

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
APRIL 27, 2009 - 5:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, April 27, 2009, at 5:30 P.M. The meeting was held in the Municipal Building, downstairs meeting room.

Mr. Kenneth Shuman, Chairman, called the meeting to order. Mr. Jackson called the roll.

ROLL CALL

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

Comprising a quorum of the Commission

Members Absent: Mr. Gregory W. Kelly
Dr. H. Ramsey White, Jr.

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. Cameron Bell
Mr. J. J. Jessee
Ms. Bonnie Jessee
Mr. Chris Burcher

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(2) Approval of Minutes: Regular Meeting – March 23, 2009

Mr. Kimbrell made a motion that the minutes of the regular meeting, March 23, 2009, be approved. Dr. Pillion second the motion, with unanimous approval.

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(3) PUBLIC HEARING

PROPOSED AMENDMENTS - Virginia Highlands Brewery Company, Cameron Bell, as representative, 182 East Main Street, Abingdon, VA 24210; application to amendments and reenactments of the Town of Abingdon Zoning Ordinance.

Amend and reenact Article 26, Definitions to include Distribute, Distributor, and Microbrewery within the Definitions of the Town of Abingdon Zoning Ordinance.

Amend and reenact Article 8, Section 8-2B Special Uses in the Old and Historic District to include Distributor and Microbrewery.

Amend and reenact Sections 10-1, 11-1 and 12-1, Permitted Uses By Right, in the B-1 Limited Business District, B-2 General Business District and B-3 Central Business District to include Distributor and Microbrewery.

This Public Hearing was requested by Mr. Cameron Bell, who is seeking to amend and reenact the Town of Abingdon Zoning Ordinance.

Mr. Bell has met with staff to discussed the possibility of a proposed business which would require the following requested amendments and reenactments.

The first request is as follows:

Amend and reenact Article 26, Definitions to include Distribute, Distributor, and Microbrewery within the Definitions of the Town of Abingdon Zoning Ordinance.

After discussion, Dr. Pillion made a motion that it be recommended to Town Council for approval, to amend and reenact Article 26, Definitions to include Distribute, Distributor, and Microbrewery within the Definitions of the Town of Abingdon Zoning Ordinance. Mr. Kimbrell seconded the motion.

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

The motion passed.

The second request is as follows:

Amend and reenact Article 8, Section 8-2B Special Uses in the Old and Historic District to include Distributor and Microbrewery.

After discussion, Mr. Kimbrell made a motion that it be recommended to Town Council for approval, to amend and reenact Article 8, Section 8-2B Special Uses in the Old and Historic District to include Distributor and Microbrewery. Dr. Pillion seconded the motion.

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

The motion passed.

The third request is as follows:

Amend and reenact Sections 10-1, 11-1 and 12-1, Permitted Uses By Right, in the B-1 Limited Business District, B-2 General Business District and B-3 Central Business District to include Distributor and Microbrewery.

After discussion, Dr. Pillion made a motion that it be recommended to Town Council for approval, to amend and reenact Sections 10-1, 11-1 and 12-1, Permitted Uses By Right, in the B-1 Limited Business District, B-2 General Business District and B-2 Central Business District to include Distributor and Microbrewery.

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

The motion passed.

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- (4) **CERTIFICATE OF APPROPRIATENESS - Bayrock Energy, John Howren, Owner, dba Wendy’s Restaurant, Bristol Sign Company, Inc., Representative**, 499 Cummings Street, Abingdon, VA 24210; revised application for Certificate of Appropriateness for approval to remove existing marquee sign and replace it with an electronic message center **located at 499 Cummings Street. Tax Map No. 20 (12) 7. (Tabled from March 23, 2009 meeting)**

The Planning Commission considered an application for the referenced request at the April 23, 2009 meeting, at which time the application was denied as presented. After reviewing the application the Planning Commission authorized the applicant to bring back a new application that complied with the Sign Ordinance. A new application was re-submitted for reconsideration by the Planning Commission; however, it was the decision of the applicant that the revised application submitted be withdrawn until further notice.

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- (5) **CERTIFICATE OF APPROPRIATENESS - Abingdon High School, (Glenna Holmes), Bristol Sign Company, Inc., Representative**, 705 Thompson Drive, Abingdon, VA 24210; revised application for Certificate of Appropriateness for approval to remove existing sign located east on property near adjacent “shop” building and replace it with electronic sign, **with property being located at 705 Thompson Drive. Tax Map No. 105 (A) 2. (Tabled from March 23, 2009 meeting).**

This application is requesting approval to remove existing sign located east on property near adjacent “shop” building at 705 Thompson Drive and replace the existing sign with an electronic sign.

After consideration by the Planning Commission at the March 23, 2009 meeting, at which time the application was denied as presented, it was the consensus of the Planning Commission that having the sign enclosed with brick would be much more appealing and suggested that the Washington County Technical School be contacted for possibly doing the brick work.. The Planning Commission authorized Mr. Jackson to contact Mr. Noe, representative for applicant, and recommend that the sign be enclosed with brick, similar to the sign located at the Coomes Recreation Center and bring back a new application for reconsideration.

The revised application description is requesting approval for proposed sign to be 3’ x 4’ 11” in size, with illuminated cabinet with flat faces and opaque vinyl graphics, having 10” x 4’ 11” aluminum cap, 2” x 5’ 6” aluminum trim, 2” x 1’ 3” aluminum trim, 2’ 2” x 4’ 11” red monochrome LED 17 mm message center, 4” steel tubing, with red brick foundation. The sign’s background color and border will be blue, with white lettering. The wording on the sign with read “Abingdon High School”, with “Falcon Logo”.

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

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DISCUSSION - Definitions for Zoning Ordinance Revisions

Mr. Jackson presented a complete set of new definitions for the Planning Commission to review and consider for inclusion in the revised Zoning Ordinance. He indicated these represented a combination of terms and uses as defined by the International Zoning Code, American Planning Association, Code of Virginia, as well as definitions used by other municipalities across the Commonwealth. Each definition was reviewed separately and members offered suggestions for modification on additional terms to include. The new definitions reviewed by the Planning Commission are made a part of these minutes.

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Further discussion included the following:

- Architectural Ordinance/Board of Architectural Review Comments
Staff presented the Board of Architectural Review’s comments on the proposed ordinance, including designating the geographic area to be under its review.
- Southwest Virginia Regional Growth Readiness Conference
Mr. Jackson announced to the members that the conference will be held in Abingdon and if they wish to attend, the Town will cover the registration.
- Wolf Hill Sign
Mr. Kimbrell asked the members for ideas on how to incorporate the gas prices from the Gas-n-Go into the existing Wolf Hills Shopping Center sign. The members suggested we work with the Staff on a solution, not to exceed the current dimensions.
- Detention Ponds (Town to give no more, per Jim C. Smith)
Mr. Bundy inquired about the Town’s ‘new’ policy to give no more variances, per discussions he had with Mr. Jim C. Smith, Town Engineer. Mrs. Lowe explained concerns that Town Council had with the issuance of variances in the case of detention ponds. Mr. Jackson asked that the matter be looked into as Planning Staff was not aware of the matter.

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

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Kenneth Shuman, Chairman

Gregory W. Kelly, Secretary