

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
JULY 24, 2006 - 7:00 P.M

The regular meeting of the Abingdon Planning Commission was held Monday, July 24, 2006, at 7:00 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Mr. Garrett Jackson, Director of Planning, called the meeting to order.

ROLL CALL

Members Present: Dr. Ramsey White
Mr. Kenneth Shuman
Mrs. Cathy Lowe
Mr. Gary Kimbrell
Mr. G. M. Newman

Comprising a quorum of the Commission

Members Absent: Mr. Kenneth Mathews (Resigned)
Mrs. Harriett DeBose

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning

Visitors: Mr. John Ramirez
Ms. Nancy Goolsby
Ms. Lynda Ratcliff
Robert A. Boothe, II
J. J. Jessee, Bristol Sign Company

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(2) Approval of Minutes: Regular Meeting, June 26, 2006

Mr. Jackson explained that the minutes for the regular meeting, June 26, 2006, were incomplete due to a malfunction in the recording machine. The minutes will be presented for approval at a later date.

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(3) Appointment of Chairman - Planning Commission

Dr. White made a motion that Mr. Gary Kimbrell be elected as Chairman to the Planning Commission. Mr. Shuman seconded the motion, with unanimous approval.

Mr. Kimbrell proceeded to chair the meeting.

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(4) DISCUSSION - Staff Recommendations, Rezoning of Depot Square

The following are recommendations from the Historic District Uses Study Committee for re-zoning the Depot Square vicinity. Instead of one subsection, the committee suggests dividing the properties into two (2) subsections and keeping the current uses as they are at the present time. The new sections will be as follows:

<i>Subsection 13 (North of RR tracks)</i>	<i>Subsection 14 (South of RR tracks)</i>
Restaurants Specialty Retail Shops Museums Professional Studios	Bed and Breakfasts Single-family Residential Multi-family Residential *Museums Party House

The only change recommended by the committee was that the Nancy’s Fancy’s Cakes and Catering property be allowed “Party House” by Right and not by Special Use. *This denotes that museums were not discussed by the committee, however, a conversation with the current owner of the Section Foreman House brought to light the possibility of a future museum at that location.

Ms. Goolsby attended this meeting and stated that she is requesting that her property be zoned for restaurant use, allowing her to serve lunch during special occasions and that she felt that the traffic would in no way be a hindrance to Bradley Street if the entrance and exit were made from Front Street. She further stated that she would be willing to fence the area if need be.

Mr. Ratcliff spoke in favor of Ms. Goolsby’s request. She gave detailed history of information regarding the use of the properties in question and further stated that her property, several years ago, was a business location and that she felt it should remain zoned for business, even though she has no intentions of having a restaurant in this structure.

Mr. Shuman stated that the district is not currently zoned for restaurants and what the committee has done is incorporate businesses that exist in different districts and not incorporate things that do not exist in these districts.

Town Attorney, Greg Kelly, explained that the uses would be put before the Planning Commission in a public hearing at a later date.

After discussion, Dr. White made a motion, that if agreeable with the Planning Commission, this request be tabled for further review by the Historic District Uses Study Committee. Mr. Shuman seconded the motion, with unanimous approval.

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- (4) **CERTIFICATE OF APPROPRIATENESS - Carleival, LLC (Abingdon Pediatric Dentistry), John Ramirez, Representative**, P. O. Box 1925, Abingdon, Virginia 24212; application for Certificate of Appropriateness for approval of proposed structure to be located at **465 West Main Street. Tax Map No. 18 (1) 22.**

This is a request for approval of building elevations and overall design of a proposed structure to be located at 465 West Main Street, the former building footprint of the old Abingdon Bus Station. The structure will be brick with a shingled roof. The site plan shows adequate parking and has been reviewed and meets the requirements of the Public Works Department.

After discussion, Mr. Newman made a motion that the application be approved. Mrs. Lowe seconded the motion, with unanimous approval.

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- (5) CERTIFICATE OF APPROPRIATENESS - **Abingdon Place One, LLC, (Sherwin Williams), Represented by Sherwin Williams, P. O. Box 5511, Bristol, Virginia 24203, application for Certificate of Appropriateness for approval of signage to be located at 810 Village Boulevard. Tax Map No. 18 (1) 18.**

This is a request for approval of signage to be located at 810 Village Boulevard. The applicant was previously approved for a site plan and building elevations, and is returning for approval of signage and awning. The proposed signage will be inner-lit, red day/red night, raised lettering, projecting from the structure, facing Village Boulevard. The total area of this proposed signage is 27.5 sq. ft., meeting the required minimum square footage.

In addition to this, it is also proposed to use a freestanding sign which will stand 7 ft. in height along Village Boulevard. Bristol Sign will provide a rendering of this proposed sign for approval.

After discussion, it was the consensus of the Planning Commission that the signage meets all requirements and with it not being in the Entrance Corridor Overlay District, it was unnecessary that the Planning Commission approve this, unless the signage will be located on the structure facing Wyndale Road. At this time it is unknown if the signage will be located on the backside of the structure, however, if it is, the Planning Commission will need to review this signage request again.

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- (6) CERTIFICATE OF APPROPRIATENESS - **Robert A. Boothe, II (Boothe Chiropractic Clinic), Robert A. Boothe, II, Owner/Representative, 108 Reedy Creek Road, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of signage to be located at corner of West Main Street and 108 Reedy Creek Road. Tax Map No. 17 (16) 2.**

This is a request for approval of one freestanding sign to be located on West Main Street. The proposed sign will be 8 ft. x 4 ft. in size (32 sq. ft.), double-sided, non-translucent blue background with translucent white lettering and logo.

The base for the sign will be 4 ft. x 10 ft. in size, black in color with a proposed electronic temp/time board (1.5 ft. x 4") and manual reader board (3.5 ft. x 4 ft.) The proposed height is 13 ft 10 in., meeting the 15 ft. minimum requirement for the Entrance Corridor Overlay District. The signage meets the requirements of the sign ordinance.

After discussion, Mr. Newman made a motion that the application be approved. Mrs. Lowe seconded the motion, with unanimous approval.

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- (7) DISCUSSION

- A letter dated July 7, 2006 to Ms. Marcie Barnes from George Rubesha, Code Enforcement Officer, was presented to the Planning Commission members for information purposes. Several people have inquired as to why the Town is just now enforcing codes, restricting items on residences and businesses. The letter to Ms. Barnes explained the code enforcement statistics from May 10, 2006 to the current date of the letter, explaining that statistics are based on the number of violation letters sent out. All violation letters include a photograph of the violation, a copy of the appropriate ordinance, and are mailed out via certified mail. Mr. Jackson explained that the codes have always been enforced, but now that the Town has a Code Enforcement Officer, situations in violation of the codes can be more closely observed and enforced.

- Tim Carter, Director of the Abingdon Redevelopment and Housing Authority, presented a program on Inclusionary Zoning and Conservation Subdivisions. Both programs are being considered to be included in the Comprehensive Plan and will allow the Planning Commission to become more acquainted with them and how they work.

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There being no further business, the meeting was adjourned.

Gary Kimbrell, Chairman

G. M. Newman, Secretary