TOWN OF ABINGDON, VIRGINIA
PLANNING COMMISSION MEETING
MONDAY, APRIL 25, 2022 – 5:30 P.M.
REGULAR MEETING – ARTHUR CAMPBELL
MUNICIPAL BUILDING, 133 W. MAIN STREET
CONTACT: JANICE DORNON
email: jdornon@abingdon-va.gov
Phone: 276-628-3167

Welcome to the Town of Abingdon, Virginia Planning Commission Regular Meeting. We appreciate your interest and we encourage public participation in our meeting. Your comments are important to our decision making process. Please note that there will be opportunities during the meeting for you to address the Commission members. The first opportunity will come if there is a public hearing on the agenda when the Chairman declares the hearing open for comment. The second opportunity to address the Commission will come near the end of the agenda when the Chairman will inquire if anyone wishes to address the members of the Commission. Anyone addressing the Commission will approach the podium; give your first and last name and your complete physical address. Comments must be limited to three minutes.

A. WELCOME – Kenny Shuman

B. ROLL CALL – Mayana Rice, Director of Community Development

C. APPROVAL OF MINUTES: REGULAR MEETING, MARCH 28, 2022

- March 28, 2022, Regular Meeting

D. PUBLIC COMMENTS

E. *PRELIMINARY SUBDIVISION PLAT REVIEW*

968 Main Street:

1. Sidewalk Waiver for 968 Main Street. Tax Map ID (104C1-1-27)

A. Staff report

B. Applicant presentation

C. PC discussion and decision

2. Preliminary Plat for 968 Main Street. Tax Map ID (104C1-1-27)

A. Staff report

B. Applicant presentation

C. PC discussion and decision

2. 1060 W. Main Street

1. Sidewalk Waiver for 1060 W. Main Street. Tax Map ID (104C2-A-1)

A. Staff report

B. Applicant presentation

C. PC discussion and decision

2. Preliminary Plat for 1060 W. Main Street. Tax Map ID (104C2-A-1)

A. Staff report

B. Applicant presentation

C. PC discussion and decision

F. OLD BUSINESS/MATTERS NOT ON THE AGENDA

1. Nathan Berg – PUD/Cottage Housing

2. Zoning and Subdivision Update

G. ANNOUNCEMENTS

H. ADJOURNMENT

TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, MARCH 28, 2022 3:00 PM
COUNCIL CHAMBERS/ARTHUR CAMPBELL ROOM, MUNICIPAL BUILDING

A meeting of the Abingdon Planning Commission was held on Monday, March 28, 2022, at 3:00 PM in the Council Chambers/Arthur Campbell Room of the Municipal Building.

A. Kenny Shuman Chairman called the meeting to Order

B. Roll Call – Mayana Rice, Community Development Director

Members Present:

Mr. Jeff Johnson	**Present**
Mr. Michael Weaver	**Present**
Mr. Kirk Sproles	**Present**
Mr. Scott Wilson	**Present**
Mr. Kenny Shuman	**Present**

Members Absent: **Mr. Chad Pennington**

Comprising a quorum of the Commission – Yes

Administrative Staff Present:

Mrs. Mayana Rice – Community Development Director
Mr. Gabe Cristofari – Planner/GIS
Mrs. Janice Dornon – Administrative Assistant

Guests: None

C. ZONING ORDINANCE WORKSESSION, 3:00 PM TO 5:00 PM (No Video/Audio for this meeting)

Planning Commission discussion on the updates for Attachment C – OH Use Matrix as presented by the Berkley Group for Work session #2. The changes discussed are listed below:

Number	Page # from the OH Matrix	Proposed Use/Change	Actions taken by the Planning Commission
1	3	Dwelling multi-family	Remove from the OH use Matrix, Sub-district 10 may have a townhouse currently
2	4	Dwelling Townhouse	No Townhouses in the OH District
3	4	Dwelling two-family	Do not accept suggested changes
4	4	Family day home (1-4 children)	Required by state code
5	4	Family day home (5-12)	Required by state code
6	4	Group Home	Required by state code
7	5	Home Occupation Category A	Changes approved to add OH-1, OH-6, OH-9
8	5	Homestay	Remove from the OH Matrix

9	**6**	**Assembly, place of**	**Example- library with less than 25 people visiting at a time as a SUP(with SUP you would be able to regulate noise, traffic, and continuous use issues)**
10	**6**	**Courthouse**	**Add OH-1, OH-2, OH-3, OH-5, OH-6**
11	**6**	**Educational facility, college/university**	**Add SUP to OH-1, OH-2, OH-7, OH-9, OH-10, -OH-11, OH-12, could change for instance if the library moved**
12	**7**	**Public park and recreation area**	**Allow suggested changes to add OH-3, OH-8, OH-13, OH-14, OH-15**
13	**7**	**Public Use**	**Allow suggested changes to add OH-1, OH-2, OH-7, OH-9, OH-10. OH-11, OH-12**
14	**7**	**Religious Assembly**	**Add SUP to OH-1, OH-6, OH-8, OH-13, OH-14**
15	**8**	**Bed and Breakfast**	**Add OH-13**

16	**9**	**Commercial indoor recreation/amusement**	**Delete from OH Matrix**
17	**10**	**Day Care Center**	**Add SUP to OH-7, OH-9, OH-10, OH-11, OH-12, OH-13**
18	**10**	**Farmer's Markey**	**Add OH-3**
19	**10**	**Financial Institutions**	**Add SUP OH-3, OH-4, OH-5, OH-6, OH-13, OH-14**
20	**11**	**Hotel**	**Add SUP OH-2, OH-3, OH-4, OH-5, OH-6 OH-13, OH-14**
21	**11**	**Manufacturing small-scale**	**Allow in OH-3, Oh-4, OH-5, OH-6 but not in OH-7**
22	**12**	**Microbrewery**	**SUP is not allowed in OH-3, OH-4, Oh-5, OH-6, Oh-9, OH-10, OH-11, OH-12 (separate for outdoor use, could ask for an ordinance amendment)**
23	**12**	**Mixed-Use Structure**	**Add OH-2, OH-13 OH-14**
24	**12**	**Office general**	**Add OH-12**
25	**12**	**Office medical. Clinic**	**Add OH-3, OH-4, OH-5, OH-6, OH-10**

26	**12**	**Personal improvement service**	**Add OH-3, OH-4, OH-5, OH-6, OH-10, OH-13, OH-14**
27	**13**	**Personal services**	**Not allowed in OH-7, OH-9, OH-10, OH-11, OH-12, OH-13, OH-14 (no residential)**
28	**13**	**Professional studio**	**Add OH-12, OH-13, OH-14**
29	**13**	**Restaurant mobile**	**Under review as SUP**
30	**14**	**Restaurant, general**	**Add OH-2, OH-6, OH-10, OH-11, OH-13**
31	**15**	**Store, general**	**Remove OH-12, add OH-13, OH-14**
32	**1**	**Store, specialty**	**Under review**
33	**19**	**Accessory Building**	**All SUP for OH-1, OH-2, OH-3, OH-4, OH-5, OH-6, OH-7, OH-9, OH-10, OH-11, OH-12, OH-13, OH-14, OH-15**
34	**19**	**Accessory dwelling unit**	**Add SUP for OH-7, OH-9, OH-10, OH-11, OH-12**

35	**19**	**Accessory use**	**All SUP for OH-1, OH-2, OH-3, OH-4, OH-5, OH-6, OH-7, OH-9, OH-10, OH-11, OH-12, OH-13, OH-14, OH-15**
36	**20**	**Family health care structure, temporary**	**All civic-focused, all business, and all residential. Required by state code.**
37	**21**	**Small cell facility**	**Required by state code-All district OH-1 through OH-15**

Miscellaneous Items Discussed:	
1	**Require R-1 residents to connect to public sewer when private sewer fails.**
2	**Rear setback to remain unchanged, R-1 35', R-2 35", R-3 16", R-4 35" (request from Jim & Suzette Hodges)**
3	**Educate Real Estate Agents on the Town Ordinance**
4	**Short Tem Rentals should require a registration process, Treasurer's office collects lodging taxes**

5	**Update the Noise Ordinance - suggest using the decibel system to measure noise. Mrs. Rice to speak to Police Chief.**
6	**Nathan Berg's discussion on PUD-Cottage Housing, District proposed to allow R-1, R-3, R-4, B-1, B-2, B-3, acreage to be required, common green spaces maintained by HOA, sale of land with the house for financial security.**
7	**Farm Animals, Large parcels are ok to have animals, small parcels not ok to have animals.**

D. BREAK 5:00 PM TO 5:30 PM

*****A moment of silence was held for Mr. James "Scabbo" Anderson, fellow Planning Commissioners*****

E. APPROVAL OF MINUTES: REGULAR MEETING, MARCH 28, 2022 (VIDEO 7:43 – 8:20)

- February 28, 2022, Regular Meeting

On a motion by Mr. Johnson seconded by Mr. Sproles, the Planning Commission approved the Regular Meeting Minutes for February 28, 2022, as presented.

The roll call vote was as follows:

Mr. Jeff Johnson	**Aye**
Mr. Michael Weaver	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Kenny Shuman	**Aye**

- The minutes for February 28, 2022, were approved as presented.

F. PUBLIC COMMENTS - NONE

G. PUBLIC HEARINGS – ZONING TEXT ORDINANCE AMENDMENT

1. Planning Commission Initiated: Proposed Text Amendment No.1, Under Section 8-2-13, add the word, "Hotels". (VIDEO 8:37 – 13:23)

A. Staff report

B. Applicant presentation

C. PC discussion and decision

Chairman Shuman opened the Public Hearing

Staff Report was given by - Mayana Rice

Mrs. Rice announced that the applicant, Nathan Berg, had requested that the Planning Commission add "Hotels to the list of permitted uses in the Old & Historic District, Sub District 13. The commissioners suggested a Special Use Permit rather than a permitted use.

The Old & Historic District traditionally has Hotels. This amendment doesn't conflict with the OH regulations.

Mrs. Rice explained at the March 2, 2022 meeting of the HPRB members of the request to add Hotels in the OH ordinance, the members unanimously agreed to accept the change. This use would be in keeping with the Historic District character of previous uses in the Sub District.

Chairman Shuman closed the Public Hearing

On a motion by Mr. Johnson, seconded by Mr. Weaver to grant the request for a resolution to add "Hotels" to the OH, Sub district 13 as a Special Use Permit for the public necessity, convenience, general welfare, and good zoning practices.

The roll call vote was as follows:

Mr. Jeff Johnson	**Aye**
Mr. Michael Weaver	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Kenny Shuman	**Aye**

The Planning Commission agreed to initiate the Zoning Text Amendment to include "Hotels" and to forward this resolution to the Town Council for approval.

2. Planning Commission Initiated Proposed Text Amendment No.2, Under Section 10-1 add the word, "Hotels". (VIDEO 13:24 – 18:13)

A. Staff report

B. Applicant presentation

C. PC discussion and decision

Staff Report was given by – Mayana Rice

Mrs. Rice announced that the applicant, Nathan Berg, had requested to add "Hotels" to the list of permitted uses in the B1, Limited Business District. The commissioners suggested a Special Use Permit rather than a permitted use, one of the Districts does currently allow short-term rentals. Will this addition there will not be any adverse impacts to the natural environment with this zone Text Amendment. This resolution was suggested to be sent to the Town Council for final approval.

Chairman Shuman opened the Public Hearing

Chairman Shuman closed the Public Hearing

On a motion by Mr. Sproles, seconded by Mr. Johnson that the Planning Commission adopt the resolution recommending that the Town Council amend the Zoning Ordinance to add "Hotels" to B1-Limited Business as a Special Use Permit for public necessity, convenience, general welfare, and good zoning practices.

The roll call vote was as follows:

Mr. Jeff Johnson	**Aye**
Mr. Michael Weaver	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Kenny Shuman	**Aye**

H. CERTIFICATE OF APPROPRIATENESS

1. ***Certificate of Appropriateness; Catherine O'Brien, 121 Russell Road. Abingdon, VA, 24210; Owner. Jessica Cooke, Jerry's Signs; Representative.*** *COA for signage.* ***Located at 121 Russell Road, Abingdon, VA 24210. Tax Map D (011-1-77) (VIDEO 18:14 – 21:49)***

A. Staff report

B. Applicant presentation

C. PC discussion and decision

Staff Report was given by - Gabe Cristofari

Mr. Cristofari explained the request for a wooden monument sign and a sign on a brick wall beside the entrance for the applicant. Sign number 1 will be 2 X 8, totaling 16 square feet, with 60 square feet being allowed for a free-standing sing. Sign number 2, a wall sign, 2 X 4, totaling 8 square feet with an allowed 92 square feet. Signs will have a blue background with white lettering and constructed of HDU CNC carved and painted, to give the appearance of wood. Vinyl graphics to be used on the road sign.

On a motion by Mr. Weaver, seconded by Mr. Johnson, the Planning Commission approved the COA as presented.

The roll call vote was as follows:

Mr. Jeff Johnson	**Aye**
Mr. Michael Weaver	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Kenny Shuman	**Aye**

2. ***Certificate of Appropriateness; Cindy Griffith, Hope & Healing Counseling Center, 454 E. Main Street, Abingdon, VA, 24210; Owner. Jessica Cooke, Jerry's Signs; Representative.*** *COA for Signage.* ***Located at 454 E. Main Street, Abingdon, VA 24210. Tax Map D (014-5-7) (VIDEO 21:50 - 24:53)***

A. Staff report

B. Applicant presentation

C. PC discussion and decision

Staff Report was given by - Gabe Cristofari

The applicant is requesting a non-illuminated two-sided sign on a single pole with a cabinet style sign, a 4 X 8 sign, totaling 32 square feet with 60 square feet allowed. The sign is constructed from aluminum, acrylic, steel, and vinyl. 15 feet in height with an allowed height of 15 feet for a freestanding sign.

On a motion by Mr. Johnson, seconded by Mr. Weaver, the Planning Commission approved the COA as presented.

The roll call vote was as follows:

Mr. Jeff Johnson	**Aye**
Mr. Michael Weaver	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Kenny Shuman	**Aye**

3. ***Certificate of Appropriateness; Growphers, Joel & Vanessa Jerkins; Owner. Jessica Cooke, Jerry's Signs; Representative.*** *COA for signage.* ***Located at 611 E. Main Street, Abingdon, VA 24210. Tax Map D (007-2-B-7) (VIDEO 24:54 – 28:07)***

A. Staff report

B. Applicant presentation

C. PC discussion and decision

Staff Report was given by - Gabe Cristofari

Mr. Cristofari explained that the applicant has requested two oval-shaped wooden signs, mounted on a metal pole. Signs to measure 87.5" across and 44" tall, totaling 26.7 square feet, with an allowed 60 square feet. The wooden sign is to have a white background, green lettering, with blue, red and yellow. The two window signs are not regulated.

On a motion by Mr. Wilson, seconded by Mr. Weaver, the Planning Commission approved the COA as presented.

The roll call vote was as follows:

Mr. Jeff Johnson	**Aye**
Mr. Michael Weaver	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Kenny Shuman	**Aye**

4. ***Certificate of Appropriateness; Casey St. Louis, Abingdon Olive Oil Co.; Owner. Jessica Cooke, Jerry's Signs; Representative.*** *COA for signage.* ***Located at 335 Cummings St, Abingdon, VA 24210. Tax Map D (020-11-1) (VIDEO 28:8 – 35:30)***

A. Staff report

B. Applicant presentation

C. PC discussion and decision

Staff Report was given by - Gabe Cristofari

Mr. Cristofari told the board that the applicant has requested two signs:

Sign one to be placed on a fence panel, 36" x 120", totaling 30 square feet, with 60 square feet allowed, with a black background and white lettering, made of flat framed aluminum and non-illuminated.

Sign two to be mounted under the eaves by brackets and bolts, on the front porch between the two pillars, with three gooseneck lights to illuminate the sign. The requested sign size is 29" x 15', totaling 36.25 square feet, the allowable size is 27.4 square feet. The background will be black with white lettering. The new sign size will need to be submitted to the staff since the sign is larger than the allowed square feet. The staff requires the length of the sign be decrease to 11' 3" bring the total square footage to 27.2.

Ms. St. Louis is requesting to have the maximum size sign allowable. The picket fence site will adhere to setback requirements. The fence location has not been identified at this time.

Motion number one for the fence sign, by Mr. Weaver, seconded by Mr. Wilson, the Planning Commission approved the COA subject to size requirement adjustment. Location of sign to be approved at a later date.

The roll call vote was as follows:

Mr. Jeff Johnson	**Aye**
Mr. Michael Weaver	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Kenny Shuman	**Aye**

Motion number two front porch sign, by Mr. Johnson, seconded by Mr. Sproles, the Planning Commission approved the COA with the sign to fit between two pillars.

The roll call vote was as follows:

Mr. Jeff Johnson	**Aye**
Mr. Michael Weaver	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Kenny Shuman	**Aye**

5. ***Certificate of Appropriateness; Casey St. Louis, Abingdon Olive Oil Co.; Owner. Jessica Cooke, Jerry's Signs; Representative.*** *COA for Site Plan (Garbage Dumpster and surrounding Fence).* ***Located at 335 Cummings St, Abingdon, VA 24210. Tax Map D (020-11-1) (VIDEO 35:31 – 1:04:15)***

A. Staff report

B. Applicant presentation

C. PC discussion and decision

Staff Report was given by - Gabe Cristofari

Mr. Cristofari explained that the site plan shows the receptacle location, which is at the rear of the property. The dumpster will be enclosed from the public's view with a gray three-sided screen. The board members suggested a concrete pad be placed in front of the dumpster for the service truck.

Mr. Nathan Berg intervened to suggest to Ms. St. Louis to use a 6-foot vinyl privacy fence to obscure the dumpster, leaving the gated opening facing Veteran's Park with a concrete apron in front of the dumpster for the service truck.

On a motion by Mr. Johnson seconded by Mr. Sproles, the Planning Commission approved the COA subject to installing a 6-foot vinyl fence. The color of the vinyl fence is to be brought in to staff for approval.

The roll call vote was as follows:

Mr. Jeff Johnson	**Aye**
Mr. Michael Weaver	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Kenny Shuman	**Aye**

I. ZONING TEXT ORDINANCE AMENDMENT INITIATED – SIGN REGULATIONS (VIDEO 1:00:16 – 1:28:57)

A. Staff report

B. Applicant presentation

C. PC discussion and decision

Mrs. Mayana Rice presented to the board that Lamar Signs is requesting to change a static billboard into a digital billboard. Currently, this type of sign is considered non-conforming until the code is changed. The size of the existing sign cannot be changed and must use indirect lighting.

Ms. Ashley Gasbarri and Jimmy Collins gave a presentation explaining the benefits of digital advertisements from Lamar Signs. Mr. Collins said that they have converted two signs in the past three years.

Lighting for the sign would be standard with 7,500 to 10,000 nits as the maximum brightness. The new digital sign can advertise events, amber alerts, missing persons, etc. New structure supports would be installed for the new proposed signs. The design would be an upgrade, not a new sign. The height suggested was 20 feet for safety.

A Text Amendment change is needed to allow digital signs within the Town Limits. Town Attorney will be asked to review this ordinance before it is amended.

The roll call vote was as follows:

Mr. Jeff Johnson	**Aye**
Mr. Michael Weaver	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Kenny Shuman	**Aye**

M. OLD BUSINESS/MATTERS NOT ON THE AGENDA (VIDEO 1:28:58 – 1:36:33)

Mrs. Rice discussed minor signs being permitted by the Town which would have a sticker placed on back of these signs with a fourteen days display limit. A small permitting fee would be associated with these signs, streamers, pennants, etc. With a display limit of no more than 30 days, with the dates listed on the application to reflect the display timeframes.

N. ANNOUNCEMENTS

O. ADJOURNMENT

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

The roll call vote was as follows:

Mr. Jeff Johnson	**Aye**
Mr. Michael Weaver	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Kenny Shuman	**Aye**

Adjourn Time 7:06 P.M.

_____ _____

Kenny Shuman, Chairman Janice Dornon, Secretary

The next regularly scheduled meeting will be on April 25, 2022, at 5:30 pm in the Council Chambers, 2nd floor of the Town Municipal Building.

M E M O

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 wo 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 #104C1-1-27into 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 #104C1-1-271 into two parcels due to (insert findings that support denial).

- **Sample Motion for Continuance:** I recommend **tabling** of the Preliminary Plat for Parcel #104C1-1-27into 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. Hagy

Richard W Hagy
Property Owner

23131 MONTEGO BAY Rd, Abingdon
Address of Property Owner

276-356-8416
Phone

RickHagy@hotmail.com
Email

Richard W Hagy
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 rmoved 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 W Hagy

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

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 _____
COUNTY OF _____ TO WIT:

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

COMMONWEALTH OF VIRGINIA
L.K. ADDISON
LIC. NO. 1049
01/18/22
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 _____
COUNTY OF _____ TO WIT:

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: _____

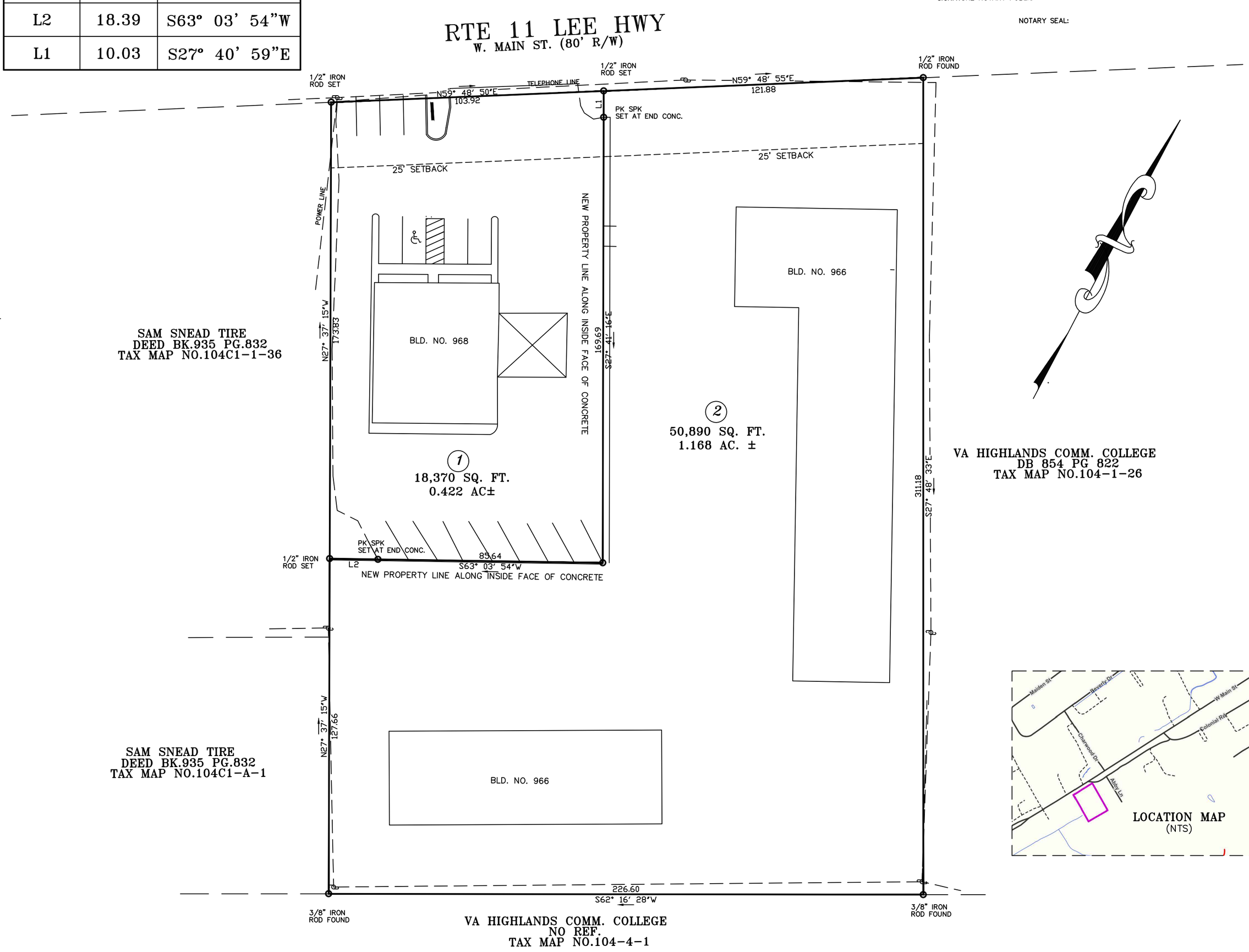
REGISTRATION NO.; _____

_____
SIGNATURE NOTARY PUBLIC

NOTARY SEAL:

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



LOCATION MAP
(NTS)

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

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.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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,

J. Tyler Vaiall

Town Engineer

M E M O

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).

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.

*§ 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 wo 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.

HIGHLANDS
SURVEYING and MAPPING, LLC

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

State Plane Meridian

SCALE IN FEET (50 0 50 100)

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*

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 exiisting alley.

11-5. Frontage Regulations

None.

11-6. Yard Regulations

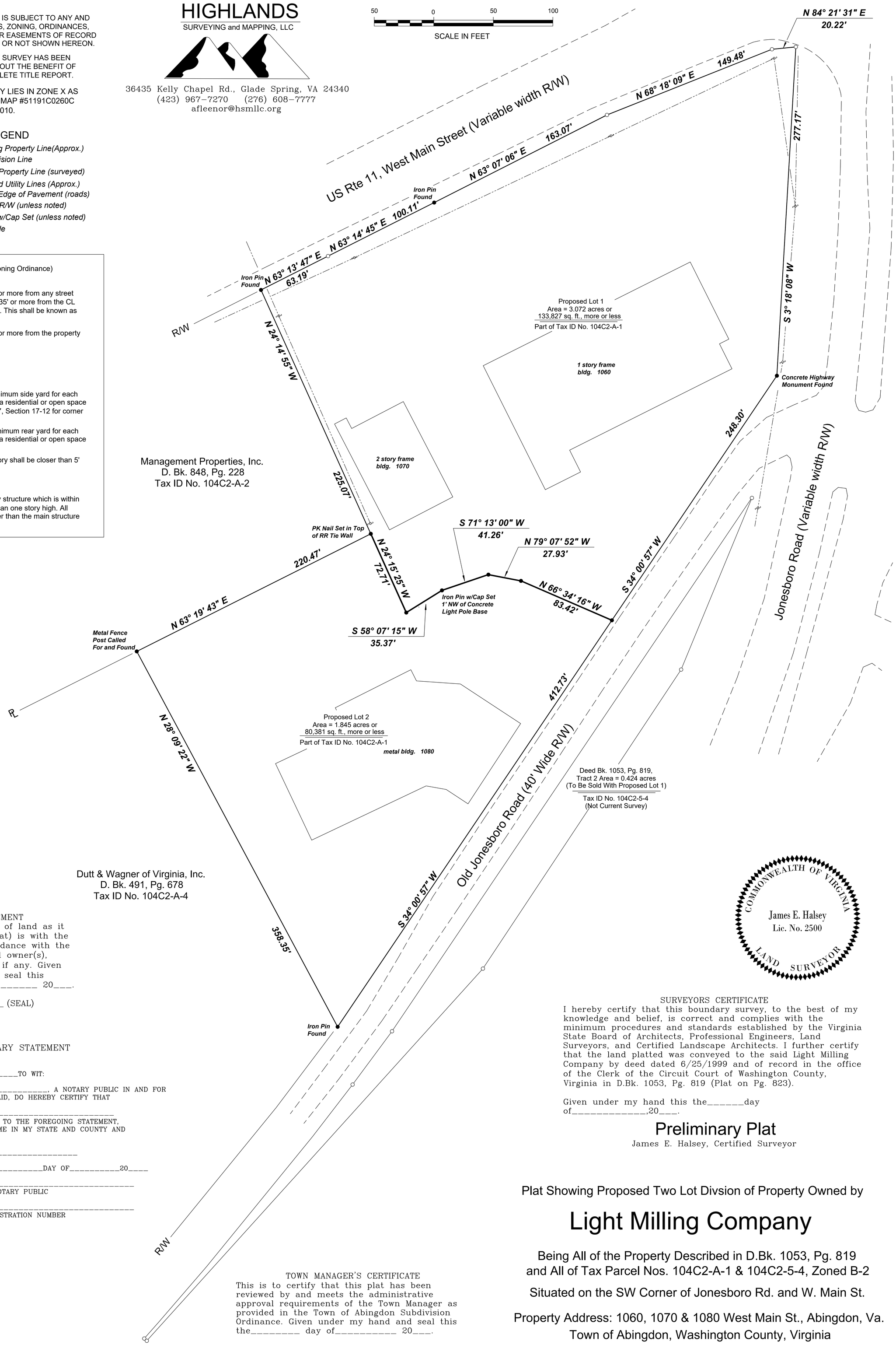
11-6-1. Side. None, except that the minimum side yard for each main structure adjoining or adjacent to a residential or open space district shall be 10'. Note: see Article 17, Section 17-12 for corner lot provisions.

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.



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), propietor(s) or trustee(s), if any. Given under my (our) hand and seal this the_____ day of_____ 20___.

_____ (SEAL)

NOTARY STATEMENT

STATE OF_____
COUNTY OF _____TO WIT:

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

COMMONWEALTH OF VIRGINIA
James E. Halsey
Lic. No. 2500
LAND SURVEYOR

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 Divsion 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

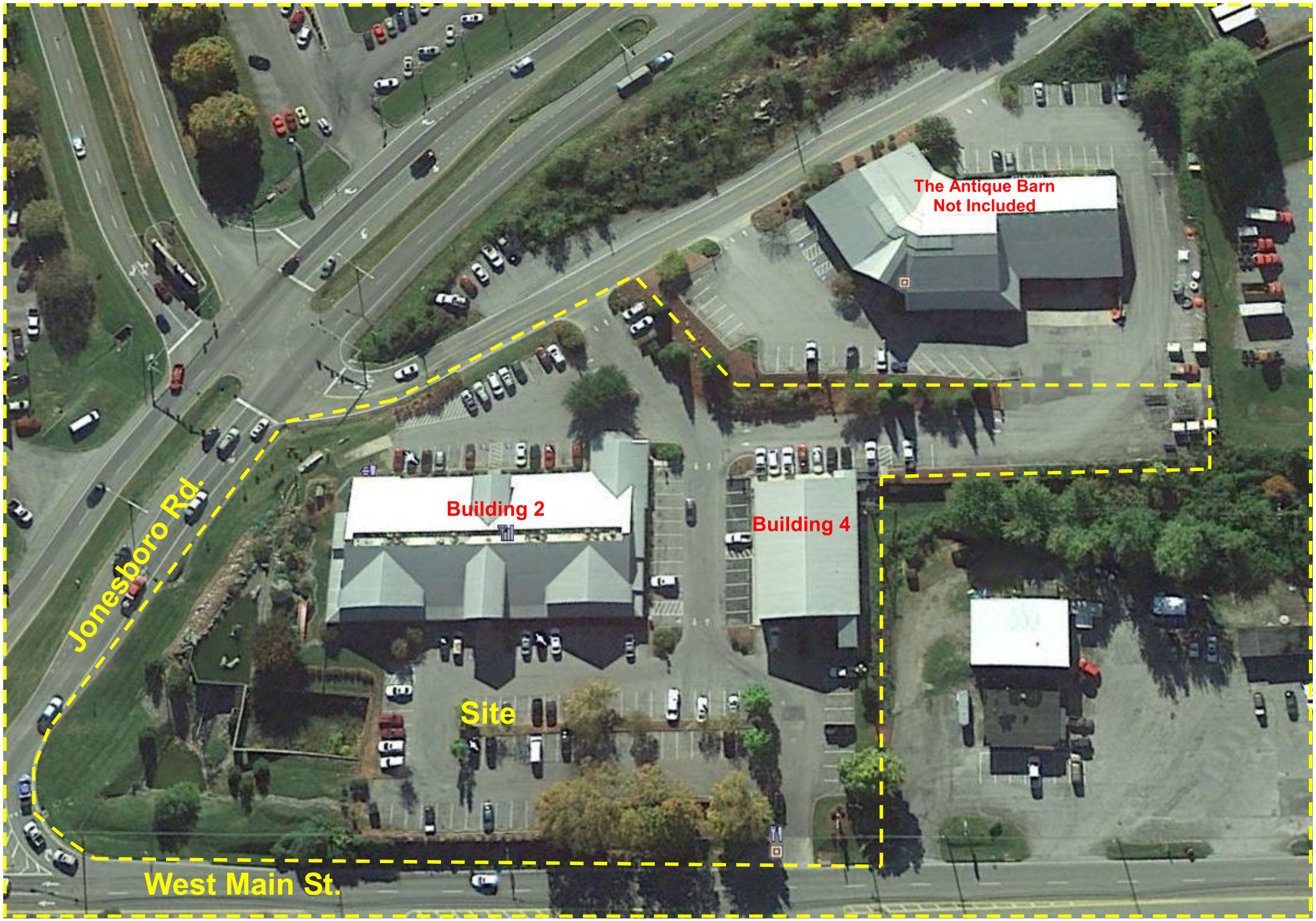
Kelly Graham, CCIM

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
Jonesboro Rd.
Site
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

©2019 Esri

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

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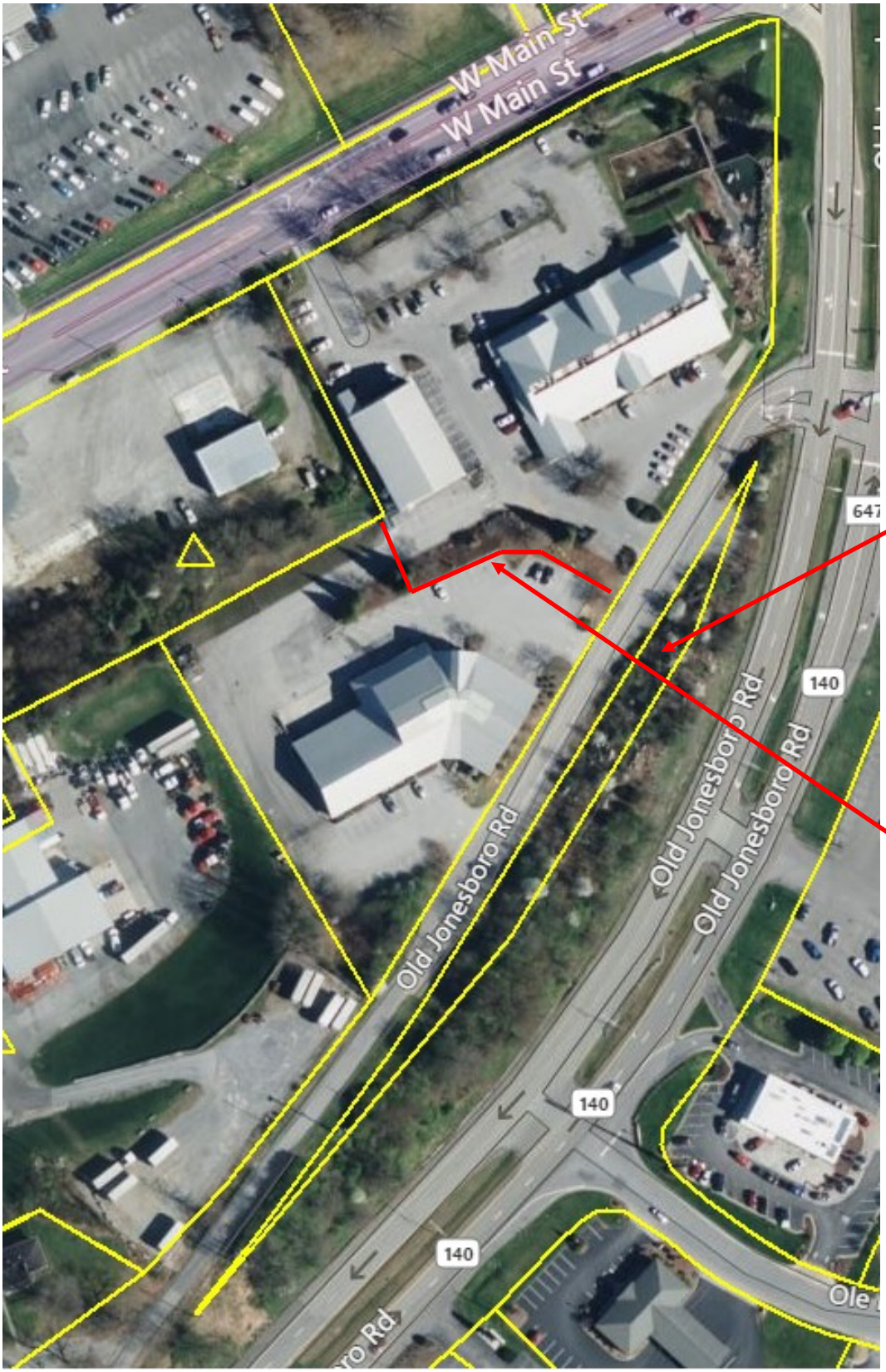
Exhibit A
& Proposed Subdivision



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@bvu.net; jamesa@bvu.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 sidewalls 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

GRAHAM & ASSOCIATES, REALTORS

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@bvu.net / jamesa@bvu.net
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,

J. Tyler Vaiall

Town Engineer