

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
MAY 22, 2006 - 7:00 P.M

The regular meeting of the Abingdon Planning Commission was held Monday, May 22, 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.

ROLL CALL

Members Present: Mr. Edward B. Morgan, Chairman
Mr. G. M. Newman
Dr. Ramsey White
Mr. Gary Kimbrell
Mr. Kenny Shuman
Mrs. Harriett DeBose
Mr. Kenneth Mathews

Comprising a quorum of the Commission

Members Absent: None

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

Visitors: Mr. Ernest Coburn
Mr. Oneal Patel
Mr. Paul Quelsch
Mrs. Donna Quelsch

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- (2) 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.** (Application with description enclosed). *(Tabled from regular meeting, April 24, 2006 and continued meeting on May 9, 2006).*

This is a request for approval of signage for tenants 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 and continued meeting May 9, 2006, allowing Mr. Jackson and Mr. Coburn the opportunity to meet and further discuss the signage in detail in order to select a uniform design and placement of the requested signage.

Mr. Jackson stated that the proposed signage will be metallic like material, with lighting, such as those on the facade of the Town Police Station, Masonic Lodge and Falls Plaza building. They will be uniform for all tenants who wish to have signage. The idea of gold-leaf lettering for doors was discussed, but there was no interest in this type signage.

The location determined is above the doorways for those tenants on the front of the building and beside the entrances along the rear. Signs will be a maximum of 2 ft. x 8 ft., with some tenants not requiring this amount. After discussion, Dr. White made a motion that the signage be approved, with the contingency that when businesses are closed, the lighting on the signage will turn off. Mr. Kimbrell seconded the motion, with unanimous approval, with Mr. Shuman abstaining.

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- (3) CERTIFICATE OF APPROPRIATENESS - **Days Inn, Oneal Patel, Owner/Representative**, 301 Empire Drive, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval to raise existing sign (currently behind new buildings on adjacent property) and add new electronic message center **with property being located at 887 Empire Drive. Tax Map No. 106 (A) 8.** (Application with description enclosed). *(Tabled from regular meeting, April 24, 2006).*

Mr. Patel stated that since a newly constructed retail center, adjacent to his business property, the signage for his business is somewhat obstructed, therefore, he is requesting approval to raise existing business sign 15 feet in height and add new electronic message board to the sign. Mr. Patel explained that the electronic message board message will vary, due to current events.

Mr. Jackson indicated that because this business is located within one-fourth mile radius from I-81, it is allowed up to 100 ft. in height and 200 sq. ft. for signage.

Dr. White indicated that a time frame restriction on the message board of once every 15 seconds should be required.

After discussion, Mr. Newman made a motion that the request to raise the sign 15 feet in height, with electronic message board be approved, with restriction of message on message the board to change no more than every 15 seconds. Mr. Mathews seconded the motion, with unanimous approval.

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- (4) CERTIFICATE OF APPROPRIATENESS - **Abingdon Cleaners, Paul and Donna Quelsch, Representatiaves**, 379 East Main Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of one (1) sign to be located at **379 East Main Street. Tax Map No. 13 (5) 6.** (Application with description enclosed).

This is a request for approval of one (1) sign located at 379 East Main Street. The sign was installed without approval by the Planning Commission.

The size of the sign is 24 in. x 24 in., with internal lighting, having white background, red lettering and gold border. The sign will read "ABINGDON CLEANERS".

After discussion, Mr. Kimbrell made a motion that the sign be approved, subject to appropriate signage documentation being established, with lights to be turned on only during hours of operation. Mr. Shuman seconded the motion.

- VOTE: Mr. Mathews, Abstained
Mrs. Debose, Abstained
Mr. Shuman, Nay
Dr. White, Abstained
Mr. Newman, Nay
Mr. Morgan, Nay
Mr. Kimbrell, Nay

The motion by Mr. Kimbrell did not pass.

After further discussion, Mr. Shuman made a motion that the sign be approved, contingent upon the removal of the old sign, and the new sign be allowed to be lighted 24 hours and that appropriate signage documentation be established. Mr. Kimbrell seconded the motion, with unanimous approval.

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(5) CONSIDERATION OF FINAL PLAT AND PRELIMINARY PLAT - **Clifton-Stewart LLC, owners, The Campus on Russell Road, Lot 7. Tax Map No. 104 (11) 7.**

Mr. Jimmy Stewart, applicant and owner of this property was unable to attend this meeting, therefore, consideration of the Final Plat and Preliminary Plat for Clifton-Stewart LLC, "The Campus" located on Russell Road, Lot 7, was tabled until the regular meeting.

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(6) CONSIDERATION OF RIGHT-OF-WAY LAND ACQUISITION AND REPLAT - **Town of Abingdon, owner, Leonard Street Extension. Tax Map No. 11 (1) 57.**

The Leonard Street extension and right-of-way acquisition is a part of the redevelopment plans for the Taylor's Hill area. The Town has acquired Parcel No. 11 (1) 57 and plans, with the recording of this plat, to dedicate that portion of the proposed extension adjacent to Lot 3 as public right-of-way. The remaining portion (0.079 acres) of the parcel will be combined with Lot 4 (Eastridge property). The existing Leonard Street (30' right-of-way) will officially be dedicated by the Washington County Service Authority to the Town as public right-of-way. That portion of the new extension adjacent to Lot 2 will also be dedicated to the Town by the Washington County Service Authority. The Town will purchase Lot 2 from the Washington County Service Authority. After the purchase, the Town will adjust boundary between Lots 2 and 3 to provide adequate building space for additional housing.

All utilities and required improvements have been included in the Taylor's Hill Neighborhood Road and Utility Improvements.

After discussion, Mr. Mathews made a motion that the Final Plat be approved. Mr. DeBose seconded the motion, with unanimous approval.

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There being no further business, the meeting was adjourned.

Edward B. Morgan, Chairman

G. M. Newman, Secretary