

**TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, MARCH 22, 2021 – 5:30 PM
COUNCIL CHAMBERS, MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, March 22, 2021, at 5:30 PM in the Council Chambers of the Municipal Building.

A. Chairman Wayne Austin called the meeting to Order

B. Roll Call – Jason Boswell, Director of Community Development

Members Present:

| | |
|----------------------------|----------------|
| Mr. Chad Pennington | Present |
| Mr. Michael Weaver | Present |
| Mr. James Anderson | Present |
| Mr. Scott Wilson | Present |
| Mr. Kenny Shuman | Present |
| Mr. Wayne Austin | Present |

Members Absent: None

Comprising a quorum of the Commission - Yes

Administrative Staff Present:

Mr. Jason Boswell – Director of Community Development
Mr. Mason Gragg – Town Planner
Mrs. Janice Dornon – Administrative Assistant

Guests: None

C. APPROVAL OF MINUTES

Approval of Minutes: Regular Meeting, March 22, 2021

On a motion by Mr. Shuman, seconded by Mr. Anderson, the Planning Commission approved the minutes as presented for January 25, 2021, meeting.

The roll call vote was as follow:

| | |
|----------------------------|------------|
| Mr. Chad Pennington | Aye |
| Mr. Michael Weaver | Aye |
| Mr. James Anderson | Aye |
| Mr. Kirk Sproles | Aye |
| Mr. Scott Wilson | Aye |
| Mr. Kenny Shuman | Aye |
| Mr. Wayne Austin | Aye |

The minutes for January 25, 2021 Planning Commission were approved as presented.

D. PUBLIC COMMENTS - None

E. PUBLIC HEARING – SPECIAL USE PERMIT

1. Public Hearing – Zoning Map Amendment; Town of Abingdon, 133 West Main Street, Abingdon VA, 24210: Owner. Zoning Amendment from R-3 - Residential District to O&I - Office and Institutional District. Located at 335 Cummings Street, Abingdon, VA, Tax Map ID (020-11-1)

Mr. Wayne Austin opened the Public Hearing.

Mr. Jason Boswell stated that the Abingdon Town Council asked by resolution due to public necessity, convenience, general welfare and good zoning practices to refer this matter to the Planning Commission for consideration to rezone the property located at 335 Cummings Street from R-3 – Residential District to OI – Office and Institutional District.

Mr. Boswell informed the committee that per Virginia Code § 15.2-2284, there are nine relevant factors to consider when rezoning a piece of property.

The following four are involved in rezoning the property located at 335 Cummings Street.

1. The existing use and character of the property.
2. The current zoning of R-3 residential is inconsistent with the comprehensive plan's future land use.
3. The current zoning allows for a limited number of permitted uses by right.
4. The encouragement of the most appropriate use of land throughout the locality.

Mr. Shuman asked if the property was protected from demolition. Mr. Boswell stated that a restraint could be added to the deed to restrict the demolition of the property for a given length of time. This structure is also located in the Historic Entrance Corridor Overlay District, and is being used commercially. Any future demolition permit would come before the Planning Commission due to the location and use of the structure.

Mr. Anderson inquired as to how a property is determined to be in the Historic District. Town Administration cannot speak for past decisions, however, sections have been added to the original districts over time. Mr. Boswell stated that the Old and Historic District could likely increase in the future with an update of the preservation plan.

Mr. Austin closed the Public Hearing.

On a motion by Mr. Shuman, seconded by Mr. Weaver, the Planning Commission approved the Special Use Permit, with a deed restriction being added to protect the property in the future.

The roll call vote was as follows:

| | |
|----------------------------|------------|
| Mr. Chad Pennington | Aye |
| Mr. Michael Weaver | Aye |
| Mr. James Anderson | Aye |
| Mr. Kirk Sproles | Aye |
| Mr. Scott Wilson | Aye |
| Mr. Kenny Shuman | Aye |
| Mr. Wayne Austin | Aye |

The board unanimously approved the Special Use Permit for 335 Cummings Street, as presented.

2. Public Hearing - Special Use Permit; Robert Blake Baker, 239 Valley Street NE, Abingdon VA, 24210: Owner. Special Use Permit to allow a short-term rental in B-2 - General Business District. Located at 313 Tanner Street, Abingdon, VA, Tax Map ID (13-1-86)

Mr. Austin opened the Public Hearing.

Mr. Boswell noted that the ordinance was changed last year to allow for short-term rentals that will not have an adverse impact on the surrounding neighborhood.

Mr. Baker represented the property at 313 Tanner Street, Abingdon, Virginia. Mr. Baker thanked the board for their time, and Mr. Boswell for his professionalism during this process.

Mr. Austin closed the Public Hearing.

On a motion by Mr. Weaver seconded by Mr. Shuman, the Planning Commission approved the Special Use Permit, as presented.

The roll call vote was as follows:

| | |
|----------------------------|------------|
| Mr. Chad Pennington | Aye |
| Mr. Michael Weaver | Aye |
| Mr. James Anderson | Aye |
| Mr. Kirk Sproles | Aye |
| Mr. Scott Wilson | Aye |
| Mr. Kenny Shuman | Aye |
| Mr. Wayne Austin | Aye |

The board unanimously approved the Special Use Permit for 313 Tanner Street, as presented.

F. CERTIFICATE OF APPROPRIATENESS

- 1. Application for Certificate of Appropriateness; Bone Fire Brands Inc., 260 W. Main Street, Abingdon VA, 24210: Owner.** Doug Beatty, 260 W. Main Street, Abingdon, VA: Representative. COA to install black aluminum bi-fold windows across the front of the structure. The windows will open into the restaurant to avoid infringing on pedestrian sidewalks. **Located at 260 W. Main Street, Abingdon, VA, Tax Map ID (011-1-86A)**

Mr. Doug Beatty represented the property at 260 W. Main Street, Abingdon, Virginia.

Mr. Boswell told the board that Mr. Beatty plans to alter the façade of the building by adding bi-folding and transom windows across the visible elevation. The bi-fold windows will open into the restaurant to limit the pedestrian impact.

Mr. Beatty informed the board that the new façade will look similar to those found in Charleston, Savannah, and Nashville. The new windows will add openness to the front of the restaurant and will help regulate appropriate social distancing measures.

Mr. Sproles asked Mr. Beatty when the work would begin; Mr. Beatty answered, immediately. As soon as an approval was granted, work would commence.

On a motion by Mr. Anderson, seconded by Mr. Shuman, the Planning Commission approved the COA as presented.

The roll call vote was as follows:

| | |
|----------------------------|------------|
| Mr. Chad Pennington | Aye |
| Mr. Michael Weaver | Aye |
| Mr. James Anderson | Aye |
| Mr. Kirk Sproles | Aye |
| Mr. Scott Wilson | Aye |
| Mr. Kenny Shuman | Aye |
| Mr. Wayne Austin | Aye |

The board unanimously approved the COA for 260 W. Main Street as presented.

F. DISCUSSION

1. Update on the Zoning and Subdivision Ordinance

Mr. Jason Boswell updated the board saying that the next step will be Stakeholder Interviews on April 1, 2021 from 11-4. The first public workshop will be April 1, 2021 at the Virginia Highlands Small Business Incubator. The Berkley Group will be attending and facilitating both events.

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA

H. ANNOUNCEMENTS

I. ADJOURN

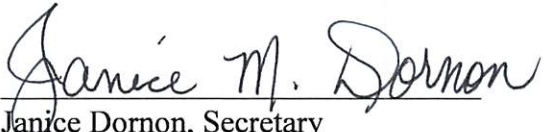
On a motion by Mr. Sproles, seconded by Mr. Pennington, recommending that the meeting adjourned with no further business to address.

The roll call vote was as follows:

| | |
|----------------------------|------------|
| Mr. Chad Pennington | Aye |
| Mr. Michael Weaver | Aye |
| Mr. James Anderson | Aye |
| Mr. Kirk Sproles | Aye |
| Mr. Scott Wilson | Aye |
| Mr. Kenny Shuman | Aye |
| Mr. Wayne Austin | Aye |

Adjourn Time: 5:55 P.M.


Wayne Austin, Chairman


Janice Dornon, Secretary

The next regularly scheduled meeting will be April 26, 2021, at 5:30 pm in the Council Chambers, 2nd floor of the Town Municipal Building.