



**TOWN OF ABINGDON, VIRGINIA
TOWN COUNCIL REGULAR MEETING
MONDAY, MAY 2, 2022 – 6:30 pm
TOWN HALL - COUNCIL CHAMBERS**

DRAFT AGENDA

Please note there will be an opportunity during the meeting for citizens to address the Town Council when the Mayor declares public comments open. We request that anyone addressing the Council sign up, approach the podium when called, state your first and last name, and provide your complete mailing address.

- A. WELCOME – Mayor Webb**
- B. ROLL CALL – Kim Kingsley, Clerk**
- C. PLEDGE OF ALLEGIANCE – Councilmember Amanda Pillion**
- D. PRAYER – Preacher William Haywood, Abingdon Church of Christ**
- E. APPROVAL OF AGENDA – Mayor Webb**
- F. PUBLIC COMMENTS** – Please place your name on the sign-up sheet provided, and comments are limited to three (3) minutes per person.
 - Town of Abingdon residents
 - Other public comments (e.g. property owners, organizations)
- G. APPROVAL OF MINUTES**
 - April 4, 2022
 - April 21, 2022
- H. PROCLAMATIONS**
 - 1. Proclamation designating May 2022 as Small Business Appreciation Month
- I. PUBLIC HEARING -** Please place your name on the sign-up sheet provided, and comments are limited to five (5) minutes per person.
- J. RESOLUTIONS**
- K. FIRST READING OF ORDINANCES**
- L. SECOND READING OF ORDINANCES**
- M. CONSIDERATION OF BIDS**
- N. NEW BUSINESS**
- O. OLD BUSINESS**
- P. MISCELLANEOUS BUSINESS AND COMMUNICATIONS FROM TOWN MANAGER**
 - 1. Consideration of preliminary plat sidewalk waiver for 968 Main Street, Tax Map ID (104C1-1-27) – *Mayana Rice, Director of Community Development*
 - 2. Consideration of preliminary plat sidewalk waiver for 1060 W. Main Street, Tax Map ID (104C2-A-1) – *Mayana Rice, Director of Community Development*
 - 3. Consideration of awarding comprehensive sanitary sewer and related engineering services to The Lane Group – *Tyler Vencill, Engineer*
- Q. COUNCIL MEMBER REPORTS**
- R. CLOSED SESSION**
- S. ADJOURNMENT**

**TOWN OF ABINGDON
REGULAR COUNCIL MEETING
MONDAY, APRIL 4, 2022 – 6:30 pm
COUNCIL CHAMBERS – MUNICIPAL BUILDING**

The regular meeting of the Abingdon Town Council was held on Monday, April 4, 2022, at 6:30 pm in the Council Chamber of the Municipal Building.

A. WELCOME – *Mayor Webb*

Mayor Webb conveyed that Councilman James “Scabbo” Anderson passed recently and requested a moment of silence to honor his legacy and commitment to this community.

B. ROLL CALL

Members of Council Present:

Mike Owens
Amanda Pillion
Donna Quetsch, Vice Mayor
Derek Webb, Mayor

C. PLEDGE OF ALLEGIANCE

D. PRAYER – *Brad Farmer, Executive Director of Faith In Action*

E. APPROVAL OF AGENDA (VIDEO 9:34 - 10:10)

Mayor Webb requested that Item P-1, Swearing-in of Abingdon Police Department Sergeants, be moved to Item H-2, under the Proclamation for the Indoor Track Team.

On motion of Mr. Owens, seconded by Mrs. Quetsch, adopted the agenda with an amendment requested by Mayor Webb.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

F. PUBLIC COMMENTS – None

G. APPROVAL OF MINUTES (VIDEO 10:11 – 10:42)

- March 7, 2022
- March 16, 2022

On motion of Mrs. Pillion, seconded by Mrs. Quetsch, approved the March 7, 2022 and March 16, 2022 minutes as presented.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

H. PROCLAMATIONS (VIDEO 10:44 – 29:40)

1. Proclamation honoring and recognizing the Abingdon High School Girls' and Boys' Indoor Track Teams Region 3D Championship & Boys' Class 3 State Championship

Mayor Webb invited Coach Swiney to address his team. Mrs. Pillion read the Proclamation into the record, and Council presented the members with a framed Proclamation.

I. PUBLIC HEARING - Please place your name on the sign-up sheet provided, and comments are limited to five (5) minutes per person.

1. Amendment of Ordinance, 62-61 paved sidewalks to be kept clean and unobstructed, to allow commercial business an annual sidewalk usage permit **(VIDEO 37:09 – 41:48)**

Ms. Rice informed the Council of requests for “outdoor retail”; in sales, advertisement, seating, and other encroachments on sidewalks. She stated that the Town’s ordinances presently do not allow sidewalk usage by private businesses. The primary concerns for unpermitted sidewalk usage include vehicular and pedestrian accidents and damage to private property encroaching into the public right of way.

Ms. Rice advised that through working with other Town departments, the staff requests the Council approves an ordinance amendment to allow encroachments on the sidewalks, subject to an annual permitting process with an appropriate fee schedule. The permit would allow the ability to ensure adequate width of the sidewalk exists for ADA compliance; proof of liability coverage for seating and dining; and proof that outdoor alcohol consumption was permitted.

Mayor Webb declared the public hearing open for comment. Hearing no comments, Mayor Webb closed the public hearing.

2. Proposed Zoning Text Amendment to Appendix B – Zoning Ordinance, Article 8. OH Old and Historic District, Section 8-2. Subsection 8-2-13 to add Hotels as a Special Use **(VIDEO 41:49 – 45:43)**

Ms. Rice advised Nate Berg to request that the Planning Commission add Hotels to permitted uses in the Old and Historic District, Sub-district 13. The Planning Commission initiated

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the request for an amendment and asked staff to review Hotels as a special use rather than a permitted use. Ms. Rice discussed the staff's findings presented to the Planning Commission at the March 28, 2022 meeting, which voted unanimously. Ms. Rice requested Town Council decide whether to approve or deny the proposed ordinance for the Zoning Text Amendment.

Mayor Webb declared the public hearing open for comment. Hearing no comments, Mayor Webb closed the public hearing.

3. Proposed Zoning Text Amendment to Appendix B – Zoning Ordinance, Article 10. B-1 Limited Business District, Section 10-2 Special Uses, Section 10-2-2 to add Hotels
(VIDEO 45:55 – 50:29)

Ms. Rice conveyed that Nate Berg requested the Planning Commission add Hotels to permitted uses in the B1 Limited Business District. The Planning Commission initiated the request for an amendment and asked the staff to review Hotels as a special use rather than a permitted use. Ms. Rice discussed the staff's findings presented to the Planning Commission on March 28, 2022. Discussion ensued.

Mayor Webb declared the public hearing open for comment.

Nate Berg addressed the Council, stating that his plan was for a small boutique hotel.

Hearing no further comments, Mayor Webb closed the public hearing.

4. Proposed Zoning map amendment to rezone Tax Map ID 013-1-133, parcel consisting of 1.012 acres more or less located at 216 Park Street from M-1 Limited Industrial District to B-1 Limited Business District (VIDEO 50:31 – 54:50)

Ms. Rice stated that The Clink, LLC and Nate Berg requested approval for a zone map amendment for M-1, limited industrial, to B-1 limited business located at 216 Park Street, parcel number 013-1-133. Property owners ask to renovate a two-story brick building and add a third floor. The footprint of the building will remain unchanged for proposed use as a boutique hotel/ short-term rental. Ms. Rice stated that access to the site would continue on Park Street, and adjoining properties are B-1 to the north and west, with adjacent parcels zoned M-1; and properties to the south zoned R-3. Ms. Rice stated B-1 or limited businesses are more appropriate for this land.

Mayor Webb declared the public hearing open for comment. Hearing no comments, Mayor Webb closed the public hearing.

5. Proposed special use permit to renovate the two-story brick building and add 3rd floor as is required for action within the designated flood hazard area per Section No. 15- 9 of the Zoning Ordinance in the AE Flood Hazard District. Tax Map ID 013-1-133 at 216 Park Street (VIDEO 54:50 – 1:01:17)

Ms. Rice stated should the Council zone this property from M-1 to B-1, this parcel is part of the flood hazard area, which takes up approximately two-thirds of the parcel on the southern portion. She stated this was original the Washington County Jail and Holston Mountain Artisans. Mr. Berg wants to renovate the two-story brick building and add a third floor. The footprint of the building remains the same, and it is currently in the flood plain, and nothing will change the base flowing elevation. She stated that all uses, activities and development occurring within any flood hazard district shall be undertaken upon the issuance of a special use permit.

Ms. Rice stated Town Engineer Tyler Vencill determined this required a special use permit. However, he also determined based on the study provided a conservative approach without additional project cross information assumes that the improvements fall within section E as a substantial improvement defined as any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure before the start of the construction of the improvement.

Ms. Rice conveyed the flood report indicated that no addition or new construction is proposed outside the existing building footprint and, therefore, will not increase the base flood elevation. Mr. Vencill's opinion was the criteria set out within the Town's Code had been performed using good engineering principles and methods and satisfied those requirements.

Ms. Rice recommended approval of the special use permit based on the Flood Hazard District's utilization; however, should the site include new encroachments or construction, additional analysis would be required. It is recommended that this development be undertaken only in strict compliance with the provisions of any other applicable codes or ordinances. Ms. Rice announced that the Planning Commission approved the special use permit. However, staff had conditions with this approval, including the submittal of a final site plan with landscaping and lighting, sign permits, and applicable building permits to ensure compliance with the Virginia USBC for construction and required floodproofing.

Mayor Webb questioned if the parcel had adequate parking, with Ms. Rice responding parcel had adequate shared parking with no subdivision requested. Mr. Owens inquired if the developer would coordinate curbing with the Park Street project. Councilman Owens asked if the developer could coordinate curbing with the Park Street project. Nate Berg responded those improvements fall right in line with this project; essentially it saves them from some work as those improvements will stretch all along Park Street and incorporate those into the submitted site plan.

Mayor Webb declared the public hearing open for comment. Hearing no comments, Mayor Webb closed the public hearing.

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6. Proposed use of property, namely 306 Depot Square, also known as *The Train Station*, for lease as a retail incubator. **(VIDEO 1:01:07 – 1:06:26)**

Tonya Triplett, Assistant Town Manager and Director of Economic Development & Tourism, stated there was very little open space for businesses and discussed the possibility of *The Train Station* being used as a retail incubator. Counsel Bell advised that the only thing being discussed is that a public hearing must be held by statute to lease property. Mr. Bell stated that any other uses discussed would require a lease and presented to Council for consideration.

Mayor Webb declared the public hearing open for comment. Hearing no comments, Mayor Webb closed the public hearing.

J. RESOLUTIONS

1. Resolution for Blanket Project Funding Commitment and Blanket Signature Authority to administer transportation projects under agreement with the Virginia Department of Transportation – *Michael Surrett, Interim Director of Public Works (VIDEO 1:06:27 – 1:08:05)*

Mr. Surrett advised that it was time to renew the blanket authority and signature for the Town Manager to execute agreements through the VDOT programs. Mr. Surrett requested the Council support the Resolution.

On motion of Mr. Owens, seconded by Mrs. Pillion, approved the Resolution as presented.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

2. Resolution supporting the French Moore, Jr. Boulevard Extension and Cook Street Extension for Virginia Department of Transportation Smart Scale evaluation cycle for funding - *Michael Surrett, Interim Director of Public Works (VIDEO 1:08:05 – 1:10:13)*

Mr. Surrett advised that the Town is currently in round five with Smart Scale with the two projects, with the French Moore Jr. Boulevard being submitted by the Bristol MPO, and the Cook Street extension will be submitted by Town staff. Mr. Surrett stated this Resolution was needed as support for the application. Discussion ensued regarding procedure and the timetable.

On motion of Mrs. Pillion, seconded by Mrs. Quetsch, approved the Resolution as presented.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

3. Resolution approving special use permit to renovate the two-story brick building and add a third floor as is required for action within designated flood hazard area per Section No. 15 – 9 of the Zoning Ordinance in the AE Flood Hazard District, Tax Map ID 013-1-133 at 216 Park Street – ***Mayana Rice, Director of Community Development (VIDEO 1:10:15 – 1:11:51)***

Ms. Rice stated that the Planning Commission voted to recommend approval with no comments during the public hearing. Ms. Rice recommended approving the Resolution subject to the staff's recommendations to submit a final site plan with landscaping, a final site plan with final lighting plan, a site plan with a sign permit, and submittal of all applicable building permits to Community Development to ensure compliance with Virginia USBC for both constructions permitting and for required floodproofing.

On motion of Mr. Owens, seconded by Mrs. Quetsch, approved the Resolution as presented with staff's conditions as set forth by Ms. Rice.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

K. FIRST READING OF ORDINANCES

1. First reading – Amendment of Ordinance, 62-61 Paved sidewalks to be kept clean and unobstructed, to allow commercial business an annual sidewalk usage permit – ***Mayana Rice, Director of Community Development (VIDEO 1:11:54 – 1:13:12)***

Ms. Rice stated that this amendment allows commercial businesses to use approved portions of sidewalks only upon Town approval of an annual sidewalk usage permit. Staff is recommending approval, and there were no public comments during the public hearing.

On motion of Mr. Owens, seconded by Mrs. Pillion, adopted Ordinance as presented and dispelled with second reading.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

2. First Reading – Proposed Zoning Text Amendment to Appendix B – Zoning Ordinance, Article 8. OH Old and Historic District, Section 8-2. Subsection 8-2-13 to add Hotels as a Special Use. – ***Mayana Rice, Director of Community Development (VIDEO 1:13:13 - 1:14:41)***

Ms. Rice advised the Planning Commission held a public hearing on March 28, 2022 and recommended unanimously to approve it, and no public comments for either suggested amendments during the public hearings.

Council considered Items K – 2 and K – 3 under one motion.

On motion of Mrs. Pillion, seconded by Mrs. Quetsch, adopted Ordinances as presented and dispelled with second reading.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

3. First Reading – Proposed Zoning Text Amendment to Appendix B – Zoning Ordinance, Article 10. B-1 Limited Business District, Section 10-2 Special Uses, Section 10-2-2 to add Hotels. ***Mayana Rice, Director of Community Development***

See Item K- 2.

4. First Reading - Proposed Zoning map amendment to rezone Tax Map ID 013-1-133, parcel consisting of 1.012 acres more or less located at 216 Park Street from M-1 Limited Industrial District to B-1 Limited Business District – ***Mayana Rice, Director of Community Development (VIDEO 1:14:46 – 1:15:51)***

Ms. Rice stated the Planning Commission held a public hearing on March 28, 2022 and unanimously approved, and no public comments during the public hearing.

On motion of Mr. Owens, seconded by Mrs. Pillion, adopted Ordinance as presented and dispelled with second reading.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

5. First Reading – Proposed Ordinance to establish and enact Inflow and Infiltration of Stormwater and Enforcement of Sewer Use Standards, Article II Sewers and Sewage Disposal, Division 4 Wastewater Discharge, Sections 74-98 to 74-103 – ***Cameron Bell, Counsel*** (VIDEO 1:15:52 – 1:19:26)

Mr. Bell advised this Ordinance was addressed pre-pandemic regarding wastewater discharge and fines.

On motion of Mrs. Quetsch, seconded by Mr. Owens, adopted Ordinance as presented and dispelled with second reading.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

L. SECOND READING OF ORDINANCES

M. CONSIDERATION OF BIDS

N. NEW BUSINESS

1. Authorization for Petition to fill Council the vacancy of Mr. James Anderson – ***Cameron Bell, Counsel*** (VIDEO 1:19:34 – 1:21:46)

Mr. Bell advised there were two statutory periods, to file a petition with the Court, which will then enter an Order to the election board to set an election to fill Mr. Anderson's remaining term, probably during the next regular election in November. Mr. Bell stated there is a forty-five-day period in which Council could fill an interim until the election occurs.

On motion of Mrs. Pillion, seconded by Mrs. Quetsch, authorized Cameron Bell to file a Petition to fill Council vacancy of James Anderson.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

O. OLD BUSINESS

P. MISCELLANEOUS BUSINESS AND COMMUNICATIONS FROM TOWN MANAGER

1. Swearing-in of Abingdon Police Department Sergeants – **Chief Jon Holbrook**
(VIDEO 29:40 – 37:01) **Item moved after Item H-1**

Mayor Webb invited Chief Jon Holbrook to introduce David Cody Johnson and Matthew R. Fields. Chief Holbrook announced Mr. Johnson and Mr. Fields' promotions as Sergeants for the Abingdon Police Department. Sergeants Johnson and Fields accepted oaths of office, and Council congratulated them on their promotions.

2. Memorandum of Understanding by and between the Town of Damascus and the Town of Abingdon regarding maintenance of the Virginia Creeper Trail –
Cameron Bell, Counsel (VIDEO 1:22:13 – 1:25:53)

Mr. Bell advised there was nothing in writing regarding the jointly owned section regarding maintenance and would suggest a general Memorandum of Understanding that the Town would adequately fund maintenance and Damascus would participate financially when available. Discussion ensued.

On motion of Mr. Owens, seconded by Mrs. Pillion, authorized Cameron Bell to draft a Memorandum of Understanding and the Town Manager enter into the Memorandum of Understanding with the Town of Damascus.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

3. Presentation of quarterly report – **Project Manager Christopher Pritt, Woodard & Curran** (VIDEO 1:25:54 – 1:50:04)

Christopher Pritt provided Council with a quarterly report, including system upgrades, no overflows during February, and assistance with the Inflow and Infiltration and overflow issues throughout the Town's collection system. Discussion ensued.

4. Presentation of Arborist yearly report – **Kevin Sigmon, Arborist** (VIDEO 1:50:09 - 2:04:21)

Mr. Sigmon presented his "State of the Trees Address," covering several topics, including the Arbor Day Celebration on April 14, 2022 at the E. B. Stanley Middle School.

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5. Discussion regarding Section 38-28, Weeds and trash as a public nuisance –
Mayana Rice, Director of Community Development (VIDEO 2:04:24 – 2:09:33)

Ms. Rice advised the ordinance has been in effect for more than twenty-five years, and staff provided a public notification for media distribution as a reminder. Ms. Rice stated that the majority of previous years involve weed growing season. Ms. Rice stated that the process is complaint-driven, and the goal is compliance. She said that after the steps had been completed and the property the Town would then need to mow and assess fees.

Q. COUNCIL MEMBER REPORTS (2:09:33 – 2:12:13)

Due to the forty-five-day deadline, Counsel Bell requested a consensus to solicit applications for the Interim Town Council member position. This person would fill the position until the next election in November. Mr. Bell stated four seats, including one for a two-year term and three for four-year terms. Council authorized Mr. Bell and Mr. Mathers to facilitate the process of soliciting applications.

Mayor Webb thanked Mr. Mathers for filling in as Interim Town Manager.

R. CLOSED SESSION

1. **Closed session pursuant to Code of Virginia, 1950, as amended, to discuss a matter involving disposition of publicly held real property because discussion in an open meeting would adversely affect our bargaining position. (VIDEO 2:12:13 – 2:28:35)**

On motion of Mr. Owens, seconded by Mrs. Pillion, to convene in closed session pursuant to Code of Virginia, 1950, as amended, Section 2.2-3711(A)(3) to discuss a matter involving disposition of publicly held real property because discussion in an open meeting would adversely affect our bargaining position, and pursuant to Code of Virginia, 1950, as amended, Section 2.2-3711(A)(1) for the purpose of considering applications for appointment for position on Tourism Advisory Board, Sustain Abingdon, and Planning Commission.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

On motion by Mr. Owens, seconded by Mrs. Pillion, reconvened in open session. (VIDEO 2:28:36 – 2:28:54)

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

Mr. Owens moved that the Town Council certify that, in closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be discussed under the provisions of the Virginia Freedom of Information Act cited in the motion. (VIDEO 2:28:55 – 2:29:24)

The certification was as follows:

| | |
|---------------------|---------------------|
| Mr. Owens | I so certify |
| Mrs. Pillion | I so certify |
| Mrs. Quetsch | I so certify |
| Mayor Webb | I so certify |

S. APPOINTMENTS TO BOARDS AND COMMITTEES (VIDEO 2:29:25 – 2:31:15)

1. Tourism Advisory Committee
- Appointment to fill vacancy of retail or downtown business owner

On motion by Mr. Owens, seconded by Mrs. Pillion, appointed Jessica Smith to serve as the retail/downtown business owner on the Tourism Advisory Committee.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

2. Sustain Abingdon
- Appointment to fill unexpired term of Erin Bond
- Appointment to fill unexpired term of Joel Taylor

On motion by Mr. Owens, seconded by Mrs. Pillion, appointed Elizabeth Hill Gardner and Tom McMullen to serve on the Sustain Abingdon committee.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |

Aye

3. Planning Commission
 - Appointment of Council member to fill unexpired term of Councilman James Anderson

On motion by Mr. Owens, seconded by Mrs. Pillion, appointed Vice Mayor Donna Quetsch to fill unexpired term of Councilman James Anderson on the Planning Commission.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

Mayor Webb declared the meeting adjourned.

Mayor Derek Webb

Kimberly Kingsley, Clerk

**TOWN OF ABINGDON
REGULAR COUNCIL MEETING
THURSDAY, APRIL 21, 2022 – 2:30 pm
ARTHUR CAMPBELL ROOM – MUNICIPAL BUILDING**

The regular meeting of the Abingdon Town Council was held on Thursday, April 21, 2022 at 2:30 pm in the Arthur Campbell Room of the Municipal Building.

A. WELCOME – *Mayor Webb*

B. ROLL CALL

Members of Council Present:

Mike Owens
Amanda Pillion
Donna Quetsch, Vice Mayor
Derek Webb, Mayor

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF AGENDA (VIDEO 7:28 – 8:28)

On motion of Mrs. Quetsch, seconded by Mrs. Pillion, amended the agenda to item M to include an additional closed session matter as permitted by Virginia Code Section 2.2-3711(A)(29), concerning a Memorandum of Understanding to discuss the terms or scope, because public discussion would adversely affect our bargaining position or negotiating strategy.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

E. PUBLIC COMMENTS – None

F. PUBLIC HEARING – (8:43 – 9:46)

Mayor Webb declared the public hearing open for comment. Hearing no comments, Mayor Webb closed the public hearing.

G. NEW BUSINESS

1. Abingdon Farmers Market update (**VIDEO 9:47 – 16:11**)

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Market Manager David McLeish provided Council with an update regarding customer counts, stating an average sale in 2021 was \$30 - \$35. Mr. McLeish discussed the vendors and plans for the upcoming season.

Mr. McLeish shared a new program, “Eat Smart, Move More,” with the Virginia Department of Agriculture, securing a \$1,500 grant. During Tuesday’s market beginning in July, for six weeks, \$10 in fresh food bucks will be distributed to children who participate in the program, limiting 25 kids per day. He also stated that he worked with the Virginia Highlands Festival regarding the Celebrity Chef events.

2. Zoning and Subdivision Ordinance Update (**VIDEO 16:15 – 1:25:36**)

Director of Community Development Mayana Rice discussed the proposed update for the Zoning Ordinance rewrite to ensure a document specific to Abingdon has buy-in for adoption and enforcement and is easy to understand. The Planning Commission encouraged discussion regarding short-term rentals; accessory dwelling units, animals, landscaping, minor subdivisions, OH/merging the sub-districts uses; solar, cottage housing/pocket neighborhoods; signs; mobile vending, and rear-yard setbacks. Discussion ensued regarding several of these topics. Ms. Rice stated that representatives from Lamar Group were in attendance, and Council agreed to hear their presentation at an upcoming meeting regarding proposed changes to billboards. Ms. Rice noted a public workshop would be scheduled upon completing the final draft.

3. Authorization for Interim Town Manager to execute a deed to James D. Moore, Jr., Family Limited Partnership for property known as Fairview Farm and Homestead, 908 Hillman Highway, Parcel Number 106-A-2A (**VIDEO 1:25:36 – 1:29:12**)

Counsel Cameron Bell stated that this property was donated to the Town by James D. Moore, Jr., Family Limited Partnership, and included reversion language. Mr. Moore requested that the parcel be returned to the Partnership for management. Mr. Bell explained that Old Glade Antique Tractor Association will continue to operate in agreement with Mr. Moore and will make funding requests for events to Community Development for consideration.

On motion of Mrs. Quetsch, seconded by Mr. Owens, authorized the Town Manager to execute the deed as discussed.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

4. Consideration of a lease agreement for a portion of *The Train Station*, 306 Depot Square (**VIDEO 1:29:15 – 1:31:01**)

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Mr. Bell advised that a first incubate would request Council to authorize a draft and Mr. Mathers to sign a lease with the entity. Mr. Bell stated that the lease would be the same as Adventure Abingdon's lease for \$1.20 per square foot, which is the current market rate. Mr. Bell said the lease would be for one year with an automatic additional year, with any additional terms approved by Council.

On motion of Mr. Owens, seconded by Mrs. Pillion, authorized Mr. Bell to draft the lease and the Town Manager to execute it.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

H. CONSIDERATION OF BIDS

1. Consideration of bids for asphalt resurfacing project for the 2022-2023 fiscal year
(VIDEO 1:31:01 – 1:33:00)

Interim Director of Public Works Michael Surret advised Invitations to Bid for annual asphalt resurfacing were released on or about March 20, 2022, with two bids received. On April 5, 2022, bids were opened, with W & L Construction being the lowest bidder at \$699,255.59 for fifteen streets and the municipal parking lot, totaling more than three miles.

On motion of Mrs. Pillion, seconded by Mr. Owens, award the bid to W & L Construction for the asphalt resurfacing project for the 2022-2023 fiscal year.

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

I. FIRST READING OF ORDINANCE

J. UNFINISHED BUSINESS

K. MISCELLANEOUS BUSINESS AND COMMUNICATIONS FROM TOWN MANAGER

1. Discussion regarding FY2022-2023 Budget – **(VIDEO 1:33:26 – 1:40:29)**

Director of Finance Steve Trotman advised of revisions to the base budget and continued working with the Finance Committee. He was hopeful that the first reading of the budget would be at the May mid-month meeting, the second reading at the June regular meeting, effective July 1, 2022. Mr. Trotman discussed matters involving ARPA funding and revenue not keeping up with expenses with the need to explore increases to fees.

L. COUNCIL MEMBER REPORTS (VIDEO 1:40:27 – 1:43:19)

Mrs. Pillion commented that seeing all fields used and the project completion was an amazing accomplishment. She thanked the staff for all of their hard work.

Mayor Webb was excited to announce a donation of artwork for a permanent exhibit valued at \$8 - \$10 million to the William King Museum of Art. The collection contains bronze nature wildlife statutes and approximately 320 paintings when the new facility is completed.

M. CLOSED SESSION –

On motion of Mr. Owens, seconded by Mrs. Quetsch, to enter into closed session as permitted by Virginia Code Section 2.2-3711(A)(3), a matter involving acquisition of real property for a public purpose because discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body; and, as permitted by Virginia Code Section 2.2-3711(A)(1) for the purpose of considering appointment of Council member to fill unexpired term of Councilman James Anderson to the District Three Governmental Cooperative, and as permitted by Virginia Code Section 2.2-3711(A)(29), concerning a Memorandum of Understanding to discuss the terms or scope, because public discussion would adversely affect our bargaining position or negotiating strategy. (VIDEO 1:43:23 – 2:37:30)

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

On motion by Mr. Owens, seconded by Mrs. Quetsch, reconvened in open session. (VIDEO 2:37:30 – 2:37:49)

The roll call vote was as follows:

| | |
|---------------------|------------|
| Mr. Owens | Aye |
| Mrs. Pillion | Aye |
| Mrs. Quetsch | Aye |
| Mayor Webb | Aye |

Mr. Owens moved that the Town Council certify that, in closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2)

April 21, 2022

Mid-month meeting minutes

**lawfully permitted to be discussed under the provisions of the Virginia
Freedom of Information Act cited in the motion. (VIDEO 2:37:50 – 2:38:14)**

The certification was as follows:

| | |
|---------------------|---------------------|
| Mr. Owens | I so certify |
| Mrs. Pillion | I so certify |
| Mrs. Quetsch | I so certify |
| Mayor Webb | I so certify |

N. ADJOURNMENT

Mayor Webb declared the meeting adjourned.

Mayor Derek Webb

Kimberly Kingsley, Clerk



PROCLAMATION

DESIGNATING MAY 2022 AS SMALL BUSINESS APPRECIATION MONTH

WHEREAS, Abingdon businesses play essential roles in strengthening our community through their innovation, creation, expansion, and employing a workforce that preserves the economic well-being and quality of life for all our citizens; and

WHEREAS, Abingdon businesses operate in diverse industries, including manufacturing, services, retail, tourism, agribusiness, and information technology; and

WHEREAS, the Town of Abingdon is pleased to recognize the accomplishments of our existing business; entrepreneurs; small, minority, and women-owned businesses; and the major employers that contribute significantly to the economic recovery of our region; and

WHEREAS, it is fitting to offer the citizens of our community a unique opportunity to recognize Abingdon businesses for the essential role they play in driving the new and diverse economy;

NOW, THEREFORE, be it resolved, I acknowledge the importance of businesses and the numerous contributions they make to our community; recognize May 2022 as **SMALL BUSINESS APPRECIATION MONTH** in the **TOWN OF ABINGDON**.

TOWN OF ABINGDON, VIRGINIA

By: _____
Derek Webb, Mayor



MEMO

TO: ABINGDON TOWN COUNCIL

FROM: MAYANA RICE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: REQUEST FOR WAIVER FOR SIDEWALKS

**PUBLICATION
DATE:** APRIL 19, 2022

**MEETING
DATE:** APRIL 25, 2022

LOCATION: COUNCIL CHAMBERS, TOWN HALL
133 WEST MAIN STREET, ABINGDON, VA

REQUEST:

Richard and Darlene Hagy (owners and applicants) has requested subdividing 968 W Main Street Abingdon, Virginia (Parcel #104C1-1-27).

The applicants have said that there will be no visual difference in the parking, access or easements between what two properties. There will be no additional construction. The primary goal for this request is for a division and purchase.

The applicants are also requesting a waiver from the requirements for sidewalks. The Planning Commission makes the recommendation to the Town Council.

§ 6.7 **Sidewalks.**

(a)

*Sidewalks of concrete or other approved material with a minimum width of five feet and a minimum thickness of four inches shall be installed on both sides of all streets; provided, however, that where **warranted, the Town Council may waive these requirements.***

(b)

Where sidewalks and/or curbs and gutters are installed, drive entrances shall be constructed conforming to Virginia Department of Transportation Standard CG-9B or CG-9D as determined by the Town prior to construction. Where no sidewalk is constructed, an apron two feet wide shall be constructed conforming to Section C-C of CG-9B and Section A-A of CG-9D.

Staff Finding:

The applicants are requesting a waiver from the requirements of 6.7 by the Town Council. The Planning Commission's role was to recommend approval or denial of the waiver. The final motion by the Planning Commission (April 25, 2022) will be presented by staff.

Town Engineer, Tyler Vencill has provided analysis of this request in the attached memo.

REQUIRED ACTIONS OF THE TOWN COUNCIL:

- A. **Sample Motions.** The role of the Town Council is to approve or deny the request for a sidewalk waiver.

The following sample motions have been provided by Staff for consideration by the Planning Commission:

Sidewalk Waiver

- **Sample Motion for Approval of Sidewalk Waiver:** I recommend that the Planning Commission recommend **approval** of the Preliminary Plat Sidewalk Waiver for Parcel #104C1-1-27.
- **Sample Motion for Denial of the Preliminary Plat :** I recommend that the Planning Commission recommend **denial** of the Preliminary Plat Sidewalk Waiver for Parcel #104C1-1-27.

Attachments:

- A. Packet from Planning Commission



MEMO

TO: ABINGDON PLANNING COMMISSION

FROM: MAYANA RICE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: REQUEST FOR PLANNING COMMISSION WAIVER FOR
SIDEWALKS AND PRELIMINARY SUBDIVISION

**PUBLICATION
DATE:** APRIL 19, 2022

**MEETING
DATE:** APRIL 25, 2022

LOCATION: COUNCIL CHAMBERS, TOWN HALL
133 WEST MAIN STREET, ABINGDON, VA

REQUEST:

Richard and Darlene Hagy (owners and applicants) has requested subdividing 968 W Main Street Abingdon, Virginia (Parcel #104C1-1-27).

The applicants have said that there will be no visual difference in the parking, access or easements between what two properties. There will be no additional construction. The primary goal for this request is for a division and purchase.

The applicants are also requesting a waiver from the requirements for sidewalks. The Planning Commission makes the recommendation to the Town Council.

§ 4.5 Consideration by Planning Commission.

The commission shall, at the next regular meeting after receiving the Town engineer's report, consider said report, and act upon the plat. It shall then set forth its recommendation in writing of approval, modification or disapproval. In case of modification or disapproval, it shall give its reasons therefore. The commission shall forthwith return one copy of the approved, modified or disapproved preliminary plat to the subdivider.

4.6 Approval and terms.

(a)

Upon approval of the preliminary plat by the commission, the subdivider may proceed with the preparation of the final plat and detailed construction drawings and specifications for the improvements required under these regulations.

Staff Finding:

The applicants submitted the application and the proposed subdivision. Staff reviewed the application. The Planning Commission is reviewing this application at a regularly scheduled meeting. The applicant has been informed that upon approval of a Preliminary Plat, a Final Plat must be submitted for review and approval prior to the recording of the division. Preliminary Plats are valid for 5 years.

§ 6.3 Grades streets alleys.

Staff Finding:

None proposed. Already built.

§ 6.4 Roadways.

Staff Finding:

None proposed. Already built.

§ 6.7 Sidewalks.

(a)

Sidewalks of concrete or other approved material with a minimum width of five feet and a minimum thickness of four inches shall be installed on both sides of all streets; provided, however, that where warranted, the Town Council may waive these requirements.

(b)

Where sidewalks and/or curbs and gutters are installed, drive entrances shall be constructed conforming to Virginia Department of Transportation Standard CG-9B or CG-9D as determined by the Town prior to construction. Where no sidewalk is constructed, an apron two feet wide shall be constructed conforming to Section C-C of CG-9B and Section A-A of CG-9D.

Staff Finding:

The applicants are requesting a waiver from the requirements of 6.7 by the Town Council. The Planning Commission's role is to recommend approval or denial of the waiver. The Town Council will meet on May 5, 2022 to make a determination.

Staff recommends, if the Planning Commission recommends approval of this Preliminary Plat, that they do so with the condition of Town Council approval of the waiver of the sidewalks.

If Town Council denies the sidewalk waiver, the applicants will be required to return to the Planning Commission for Preliminary Plat approval with sidewalks proposed.

Town Engineer, Tyler Vencill has provided analysis of this request in the attached memo.

§ 6.8 Water Lines

Staff Finding:

None proposed. Already built.

§ 6.9 Sewers.

Staff Finding:

None proposed. Already built.

§ 6.10 Storm Drainage.

Staff Finding:

None proposed. Already built.

§ 6.11 Street Lighting.

Staff Finding:

None proposed. Already built.

REQUIRED ACTIONS OF THE PLANNING COMMISSION:

- A. **Sample Motions.** The role of the Planning Commission in this instance is to decide on the Preliminary Plat approval and recommend approval or denial to the Town Council for the waiver on the sidewalks.

The following sample motions have been provided by Staff for consideration by the Planning Commission:

Sidewalk Waiver

- **Sample Motion for Approval of Sidewalk Waiver:** I recommend that the Planning Commission recommend **approval** of the Preliminary Plat Sidewalk Waiver for Parcel #104C1-1-27.
- **Sample Motion for Denial of the Preliminary Plat :** I recommend that the Planning Commission recommend **denial** of the Preliminary Plat Sidewalk Waiver for Parcel #104C1-1-27.

Preliminary Plat

- **Sample Motion for Approval of Preliminary Plat:** I recommend **approval** of the Preliminary Plat for Parcel #104C1-1-27 into two parcels, subject to approval by the Town Council of a waiver to add sidewalks.
- **Sample Motion for Denial of the Preliminary Plat:** I recommend **denial** of the Preliminary Plat for Parcel #104C1-1-27 into two parcels due to (insert findings that support denial).
- **Sample Motion for Continuance:** I recommend **tabling** of the Preliminary Plat for Parcel #104C1-1-27 into two parcels due to (insert findings that support denial).

Attachments:

- A. Application
- B. Plat
- C. Memo from Town Engineer



Town of Abingdon, Virginia
Community Development Department
133 West Main Street, Abingdon, VA 24212
276-628-3167
Subdivision Application

Application fee is based on the number of lots being platted. For 3 lots or less, the application fee is \$50 plus \$3.00 per lot and for subdivisions with 4 or more lots, the fee is \$150 plus \$3.00 per lot. This fee applies also to re-subdivisions. The fee is due upon submittal of this application.

Title of Subdivision

Brookfield Square

Approximate Street Location

968 West Main Street, Abingdon, Virginia 24210

Tax Map No. of Property (Please list all, if multiple)

104C1-1-27 (Portion of)

Existing Land Use: ☐ Vacant/Unoccupied (x) Developed, describe Existing Bank Building

Proposed Land Use: ☐ Residential (x) Commercial ☐ Industrial

☐ **Boundary Adjustment (no new lots created)**

(x) **New Subdivision: Number of Proposed Lots: 2**

☐ **Re-subdivision:**

Number of Existing Lots

Number of Resulting Lots

Total Acreage to be Subdivided : 1.59 acres more or less by Survey January 18, 2022

Name of Surveyor: L.K. Addison

Surveyor Phone: 276-676-3001 or 276-608-0408

Surveyor Email : ken@addisonsurveyors.com cc: robin@addisonsurveyors.com

Notice to Property Owner / ApplicantThe applicant must submit a preliminary plat, which should include all elements listed in Abingdon, VA Code **Appendix A – Article VII – Section 2**. The preliminary plat will be reviewed and approved by the Town Engineer.

- Following approval of the preliminary plat, the applicant must submit a final plat that also will be reviewed by Town staff and certified by the Planning Commission. The Planning Commission meets the fourth Monday of each month and applications should be submitted 15 days prior to the Commission meeting to allow sufficient time for plat review. The final plat must contain all items specified in **Appendix A – Article VIII – Section 3. (Preliminary Plat has been Viewed by Tyler Vencill by Email)**
- Any requests for a variance from the requirements of the Town of Abingdon, VA Subdivision Ordinance shall be made in writing at the time the application is submitted. Such requests are subject to additional charges associated with public notice requirements. **(Being submitted-See Attached)**
- The Town allows a subdivision to be reviewed administratively (without Planning Commission review) if no new lots are created and all resulting lots are in compliance with the underlying zoning criteria.

I hereby submit this application for review and attest that all information is correct to the best of my knowledge.

Richard W. Hagg
Richard W. Hagg
Property Owner
23131 MONTEGO BAY Rd, Abingdon
Address of Property Owner
276-356-8416
Phone
Rickhagg@hotmail.com
Email
Richard W. Hagg
Signature of Owner

Applicant (if different from owner)

Address of Applicant

Phone

Email

Signature of Applicant

March 15th, 2022

Request for a Variance

Town of Abingdon
133 W Main Street
Abingdon Va 24210
Attn: Mr. Tyler Vencil

RE: Brookfield Square-968 Main street, Abingdon, Virginia 24210
Tax Map No. 104C1-1-27 (Portion of)

Dear Mr. Vencil,

We hereby request a variance from frontal improvements, if necessary, at our property located at 968 West Main Street, Abingdon, Virginia for the following reasons:

The Existing bank building which we are dividing from the remainder of the property, has been an operating bank at this location for decades. The existing bank building is served by a concrete entrance from U.S. Highway 11. (Lee Highway) There are no existing sidewalks at this location on either side of U.S. Route 11. In order to place a sidewalk at this location, there are utility poles which would have to be removed for this to be accomplished. We also would have sidewalks dead ending into adjoining properties that have no sidewalks in front of them. There were never sidewalks installed in this section of town. All the properties adjoining this property were developed over 35 years ago. The subdivisions of land on either side at that time, including this one, did not include installing sidewalks on either side of West Main street. Which would support a grandfathering of the property from the subdivisions ordinance through a variance.

We plan to prepare the concrete aprons/islands if repairs were necessary. Currently we feel they don't need repairing. We are dividing the two properties to sell the Bank building to First Sentinel Bank.

Sincerely,


Richard and Darlene Hagy

R-3 ZONE TOWN OF ABINGDON
SECTION 11-4-1. - SETBACK REGULATIONS.
STRUCTURES SHALL BE LOCATED 25 FEET OR MORE FROM ANY STREET RIGHT-OF-WAY WHICH IS 50 FEET OR GREATER IN WIDTH, OR 35 FEET OR MORE FROM THE CENTERLINE OF ANY STREET RIGHT-OF-WAY LESS THAN 50 FEET IN WIDTH. THIS SHALL BE KNOWN AS THE "SETBACK LINE."
11-4-2. STRUCTURES SHALL BE LOCATED 15 FEET OR MORE FROM THE PROPERTY LINE ALONG ANY EXISTING ALLEY.
SECTION 11-5. - FRONTAGE REGULATIONS.
NONE
SECTION 11-6. - YARD REGULATIONS.
SIDE. NONE, EXCEPT THAT THE MINIMUM SIDE YARD FOR EACH MAIN STRUCTURE ADJOINING OR ADJACENT TO A RESIDENTIAL OR OPEN SPACE DISTRICT SHALL BE 10 FEET. NOTE: SEE ARTICLE 17, SECTION 17-12 FOR CORNER LOT PROVISIONS.
11-6-2.
REAR. NONE, EXCEPT THAT THE MINIMUM REAR YARD FOR EACH MAIN STRUCTURE ADJOINING OR ADJACENT TO A RESIDENTIAL OR OPEN SPACE DISTRICT SHALL BE 25 FEET.

THIS PROPERTY LOCATED IN FEMA ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, MAP NO.51191C0260C, EFFECTIVE DATE 09/29/2010

CURRENT OWNER: RICHARD W. & DARLENE B. HAGY
ADDRESS: 23131 MONTEGO BAY RD. ABINGDON, VA 24211
TAX MAP NO. 104C1-1-27

| Line Table | | |
|------------|--------|---------------|
| Line # | Length | Direction |
| L2 | 18.39 | S63° 03' 54"W |
| L1 | 10.03 | S27° 40' 59"E |

OWNER'S STATEMENT

THE PLATTING OR DEDICATION OF LAND AS IT APPEARS ON THIS PLAT (REPLAT) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) PROPRIETOR(S) AND TRUSTEE(S), IF ANY.
GIVEN UNDER MY (OUR) HAND AND SEAL THIS THE _____ DAY OF _____, 20____

SEAL
SEAL
SEAL

NOTARY STATEMENT

STATE OF _____ TO WIT:
COUNTY OF _____
I, _____, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO CERTIFY THAT _____ WHOSE NAME(S) IS (ARE) SIGNED TO THE THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____
MY COMMISSION EXPIRES: _____
REGISTRATION NO.: _____
SIGNATURE NOTARY PUBLIC

NOTARY SEAL:

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THAT THE LAND PLATTED WAS CONVEYED TO THE SAID _____ (SEE STYLE FOR PROPERTY OWNERS) BY DEED(S) DATED _____ (SEE STYLE FOR DEED DATES) AND OF RECORD IN THE OFFICE OF THE CIRCUIT COURT OF WASHINGTON COUNTY, VIRGINIA IN INSTRUMENT(SEE STYLE FOR DEEDS) AND INSTRUMENT. NO.S)

GIVEN UNDER MY HAND THIS 18TH DAY OF JAN., 2022

THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS, CONVEYANCES, RESTRICTIONS, AND VISIBLE OR RECORDED EASEMENTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

LAND SURVEYOR

TOWN MANAGER'S CERTIFICATE

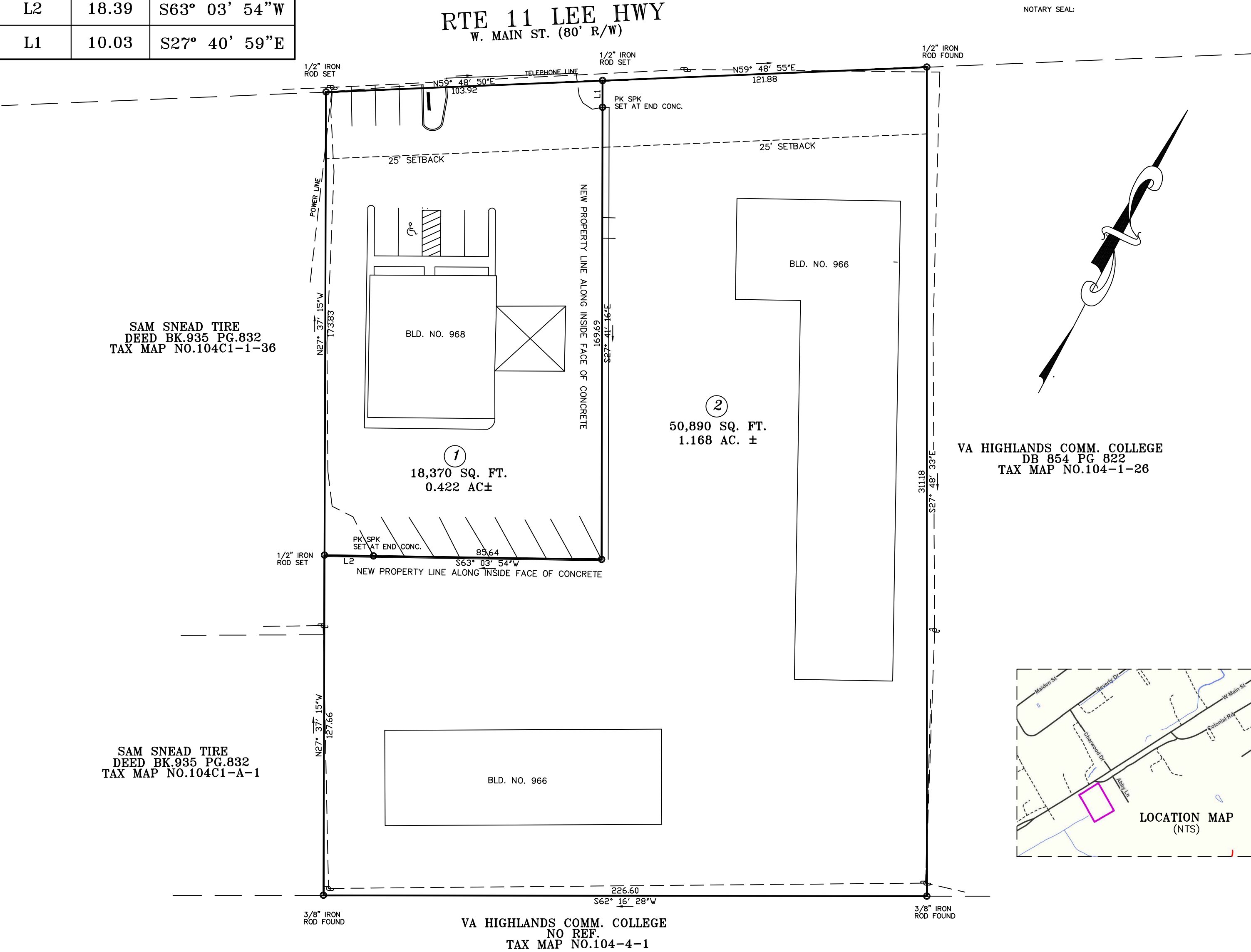
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY AND MEETS THE ADMINISTRATIVE APPROVAL REQUIREMENTS OF THE TOWN MANAGER AS PROVIDED IN THE TOWN OF ABINGDON SUBDIVISION ORDINANCE. GIVEN UNDER MY HAND AND SEAL THIS THE _____ DAY OF _____, 20____

TOWN MANAGER, ABINGDON, VIRGINIA

NOTARY STATEMENT

STATE OF _____ TO WIT:
COUNTY OF _____
I, _____, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO CERTIFY THAT _____ WHOSE NAME(S) IS (ARE) SIGNED TO THE THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.
GIVEN UNDER MY HAND THIS _____ DAY OF _____, 20____
MY COMMISSION EXPIRES: _____
REGISTRATION NO.: _____
SIGNATURE NOTARY PUBLIC

NOTARY SEAL:

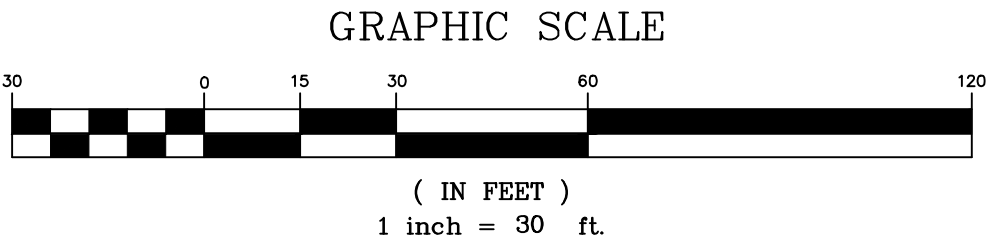


PLAT SHOWING A TWO-LOT DIVISION OF THE PROPERTY OF RICHARD W. & DARLENE B. HAGY BEING ALL OF THAT CERTAIN LOT OR TRACT OF LAND LYING IN THE TOWN OF ABINGDON IN THE MADISON MAGISTERIAL DISTRICT OF WASHINGTON COUNTY, VA AND MORE PARTICULARLY DESIGNATED AS LOTS NO. 27-35 OF THE J.M. BARKER PROPERTY AND RECORDED IN PLAT BOOK 4 PAGE 36. BEING PARCEL NO. TWO IN DEED RECORDED IN INST. NO. 180006130 DATED: DEC. 12TH, 2018.
PROPERTY ADDRESS: 966 AND 968 W. MAIN ST. ABINGDON, VA.

ZONED: B-2
TAX MAP NO. 104C1-1-27
SCALE 1" = 30'

ADDISON SURVEYORS
LAND SURVEYING LAND PLANNING
CONSTRUCTION SURVEYING
432 EAST MAIN ST. ABINGDON, VA 24210
(276)676-3001 (276)676-3190 FAX

E-MAIL: robert@addisonsurveyors.com (R13)



| NO. | DATE | REVISION | DRAWN BY: RSH | DATE: 01/18/22 | DRAWING NO.: 9268 |
|-----|------|----------|-----------------|----------------|--------------------------|
| | | | CHECKED BY: LKA | DATE: 01/18/22 | JOB NO.: HAGY_DARLENE.DW |
| | | | SHEET: 1 OF 1 | BOOK NO.: | FILE NO.: 94H014_22 |



MEMO

TO: MAYANA RICE, COMMUNITY DEVELOPMENT DIRECTOR

FROM: TYLER VENCILL, TOWN ENGINEER

SUBJECT: STAFF REPORT
TAX ID# 104C1-1-27

**PUBLICATION
DATE:** APRIL 14, 2022

**MEETING
DATE:** APRIL 18, 2022

LOCATION: COUNCIL CHAMBERS, TOWN HALL
133 WEST MAIN STREET, ABINGDON, VA

As requested, I have reviewed the application and waiver request for the proposed subdivision located at 966/968 West Main Street. Article 6 of the Town of Abingdon Subdivision Ordinance require the following:

*6-1-A. The subdivider shall install and construct, at his cost, **all improvements required by this article**, in subdivision lying wholly or in part in the Town of Abingdon, which includes new streets, **portions of existing streets**, any easement, extension of drainage, sewer or water systems, or right-of-way connecting two public streets. All required improvements that are under the control of the Town of Abingdon shall be installed and constructed in accordance with the specifications and under the supervision of the Town engineer.*

These improvements consist of grades of streets and alleys, roadways, street name signs, curb and gutter, sidewalks, waterlines, sewers, storm drainage and street lighting. Section 6.7 outlines the sidewalk requirements as follows:

*6-7-A. Sidewalks of concrete or other approved material with a minimum width of five feet and a minimum thickness of four inches shall be installed on both sides of all streets; provided, **however, that where warranted, the Town Council may waive these requirements.***

The project site is located on a 5-lane section of West Main Street that carries an Annual Average Daily Traffic (AADT) of 21,000 cars each direction. Sidewalk connections cannot be made on either side of the proposed subdivision, in fact, the nearest existing sidewalk location is approximately 0.4 miles to the east.

It is my opinion, a larger scoped project involving engineering analysis and design to study the overall impact, location, and safety of sidewalks and crossing locations for this area is preferred in lieu of creating sections of disconnected sidewalks.

Sincerely,

A handwritten signature in blue ink that reads "J. Tyler Veall". The signature is written in a cursive, flowing style.

Town Engineer



MEMO

TO: ABINGDON TOWN COUNCIL

FROM: MAYANA RICE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: REQUEST FOR WAIVER FOR SIDEWALKS

**PUBLICATION
DATE:** APRIL 25, 2022

**MEETING
DATE:** MAY, 2022

LOCATION: COUNCIL CHAMBERS, TOWN HALL
133 WEST MAIN STREET, ABINGDON, VA

REQUEST:

Dirk Crandell / James A Tench (Owners) and Kelly Graham (applicant) have requested subdividing 1060 West Main Street Abingdon, Virginia (Parcel #104C2-A-1).

The applicants have said that there will be no visual difference in the parking, access or easements between what is considered the “Antique Barn” and the “Stone Mill Village” buildings and businesses. There will be no additional construction. The primary goal for this request is for a division and purchase.

The applicants are also requesting a waiver from the requirements for sidewalks. The Planning Commission makes the recommendation to the Town Council.

§ 6.7 **Sidewalks.**

(a)

*Sidewalks of concrete or other approved material with a minimum width of five feet and a minimum thickness of four inches shall be installed on both sides of all streets; provided, however, that where **warranted, the Town Council may waive these requirements.***

(b)

Where sidewalks and/or curbs and gutters are installed, drive entrances shall be constructed conforming to Virginia Department of Transportation Standard CG-9B or CG-9D as determined by the Town prior to construction. Where no sidewalk is constructed, an apron two feet wide shall be constructed conforming to Section C-C of CG-9B and Section A-A of CG-9D.

Staff Finding:

The applicants are requesting a waiver from the requirements of 6.7 by the Town Council. The Planning Commission's role was to recommend approval or denial of the waiver. The final motion by the Planning Commission (April 25, 2022) will be presented by staff.

Town Engineer, Tyler Vencill has provided analysis of this request in the attached memo.

REQUIRED ACTIONS OF THE TOWN COUNCIL:

- A. **Sample Motions.** The role of the Town Council is to approve or deny the request for a sidewalk waiver.

The following sample motions have been provided by Staff for consideration by the Planning Commission:

Sidewalk Waiver

- **Sample Motion for Approval of Sidewalk Waiver:** I recommend that the Planning Commission recommend **approval** of the Preliminary Plat Sidewalk Waiver for Parcel #104C2-A-1.
- **Sample Motion for Denial of the Preliminary Plat :** I recommend that the Planning Commission recommend **denial** of the Preliminary Plat Sidewalk Waiver for Parcel #104C2-A-1.

Attachments:

- A. Packet from Planning Commission



MEMO

TO: ABINGDON PLANNING COMMISSION

FROM: MAYANA RICE, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: REQUEST FOR PLANNING COMMISSION WAIVER FOR
SIDEWALKS AND PRELIMINARY SUBDIVISION

**PUBLICATION
DATE:** APRIL 19, 2022

**MEETING
DATE:** APRIL 25, 2022

LOCATION: COUNCIL CHAMBERS, TOWN HALL
133 WEST MAIN STREET, ABINGDON, VA

REQUEST:

Dirk Crandell / James A Tench (Owners) Kelly Graham (applicant) has requested subdividing 1060 West Main Street Abingdon, Virginia (Parcel #104C2-A-1).

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The applicants are also requesting a waiver from the requirements for sidewalks. The Planning Commission makes the recommendation to the Town Council.

§ 4.5 Consideration by Planning Commission.

The commission shall, at the next regular meeting after receiving the Town engineer's report, consider said report, and act upon the plat. It shall then set forth its recommendation in writing of approval, modification or disapproval. In case of modification or disapproval, it shall give its reasons therefore. The commission shall forthwith return one copy of the approved, modified or disapproved preliminary plat to the subdivider.

4.6 Approval and terms.

(a)

Upon approval of the preliminary plat by the commission, the subdivider may proceed with the preparation of the final plat and detailed construction drawings and specifications for the improvements required under these regulations.

Staff Finding:

The applicants submitted the application and the proposed subdivision. Staff reviewed the application. The Planning Commission is reviewing this application at a regularly scheduled meeting. The applicant has been informed that upon approval of a Preliminary Plat, a Final Plat must be submitted for review and approval prior to the recording of the division. Preliminary Plats are valid for 5 years.

§ 6.3 Grades streets alleys.

Staff Finding:

None proposed. Already built.

§ 6.4 Roadways.

Staff Finding:

None proposed. Already built.

§ 6.7 Sidewalks.

(a)

Sidewalks of concrete or other approved material with a minimum width of five feet and a minimum thickness of four inches shall be installed on both sides of all streets; provided, however, that where warranted, the Town Council may waive these requirements.

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Staff Finding:

The applicants are requesting a waiver from the requirements of 6.7 by the Town Council. The Planning Commission's role is to recommend approval or denial of the waiver. The Town Council will meet on May 5, 2022 to make a determination.

Staff recommends, if the Planning Commission recommends approval of this Preliminary Plat, that they do so with the condition of Town Council approval of the waiver of the sidewalks.

If Town Council denies the sidewalk waiver, the applicants will be required to return to the Planning Commission for Preliminary Plat approval with sidewalks proposed.

Town Engineer, Tyler Vencill has provided analysis of this request in the attached memo.

§ 6.8 Water Lines

Staff Finding:

None proposed. Already built.

§ 6.9 Sewers.

Staff Finding:

None proposed. Already built.

§ 6.10 Storm Drainage.

Staff Finding:

None proposed. Already built.

§ 6.11 Street Lighting.

Staff Finding:

None proposed. Already built.

REQUIRED ACTIONS OF THE PLANNING COMMISSION:

- A. **Sample Motions.** The role of the Planning Commission in this instance is to decide on the Preliminary Plat approval and recommend approval or denial to the Town Council for the waiver on the sidewalks.

The following sample motions have been provided by Staff for consideration by the Planning Commission:

Sidewalk Waiver

- **Sample Motion for Approval of Sidewalk Waiver:** I recommend that the Planning Commission recommend **approval** of the Preliminary Plat Sidewalk Waiver for Parcel #104C2-A-1.
- **Sample Motion for Denial of the Preliminary Plat :** I recommend that the Planning Commission recommend **denial** of the Preliminary Plat Sidewalk Waiver for Parcel #104C2-A-1.

Preliminary Plat

- **Sample Motion for Approval of Preliminary Plat:** I recommend **approval** of the Preliminary Plat for Parcel #104C2-A-1 into two parcels, subject to approval by the Town Council of a waiver to add sidewalks.
- **Sample Motion for Denial of the Preliminary Plat:** I recommend **denial** of the Preliminary Plat for Parcel #104C2-A-1 into two parcels due to (insert findings that support denial).
- **Sample Motion for Continuance:** I recommend **tabling** of the Preliminary Plat for Parcel #104C2-A-1 into two parcels due to (insert findings that support denial).

Attachments:

- A. Application
- B. Plat
- C. Memo from Town Engineer



Town of Abingdon, Virginia
Community Development Department
133 West Main Street, Abingdon, VA 24212
276-628-3167
Subdivision Application

Application fee is based on the number of lots being platted. For 3 lots or less, the application fee is \$50 plus \$3.00 per lot and for subdivisions with 4 or more lots, the fee is \$150 plus \$3.00 per lot. This fee applies also to re-subdivisions. The fee is due upon submittal of this application.

Title of Subdivision

Tommy Shrader

Approximate Street Location

1060 W. Main Abingdon, VA

Tax Map No. of Property (Please list all, if multiple)

104C2 A 1 002254

Existing Land Use: ☐ Vacant/Unoccupied ☒ Developed, describe Stone Mill Village

Proposed Land Use: ☐ Residential ☒ Commercial ☐ Industrial

☐ Other, describe Click or tap here to enter text.

☐ **Boundary Adjustment (no new lots created)**

☐ **New Subdivision: Number of Proposed Lots** Click or tap here to enter text.

☐ **Re-subdivision:**

Number of Existing Lots 1

Number of Resulting Lots 2

Total Acreage to be Subdivided Click or tap here to enter text. acres

Name of Surveyor Highlands Surveying and Mapping, LLC

Surveyor Phone 423-967-7270

Surveyor Email jimhalsey7@gmail.com

(See back for additional required information).

Notice to Property Owner / Applicant

- The applicant must submit a preliminary plat, which should include all elements listed in Abingdon, VA Code **Appendix A – Article VII – Section 2**. The preliminary plat will be reviewed and approved by the Town Engineer.
- Following approval of the preliminary plat, the applicant must submit a final plat that also will be reviewed by Town staff and certified by the Planning Commission. The Planning Commission meets the fourth Monday of each month and applications should be submitted 15 days prior to the Commission meeting to allow sufficient time for plat review. The final plat must contain all items specified in **Appendix A – Article VIII – Section 3**.
- Any requests for a variance from the requirements of the Town of Abingdon, VA Subdivision Ordinance shall be made in writing at the time the application is submitted. Such requests are subject to additional charges associated with public notice requirements.
- The Town allows a subdivision to be reviewed administratively (without Planning Commission review) if no new lots are created and all resulting lots are in compliance with the underlying zoning criteria.

I hereby submit this application for review and attest that all information is correct to the best of my knowledge.

Property Owner

Applicant (*if different from owner*)

Address of Property Owner

Address of Applicant

Phone

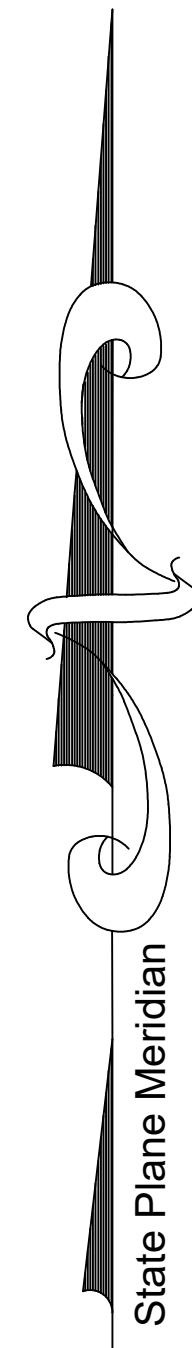
Phone

Email

Email

Signature of Owner

Signature of Applicant



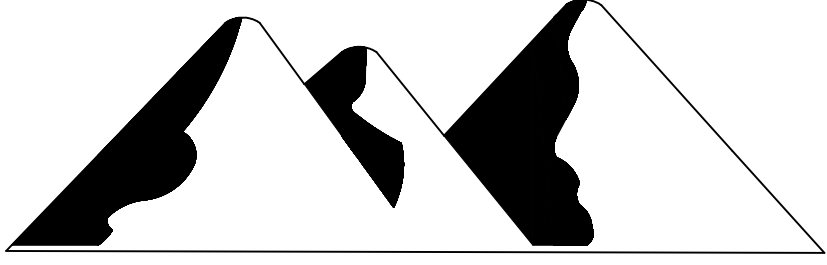
NOTES:

1. THIS PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, ZONING, ORDINANCES, RIGHTS OF WAY OR EASEMENTS OF RECORD WHETHER SHOWN OR NOT SHOWN HEREON.
2. THIS PROPERTY SURVEY HAS BEEN COMPLETED WITHOUT THE BENEFIT OF A FULL AND COMPLETE TITLE REPORT.
3. THIS PROPERTY LIES IN ZONE X AS SHOWN ON FIRM MAP #51191C0260C EFFECTIVE 9/29/2010.

LEGEND

- Adjoining Property Line(Approx.)
- New Division Line
- Existing Property Line (surveyed)
- Overhead Utility Lines (Approx.)
- - - Approx. Edge of Pavement (roads)
- Point on R/W (unless noted)
- Iron Pin w/Cap Set (unless noted)
- ⋈ Utility Pole

HIGHLANDS
SURVEYING and MAPPING, LLC



36435 Kelly Chapel Rd., Glade Spring, VA 24340
(423) 967-7270 (276) 608-7777
afleenor@hsmllc.org



B-2 General Business District (Zoning Ordinance)

11-4. Setback Regulations

11-4-1. Structures shall be located 25' or more from any street R/W which is 50' or greater in width or 35' or more from the CL of any street R/W less than 50' in width. This shall be known as the "setback line".

11-4-2. Structures shall be located 15' or more from the property line along any existing alley.

11-5. Frontage Regulations

None.

11-6. Yard Regulations

11-6-1. Side. None, except that the minimum side yard for each main structure adjoining or adjacent to a residential or open space district shall be 10'. Note: see Article 17, Section 17-12 for corner lot provisions.

11-6-2. Rear. None, except that the minimum rear yard for each main structure adjoining or adjacent to a residential or open space district shall be 25'.

11-6-3. Accessory building. No accessory shall be closer than 5' to any property line.

11-7. Height Regulations

11-7-1. None, except that no accessory structure which is within 10' of any party lot line shall be more than one story high. All accessory structures shall be no greater than the main structure in height.

Management Properties, Inc.
D. Bk. 848, Pg. 228
Tax ID No. 104C2-A-2

Dutt & Wagner of Virginia, Inc.
D. Bk. 491, Pg. 678
Tax ID No. 104C2-A-4

OWNERS STATEMENT

The platting or dedication of land as it appears on this plat (replat) is with the free consent and in accordance with the desires of the undersigned owner(s), proprietor(s) or trustee(s), if any. Given under my (our) hand and seal this the_____ day of _____ 20_____.

(SEAL)

NOTARY STATEMENT

STATE OF _____ TO WIT:
COUNTY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT

WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES _____

GIVEN UNDER MY HAND THIS _____ DAY OF _____ 20_____

NOTARY PUBLIC

REGISTRATION NUMBER

TOWN MANAGER'S CERTIFICATE

This is to certify that this plat has been reviewed by and meets the administrative approval requirements of the Town Manager as provided in the Town of Abingdon Subdivision Ordinance. Given under my hand and seal this the_____ day of _____ 20_____.

Town Manager, Abingdon, Virginia

SURVEYORS CERTIFICATE

I hereby certify that this boundary survey, to the best of my knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects. I further certify that the land platted was conveyed to the said Light Milling Company by deed dated 6/25/1999 and of record in the office of the Clerk of the Circuit Court of Washington County, Virginia in D.Bk. 1053, Pg. 819 (Plat on Pg. 823).

Given under my hand this the_____ day of _____, 20_____.

Preliminary Plat

James E. Halsey, Certified Surveyor

Plat Showing Proposed Two Lot Division of Property Owned by

Light Milling Company

Being All of the Property Described in D.Bk. 1053, Pg. 819 and All of Tax Parcel Nos. 104C2-A-1 & 104C2-5-4, Zoned B-2

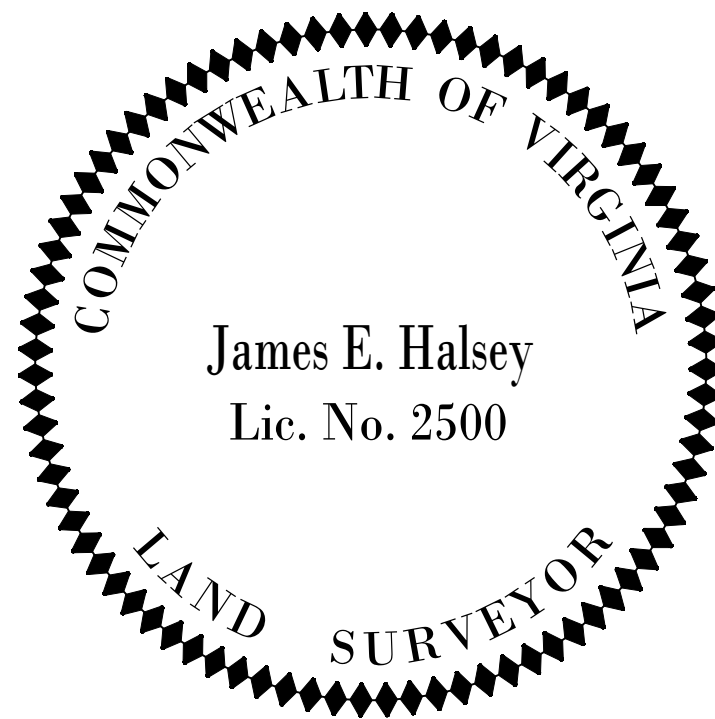
Situated on the SW Corner of Jonesboro Rd. and W. Main St.

Property Address: 1060, 1070 & 1080 West Main St., Abingdon, Va.

Town of Abingdon, Washington County, Virginia

Scale 1" = 50'

April 15, 2022



**Stone Mill Village
Investment Property For Sale
25,355 SF 8% Cap Rate w/ Leases
1060 W Main St. Abingdon, VA
\$3,700,000**



Graham & Associates, REALTORS
PO Box 2044 Bristol, TN 37621
423-968-2276



WWW.KellyGraham.com
kgccim@kellygraham.com
wes@kellygraham.com



Kelly Graham, CCIM

Wesley Graham



Graham & Associates, REALTORS
PO Box 2044 Bristol, TN 37621
423-968-2276

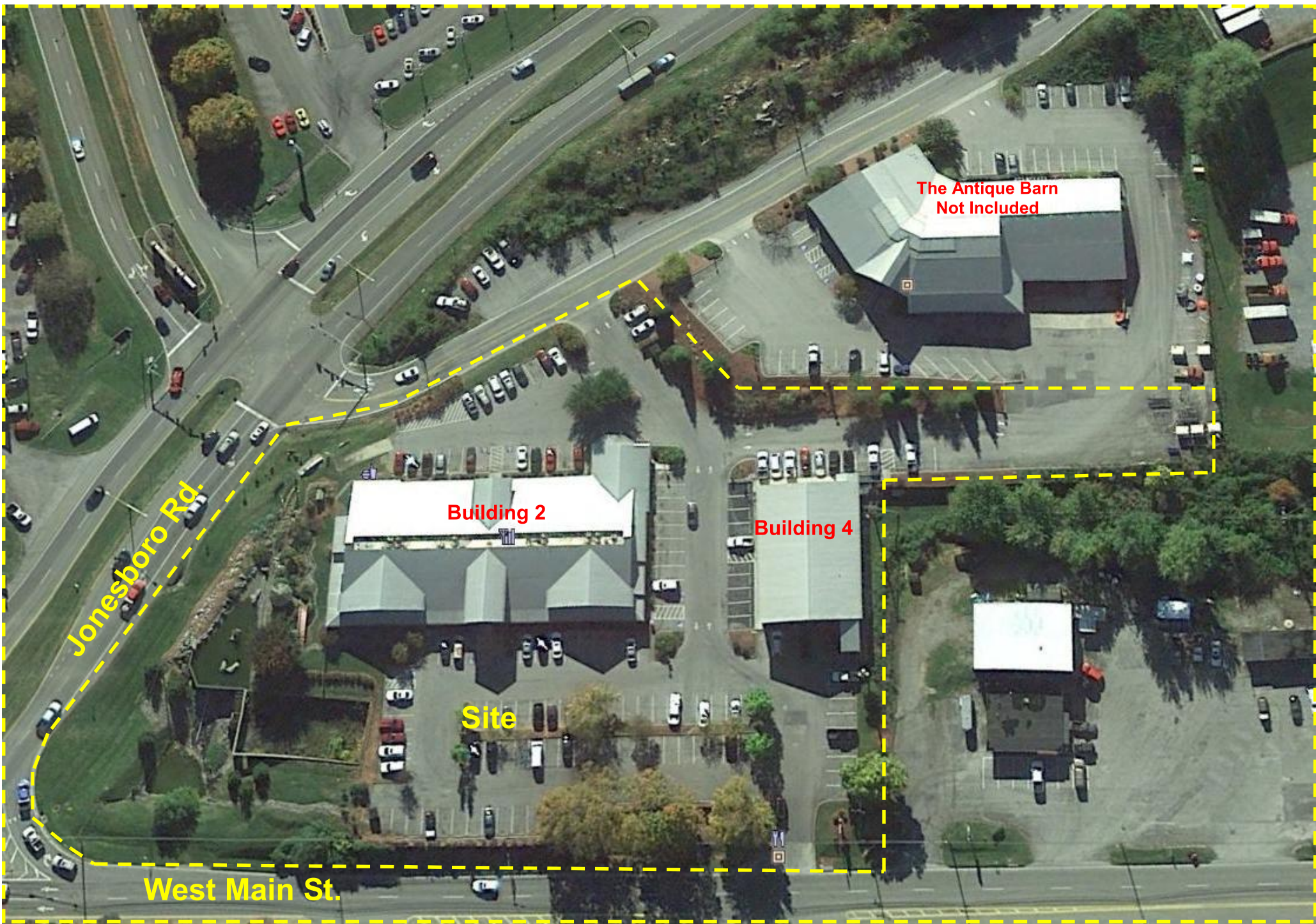


WWW.KellyGraham.com
kgccim@kellygraham.com
wes@kellygraham.com



Kelly Graham, CCIM

Wesley Graham



The Antique Barn
Not Included

Building 2

Building 4

Site

Jonesboro Rd.

West Main St.

I-81- Exit 14 Abingdon, Virginia



Stone Mill Village

1060 West Main St Abingdon, VA 24210

Tenant Lineup

Building 2

| Tenant | Suite | Square Footage |
|---------------------------------------|-------|----------------|
| United Southeast Federal Credit Union | 1 | 1,520 |
| Verizon Wireless | 2,3 | 2,440 |
| Vacant | 4 | 1,240 |
| T&V Nail Salon | 5 | 1,000 |
| Subway | 6 | 1,400 |
| Milano Italian Cuisine | 7,8,9 | 3,405 |
| Little Daydreamer | 10 | 1,440 |
| Abingdon Sewing Center | 11 | 1,000 |
| Prestige Homes | 12 | 970 |
| Stand Salon | 13 | 540 |
| | | 14,995 |

Building 4

| Tenant | Suite | Square Footage |
|-----------------------------------|-------|----------------|
| MACTEC | 1 | 1,500 |
| The Uncaged Bird Consignment Shop | 2 | 1,000 |
| The Uncaged Bird Consignment Shop | 3 | 1,000 |
| State Farm | 4 | 1,500 |
| The Antique Barn Annex | 5 | 3,000 |
| The Antique Barn Annex | 6 | 1705 |
| | total | 9,705 |



Executive Summary

1060 W Main St, Abingdon, Virginia, 24210
Rings: 1, 3, 5 mile radii

Prepared By Graham & Associates - CCIM

Latitude: 36.69840
Longitude: -82.01061

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 1,564 | 10,722 | 17,019 |
| 2010 Population | 1,795 | 11,373 | 18,577 |
| 2018 Population | 1,773 | 11,256 | 18,447 |
| 2023 Population | 1,757 | 11,153 | 18,306 |
| 2000-2010 Annual Rate | 1.39% | 0.59% | 0.88% |
| 2010-2018 Annual Rate | -0.15% | -0.13% | -0.09% |
| 2018-2023 Annual Rate | -0.18% | -0.18% | -0.15% |
| 2018 Male Population | 46.7% | 47.1% | 48.2% |
| 2018 Female Population | 53.2% | 52.9% | 51.8% |
| 2018 Median Age | 45.9 | 47.8 | 47.0 |

In the identified area, the current year population is 18,447. In 2010, the Census count in the area was 18,577. The rate of change since 2010 was -0.09% annually. The five-year projection for the population in the area is 18,306 representing a change of -0.15% annually from 2018 to 2023. Currently, the population is 48.2% male and 51.8% female.

Median Age

The median age in this area is 45.9, compared to U.S. median age of 38.3.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2018 White Alone | 94.5% | 94.4% | 94.9% |
| 2018 Black Alone | 2.1% | 2.2% | 1.9% |
| 2018 American Indian/Alaska Native Alone | 0.1% | 0.2% | 0.3% |
| 2018 Asian Alone | 1.2% | 1.1% | 1.0% |
| 2018 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2018 Other Race | 0.9% | 0.7% | 0.7% |
| 2018 Two or More Races | 1.2% | 1.3% | 1.3% |
| 2018 Hispanic Origin (Any Race) | 2.5% | 2.2% | 2.0% |

Persons of Hispanic origin represent 2.0% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 13.3 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|--------|--------|--------|
| 2000 Households | 702 | 4,765 | 7,494 |
| 2010 Households | 861 | 5,194 | 8,312 |
| 2018 Total Households | 849 | 5,129 | 8,253 |
| 2023 Total Households | 840 | 5,078 | 8,184 |
| 2000-2010 Annual Rate | 2.06% | 0.87% | 1.04% |
| 2010-2018 Annual Rate | -0.17% | -0.15% | -0.09% |
| 2018-2023 Annual Rate | -0.21% | -0.20% | -0.17% |
| 2018 Average Household Size | 2.05 | 2.16 | 2.18 |

The household count in this area has changed from 8,312 in 2010 to 8,253 in the current year, a change of -0.09% annually. The five-year projection of households is 8,184, a change of -0.17% annually from the current year total. Average household size is currently 2.18, compared to 2.17 in the year 2010. The number of families in the current year is 5,083 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

April 19, 2019



Executive Summary

1060 W Main St, Abingdon, Virginia, 24210
Rings: 1, 3, 5 mile radii

Prepared By Graham & Associates - CCIM

Latitude: 36.69840
Longitude: -82.01061

| | 1 mile | 3 miles | 5 miles |
|---------------------------------|----------|----------|----------|
| Median Household Income | | | |
| 2018 Median Household Income | \$41,125 | \$45,823 | \$46,430 |
| 2023 Median Household Income | \$46,943 | \$53,456 | \$53,932 |
| 2018-2023 Annual Rate | 2.68% | 3.13% | 3.04% |
| Average Household Income | | | |
| 2018 Average Household Income | \$57,307 | \$64,336 | \$64,200 |
| 2023 Average Household Income | \$67,203 | \$76,213 | \$76,776 |
| 2018-2023 Annual Rate | 3.24% | 3.45% | 3.64% |
| Per Capita Income | | | |
| 2018 Per Capita Income | \$27,166 | \$29,827 | \$29,137 |
| 2023 Per Capita Income | \$31,728 | \$35,208 | \$34,631 |
| 2018-2023 Annual Rate | 3.15% | 3.37% | 3.52% |

Households by Income

Current median household income is \$46,430 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$53,932 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$64,200 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$76,776 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$29,137 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$34,631 in five years, compared to \$36,530 for all U.S. households

| | | | |
|------------------------------------|-----|-------|-------|
| Housing | | | |
| 2000 Total Housing Units | 737 | 5,069 | 7,971 |
| 2000 Owner Occupied Housing Units | 498 | 3,260 | 5,308 |
| 2000 Renter Occupied Housing Units | 204 | 1,505 | 2,186 |
| 2000 Vacant Housing Units | 35 | 304 | 477 |
| 2010 Total Housing Units | 933 | 5,663 | 9,061 |
| 2010 Owner Occupied Housing Units | 522 | 3,381 | 5,595 |
| 2010 Renter Occupied Housing Units | 339 | 1,813 | 2,717 |
| 2010 Vacant Housing Units | 72 | 469 | 749 |
| 2018 Total Housing Units | 938 | 5,704 | 9,154 |
| 2018 Owner Occupied Housing Units | 543 | 3,492 | 5,782 |
| 2018 Renter Occupied Housing Units | 306 | 1,638 | 2,471 |
| 2018 Vacant Housing Units | 89 | 575 | 901 |
| 2023 Total Housing Units | 953 | 5,793 | 9,308 |
| 2023 Owner Occupied Housing Units | 545 | 3,491 | 5,779 |
| 2023 Renter Occupied Housing Units | 296 | 1,588 | 2,405 |
| 2023 Vacant Housing Units | 113 | 715 | 1,124 |

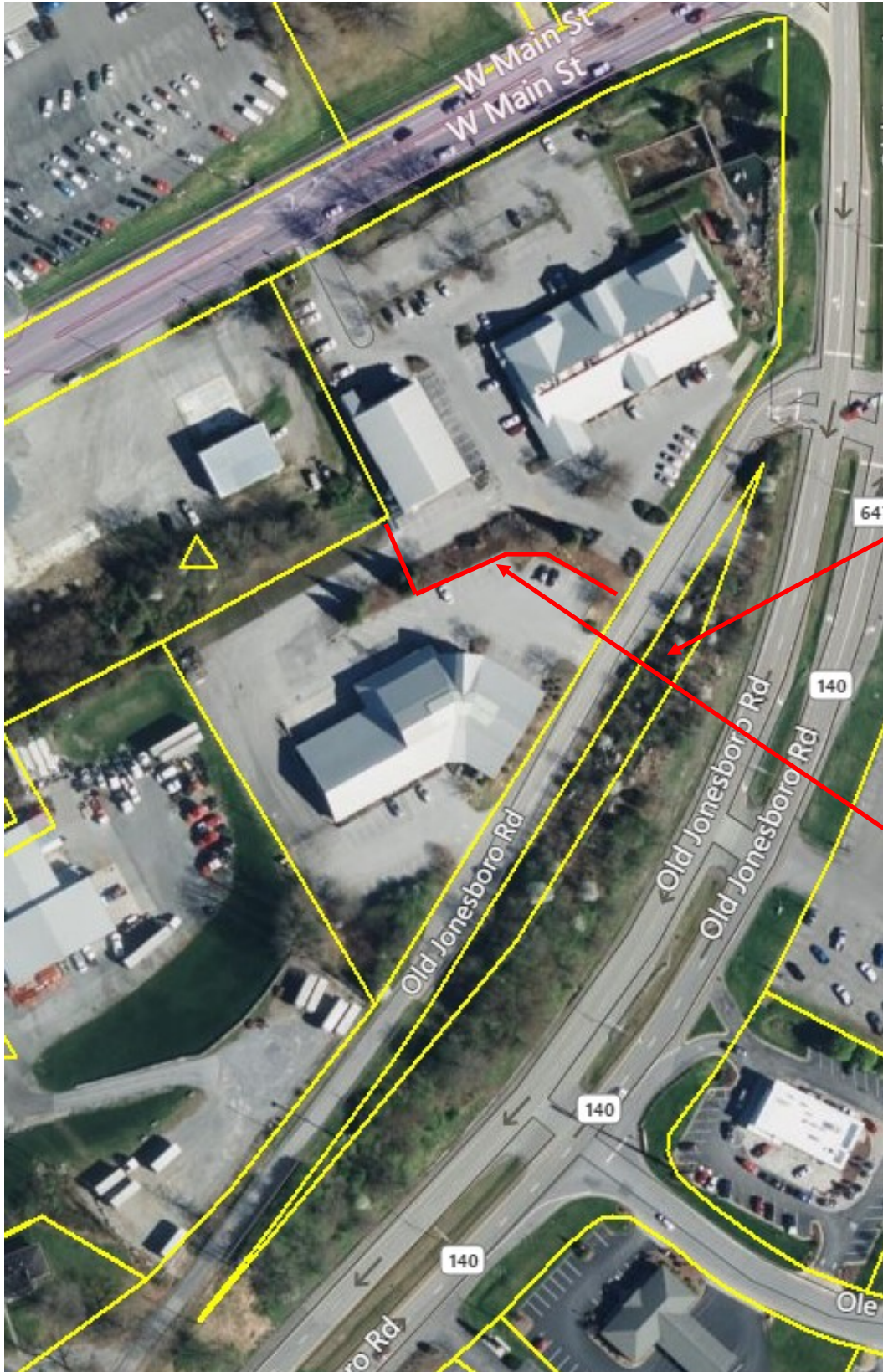
Currently, 63.2% of the 9,154 housing units in the area are owner occupied; 27.0%, renter occupied; and 9.8% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 9,061 housing units in the area - 61.7% owner occupied, 30.0% renter occupied, and 8.3% vacant. The annual rate of change in housing units since 2010 is 0.45%. Median home value in the area is \$182,571, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.35% annually to \$205,019.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

April 19, 2019

Exhibit A & Proposed Subdivision



**This Parcel
is
included in
Sale**

**Subdivi-
sion Line
to be at
the top of
the slope**

From: [Kelly Graham](#)
To: [Mayana Rice](#)
Cc: dcrandell@bvuv.net; jamesa@bvuv.net; [Shaun Lundy](#); [Tommy Shrader](#)
Subject: [External]Sidewalks
Date: Monday, April 11, 2022 11:49:48 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mayana,

We have applied for a waiver from the requirement of additional sidewalks for Stone Mill Village. The property is being subdivide into two parcels, with the “lower” part being sold, and the “upper” part being retained by the current owners.

The division line between the two lower buildings and the upper building is a natural break at the top of a slope before a 20 to 25 foot drop from the upper parking lot at the Antique Barn, to the two retail buildings below.

The subdivision and sale of the two retail buildings will present no changes in look, layout, or function of the center as a whole. Cross easements for all the driveways, and cross parking will remain the same in the future, as it is done now. In other words, nothing changes except the ownership of about half of the current center.

Consequently, sidewalks between the two parcels would be of no value to the public, or the tenants in the center.

If I can be of any further help, please feel free to call.

Kelly Graham, CCIM

Kelly Graham, CCIM
Graham & Associates
423 968-2276
423 677-9944 Cell
www.kellygraham.com
kgccim@kellygraham.com



Notice to Property Owner / Applicant

- The applicant must submit a preliminary plat, which should include all elements listed in Abingdon, VA Code **Appendix A – Article VII – Section 2**. The preliminary plat will be reviewed and approved by the Town Engineer.
- Following approval of the preliminary plat, the applicant must submit a final plat that also will be reviewed by Town staff and certified by the Planning Commission. The Planning Commission meets the fourth Monday of each month and applications should be submitted 15 days prior to the Commission meeting to allow sufficient time for plat review. The final plat must contain all items specified in **Appendix A – Article VIII – Section 3**.
- Any requests for a variance from the requirements of the Town of Abingdon, VA Subdivision Ordinance shall be made in writing at the time the application is submitted. Such requests are subject to additional charges associated with public notice requirements.
- The Town allows a subdivision to be reviewed administratively (without Planning Commission review) if no new lots are created and all resulting lots are in compliance with the underlying zoning criteria.

I hereby submit this application for review and attest that all information is correct to the best of my knowledge.

Stone Mill Village/Light Milling Co, Inc

Property Owner

1080 W Main Street Abingdon, VA 24210

Address of Property Owner

276 676-1810

Phone

dcrandell@bvumet / jamesa@bvumet

Email

Dirk Crandell / James A. Tench

Signature of Owner

Dirk Crandell / James A Tench

Applicant (if different from owner)

Address of Applicant

Phone

Email

Signature of Applicant



MEMO

TO: MAYANA RICE, COMMUNITY DEVELOPMENT DIRECTOR

FROM: TYLER VENCILL, TOWN ENGINEER

SUBJECT: STAFF REPORT
TAX ID# 104C2-A-1

PUBLICATION DATE: APRIL 14, 2022

MEETING DATE: APRIL 18, 2022

LOCATION: COUNCIL CHAMBERS, TOWN HALL
133 WEST MAIN STREET, ABINGDON, VA

As requested, I have reviewed the application and waiver request for the proposed subdivision located at 1060/1080 West Main Street. Article 6 of the Town of Abingdon Subdivision Ordinance require the following:

*6-1-A. The subdivider shall install and construct, at his cost, **all improvements required by this article**, in subdivision lying wholly or in part in the Town of Abingdon, which includes new streets, **portions of existing streets**, any easement, extension of drainage, sewer or water systems, or right-of-way connecting two public streets. All required improvements that are under the control of the Town of Abingdon shall be installed and constructed in accordance with the specifications and under the supervision of the Town engineer.*

These improvements consist of grades of streets and alleys, roadways, street name signs, curb and gutter, sidewalks, waterlines, sewers, storm drainage and street lighting. Section 6.7 outlines the sidewalk requirements as follows:

*6-7-A. Sidewalks of concrete or other approved material with a minimum width of five feet and a minimum thickness of four inches shall be installed on both sides of all streets; provided, **however, that where warranted, the Town Council may waive these requirements.***

The project site has street frontage on both West Main Street and Jonesboro Road that carries an Annual Average Daily Traffic (AADT) of 21,000 cars each direction and 16,000 cars each direction respectively. Sidewalk connections cannot be made on either side of the proposed subdivision, in fact, the nearest existing

sidewalk location is approximately 0.7 miles to the east. Both frontages for the subject property connect to signalized intersections that are not currently equipped with pedestrian signals and marked crosswalks. It is my opinion, a larger scoped project involving engineering analysis and design to study the overall impact, location, and safety of sidewalks and crossing locations for this area is preferred in lieu of creating sections of disconnected sidewalks.

Sincerely,

A handwritten signature in blue ink that reads "J. Tyler Vaill". The signature is written in a cursive, flowing style.

Town Engineer