

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
JANUARY 22, 2007 - 7:00 P.M

The regular meeting of the Abingdon Planning Commission was held Monday, January 22, 2007, at 7:00 P.M. The meeting was held in the Municipal Building, downstairs meeting room.

Mr. Gary Kimbrell, Chairman, called the meeting to order. Mr. Jackson called the roll.

ROLL CALL

Members Present: Mr. Gary Kimbrell, Chairman
Mr. Gregory W. Kelly
Mrs. Cathy Lowe
Dr. H. Ramsey White, Jr.
Mr. Matthew T. Bundy
Mr. Kenneth Shuman

Comprising a quorum of the Commission

Members Absent: Mrs. Harriett DeBose

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning

Visitors: Ms. Nancy Goolsby
Mr. Jeff Branham
Mr. J. J. Jessee

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(2) Approval of Minutes: Regular Meeting, November 27, 2006

Mrs. Lowe made a motion that the minutes of the regular meeting, November 27, 2006 be approved, with the following correction:

Page 06-43, (first paragraph)

FROM: The regular meeting of the Abingdon Planning Commission was held Monday, **October 23, 2006**, at 7:00 P.M.

TO: The regular meeting of the Abingdon Planning Commission was held Monday, **November 27, 2006**, at 7:00 P.M.

Mr. Shuman seconded the motion. The motion carried.

VOTE:

Mrs. Cathy Lowe Aye
Mr. Kenneth Shuman Aye
Mr. Gregory Kelly Aye
Mr. Kenneth Shuman Aye
Mr. Matthew Bundy Aye
Dr. H. Ramsey White, Jr. Abstained

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- (3) **PUBLIC HEARING - Nancy Goolsby, dba “Nancy’s Fancy’s”**, application for Special Use Permit pursuant to Article 8, Section 8-2B Special Uses, of the Zoning Ordinance, in the Old & Historic District, of the Town of Abingdon, to operate a Specialty Retail and Restaurant Special Use Permit in conjunction with Party House. **Tax Map No. 19 (1) 43.**

This is a request for a Special Use Permit that will allow the applicant to operate a Specialty Retail Shop and Restaurant in conjunction with her existing Party House. The Town Council has approved these two (2) uses as Special Use for Subsection 14 of the Old & Historic District.

Special Use Permits allow for restrictions to be placed on the approval of said permits. If the conditions placed on them are not met, then the permit may be revoked by the Town.

The following previously suggested restrictions have been recommended in consideration of this request:

- Closing off the entrance/exit to Bradley Street with permanent structure and properly landscaping the area
- Business is to close at 11:00 P.M. (already a requirement of applicant’s existing Special Use Permit)
- Keeping taxes paid on time, before or on the date they are due

After a lengthy discussion, Mrs. Lowe made a motion to recommend to Town Council, that the Special Use Permit be granted on the condition that the entrance and exit on Bradley Street has a permanent structure, that the business will close at 11:00 P.M. and that the meals taxes will be paid on time, before or on the date they are due, with all to be complete by the Town Council meeting, February 5, 2007. The motion was seconded by Mr. Kelly, with unanimous approval.

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- (4) **CERTIFICATE OF APPROPRIATENESS - Wolf Hills Shopping Center, Ben M. Frizzell, Jr., Owner, Jeff Branham, Representative**, 1501 Bluff City Highway, Bristol, TN 37620; application for Certificate of Appropriateness for approval of access walkway and deck on west side of shopping center sign, **located on East Main Street. Tax Map No. 7 (1) 3.**

This is a request to add an access walkway and deck to the freestanding sign at the Wolf Hills Shopping Center. The walkway and deck will be constructed of 4” x 4’ support posts, 2” x 8’ deck support joists, 2” x 4’ hand rails, 5/4” decking, concrete for support posts, #3 rebar, no finish, (allowing to weather). The deck will provide better safety for workers placing marquee letters on the manual reader board. The deck will only be visible when traveling east on West Main Street.

After discussion, Mr. Shuman made a motion that the walkway and deck be approved, as submitted. Mr. Bundy seconded the motion, with unanimous approval.

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- (5) **CERTIFICATE OF APPROPRIATENESS - CITGO (General Energy Corporation), 598 Cummings Street, Abingdon, VA 24210, Bristol Sign Company, Inc., Representative**, P. O. Box 5511, Bristol, VA 24203; application for Certificate of Appropriateness for approval of signage **to be located at 598 Cummings Street. Tax Map No. 105A (1) 2.**

This is a request to replace the current CITGO signage with SUNCO signage located at 598 Cummings Street. The application is requesting the following signage:

- two (2) 44’ x 4’
- one (1) 30’ x 4’
- 7’ x 7’ and 50” x 72” face changes

The request will bring the total amount of sign footage to 545 square feet. Section 21-2-1 of the Zoning Ordinance allows for no more than two (2) signs per major street frontage and Section 21-3-6 allows for only 200 square feet of signage within ¼mile radius of Interstate 81. The request is asking for a total of eight (8) signs and 345 square feet in addition to what is allowed.

After discussion, it was the consensus of the Planning Commission that this application be tabled until the next meeting date, allowing Mr. Jesse, the representative for this application, and the applicant to reconsider the number of signs and size of the signs in order that they might be changed to fall within the 200 square feet allowed by the Zoning Ordinance.

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(6) **CERTIFICATE OF APPROPRIATENESS - Jackson Hewitt Tax Services, First Bank, Owner, 102 Wall Street, Abingdon, VA 24210, Bristol Sign Company, Inc., Representative, P. O. Box 5511, Bristol, VA 24203; application for Certificate of Appropriateness for approval of signage to be located at 102 Wall Street. Tax Map No. 11 (8) 22.**

This is a request for approval to place one (1), 3' x 8' sign on the building face of 102 Wall Street. The sign will have internally illuminated cabinet with plastic face, having 18" x 2" white aluminum panel with black and red vinyl graphics. The sign will be attached to wall with stainless steel hardware.

Mr. Shuman indicated his concerns of the sign fixtures, previously used by Jackson Hewitt Tax Services, located across street and asked if the sign frames still belonged to Jackson Hewitt Tax Services. Mr. Jesse replied by saying that he was unsure, that the frames might belong to the owner of the structure and sometimes the owner of the structure wants the sign frames left in place for future usage, with the thoughts that if removed approval of future signage might be denied. Mr. Kelly stated that the property owner has a time frame in which to remove the sign frame, otherwise it becomes a non-conforming sign; he asked Mr. Jackson to verify the allowance of time. Mr. Shuman further stated that he did not feel the lighted sign was appropriate for the area.

Mrs. Lowe stated that since the Wall Street area is about to be refurbished careful thoughts need to be considered in what is allowed in that particular area. She further stated that lettering the bank now has in place would be appropriate but she was not in favor of the lighted sign. She stated that the sign description does not meet the requirements of the Zoning Ordinance.

After discussion, it was the consensus of the Planning Commission that this application be tabled until the next meeting date, allowing Mr. Jesse, the representative for this application, and the applicant to reconsider the signage for further review by the Planning Commission.

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(7) **CONSIDERATION - Renaming Rose Street, between West Valley Street and King Street, per Town Council request.**

Because of several incidents concerning the confusion of emergency vehicles navigating Rose Street, from West Valley, the Town Council has requested the Planning Commission suggest a name in order to rename the portion in question. Several names were suggested, including "Ivory Street", "Pace Place/Lane", "Potts Lane", "Fruit Hill Lane" and "Taylor Hill Lane".

After discussion, Mr. Shuman made a motion that the name "Potts Lane" be recommended to Town Council for approval in naming the street. Mrs. Lowe seconded the motion, with unanimous approval.

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(8) DISCUSSION - A DRAFT Revised Sign Ordinance

A draft copy of the revised Sign Ordinance was presented for review by the Planning Commission. Mr. Jackson explained that the changes made were prepared, borrowing from several sources and municipalities. The new ordinance will better the Town's enforcement and help to spell out and properly describe the requirements for signs in Town of Abingdon.

After discussion, it was agreed upon by the Planning Commission members that a work session be scheduled for Monday, February 12, 2007, 5:30 P.M., for further review and comments to be considered before being submitted to the Town Council, with recommendation for approval.

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There being no further business Mr. Shuman made a motion that the meeting be adjourned. Mrs. Lowe seconded the motion, with unanimous approval.

Gary Kimbrell, Chairman

Gregory W. Kelly, Secretary