

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
MARCH 28, 2011 - 5:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, March 28, 2011, at 5:30 P.M. The meeting was held in the Municipal Building, downstairs meeting room.

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

ROLL CALL

Members Present: Mr. Gary Kimbrell, Chairman
Mr. Kenneth Shuman, Vice-Chairman
Mr. Robert M. Howard
Mr. Mathew T. Bundy
Ms. Francine Ivery
Dr. H. Ramsey White (Late)

Comprising a quorum of the Commission

Members Absent: Mr. Gregory W. Kelly

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning
Mr. Sean Taylor, Assistant Director of Planning/Zoning
Mrs. Deborah Icenhour, Town Attorney

Visitors: Mr. J. J. Jessee, Bristol Sign Company
Mr. Jess Carter, McDonald's Restaurant
Mr. Dan Surface, Planning Commission Member
Marion, Virginia

(2) Approval of Minutes: Regular Meeting, February 28, 2011

Mr. Shuman made a motion that the minutes of the regular meeting, February 28, 2011, be approved as presented. Mr. Howard seconded the motion.

VOTE:

Mr. Shuman Aye
Mr. Howard Aye
Mrs. Ivery Aye
Mr. Kimbrell Aye
Mr. Bundy Abstained

The motion passed.

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(3) **CERTIFICATE OF APPROPRIATENESS - McDonald's, Bristol Sign Company (J. J. Jessee, Representative), application for Certificate of Appropriateness for approval to replace existing signage with new signage, with property being located at 1105 Jonesboro Road. Tax Map No. 104C2 (12) 4.**

This is a request for approval to replace the existing signage located at 1105 Jonesboro Road, with new signage.

Mr. Jessee, representing the applicant, explained that the existing signage is approximately ten years old and the current owner is now having difficulty in obtaining replacement parts for the sign. The applicant would like to use the existing pole, with the new signage being attached to the existing pole. Mr. Jessee explained that in order to use the existing hardware, in consideration of the sign’s legibility, it is being requested that a smaller sign be installed. The existing signage is 3 ft. x 8 ft.; the size of the proposed new sign will be 3 ft. x 7 ft.

Mr. Jackson stated that even though the proposed sign is smaller, the requested sign size would make it a non-conforming sign and that should be taken into consideration.

After discussion, Mr. Shuman made a motion to approve the proposed signage, subject to the sign conforming with guideline requirements of Article 21-14-1c of the Zoning Ordinance, being no more than 15 square feet in size. Dr. White seconded the motion.

VOTE:

- Mr. Shuman Aye
- Dr. White Aye
- Mr. Howard Aye
- Mr. Bundy Aye
- Mrs. Ivery Aye
- Mr. Kimbrell Aye

The motion passed.

Mr. Jess Carter, owner, stated that size of sign approved would reduce visibility to the customer, causing difficulty in reading the sign. The proposed sign would allow 3 or 4 lines for advertising, whereas the size of sign approved would only allow 1 or 2 lines for advertising.

Mr. Jackson and members of the Planning Commission explained that if the applicant was unsatisfied with the result of the approved sign and thought it would cause a hardship to the business, an application could be submitted to the Board of Zoning Appeals for reconsideration, requesting a variance for the size of the proposed sign.

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(4) REVIEW AND DISCUSSION - Board of Architectural Review Revised Guidelines

There was a review and discussion of the Board of Architectural Review Guidelines that are in the process of being revised. Mr. Jackson explained that the Board of Architectural Review will review a final draft of the Guidelines at the next regular meeting to be held Monday, April 6, 2011. They will be reviewed once again by the Planning Commission at the regular meeting, Monday, April 25, 2011 and at that time be referred to Town Council for approval Monday, May 2, 2011.

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(5) DISCUSSION - New address for Muster Grounds Property

Mr. Jackson explained that originally it was the desire to use **1780 Colonial Road** as a street number and name for the Muster Grounds property, however, due to the previous numbering for residential properties it was not feasible. Therefore, the driveway to the Muster Grounds property will be a dedicated drive and will be named Muster Place. By doing so, the proposed address for this property will be **1780 Muster Place**.

After discussion, Mr. Shuman made a motion to accept the proposed address for the Muster Grounds property as **1780 Muster Place**. Mr. Howard seconded the motion.

VOTE:

- Mr. Shuman Aye
- Mr. Howard Aye
- Mrs. Ivery Aye
- Mr. Kimbrell Aye
- Dr. White Aye
- Mr. Kimbrell Aye

The motion passed.

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(6) Strength, Weaknesses, Opportunities and Threats (SWOT) Session

There was a discussion of strengths, weaknesses, opportunities and threats that need to be recognized and considered for future planning.

Information regarding blighted properties which have been a main concern of the Planning Commission and recently referred to Town Council for further action was discussed. It was noted that some of the properties are in the process of being restored and repaired, or being sold. The Planning Commission will continue discussion of these properties as progress is made.

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Mr. Jackson introduced Mr. Dan Surface, a Planning Commission member of Marion, Virginia, who had attended this Planning Commission meeting as a visitor.

There being no further business, a motion was made and duly seconded that the meeting be adjourned, with unanimous approval.

Gary Kimbrell, Chairman

Gregory W. Kelly, Secretary