

**TOWN OF ABINGDON  
PLANNING COMMISSION  
REGULAR MEETING  
MARCH 28, 2005 - 7:30 P.M.**

The regular meeting of the Abingdon Planning Commission was held Monday, March 28, 2005, at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Mr. Fred H. St. John, Chairman, called the meeting to order.

**ROLL CALL**

Members Present: Mr. Fred H. St. John, Chairman  
Mr. G. M. Newman  
Mr. Edward B. Morgan  
Mrs. Doris Shuman  
Mr. Kenneth Mathews

Comprising a quorum of the Commission

Members Absent: Mrs. Harriett DeBose  
Mr. Richard Stevens

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning  
Mr. W. Garrett Jackson, Town Planner  
Mr. J. C. Smith, Town Engineer  
Mr. Chris Johnson, Assistant Town Manager  
Mr. Gregory W. Kelly, Town Attorney

Visitors Mr. D.S. Buck  
Mr. J. P. Johnson, Jr.  
Mr. Tommy Litton  
Mr. R. White  
Mr. Keith Barker  
Mr. John Sexton  
Mr. Mike Murphy  
Others

\* \* \* \* \*

(2) Approval of Minutes: Regular Meeting, February 28, 2005

On motion of Mr. Morgan, seconded by Mr. Mathews, it was unanimously resolved to approve the minutes of the regular meeting, February 28, 2005.

\*\*\*\*\*

- (3) DESIGN REVIEW AND APPROVAL - **Schematic Approval, Stone Mill Business & Technology Park Design Guidelines** - Dr. Lacyoni Moraes and Dr. Mark Handy, Owners, 390 Commerce Drive, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval and construction of proposed medical office building and associated parking lots for property located in **Stone Mill Technology Park. Tax Map No. 104 (10) 8, 9.**

Mr. Keith Barker, Architect, Peed &-Bortz, Engineers, stated that this Certificate of Appropriateness is requesting two (2) variances for the proposed medical office building to be located on Lots 8, 9 in the Stone Mill Technology Park. The requested variances are based on the following justifications:

- 1. the first variance pertains to the Town of Abingdon parking requirements for a proposed medical office building to be located on Lots 8, 9, in the Stone Mill Technology Park. Article 17-6-28 requires parking for one (1) staff member plus one (1) space per 200 square feet of building area for a medical office building.

Per this requirement, the site would require 60 spaces based on square footage, plus an additional 28 spaces for staff parking, totaling 88 spaces. Therefore, this application is to request the parking requirement be reduced to 70 spaces for this site.

- 2. the second variance requested pertains to the Town of Abingdon Stone Mill Business and Technology Park Design Guidelines which requires the principal parking lot for a structure be located on the side or rear of the lot.

Due to the nature of a medical office, most of the required parking is for clientele who will only be at the facility for a short time. These clientele need to enter through the front door into a waiting area. Since many of the clients may be infirmed, it is important to minimize the distance and grades they must travel to access to building. It would be impractical to put the bulk of the parking on the sides or rear of the building where the clientele would have to travel longer distances to reach the front door. In addition, due to the size of the building, size of the parking lots, and size/orientation of the parcels, it would be difficult to orient the clientele parking lot to the rear of side of the building.

Based on these justifications, the applicant is hereby requesting a variance to allow for parking to be constructed in front of the building.

After discussion, Mr. Morgan made a motion that this Certificate of Appropriateness, requesting two (2) variances be approved, as presented. Mrs. Shuman seconded the motion, with unanimous approval.

\*\*\*\*\*

- (4) DISCUSSION - TRAFFIC IMPACT STUDY - **Potential Walgreens Development, West Main Street at Porterfield Highway (Buck Oil Property). Tax Map No. 17 (1) 11A.**

The proposed development for a "Walgreens" to be located on the Buck Oil Company property, located at the intersection of Route 19 (Porterfield Highway) and Route 11 (West Main Street) was tabled from the regular meeting, February 28, 2005, to allow sufficient time for a traffic study to be completed, to determine the impact of traffic that would originate from the business and it was agreed that this concept could be approved if a traffic study indicated it was acceptable.

The proposed structure will be brick with metal roof and 14,550 square feet in size. It was stated that this new business would improve site appearance, increase tax base, decrease truck traffic, improve storm water management and would employ approximately 40 employees. It is felt that the increase in traffic at peak hours could be handled with an upgraded signalization at the existing traffic signal.

At the February meeting, Mr. Morgan stated that he would like for the facility to be able to locate at this site, however, due to the fact there has been a number of accidents, a lot of truck traffic and along with other issues, he felt uncomfortable about this selected site without having a traffic study completed.

There was also concern from other members regarding the increase of traffic that would originate from the business.

Several years ago the Town went to great expense to improve traffic at this location, and he had serious reservations to adding any additional signalization to this intersection. Before the upgrade, the traffic level was operating at a level of Service E; the dual-level upgrade changed it to level of Service C.

A traffic engineering study will probably show a lesser level of service; currently there is approximately 26,000 vehicles per day at this location.

Mr. Johnson stated that if this development is allowed, the developer will pay for all required changes involved at the intersection.

A traffic study for the referenced site was prepared by Wilbur Smith Associates. Mr. Sexton of Wilbur Smith Associates explained the results of the study.

There followed a discussion of the current traffic situation, the potential traffic situation and possible modifications to the site plan and traffic patterns at this intersection.

After discussion, Mr. Morgan made a motion to deny this request, as presented, encouraging staff and the developer to investigate other alternatives with safer method. Mrs. Shuman seconded the motion.

VOTE:	Mr. Morgan	Aye
	Mrs. Shuman	Aye
	Mr. Newman	Aye
	Mr. St. John	Aye
	Mr. Mathews	Nay

\* \* \* \* \*

- (5) CERTIFICATE OF APPROPRIATENESS - **Abingdon Farmers Market**, Tom Peterson, Representative; application for Certificate of Appropriateness for approval of sign to be located at **425 West Main Street (parking lot at Abingdon Police Department)**. **Tax Map No. 19 (12) 1.**

This is a request for approval of sign to be located at 426 West Main Street (parking lot at Abingdon Police Department). The double faced sign will be constructed of sand carved, high density urethane, 30" x 40" in size with additional 30' x 6 ¾" sign of similar makup. The background of the sign will be off-white in color, with maroon border, and maroon, black and green lettering. The sign will be mounted on a 4" x 4" steel pole with decorative finial top. The sign will read "**Abingdon Farmers Market: Virginia Grown Community**" "**April thru November**".

After discussion, Mr. Morgan made a motion that the sign be approved, as presented. Mr. Newman seconded the motion, with unanimous approval.

\* \* \* \* \*

(6) DISCUSSION - Article 8.1 Bradley Street Conservation Overlay District BSC, Draft #5

Mr. Morgan stated that his time in being able to work on this project had been limited; however, he was aware that a movement was in process that continues a similar sort of modification of the Old and Historic District that he hopes will be brought before the board in May.

\* \* \* \* \*

(7) DISCUSSION - 2020 Transportation Plan Meeting

Notification has been received from Mr. Bob Chandler, Virginia Department of Transportation that state law requires updating the 2020 Transportation Plan. The update will be done by VDOT without a consultant, March 31, 2005 at 10:30 A.M.

\* \* \* \* \*

Mr. Morgan thanked Mr. St. John for his dedication and service to the Planning Commission and commented that he felt it had been a very productive term. His replacement will be H. Ramsey White, effective April, 2005.

\* \* \* \* \*

There being no further business, a motion was made, duly seconded, and unanimously approved that the meeting be adjourned. The meeting was adjourned.

\_\_\_\_\_  
Fred H. St. John, Chairman

\_\_\_\_\_  
G. M. Newman, Secretary