

**TOWN OF ABINGDON  
PLANNING COMMISSION  
MONDAY, APRIL 25, 2022 5:30 PM  
COUNCIL CHAMBERS, MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, April 25, 2022,  
at 5:30 PM in the Council Chambers of the Municipal Building.

- A. Scott Wilson Vice-Chairman called the meeting to Order**
- B. Roll Call – Mayana Rice, Community Development Director**

**Members Present:**

<b>Mrs. Donna Quetsch</b>	<b>Present</b>
<b>Mr. Jeff Johnson</b>	<b>Present</b>
<b>Mr. Michael Weaver</b>	<b>Present</b>
<b>Mr. Kirk Sproles</b>	<b>Present</b>
<b>Mr. Scott Wilson</b>	<b>Present</b>

**Members Absent: Mr. Chad Pennington  
Mr. Kenny Shuman**

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

- March 28, 2022, Regular Meeting

**On a motion by Mr. Johnson seconded by Mr. Sproles, the Planning Commission approved the Regular Meeting Minutes for March 28, 2022, as presented. (VIDEO 5:39 – 6:20)**

**The roll call vote was as follows:**

<b>Mrs. Donna Quetsch</b>	<b>Abstained</b>
<b>Mr. Jeff Johnson</b>	<b>Aye</b>
<b>Mr. Michael Weaver</b>	<b>Aye</b>
<b>Mr. Kirk Sproles</b>	<b>Aye</b>

Mr. Scott Wilson Aye

D. PUBLIC COMMENTS

E. *PRELIMINARY SUBDIVISION PLAT REVIEW*

968 Main Street:

*1. Sidewalk Waiver for 968 Main Street. Tax Map ID (104C1-1-27) (VIDEO 6:37 – 24:56)*

**A. Staff report**

**B. Applicant presentation**

**C. PC discussion and decision**

Mrs. Mayana Rice gave the staff report.

Mrs. Rice explained that there would be no additional building. It was suggested that the preliminary plat also be approved at this meeting so that the applicants would not have to return to the Planning Commission at a future date. Staff recommended that the waiver be agreed upon by the Planning Commission and that the waiver be presented to the Town Council for approval. Should the Town Council deny the waiver the applicants would need to return to the Planning Commission? Setbacks are to be reviewed for utility easements and should be included on the final plat.

Mr. Tyler Vencill, the Town Engineer has included a memo stating that the sidewalks should be wavered at this time and should be completed with a large project.

Mr. Andrew Neese represented the applicant Richard Hagy, stating that he can list four examples of spaces without sidewalks currently. 1.) Main St to Colonial Road, 2.) Frontage at Walgreens, 3.) Strip owned by Cozart., and 4.) Space near Kiser Furniture. Mr. Neese stated that if his clients were made to commit to installing sidewalks that the Town would also need to construct sidewalks on Town-owned properties. The location in question would require all utility poles to be re-located.

**On a motion by Mr. Johnson seconded by Mr. Sproles, the Planning Commission approved the sidewalk waiver provided that there is a ten-foot easement on the final plat should the Town ever have to facilitate a larger project.**

**The roll call vote was as follows:**

Mrs. Donna Quetsch Aye

Mr. Jeff Johnson Aye

<b>Mr. Michael Weaver</b>	<b>Aye</b>
<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Nah</b>

***2. Preliminary Plat for 968 Main Street. Tax Map ID (104C1-1-27) (VIDEO 24:57 – 26:10)***

**A. Staff report**

**B. Applicant presentation**

**C. PC discussion and decision**

**On a motion by Mr. Johnson seconded by Mr. Quetsch, the Planning Commission approved the preliminary plat as submitted.**

**The roll call vote was as follows:**

<b>Mrs. Donna Quetsch</b>	<b>Aye</b>
<b>Mr. Jeff Johnson</b>	<b>Aye</b>
<b>Mr. Michael Weaver</b>	<b>Aye</b>
<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>

***2. 1060 W. Main Street***

***1. Sidewalk Waiver for 1060 W. Main Street. Tax Map ID (104C2-A-1)(VIDEO 26:11 – 40:26)***

**A. Staff report**

**B. Applicant presentation**

**C. PC discussion and decision**

Mrs. Mayana Rice gave the staff report.

Mrs. Rice explained that the division of the parcel for the “Antique Barn” and the “Stone Mill Village”, should not require sidewalk installation and no additional building would be completed.

Mr. Tyler Vencill, the Town Engineer has included a memo stating that the sidewalks should be waived at this time and should be completed with a large project.

Mr. Kelly Graham stated that this would be an interior subdivision. If sidewalks were installed, they would be on top of the embankment leading to nowhere.

**On a motion by Mr. Weaver seconded by Mr. Johnson, the Planning Commission approved the sidewalk waiver provided that there is a ten-foot sidewalk easement on the final plat along Main Street (edge of property to intersection) and Jonesboro Road (Main Street to Old Jonesboro Road) should the Town facilitate a larger project.**

**The roll call vote was as follows:**

<b>Mrs. Donna Quetsch</b>	<b>Aye</b>
<b>Mr. Jeff Johnson</b>	<b>Aye</b>
<b>Mr. Michael Weaver</b>	<b>Aye</b>
<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Nah</b>

**2. *Preliminary Plat for 1060 W. Main Street. Tax Map ID (104C2-A-1)*  
(VIDEO 40:27 – 41:01)**

**A. Staff report**

**B. Applicant presentation**

**C. PC discussion and decision**

**On a motion by Mr. Johnson seconded by Mr. Sproles, the Planning Commission approved the preliminary plat as submitted.**

**The roll call vote was as follows:**

<b>Mrs. Donna Quetsch</b>	<b>Aye</b>
<b>Mr. Jeff Johnson</b>	<b>Aye</b>
<b>Mr. Michael Weaver</b>	<b>Aye</b>
<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>

**F. OLD BUSINESS/MATTERS NOT ON THE AGENDA (VIDEO 41:10 –  
(53:30)**

**1. Nathan Berg – PUD/Cottage Housing**, the representative did not attend the meeting.

**2. Zoning and Subdivision Update**

Mrs. Mayana Rice gave an update on the Zoning and Subdivision Ordinances. The list below shows the topics discussed.

Subject	Town Council Action
Short Term Rentals	Agreed
Accessory Dwellings	Agreed
Animals	Under 3 acres permit required, no roosters allowed
Landscape	Agreed
Minor Subdivision, 2 lots	Agreed on Administrative Approval
Old & Historic	Agreed
Accessory Structures	Not allowed
Solar	Agreed
Cottage/PUD housing	Additional information needed
Sign	Agreed to amend the current ordinances
Lamar Signs	To present to the Town Council on May 2, 2022
Mobile Vendors	Need a vendor permit
Setbacks	Maintain current limitations.

Others:	
Short terms rentals	Enforceable after three complaints are received
Noise Ordinance	Decibel system to monitor noise

Draft Timelines	Date
Send draft to The Berkley Group	April 26, 2022
Received full draft from the Berkley Group	May 15, 2022
The Berkley Group Presentation to the PC	May 26, 2022

Miscellaneous:
Outdoor Seating
Barking Dogs
Making sure ordinances are enforceable

Accessory building in the OH District, submit a Special Use Permit
Hold Joint Meetings- Planning Commission-Town Council
Planning Commission-HPRB

**G. ANNOUNCEMENTS**

**H. ADJOURNMENT**

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

**The roll call vote was as follows:**

<b>Mrs. Donna Quetsch</b>	<b>Aye</b>
<b>Mr. Jeff Johnson</b>	<b>Aye</b>
<b>Mr. Michael Weaver</b>	<b>Aye</b>
<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>

**Adjourn Time 6:20 P.M.**

---

Scott Wilson, Vice-Chairman

---

Mayana Rice, Director of Community  
Development

**The next regularly scheduled meeting will be on May 23, 2022, at 5:30 pm in the Council Chambers, 2<sup>nd</sup> floor of the Town Municipal Building.**

Accessory building in the OH District, submit a Special Use Permit

Hold Joint Meetings- Planning Commission-Town Council

Planning Commission-HPRB

**G. ANNOUNCEMENTS**

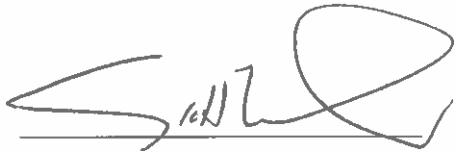
**H. ADJOURNMENT**

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

**The roll call vote was as follows:**

<b>Mrs. Donna Quetsch</b>	<b>Aye</b>
<b>Mr. Jeff Johnson</b>	<b>Aye</b>
<b>Mr. Michael Weaver</b>	<b>Aye</b>
<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>

**Adjourn Time 6:20 P.M.**



Scott Wilson, Vice-Chairman



Mayana Rice, Director of Community  
Development

**The next regularly scheduled meeting will be on May 23, 2022, at 5:30 pm in the Council Chambers, 2<sup>nd</sup> floor of the Town Municipal Building.**