

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 25, 2008 - 7:00 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, February 25, 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. Kelly called the roll (Mr. Garrett Jackson, Director of Planning was absent, due to illness).

ROLL CALL

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

Comprising a quorum of the Commission

Members Absent: None

Administrative Staff: Mr. Jim Smith, Director of Wastewater Operations/Town Engineer

Visitors: Mr. Jim Bundy
Mr. Joseph Whitehill
Mr. Edward Cozart
Others

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(2) Approval of Minutes: Regular Meeting, January 28, 2008

Mr. Shuman made a motion that the minutes of the regular meeting, January 28, 2008 be approved as presented. Mr. Kelly seconded the motion.

VOTE: Mr. Shuman Aye
Mr. Kelly Aye
Mr. Bundy Aye
Dr. Pillion Aye
Mrs. Lowe Abstained
Dr. White Abstained
Mr. Kimbrell Aye

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(3) PUBLIC HEARING

COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS (CDBG) - to solicit public input on the proposed Community Development Block Grant (CDBG) proposal to be submitted to the Virginia Department of Housing and Community Development for the *Elderspirit Community at Whites Mill Road*. The proposed project will provide increased access to safe, decent and affordable housing for eligible citizens.

Mr. Kelly explained that part of advertising requirement had not been met for this Public Hearing, therefore, it will be postponed for future advertising to be rescheduled for a later date.

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(4) DISCUSSION OF SITE PLAN REVIEW - Sanford and Frances Pippin, 20073 Avondale Road, Abingdon, VA 24211, property owners for proposed "Nicholas Knoll Condominiums", to be located at Nicholas Street, with property consisting of 2.06 acres. Tax Map No. 15 (1) 8.

The applicants are seeking approval of a Site Plan showing 15 units, targeted at first-time buyers, on a 2.06 acre lot, with property being located on Nicholas Street.

Per the R-4 Residential District Zoning Regulations, the plan meets the area requirements and actually shows less than could possibly be built on the site:

- c. Ten thousand (10,000) square feet plus two thousand, five hundred (2,500) square feet for each additional dwelling unit over two (2) dwelling units for multiple-family dwellings. Multiple family dwellings shall only be permitted in areas served by public water and sewer systems.

The 2027 Comprehensive Plan addresses the need for affordable housing in the community, which this project would address.

Currently, there are two (2) sets of multi-family dwelling developments along Nicholas Street. The portion this development is proposed for is the least adequate, but would still use the same connector to Main Street.

The 2027 Comprehensive Plan proposes an extension of Nicholas Street to East Main Street. This would provide a south by-pass of Main Street and access to properties south of Main Street and even further south of I-81. Additional traffic on this street would require an upgraded street. However, in order to do this, the house on the south side of Nicholas Street would need to be purchased in order to meet the right-of-way requirements of standard streets. The land on Nicholas Street will no doubt be looked at by future developers and the road improvements will need to be addressed by them as well. Trigg Street, south to Berry Creek Road is a sub-standard street, with road widths of 16.5 feet in places. These areas are targets for future development and should to be addressed.

A review of the Site Plan by the Town Engineer revealed inadequate road width with sub-standard street cited as a main concern as the pavement width, in some cases, is exceptionally narrow. Mr. Smith stated that a visit to the proposed site revealed an existing pavement width varying from about 12.5 to 15.5 feet. It is estimated that a range of 130 to 150 vehicles, per day, will be generated by the proposed development.

Mr. Smith explained that the Nicholas Street centerline should be clearly marked. It appears that the existing property line may be within five (5) feet of the right-of-way centerline and the existing edge of pavement may be as much as twelve (12) feet inside the property line.

Mr. Smith further explained that the site will require an Erosion and Sediment Control Plan that conforms to the standards and procedures set forth in the Town of Abingdon Erosion and Sediment Control Ordinance.

The Town Engineer recommended the following:

- replat the property to define Nicholas Street right-of-way fifty (50) feet. This may involve a right-of-way dedication from the property owner.
- improve Nicholas Street to provide adequate roadway capacity for the proposed development i.e. upgrade Nicholas Street from the intersection of Trigg Street to the proposed development to current local street standards.

After discussion, Mrs. Lowe made a motion that the approval of this Site Plan be tabled until the next Planning Commission meeting, March 24, 2008, allowing the applicant sufficient time to present information requested by the Town Engineer and Planning Commission. Mr. Kelly seconded the motion, with unanimous approval.

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(5) **CERTIFICATE OF APPROPRIATENESS - Joseph Whitehill, LACB, Inc. (dba The Dunk & Deli), 924 East Main Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of proposed construction to be added to existing structure located at 924 East Main Street. Tax Map No. 106 (4) 2A.**

The applicant received a variance of nine (9) feet to build a proposed addition from the Board of Zoning Appeals on February 12, 2008 and is now requesting approval to construct a proposed addition to the existing structure. The existing outdoor dining area would be mostly covered by this addition. The entire addition will match the existing in materials and colors.

The applicant has completed proper channels to receive a variance for the proposed addition, which will not affect the character of the adjacent structures (hotel, gas station, etc.), and will provide the applicant with additional dining area.

After discussion, Mrs. Lowe made a motion that the proposed addition be approved as presented. Mr. Shuman seconded the motion, with unanimous approval.

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

Gary Kimbrell, Chairman

Gregory W. Kelly, Secretary