

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 27, 2006 - 7:00 P.M

The Regular Meeting of the Abingdon Planning Commission was held Monday, February 27, 2006, at 7:00 P.M.. The meeting was held in the Municipal Building, Downstairs Meeting Room.

The meeting was called to order by Mrs. Doris Shuman, Chairman.

ROLL CALL

Members Present: Mrs. Doris Shuman, Chairman
Mr. Edward B. Morgan
Mr. Kenneth Mathews
Dr. Ramsey White
Mrs. Harriett DeBose
Mr. Gary Kimbrell

Comprising a quorum of the Commission

Members Absent: Mr. G. M. Newman

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning
Mr. Gregory W. Kelly, Town Attorney
Mr. Jimmy C. Smith, Town Engineer

Visitors: Mr. R. Wynn Bishop
Mr. L. Ken Addison
Mr. Michael L. Edwards
Mr. Richard Musick
Mr. J. J. Jessee
Ms. Julie Schwab
Mr. Clifford McConnell
Mr. Ramsy Gamel
Ms. Annette Aronson
Ms. Doris LaVere

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- (2) Approval of Minutes: Regular Meeting, November 28, 2005
Regular Meeting, December 29, 2005

Mr. Morgan made a motion to approve the minutes for the regular meeting held Monday, November 28, 2005 and regular meeting held Thursday, December 29, 2005, as presented. Mrs. DeBose seconded the motion, with unanimous approval.

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- (3) **CERTIFICATE OF APPROPRIATENESS - TDG Abingdon I LLC, by: The Daniel Group, Inc., R. Wynn Bishop, Vice-President/Representative, 223 Riverview Drive, Danville, Virginia 24541; application for approval of development to be located on the south side of Village Boulevard, near the Colonial Square Shopping Center. Tax Map No. 17 (17) 3.**

This application is requesting approval for a proposed development to be located on the south side of Village Boulevard, near the Colonial Square Shopping Center. The front and most visible portion of the development is not located in the Entrance Corridor Overlay District, however, the back portion is, as well as future signage.

The Daniel Group has previously met with the Director of Planning and Public Works Department, meeting all pre-approval requirements from both departments.

The proposed structure will be constructed of the following materials:

1. walls, split faced block, beige in color
2. window and door frames will be bronzed anodized aluminum
3. facade metal and gutters "Sandstone"
4. dumpster screening will be wooden vertical fencing

After discussion, Mr. Mathews made a motion that this application be approved as presented. Dr. White seconded the motion, with unanimous approval.

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- (4) **CONSIDERATION OF FINAL SUBDIVISION PLAT - Church Street Estates (Yellow Poplar Development LLC, Michael L. Edwards, Owner/Manager), 448 Cummings Street, No. 288, Abingdon, Virginia 24210; property being located on the west side of North Church Street between Valley Street and Hill Drive. Tax Map No. 12 (1) 17, 18.**

The proposed Church Street Estates Subdivision is located on the west side of North Church Street between Valley Street and Hill Drive. The development subdivides two (2) lots previously known as the Hortenstine Lands into eight (8) lots totaling 3.105 acres. Access to the lots will be via driveway entrances off the west side of North Church Street and the south side of a proposed new street to be named, Yellow Poplar Court (a cul-de-sac), which is to be dedicated to the Town of Abingdon for public right-of-way. Frontage improvements (curb, gutter, storm drains, sidewalk, and street widening) have been included in the developer's proposed construction plans. Street widening on the west side of North Church Street will be from the north boundary of the Wagman property to the south boundary of the Roberson property. The width of asphalt pavement in the south bound travel lane will be 15 feet.

The Planning Commission, at its regular meeting on Thursday, September 29, 2005, approved the preliminary plat for Church Street Estates (Yellow Poplar Court), with the following requested waivers:

1. That sidewalk requirement be waived on the north side of Yellow Poplar Court from the entrance to Lot 8 to North Church Street.
2. That pavement width of Yellow Poplar Court (excluding the turn-around), be reduced to 30' from face-of-curb to face-of-curb.
3. That curb, gutter and sidewalk on Yellow Poplar Court be routed around the thirty-six (36) inch Yellow Poplar tree. The Commission also approved moving the outside edge of the sidewalk in the area of the Yellow Poplar tree to the property line to minimize construction disturbance to the tree.

Since the meeting on September 29, the developer added one additional waiver request as follows:

1. A variance from the percent of grade on Yellow Poplar Court from twelve percent (12%) maximum to the sixteen to eighteen percent (16% to 18%) grade proposed for this street. **The Subdivision Ordinance does not allow grades to exceed twelve percent (12%) percent.**

The Public Works Department indicated that because the cul-de-sac is relatively short and little possibility of the street being extended, the department is in favor of granting the variance request.

The existing sewer line from Valley Street to the southern boundary of the development will be upgraded to provide adequate sewer capacity to the subdivision.

The control of on site and off site drainage is of primary importance to the development of this site. Under existing conditions, storm water north of proposed Lot 2 is intercepted by earth channels and piped to the drainage swale between North Church Street and Oakhill Street. Storm water flow south of Lot 2 is intercepted by poorly maintained or nonexistent roadside ditches and culverts and discharged into the gutter on the north side of Valley Street.

The proposed storm water management plan intercepts flow from Lots 1 through 7 and a portion of Lot 8 via a series of drainage structures (curb and gutter, drop inlets, storm drains) that discharge flow into an underground storage facility. The storage facility will be constructed on the east end of Lots 18D and 20. The storage facility will ensure that the pre-development peak runoff rate from a ten-year storm will not increase. Storm water from the storage facility will be piped underground along the west side of North Church Street, cross North Church Street near the intersection of Bell Avenue, and discharge into Tributary #1 to Town Creek. A drop inlet near the intersection of North Church Street and Bell Avenue will collect additional surface runoff from the slopes south of the development and divert it into the storm drain. The storm drain will be designed to contain the ten-year storm within the appurtenances.

Because no grading is planned for Lot 8, a portion of the surface drainage will be allowed to follow its existing path.

Availability letters from the appropriate utility providers indicate that gas, electricity, and water are available to the subdivision.

The Town will provide sanitary sewer to the subdivision, and proposes to replace the existing inadequate six-inch sewer pipe with 8-inch pipe, with materials being provided by the developer. At this time, there is no adequate down stream channel in which to discharge storm water runoff, however, the Public Works Department and the developer are attempting to obtain an easement for the down stream storm drain.

After discussion, Dr. White made a motion to recommend conditional approval of the final plat titled "Final Plat Church Street Estates to the Town Council, subject to the following conditions and to include the requested waivers by the developer:

Following conditions:

1. Washington County Service Authority signature
2. Receipt of performance bonds
3. Final approval of the construction plans by the Department of Public Works and satisfactory resolution of the down stream channel use.

Requested waivers by the developer:

4. Sidewalk requirement be waived on the north side of Yellow Poplar Court from the entrance of Lot 8 to North Church Street.
5. Pavement width of Yellow Poplar Court (excluding the turn-around) to be reduced to 30' from face-of-curb to face-of-curb.
6. Curb, gutter and sidewalk on Yellow Poplar Court routed around the thirty-six (36) inch Yellow Poplar tree. (The Commission previously approved moving the outside edge of the sidewalk in the area of the Yellow Poplar tree to the property line to minimize construction disturbance to the tree).
7. Allow a grade of about 18 percent for Yellow Poplar Court (proposed new street).

Mr. Mathews seconded the motion.

VOTE: Dr. White aye
 Mr. Mathews aye
 Mrs. DeBose aye
 Mr. Morgan aye
 Mr. Kimbrell aye
 Mrs. Shuman abstained

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- (5) CERTIFICATE OF APPROPRIATENESS - **K-VA-T Food Stores (Food City), Don Smith, Representative**, 396 Towne Centre Drive, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval to replace existing lighted reader board to opaque electronic message control board, to be locate at **396 Towne Centre Drive. Tax Map No. 20 (12) 5.**

At the regular meeting, January 24, 2004, the Planning Commission gave their approval to replace display board on existing sign located at the corner of Cumming Street and Cook Street, to an electronic message board. Therefore, this is being revisited, due to the expiration of the approval date (good for one year), K-VA-T is requesting a second approval.

The proposed electronic reader board will be black with opaque colored lights, and will change every 15 seconds (four times per minute). With approval of this sign the temporary “gas” signs will no longer be displayed.

After discussion, Dr. White made a motion that the signage be approved, with the understanding that the motion requires temporary gas signs, currently in place, be removed. Mrs. DeBose seconded the motion.

After further discussion, the first motion was withdrawn.

Dr. White made an amended second motion that the signage be approved, with the requirement that the temporary gas signs, currently in place, be removed, that the internal lighting of the sign be shut down from 11:00 P.M. to 7:00 A.M. each day, and that signage will have a 15 second flash. Mrs. DeBose seconded the amended motion.

VOTE: Dr. White aye
 Mrs. DeBose aye
 Mr. Mathews aye
 Mr. Morgan aye
 Mrs. Shuman aye
 Mr. Kimbrell abstained

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- (6) CERTIFICATE OF APPROPRIATENESS - **Christ The King Catholic Church, Julie Schwab, Representative**, 820 East Main Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of landscape “Memory Garden” with Columbarian Niches, to be located at **820 East Main Street. Tax Map No. 105 (3) 6A.**

This is a request for approval of landscape “Memory Garden” with Columbarian Niches, to be located at 820 East Main Street. Christ the King Catholic Church is proposing a memorial garden, to be located between the existing church and East Main Street. The garden will be consecrated and used for the spreading of ashes of loved ones.

After discussion, Mr. Morgan made a motion that this request be approved as submitted. Mr. Kimbrell seconded the motion, with unanimous approval.

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- (7) CERTIFICATE OF APPROPRIATENESS - **DaVinci’s Italian Restaurant, Ramzy Gamel, Representative**, 885 Empire Drive, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of two (2) signs, internally lighted, to be located at **885 Empire Drive. Tax Map No. 106 (18) 8.**

This is a request for approval of two (2) proposed signs, internally lighted, to be located on the structure of the new retail development, DaVinci’s Italian Restaurant located 885 Empire Drive.

Each of the two (2) signs will be 2 ft. x 15 ft., meeting the signage requirement of 60 sq. ft. The signs will be internally lighted and will be turned off during non-working hours. The wording on the sign will read “**DaVinci’s**”.

After discussion, Mr. Morgan made a motion that the signage be approved. Mrs. DeBose seconded the motion, with unanimous approval.

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- (8) CERTIFICATE OF APPROPRIATENESS - **The Dorianne Corporation, Annette Aronson and Doris LaVere, Representatives**, 1070 West Main Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of one (1) sign, to be located at **1070 West Main Street. Tax Map No. 104C2 (A) 1.**

This is a request for approval of one (1) sign, to be located at the Stone Mill Shopping Center, 1070 West Main Street. The sign will be 1 ft. x 9 ft. (9 sq. ft.), and will be constructed of acrylic and will not feature lighting. The sign will have a cream color background, with green lettering and black border. The wording on the sign will read “**The Dorianne Corporation Real Estate Investors**”.

After discussion, Dr. White made a motion that the signage be approved. Mr. Morgan seconded the motion, with unanimous approval.

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- (9) CERTIFICATE OF APPROPRIATENESS - **Washington County Farm Bureau, Clifford McConnell, Representative**, 395 East Main Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of renovation (replacement of roof, vinyl trim, aluminum guttering and paint) on existing structure located at **395 East Main Street. Tax Map No. 13 (5) 7.**

This is a request for approval to add a sloping gable roof to the existing flat, parapet roof on the Washington County Farm Bureau building located at 395 East Main Street.

The proposed addition will have a metal roof (Chicago Maroon), sloping at an appropriate angle, with additional white, vinyl trim and painting. Also, the block walls will be painted white. The existing shingles will be covered with metal (Chicago Maroon).

After discussion, it was the consensus of the Board that this application be tabled until the next regular meeting, allowing Mr. McConnell the opportunity to return to the Board with samples of materials to be used in this project. After viewing the materials, the Board will make a final decision on this application request.

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- (10) CERTIFICATE OF APPROPRIATENESS - **Johnson Center, Inc., Affinity Investments, LLC, Jack L. Page, Representative**, 464 East Main Street, Suite B, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of one (1) sign to be located on structure located at **464 East Main Street. Tax Map No. 14 (5) 13.**

This is a request for approval of one (1) sign to be mounted on the wall of the Johnson Center, 464 East Main Street. The 36 in. x 48 in. sign will be wooden, with no lighting features, having white background, green lettering and black border. The wording on the sign will read **“Affinity Title Insurance Agency, LLC Affinity Appraisals, Inc. – Title Abstractors, LLC”** The sign size meets the requirements for the B-2 General Business District, as well as the Entrance Corridor Overlay.

After discussion, Dr. White made a motion that the sign request be approved, based on Mr. Jackson’s presentation. Mr. Morgan seconded the motion.

VOTE: Dr. White aye
 Mr. Morgan aye
 Mrs. DeBose aye
 Mr. Kimbrell aye
 Mrs. Shuman aye
 Mr. Mathews nay

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There being no further business the meeting was adjourned.

Doris Shuman, Chairman

G. M. Newman, Secretary