

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
APRIL 26, 2004 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, April 26, 2004, at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Mr. Fred 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. Harriett DeBose
Mr. Richard Stevens
Mr. Kenneth Mathews

Comprising a quorum of the Commission

Members Absent: Mrs. Doris Shuman

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning
Mr. Garrett Jackson, Town Planner

Visitors Mr. Scott Gobble
Mr. Brain M. Ely
Mr. Donald E. Billings
Mr. Charles R. Day
Dr. Ernest Coburn, M.D.
Mr. Henry C. Nickels
Ms. Amy Smith
Mr. Terry Coburn
Others

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(2) Approval of Minutes: Regular Meeting, March 22, 2004

On motion of Mr. Mathews, seconded by Mrs. DeBose, it was unanimously resolved to approve the minutes of the regular meeting, March 22, 2004.

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- (3) **CERTIFICATE OF APPROPRIATENESS - Management Properties, Inc., P. O. Box 1500, Blountville, Tennessee and Scott Gobble, Representative, (Scott’s Cars);** application for Certificate of Appropriateness for approval of automotive sales lot and sign to be placed on property located at **176 Old Jonesboro Road. Tax Map No. 104C2 (5) 10.**

This is a request for approval to install a new 12 ft. x 44 ft. mobile office and one (1) sign to be located at 176 Old Jonesboro Road, for the use of a used car retail sales only. The size of the proposed sign will be 96 in. x 48 in., with white background, red lettering and will read “SCOTT’S CARS”. No garage or repairs will be done at this location. The property will be maintained in a neat and professional manner so it will blend in with other businesses in the area.

After discussion, Mr. Morgan made a motion that this application be tabled until the next regular meeting, May 24th, at which time the Planning Commission will review it again, allowing Mr. Gobble time to have the opportunity to meet with the planning staff in order that they can assist him in bringing the application to meet with guideline requirements. Mr. Stevens seconded the motion, with unanimous approval.

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- (4) **CERTIFICATE OF APPROPRIATENESS - Brian M. Ely and Jennifer B. Ely, 355 East Main Street.** Appropriateness for approval of the following improvements for property located at **355 East Main Street.** (1) remove existing back porch and build addition in former porch area (2) remove large “Abingdon Travel” sign and replace with new sign, (3) replace black wrought iron, front porch railing and replace with wood railing, (4) paint existing black shutters, green, (5) possibly replace roofing material with green, metal roof and (6) replace green, indoor/outdoor carpet on front porch with brick or tile. **Tax Map No. 13 (1) 78.**

This is a request for approval of the following changes to be made at 355 East Main Street:

1. remove existing back porch and build addition in former porch area
The proposed addition will be 12 ft. 6 in. x 14 ft. in size, will have exterior vinyl siding, white in color, to match existing siding; as close as possible, metal roof, green in color, to match existing roof, and a metal door, green in color, with one-half glass window in door.
2. remove large “Abingdon Travel” sign and replace with new sign
(description will be submitted at a later date).
3. replace black wrought iron, front porch railing and replace with wood railing
The proposed railing will have wooden post and spindles, white in color.
4. repaint existing black shutters, dark green in color to match roof
5. replace green indoor/outdoor carpet on front porch with brick or tile.
6. possibly replace roofing material with green metal roof

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

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- (5) CERTIFICATE OF APPROPRIATENESS - **Executive Leasing and Rental Car Sales, Donald E. Billings, Representative, 2104 Pinebrook Drive, Kingsport, Tennessee 37660**; application for Certificate of Appropriateness for approval of sign to be placed on property located at **1000 West Main Street. Tax Map No. 104C1 (1) 52.**

This is a request for approval of one (1) sign to be located at 1000 West Main Street. The proposed sign size will be within the requirements of the guidelines. The exact size of sign, color and design are undetermined at this time.

After discussion, Mr. Mathews made a motion that the sign be approved, subject to Mr. Billings notifying Mr. Bradley, within seven (7) days from this date, of the size, color and design for final approval of the sign at the next regular meeting, May 24. Mr. Morgan seconded the motion, with unanimous approval.

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- (6) CERTIFICATE OF APPROPRIATENESS - **Foam Wash, Douglas R. Ratliff, Representative, 210 Cook Street, Abingdon, Virginia 24210**; application for approval of electronic sign to be placed on property located at **210 Cook Street. Tax Map No. 20 (12) 2.**

This is a request for approval of one (1) electronic sign to be located at 210 Cook Street.

The sign will be 96 in. x 58½in. in size, blue background with white lettering. The freestanding sign will be displayed from a single pole, with led message center and channel letters, and will read “FOAM WASH”.

After discussion, Mr. Mathews made a motion that this application be approved. Mrs. DeBose seconded the motion, with unanimous approval.

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- (7) CERTIFICATE OF APPROPRIATENESS - **New Peoples Bank, 102 Gent, Honaker, Virginia 24260**; application for approval to cover existing brick with “drivit” on rear of bank building to match front portion of building located at **400 West Main Street. Tax Map No. 19 (1) 17.**

This is a request to modify original plans for structure located at 400 West Main Street, thereby requesting to install “drivit” over brick facing on rear portion of building. The “drivit” will be same color and texture as front portion of structure and will give a more attractive appearance as being one structure.

After discussion, Mr. Mathews made a motion that this request be approved. Mrs. DeBose seconded the motion.

VOTE:

- Mr. Mathews Aye
- Mrs. DeBose - Aye
- Mr. Stevens Aye
- Mr. Newman Aye
- Mr. St. John Aye
- Mr. Morgan Nay

A second request, received after agenda was mailed, was an amendment to original site plan. David Breeding of Dividing Line Surveying presented an amended site plan that would allow New People’s Bank patrons to make a right or left turn onto Main Street. The amended site plan shows only one Entrance/Exit from Main Street as opposed to 2 (two) on the original site plan. Mr. Mathews expressed his concern that a left turn onto Main Street from Fuller Street was not allow and thus should not be accepted on the amended site plan.

After discussion, Mr. Stevens made a motion that this request be approved. Mr. Morgan seconded the motion.

VOTE:

- Mr. Stevens Aye
- Mr. Morgan Aye
- Mr. Newman Aye
- Mr. St. John Aye
- Mrs. DeBose Aye
- Mr. Mathews Nay

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- (8) **CERTIFICATE OF APPROPRIATENESS - The Falls Plaza, LLC (Manager – Dr. Ernest Coburn), Henry C. Nickels, Representative, 1812 Crab Orchard Road, Tazewell, Virginia 24651;** application for Certificate of Appropriateness for approval of signage plans, parking layout, landscaping plans, waterfall rendering, as well as color rendering of the first building located at **560 Russell Road. Tax Map No. 104 (7) 3.**

This is a request for approval of signage plans, parking layout, landscaping plans, waterfall rendering, as well as color rendering of the proposed project to be located at 560 Russell Road.

This project will consist of three phases, Phase I, Phase II and Phase III. Each phase will be completed, one at a time.

The exterior of the proposed structure will be composed of red brick, natural (off-white or beige) brick, pre-cast concrete, bronze aluminum storefronts and windows with off-white trim and gray imitation slate shingle roof.

The outdoor lighting will be furnished by American Electric Power Company, with 5-inch square, 250 watt, high-pressure sodium lamps mounted at top of steel poles, 30 feet in height. In some instances there will be two lamps per pole. All utilities will be underground in order to make project more attractive.

Mr. Morgan stated that the ordinance states that light poles shall not exceed 24 feet in height.

The landscaping will consist of trees, shrubs and retaining walls. The two erosion and sediment ponds will be screened with shrubs also.

The parking layout for Phase I has been designed to accommodate 183 parking spaces.

Mr. Bradley stated that the ordinance requires one (1) parking space for every 200 square feet of floor space and for each employee. Therefore, 210+ spaces would be the requirement for the Phase I of the project.

The signage requested will be 180 in. x 72 in. in size, with brick red and natural background color, off-white lettering with natural border. The proposed signage will be a “stand alone” sign, placed at east and west entrances of facility and rear entrance, and will be located on a concrete foundation, designed to compliment structure. The wording on the sign will read “The Falls Plaza Building A, Building B, Building C” (with 6 directional arrows).

There will be a waterfall visible from U.S. Route 19 and Russell Road.

It is the desire of the owner’s representative, marketing director and architect to make sure that this will be a quality structure, that will “fit in” well with the type of architecture as well as the colors that are prevalent in the Town of Abingdon.

Mr. Mathews made a motion that this application be approved, as presented, allowing reduction of parking requirements from 210 to 183 parking spaces, as requested. Mrs. DeBose seconded the motion, with unanimous approval.

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Further business included a brief discussion of the proposed mapping area for proposed changes of the residential district in the Bradley Street area , that could be included in a “Preservation Zone”, a proposed zone to be added to the Zoning Ordinance. The “Preservation Zone” would help preserve certain neighborhoods throughout the Town. This will be similar to but not as restrictive as the Old and Historic District.

With no further business, Mr. Mathews made a motion, duly seconded, and unanimously approved that the meeting be adjourned. The meeting was adjourned at 8:48 P.M.

Fred H. St. John, Chairman

G. M. Newman, Secretary