

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
JANUARY 28, 2008 - 7:00 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, January 28, 2008, 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
Mr. Matthew T. Bundy
Mr. Kenneth Shuman
Dr. Todd Pillion

Comprising a quorum of the Commission

Members Absent: Mrs. Cathy Lowe
Dr. H. Ramsey White, Jr.

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning
Mr. Michael Worrell, Code Compliance Officer
Mrs. Deborah Icenhour, Town Attorney
Ms. Tenille Montgomery

Visitors: Mr. Brian Phipps
Mr. Brian Ely
Ms. Sharon Livingston
Mr. Rick Anderson
Mr. Doug Covington
Mr. Robert Jones
Mr. Edward Cozart
Others

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(2) Approval of Minutes: Regular Meeting, October 22, 2007

Mr. Shuman made a motion that the minutes of the regular meeting, October 22, 2007 be approved as presented. Mr. Kelly seconded the motion, with unanimous approval.

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(3) PUBLIC HEARING

PROPOSED REZONING - Town of Abingdon, (The Mustering Grounds at Craig's Meadow), 133 West Main Street, Abingdon, VA 24210; application to rezone property located on Colonial Road on the south side of such street from AFOS, Agricultural, Forestal and Open Space District to OH Old and Historic District. Tax Map No. 17 (1) 37.

Mr. Kelly spoke on behalf of the Town of Abingdon and stated that the Town is seeking to rezone the Mustering Grounds property, formerly Dunn’s Meadow, from AFOS Agricultural, Forestal and Open Space District, to OH Old and Historic District. It was noted that this is one of the most significant properties in the region and with approval of the proposed rezoning would provide additional protection of the property, allowing the Town to pursue additional preservation grants from State and Federal Agencies. By allowing the zoning change to OH Old and Historic District, Sub-District 15, would include uses for bed and breakfasts, museums, specialty retail shops, theatres and professional offices; with a part of the master plan to include gift shops, possibly a museum, an outdoor amphitheatre and tourism office to be placed on the property.

Mr. Kelly further stated that the Town is in the process of pursuing a Conservation Easement which would impose restrictions in the care of this property and thereby it is his hope that the Planning Commission will recommend the proposed rezoning to Town Council for approval.

All adjoining and adjacent property owners were notified of this Public Hearing, with no objections received.

The requested rezoning does not constitute as spot zoning as the state statute allows for the rezoning of properties for historic preservation and protection. It is hoped that this proposed rezoning will encourage others on Colonial Road to consider the same for their properties.

After discussion, Mr. Bundy made a motion that it be recommended to Town Council to approve the request to rezone the property identified at Tax Map No. 17 (1) 37, located on Colonial Road on the south side of such street from AFOS, Agricultural, Forestal and Open Space District to OH Old and Historic District, Sub-District 8-2-15, to allow bed and breakfasts, museums, specialty retail shops, theatres and professional offices.

Dr. Pillion seconded the motion.

VOTE:

Mr. Bundy	Aye
Dr. Pillion	Aye
Mr. Shuman	Aye
Mr. Kelly	Abstained

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(4) PUBLIC HEARING

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS (CDBG) - to obtain public input on local community development needs in relation to (CDBG) funding and possible Rural Development funds for a project in our community to access the need for affordable childcare to serve parents that are working and/or attending school.

Mr. Brian Phipps, representing People Incorporated of Abingdon explained the purpose for this Public Hearing, stating that People, Incorporated of Abingdon is seeking a Virginia Department of Housing and Community Development Block Grant, which would provide affordable childcare for Abingdon and Washington County. At the present time a facility has not been located, however, a portion of the Village Center property in the Stone Mill Technology Park is being studied.

Mr. Jackson stated that this Public Hearing was for information only and NO vote or recommendation was needed at this time.

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(5) PUBLIC HEARING

PROPOSED AMENDMENT - **Sharon Livingston**, 16020 Mendota Road, Abingdon, VA 24210; application to amend and reenact the Town of Abingdon Zoning Ordinance as follows:

Amend and reenact Article 8, Section 8-2-4, Permitted Uses By Right to allow restaurants as a permitted use by right in Sub-District 4 of the Old and Historic District.

This Public Hearing was requested by Mrs. Sharon Livingston, who is seeking to have RESTAURANTS added to Sub-District 4 of the Town’s Old and Historic District. The applicant owns property at the corner of East Main Street and Tanner Street (Car Wash Property) and has plans to build a new restaurant.

The applicant has met with staff to discuss building in the Old and Historic District and has also presented plans for the proposed structure. The plans show what staff would consider a fine addition to the Old and Historic District and would help to anchor the eastern portion of the district, as the Town has lost several restaurants in the recent past and is in need of more.

All adjoining and adjacent property owners were notified of this Public Hearing, with no objections received.

After discussion, Mr. Shuman made a motion that it be recommended to Town Council for approval, to amend and reenact Article 8, Section 8-2-4, Permitted Uses By Right to allow restaurants as a permitted use by right in Sub-District 4 of the Old and Historic District. Dr. Pillion seconded the motion, with unanimous approval.

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(6) ARTISAN CENTER PRESENTATION

The architectural firm designing the proposed Artisan Center gave a presentation to the Commission explaining the design status of this project. No action was needed.

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(7) DISCUSSION - PORTABLE STORAGE UNIT ORDINANCE

Mr. Worrell explained that the staff has been working on a proposed ordinance that will regulate and govern the placement and use of portable storage units within the Town. Since there has been an increase in the use of these units, there is a need to take a proactive course in their regulations.

There were several comments and suggestions offered by concerned citizens attending the meeting, regarding the proposed ordinance. It was the consensus of the Planning Commission that the proposed ordinance be tabled for further discussion and review, with a Public Hearing to be held at a later date.

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(8) CERTIFIED PLANNING COMMISSION TRAINING

Mr. Jackson stated that there is a Certified Planning Commissioner Program scheduled for Abingdon, with an opening session beginning June 13 and 14, to be held at the Higher Education Center. The closing session dates will be August 28 and 29 and will be held at the Higher Education Center also. The fee for the course will be \$450 per person. A registration form for the class will appear in the spring CPEAV Newsletter. The winter issue will include the registration form for the classes set to begin in March.

Mr. Jackson further stated that the staff will alert the local governments in the area about the summer session and he also encouraged Planning Commission members, as well as staff members and local elected officials to sign up for the course.

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There being no further business, the meeting was adjourned.

Gary Kimbrell, Chairman

Gregory W. Kelly, Secretary