

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
APRIL 23, 2007 - 7:00 P.M

The regular meeting of the Abingdon Planning Commission was held Monday, April 23, 2007, 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 and welcomed Dr. Todd Pillion as a new member of the Planning Commission.

ROLL CALL

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

Comprising a quorum of the Commission

Members Absent: Dr. H. Ramsey White, Jr.

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning

Visitors: Mr. Emmitt Yeary
Major, Lee Saunders
Mr. J. J. Jesse
Mr. Travis Staton
Mr. John Ramirez
Dr. Evelyn M. Rolon
Mr. Jimmy Stewart
Mr. Matthew B. Crum
Others

* * * * *

(2) Approval of Minutes: Regular Meeting, March 26, 2007

Mr. Shuman made a motion that the minutes of the regular meeting, March 26, 2007 be approved as presented. Mrs. Lowe seconded the motion, with unanimous approval.

* * * * *

(3) PUBLIC HEARING

PROPOSED AMENDMENT - Amend and reenact the Town of Abingdon Zoning Ordinance.

Amend Article 21, Signs

A Final Draft of the proposed revised Sign Ordinance was presented for discussion. The revised ordinance has been a work for approximately one year and as many as five other municipality ordinances were used in order to make this revision the best for the Town of Abingdon. The language in the revision conforms with State Code.

After discussion, Mr. Shuman made a motion that the proposed revised Sign Ordinance be recommended to Town Council for approval. Mr. Bundy seconded the motion, with unanimous approval.

* * * * *

(4) PUBLIC HEARING

PROPOSED AMENDMENT TO THE REZONING - Amend the rezoning of The Ridges at Glenrochie (Planned Unit Development); **division of 18.7 acres located south of Clubhouse Drive**, owned by James O. and Sharon K. Bunn. **Tax Map No. 105 (A) 46A2.**

This Final Plat was conditionally approved (subject to appropriate bonding) in June 2006 by the Town Council, upon recommendation by the Planning Commission. The developer has returned to add an additional lot (Parcel 2), since the conditional approval. Parcel F was added to compensate for the loss of open space taken by adding Lot 2. Because of these changes, the Final Plat was required to be resubmitted. The adjustments will allow for 33 percent open space, where the Planned Unit Development Ordinance requires 20 percent.

Mr. Jim Smith, Town Engineer, has advised that all utilities (sanitary sewer), drainage, other engineering features of the plan are in conformity with the relevant sections of the Town Code and in conformity with sound principles of engineering.

After discussion, Mrs. Lowe made a motion that the proposed amendment to the rezoning of The Ridges at Glenrochie, division of 18.7 acres located south of Clubhouse Drive be recommended to Town Council for adoption as presented. Dr. Pillion seconded the motion, with unanimous approval.

* * * * *

(5) DISCUSSION - **Veterans Memorial Park Signage**, (Submitted by Emmitt Yeary, Representative)

This is a request for approval of “honorary name” signage to be located at certain points along Cummings Street, and designating a part of Cummings Street from Exit 17 to Valley Street as “Veterans Memorial Drive”. An application for Certificate of Appropriateness was not submitted with this request.

The size of the proposed signage will be 2 ft. x 3 ft. The signage will have blue background, American Flag in upper left corner, Town of Abingdon Seal in upper right corner, “Veteran Memorial Drive”, in red lettering (white background) at the top center, and the symbol for each branch of the military on lower part of the sign.

With the proliferation of signage along out streets and the concerns with enforcing sign regulations, the staff recommended that the signage be decreased considerably by using only the “Veterans Memorial Drive” (in white with red lettering) portion as an additional street sign attached to Cummings Street signs between Cook Street and Main Street which will diminish the amount of roadside signage.

Mr. Yeary stated that it was felt that a total of six signs would be required for sufficient viewing from all areas.

After further discussion, Mr. Shuman made a motion that the concept of the signage be recommended to Town Council for approval, subject to the signs being redesigned, as suggested by the Town Staff, removing the American Flag and Town Seal, and the number of signs to include three small banner signs (Veterans Memorial Drive) to be located at Valley Street, Main Street and Cook Street and three full sized signs to be located at Remsburg Drive, Interstate 81 and south of Cummings Street, with placement of signs deemed appropriate by the Town. Mrs. Lowe seconded the motion, with unanimous approval.

* * * * *

- (6) CERTIFICATE OF APPROPRIATENESS - **Walgreens, Owner, Bristol Sign Company, Inc. Representative**, 668 West Main Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of monument sign with “Walgreens Drive Thru Pharmacy”, (illuminated cabinet and illuminated marquee) to be **located at 668 West Main Street. Tax Map No. 17 (1) 11A.**

The applicant for this request is seeking approval to amend the previously approved sign structure, with a 3-line manual reader board, to be installed on the existing monument sign and modifying the existing monument sign to include two (2) brick columns. When originally applied for, the Walgreens signage was larger than the maximum requirement of 60 square feet, which was not approved. The amended change would require an additional 18 square feet to the previously approved signage. The requested manual reader board (marquee), which is allowed by the current sign ordinance, will be located at 668 West Main Street.

Mr. Jackson stated that when the signage for Walgreens was originally applied for, the signage was larger than the maximum requirement of 60 square feet. The developer appeared before the Board of Zoning Appeals in February, 2006 requesting a variance of 150 additional square feet, which was not approved. The requested manual reader board (marquee), which is allowed by the current sign ordinance, if approved, requires an additional 18 square feet to the previously approved signage. He further stated that the applicant could submit a request to the Board of Zoning Appeals and request a variance for the additional signage.

After discussion, Mr. Kelly made a motion to deny the additional signage at this time. The motion was seconded by Mr. Shuman, with unanimous approval.

Walgreens’ representatives inquired as to additional steps they could take to overturn this ruling. Mr. Jackson informed them of the 30 day right to appeal the decision to the Board of Zoning Appeals.

* * * * *

- (7) CERTIFICATE OF APPROPRIATENESS - **United Way of Washington County, Travis Staton, Executive Director, Tri-State Signs, Representative**, 1173 West Main Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval to change text on existing sign face to new logo, to be **located at 1173 West Main Street. Tax Map No. 104 (A) 42.**

This is a request for approval to replace the current United Way of Washington County sign face, located at the Rex Building on West Main Street, with a new color version.

Mr. Staton explained that United Way is now required to use a tri-color logo and it is necessary to replace the slide on each side of the exiting sign to accommodate the new logo.

The existing, unapproved color sign which is currently in violation of the of the ordinance (notice of violation has been mailed), is located on the pylon sign this is to be attached to. The original pylon was approved to have green and white sign face colors only.

It was recommended by the Staff, that the United Way conform to the color scheme previously set for green and white, and advised the applicant that a request could be submitted to the Board of Zoning Appeals and request a variance for the change of colors.

After discussion, Mr. Bundy made a motion to deny this request unless it is in the green letters to comply with the pylon. Dr. Pillion seconded the motion.

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

* * * * *

- (8) **CERTIFICATE OF APPROPRIATENESS - Abingdon Pediatric Dentistry, (Dr. Evelyn M. Rolon, DMD, Owner), John Ramirez, Representative, 465 West Main Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of signage to be located at 465 West Main Street. Tax Map No. 18 (1) 22.**

This is a request for approval of a 3 ft. x 4 ft., wooden sign with a background color of white, lettering of green and border color of red with yellow “lights” around the border, to give the affect of a movie marquee. Also, a yellow star and green film strip will be the logo and will be located at 465 West Main Street (new structure which replaced the old bus station).

Several members of the Planning Commission and staff showed concerns regarding the colors requested on the signage and offered suggestions to be considered in revising the layout and colors of the signage.

After discussion, motion was made by Mrs. Lowe to deny the application, as presented, with the understanding that the applicant will revise the signage as recommended and when completed, Mr. Kimbrell, Mr. Kelly and Mr. Jackson will have an administrative review for approval. Mr. Shuman seconded the motion, with unanimous approval.

* * * * *

- (9) **CERTIFICATE OF APPROPRIATENESS - Clifton-Stewart Rentals, LLC, Jimmy Stewart, Representative, 16325 Taylor Place, Abingdon, VA 24211; application for Certificate of Appropriateness for approval of proposed structure to be located at 749 Cummings Street. Tax Map No. 105 (6) 23C.**

This applicant is seeking approval of a 1,600 sq. ft., gray, metal building for retail and possibly a dry cleaning business that will be located behind the building at 739 Cummings Street. The metal building will be partially visible from the street.

After discussion, Mrs. Lowe made a motion to approve this application, as presented. Mr. Kelly seconded the motion, with unanimous approval.

* * * * *

- (10) **CERTIFICATE OF APPROPRIATENESS - Matthew B. Crum, P.C., Matthew B. Crum, Representative, 440 West Main Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of signage to be located at 440 West Main Street. Tax Map No. 19 (11) 2.**

This application is requesting approval for one (1) sign to be located at 440 West Main Street. The 24 in. x 36 in. sign will have white background, with black lettering and border and will read “**MATTHEW C. CRUM, P.C., Attorney & Counselor at Law, 276-619-0971**”. The sign will be mounted from wooden posts, black in color.

After discussion, Mrs. Lowe made a motion to approve this application, as presented. Mr. Bundy seconded the motion, with unanimous approval.

* * * * *

DISCUSSION

- Thursday, May 10, 2007, 6:00 P.M. was decided upon as a Work Session for the Comprehensive Plan.
- The regular meeting date for May was changed from Monday, May 28, 2007 (due to Memorial Day Holiday) to Wednesday, May 30, 2007, 7:00 P.M.

* * * * *

There being no further business, the meeting was adjourned.

Gary Kimbrell, Chairman

Gregory W. Kelly, Secretary