

TOWN OF ABINGDON
PLANNING COMMISSION
CONTINUED MEETING FROM APRIL 24, 2006
MAY 9, 2006 - 7:00 P.M

A meeting of the Planning Commission held Tuesday, May 9, 2006, at 7:00 P.M. was a continuation of the regular meeting held Monday, April 24, 2006, at 7:00 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Mr. Edward B. Morgan, Chairman called the meeting to order, and welcomed Mr. Kenny Shuman, newly appointed member to the Planning Commission.

ROLL CALL

Members Present: Mr. Edward B. Morgan
 Dr. Ramsey White
 Mr. Gary Kimbrell
 Mr. Kenny Shuman

Comprising a quorum of the Commission

Members Absent: Mr. Kenneth Mathews
 Mrs. Harriett DeBose
 Mr. G. M. Newman

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning
 Mr. Gregory W. Kelly, Town Attorney
 Mr. Jimmy C. Smith, Town Engineer

Visitors: Mr. Ernest Coburn
 Mr. Michael C. Noonkestner

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(2) CONSIDERATION OF FINAL SUBDIVISION PLAT

The Town Council, at its regular meeting held April 7, 2003, approved the rezoning of the referenced subdivision from Agricultural, Forestal and Open Space District (AFOS) to Planned Unit Development (PUD). On May 5, 2003, the Abingdon Town Council conditionally approved the final plat of the Ridges at Glenrochie as recommended by the April 28, 2003 Planning Commission. The conditions for approval were never met and the final plat was never recorded. Meanwhile, James O. and Sharon K. Bunn have acquired ownership of the property. Recommended approval of the plat by the Planning Commission and subsequent conditional approval by the Town Council was based on the plan of development submitted by the previous owner/developer. Because of the time lapse, ownership change, and proposed changes to the plan of development, the plat and proposed plan of development were resubmitted to the Planning Commission on Monday, June 27, 2005, for review, which the Planning Commission approved.

The Town Planning and Public Works Departments have reviewed the site plan and engineering specifications known as "The Ridges at Glenrochie". The site plan shows 12 dwelling units (8-single family and 2 two-family units).

Mr. Smith, Town Engineer, stated that resubmitted plat meets the drafting and content requirements of the Town’s Subdivision Ordinance and is recommended for approval conditioned upon receipt of the appropriate bonds for project improvements.

After discussion, Dr. White made a motion that this document be recommended to Town Council for approval. Mr. Kimbrell seconded the motion, with unanimous approval.

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- (3) CERTIFICATE OF APPROPRIATENESS - **Michael C. Noonkester**, 792-A Baugh Lane, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of renovation of structure located at **792-A Baugh Lane. Tax Map No. 106A2 (11) 4.**

On April 25, 2006 it was brought to the attention of the Planning and Building Inspection Offices that construction was taking place on an approved site on Baugh Lane. After submitting a STOP WORK ORDER Mike Noonkester, owner, work was halted and Mr. Noonkester has filed a Certificate of Appropriateness for approval of the renovation of his structure at 792-A Baugh Lane.

Mr. Noonkester explained that he was not aware that he was required to get approval to complete the re-construction of this structure and offered his apologies. He further stated that he is requesting approval to renovate and reconstruct the interior and exterior of this structure due to damage being done from previous tenants. The proposed use of the structure will be for a four (4) office spaces.

The proposed exterior reconstruction will consist of removing 10 ft. metal from front entrance and replacing with dura rock covered with drive-it concrete texture, and the parking area will be paved with asphalt.

After discussion, Mr. Kimbrell made a motion that the application be approved contingent upon Mr. Noonkester and Mr. Jackson meeting at a later date with assurance that all items will be completed in accordance with all code requirements. Dr. White seconded the motion, with unanimous approval.

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- (4) CERTIFICATE OF APPROPRIATENESS - **The Falls Plaza, Ernest Coburn, Representative**, 301 Falls Drive, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of two (2) signs **for each tenant to be located at “The Falls Plaza”.** **Tax Map No. 104 (7) 3, 4.** *(Tabled from the regular meeting, April 24, 2006).*

This is a request for approval of two (2) projecting signs, per tenant, at the Falls Plaza Building. At present, there is no signage advertising the tenants other than temporary signage permitted by the ordinance.

This application was tabled from the regular meeting held April 24, 2006, allowing Mr. Jackson and Mr. Coburn the opportunity to meet and discuss the signage in detail in order to select a uniform design and placement of the requested signage.

Mr. Coburn was unable to tonight’s meeting; however, Mr. Jackson stated that he had met with Mr. Coburn and they had discussed the signage in more detail.

Mr. Jackson stated that the proposed signage will be of metallic like material, such as those on the Town Police Station, Masonic Lodge and Falls Plaza Building. At the rear of the structure the signage will be located above the mail slot for each business, with uniform look throughout complex and on the front of the structure, so there is no confusion of business locations, signage will be located in alcove, with temporary signage in window until monument sign is installed.

After a lengthy discussion, it was the consensus of the Board that this application be tabled once again until the next regular meeting May 22nd, allowing Mr. Jackson and Mr. Coburn the opportunity to meet and discuss the signage in detail in order to select a uniform design and placement of the requested signage.

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(5) Discussion -- Proposed Updated Comprehensive Plan

Mr. Jackson advised the Planning Commission members that Hill Studios will be available for citizens input on the proposed updated Comprehensive Plan on Wednesday, May 17 and Thursday, May 18. The meeting will be held in the downstairs meeting room of the Municipal Building from 10:00 a.m. to 7:00 p.m.. Citizens will be given the opportunity to make suggestions and voice their input on the proposed changes to be made in the updated Comprehensive Plan. The information schedule for the referenced dates will include the follow:

- Wednesday - gateways, corridors, traffic calming and signs
- Thursday - greenways, open spaces and park and athletic fields

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There being no further business, the meeting was adjourned.

Edward B. Morgan, Chairman

G. M. Newman, Secretary