

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
APRIL 25, 2005 - 7:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, April 25, 2005, at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Mr. G. M. Newman, Secretary, called the meeting to order.

ROLL CALL

Members Present: Mr. G. M. Newman
Mr. Edward B. Morgan
Mrs. Doris Shuman
Mr. Richard Stevens
Mrs. Harriett DeBose
Mr. Kenneth Mathews
Dr. H. Ramsey White

Comprising a quorum of the Commission

Members Absent: None

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. Sam Hurt
Mr. Andrew Hargroves
Mr. Russell Minetree
Mr. Ray Bolling
Mr. Carey Addision
Mr. Ed. H. Street, Jr.
Mr. Tim Kuykendall, ADS, Inc.
Mr. John Sexton, Wilbur Smith Associates
Mr. Mike Agee

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

Mr. Stevens made a motion that the minutes for the regular meeting, March 28, 2005 be approved. The motion was seconded by Mr. Morgan. The minutes were approved as follows:

VOTE: Mr. Stevens Aye
Mr. Morgan Aye
Mr. Newman Aye
Mrs. Shuman Aye
Mrs. DeBose Aye
Mr. Mathews Aye
Dr. White Abstained

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(3) Select Chairman - Planning Commission

Due to a change in recent membership, there was a reorganization of the Planning Commission for the selection of a new Chairman

Mr. Stevens made a motion that Mrs. Shuman be elected as Chairman. Mr. Mathews seconded the motion, with unanimous approval, thereby electing Mrs. Shuman as Chairman.

VOTE:

- Mr. Stevens Aye
- Mr. Mathews Aye
- Mr. Morgan Aye
- Mrs. DeBose Aye
- Mr. Mathews Aye
- Dr. White Aye

Mrs. Shuman thanked the board members and began presiding as Chairman at that time.

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(4) PUBLIC HEARING

PROPOSED AMENDMENTS - Amend and reenact the Town of Abingdon Zoning Ordinance to include the following:

1. **Amend Article 8-2. Section 2 Permitted Uses. ~~By Right.~~**
Unless otherwise limited under Section 8-2A, certain uses shall be permitted by right in the OH Old and Historic District specifically designated and located as follows:
2. **Add Article 8-2A. Section 2-A Limited Uses; Special Uses.**
Certain uses shall be limited in the OH Old and Historic District, however, such limitation may be lifted and redefined with a special use permit.
 - 8-2A-1 Effective (date) 2005, with the exception of property which has upon it a building originally constructed and used as a commercial building, all property within the Old and Historic District that is at that time either vacant or put to a residential use as a family dwelling or a bed and board home shall thereafter be restricted and/or limited to that said residential use.
 - 8-2A-2 Notwithstanding the limited use as described above, the uses set forth in each defined section of the OH Old and Historic District may be permitted with a special use permit in accordance with the regulations in Section 17.3 of this ordinance.

There were several residents of the Old and Historic District in attendance at this meeting who were in favor of the proposed amendments.

Mrs. Shuman remarked that all residents were not included in the meeting held by the Old Abingdon Home Owners Association and that their voice was not represented at this Planning Commission meeting.

Mr. Morgan stated that this is considered to be a major change and that he felt there were other citizens who may have concerns regarding this matter, who have not had an opportunity to express their opinions. He further recommended that consideration of the proposed amendments be table until the next regular meeting allowing sufficient time for re-advertisement for a second public hearing.

After a lengthy discussion, Mr. Morgan made a motion that a second public hearing for the proposed amendments be held and re-advertised for the regular meeting, May 23, 2005. Mr. Newman seconded the motion.

VOTE: Mr. Morgan Aye
Mr. Newman Aye
Mr. Stevens Aye
Mrs. DeBose Aye
Mr. Mathews Aye
Dr. White Abstained
Mrs. Shuman Abstained

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- (5) CERTIFICATE OF APPROPRIATENESS - Marion's General LLC (Select Motor Cars) Russell Minetree, Representative; application for Certificate of Appropriateness for approval to relocate existing sign from **660 West Main Street to 956 West Main Street. Tax Map No. 104C1 (3) 1.**

This is a request for approval to relocate existing sign from 660 West Main Street to 956 West Main Street.. The sign will be 24" x 48" in size. The background of the sign will be gray in color, with burgundy border and lettering, and will be mounted on business structure. The sign will read "Select Motor Cars 956 W. Main St., Abingdon, VA 276-623-1900".

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

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- (6) CONSIDERATION FINAL PLAT - SMARTVIEW, LLC, Ray Bolling and Carey Addison, Representatives, SMARTVIEW Townhouse Project, to be located on **Baugh Lane. Tax Map No. 106A2 (7) 5, 6, 7 and 8.**

Mr. Smith stated that according to the Subdivision Ordinance, all requirements for the Smartview Townhouse Project have been met, pending receipt of a Performance Bond and appropriate signatures. The final plat was submitted with the following requests for modification/waiver to the requirements of the Subdivision Ordinance:

1. Waive the requirement (Section 5.6 Sidewalks) to construct the sidewalk on both sides of Smartview Lane and the north side of Baugh Lane. Modification of the requirement involves elimination of a portion of the sidewalk on the south side of Smartview Lane (construct only the portion of sidewalk located in front of the proposed Townhouses) and eliminate construction of the sidewalk on the north side of Baugh Lane between the two intersections of Smartview Lane and Baugh Lane.

- 2. Waive the requirement (Section 5.2.1) to grade the proposed public street to the full right-of-way width where the sidewalk will not be constructed.

Mr. Newman stated that the staff has advised that this is one of the best applications ever received in their tenure here with the Town.

After discussion, Mr. Morgan made a motion that the final plat be recommended to Town Council for approval, subject to all regulations being finalized, including receipt of Performance Bond and appropriate signatures. Mr. Stevens seconded the motion, with unanimous approval.

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(7) DISCUSSION - Walgreen Project - Potential Walgreens Development, West Main Street at Porterfield Highway (Buck Oil Property). Tax Map No. 17 (1) 11A.

The applicants and the Town staff had a meeting on Friday, April 22, 2005, to discuss an alternative plan for the proposed Walgreen project.. The Town staff still has some reservations and questions regarding the project.

Mr. Street stated that with the new alternative plan the applicant is willing to absorb the entire cost (approximately \$350,000.00) of the reconstruction of the signalization/intersection changes. The plan will make the intersection safer and will accommodate more traffic than it does at the present time.

Mr. Vernon stated that any reconstruction must be approved by the Virginia Department of Transportation.

Mr. Morgan suggested that the Planning Commission postpone any decision until they have a benefit of a recommendation.

Mr. Newman suggested that the Planning Commission schedule a special meeting, allowing the Town staff more time to review the alternative plan. Mrs. Shuman suggested May 9 as a date for a special hearing.

After discussion, Mr. Morgan made a motion that a continued meeting for further discussion of the Walgreen project be held on May 9, 2005, 7:30 P.M. The motion was seconded by Mr. Mathews, with unanimous approval.

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(8) DISCUSSION - Scott's Cars

Mr. Morgan stated that a Special Use Permit for a temporary Certificate of Appropriateness was issued for Scott's Cars (Scott Gobble), at the May, 2004 Planning Commission meeting, allowing a mobile structure to be placed on Jonesboro Road for the use in a used car dealership. The application request included the submission of plans to construct a permanent structure to replace the mobile office within the one year period. As of this date the Planning Commission has received no further information regarding this matter.

He requested that Mr. Bradley write a letter to Mr. Gobble, reminding him of this commitment and inform him that this matter will be on the agenda for the May 23, 2005 meeting.

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

Doris Shuman, Chairman

G. M. Newman, Secretary