access to Empire Drive. The driveway is in VDOT's right-of-way, which is part of the interstate service road.

Mr. Boswell stated that per the O & I Zoning Ordinance that a residential property must have 8,500 square feet in order to build a single-family dwelling on.

Mr. Noonkestner stated that VDOT has confirmed that it will not be responsible for the maintenance of the private driveway, but that up to five residences could use the driveway as long as the volume of traffic was kept at a minimum.

Mr. Morani suggested that the Private Road Maintenance Agreement be made available in writing, recorded with the deed and that the purchasers of the properties be made aware that they will be responsible for the maintenance of the joined driveway.

Mr. Morani suggested that a notation be put on the plat and endorsed by VDOT pertaining the private driveway and its maintenance.

Mr. Morani would like to have a draft of the contract that would be given to the property owners and then recorded with the property deed to be presented with the final plat.

On a motion by Mr. Morani, seconded by Mr. Shuman, the Planning Commission members recommended that the COA be approved as presented with conditions approved by VDOT to approve construction of the road and endorsement on the plat from VDOT, and have owners sign a joint agreement for maintenance of the driveway or setup an HOA agreement for the property owners.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Aye
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Aye

The COA for Mike Noonkester was unanimously approved for Empire Drive, Abingdon, VA 24212.

G. UPDATES FROM STAFF AND PLANNING COMMISSION MEMBERS

Mr. Shuman told the board that he witnessed a Kroger fuel tanker truck pulling out into traffic in the middle of the day and he has reservations as to the safety of town citizens. He noted that the board has no jurisdiction over this matter but that the Town entered into an agreement with Kroger's and perhaps the Town could meet with Kroger's to discuss a plan for public safety.

Mr. Wilson reminded that board that the Kroger's fuel system is on an automatic refill reminder system; therefore, the local station has no control over when the tankers refuel the stations.

*** Excerpt from the letter sent May 7, 2018 to: Kroger Mid-Atlantic Division Office

The times during which NO DELIVERIES are to take place are:

- No deliveries between: 7:00 AM – 9:00 AM daily
- No deliveries between: 11:00 AM – 1:00 PM daily
- No deliveries between: 3:00 PM – 6:00 PM daily

Mr. Austin brought up the subject of the advertising tractor-trailer in the Entrance Corridor and its need to be illuminated.

Mr. Morani told the board the Town is entering into an agreement with the Berkley Group to help with the updating of the Zoning Ordinances. The Berkley Group will do an analysis of the Zoning Code, and then they will update the sign ordinance. Mr. Morani asked if the Sign Ordinances should be written as a separate document or should it be included in the Zoning Ordinance as a whole.

On a motion by Mr. Bradley, seconded by Mr. Sproles, the Planning Commission members requested that the Town staff formulate an amended sign ordinance and have it presented to the Planning Commission at the November 25th meeting.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Aye
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Aye

The motion to have the Town staff formulate a sign ordinance to be presented to the Planning Commission at the November 25th meeting was unanimously approved.

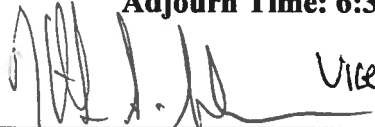
H. ADJOURN

On a motion by Mr. Sproles, seconded by Mr. Bradley, recommending that the meeting be adjourned with no further business to address.

The roll call vote was as follows:

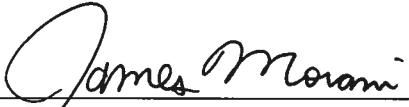
Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Aye
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Aye

Adjourn Time: 6:30 P.M.



Wayne Austin, Chairman

Vice Chair



James Morani, Secretary

The next regularly scheduled meeting will be November 25, 2019, at 5:30 pm in the Arthur Campbell Room, 1st floor of the Town Municipal Building.