

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
JUNE 26, 2006 - 7:00 P.M

A regular meeting of the Abingdon Planning Commission was held Monday, June 26, 2006, 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 Mr. Jackson called the roll.

ROLL CALL

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

Comprising a quorum of the Commission

Members Absent: Mr. Kenneth Shuman

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. Jimmy Stewart
Mrs. Paul Hoskins
Ms. Rose Dunn
Mr. Robert Vestal
Mr. Ronald Mink
Mrs. Carol Mink
Others

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- (2) Approval of Minutes: Continued Meeting, May 9, 2006
Regular Meeting, May 22, 2006
Special Called Meeting, May 30, 2006

Dr. White made a motion that the minutes of the Continued Meeting, May 9, 2006, Regular Meeting, May 22, 2006, and Special Called Meeting, May 30, 2006 be approved as submitted. Mr. Kimbrell seconded the motion, with unanimous approval

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- (3) **POINT OF INFORMATION - Clifton-Stewart LLC, owners, Jimmy Stewart, Representative, The Campus located on Russell Road, Lot 7. Tax Map No. 104 (11) 7. (Tabled from regular Meeting, May 22, 2006/approved by Town Council on June 5th).**

Mr. Jackson explained that Clifton-Stewart Developers has been chosen to perform the construction of the Town Farmers Market facility and that a subdivision at The Campus had been reviewed and approved by the

Town Planning Department and Public Works Department, however at the May 22, 2006 meeting the Planning Commission TABLED the vote since there was no representative present from The Campus.

Because the subdivision had met the requirements of the Town and there being a pressing need to begin construction of the Town's Farmers Market, the developer asked that it be taken to Town Council for approval. This was not out of order as the Subdivision Ordinance states that any and all proposed subdivisions are to be reviewed and acted upon by the Planning Commission within 30 days of submittal. Because the Town's professional staff had reviewed and recommended the proposal for approval, the Town Council concurred and it is now being sent back to the Planning Commission to make them aware.

Mr. Mathews commented that he was displeased the Council would choose to do so without the Planning Commission's recommendation. He also expressed his distaste in voting on applications when an applicant is not present.

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- (4) CERTIFICATE OF APPROPRIATENESS - **Long John Silvers, (KFC U.S. Properties), Nathan V. Trest, Representative**, 1900 Colonel Sander Lane, Louisville, Kentucky; applicaton for Certificate of Appropriateness for approval of sign (electronic readerboard) to existing ground sign on property located at **706 Cummings Street. Tax Map No. 105A (9) 1.**

This is a request for approval of sign (electronic readerboard) to existing ground sign on property located at 706 Cummings Street.

There was no one present to speak to the application. The Planning Commission voted to table the matter.

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- (5) CERTIFICATAE OF APPROPRIATENESS - **Vestal's Gunsmithing, LLC, Robert Vestal, Owner (Bill Barch, property owner)**, 20321 Midland Drive, Abingdon, Virginia 24211; application for Certificate of Appropriateness for approval of one (1) sign to be located at **471 Palmer Street. Tax Map No. 18 (1) 18.**

This is a request for approval of one (1) sign to be located at 471 Palmer Street for Mr. Vestal's Gunsmithing business.

The sign will actually be located on West Main Street and replace a now vacated sign. The size of the proposed sign is 2' x 4', white background with black lettering, shaded by gray.

Mr. Jackson explained that the sign was within the requirements of the Sign Ordinance.

After discussion, Dr. White made a motion to approve the signage, as presented. Mr. Kimbrell seconded the motion, with unanimous approval.

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- (6) CONSIDERATION OF PRELIMINARY PLAT - **Subdivision of lands owned by Ronald G. and Carol Mink, located on Locust Street and Pippin Street. Tax Map No. 18 (1) 10.**

Mr. and Mrs. Mink have submitted a proposed subdivision of their property at the corner of Locust Street and Pippin Street. The Minks have met with the Planning Department and Public Works Department and have been informed of the improvements which are required when subdividing land in Town. They seek a variance from the required improvements due to the cost.

Mr. Jim Smith, Town Engineer, explained to the Planning Commission that this may indeed be a boundary adjustment, which does not need Planning Commission approval, instead of a subdivision of land. He explained how the Surveyor has not properly researched and drawn the property which shows a hidden lot line on the Town GIS.

The Planning Commission agreed to table the matter so the Minks could research the possible hidden lot line and possibly resolve the issue without returning to the Planning Commission.

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(7) CONSIDERATION OF PROPOSED SUBDIVISION - Proposed subdivision of property owned by Rose A. Dunn, and Michael E. Hoskins and Paula D. Hoskins, and known as Dunn’s Meadow, located on Colonial Road. Tax Map No. 17 (7) 117 and 17 (7) 119.

Mrs. Paula Hoskins spoke on behalf of her mother, Ms. Rose Dunn, to explain the proposed subdivision of their property at 702 Colonial Road. The Hoskins/Dunns wish to subdivide the property known as “The Meadows” and sell the house separately, keeping a suitable portion of the property near Hagy Street to construct a house on.

Mr. Morgan explained that property is one of the most historically significant in Town, not just locally but nationally and it was the muster site for the Overmount Men who marched on to Kings Mountain, SC to defeat the British, turning the war into the favor of the Continental Army.

Mrs. Hoskins explained they want to sell the property to pay medical bills and the Town’s Subdivision requirements were too strict and would cost them more money.

The Planning Commission expressed its concern for the property and possibly losing it to someone who may not share it with the community as the Dun/Hoskins have over the years. Mr. Morgan spoke on behalf of the Town Council and the Planning Commission thanking the Dunns for their good stewardship of the property.

The Planning Commission asked Mr. Jackson what could be done to save this property’s historic character, to which he replied purchasing it would be the best solution. Mr. Newman asked Mrs. Hoskins and Ms. Dunn to please stay after the meeting to discuss some possibilities.

Dr. White made a motion that the Hoskins/Dunn family talk the possibilities over with Town officials so that the property could be protected for its significance. Mr. Kimbrell seconded the motion, with unanimous approval. There being no further business, the meeting was adjourned.

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Mr. Mathews announced to the Planning Commission that he was resigning, effective after this meeting. He said he disagreed with policies and directions the Town was moving in and felt he had served his time. The Commission thanked him for his service.

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There being no further business, the meeting was adjourned.

Edward B. Morgan, Chairman

G. M. Newman, Secretary