

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
AUGUST 21, 2006 - 7:00 P.M

The regular meeting of the Abingdon Planning Commission was held Monday, August 21, 2006, (rescheduled from August 28, 2006) at 7:00 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Mr. Gary Kimbrell, Chairman, called the meeting to order and welcomed Mr. Matthew T. Bundy as a member of the Planning Commission.

ROLL CALL

Members Present: Mr. Gary Kimbrell, Chairman
Mrs. Cathy Lowe
Dr. Ramsey White
Mr. Kenneth Shuman
Mrs. Harriett DeBose
Mr. Matthew T. Bundy

Comprising a quorum of the Commission

Members Absent: Mr. G. M. Newman

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

Visitors: Ms. Quinn Craughwell
Mr. Scott Wilson
Mr. Danny Johnson
Ms. Kathy Simpson
Mr. J. J. Jessee
Mr. Samir Patel
Mr. Robert C. Leonard

* * * * *

- (2) Approval of Minutes: Regular Meeting, June 26, 2006 (Incomplete)
Regular Meeting, July 24, 2006

Mrs. Lowe made a motion that the minutes of the regular meeting, July 24, 2006, be approved as submitted. Mrs. DeBose seconded the motion, with unanimous approval.

Mr. Jackson advised that the minutes for the regular meeting, June 26, 2006, remain incomplete due to a malfunction in the recording machine however, as soon as they are completed they will be presented for approval.

* * * * *

- (3) CERTIFICATE OF APPROPRIATENESS - **Abingdon Place One, LLC, (Sherwin Williams), 810 Village Boulevard, represented by J. J. Jessee of Bristol Sign Company, 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. (Tabled from July 24, 2006 meeting for exact location of sign).

At the July 24, 2006 Planning Commission meeting, a Certificate of Occupancy was presented concerning this request, however, the Bristol Sign representative was unaware of the exact location of the signage. The applicant is seeking approval to place a 30 sq. ft. sign on the east side of the Sherwin Williams building (facing Wyndale Road and West Main Street). The proposed projecting sign in the front of the building measures 2' x 15' (30 sq. ft.), meeting the Sign Ordinance requirements.

After discussion, Dr. White made a motion that the sign and sign location be approved. Mrs. Lowe seconded the motion, with unanimous approval

* * * * *

- (4) **CERTIFICATE OF APPROPRIATENESS - Zazzy's, Inc., Ramsey White, Owner/Representative, 125 West Valley Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval to construct deck and new exterior door to east side of building located at 380 East Main Street. Tax Map No. 14 (1) 9.**

This is a request for approval to construct deck, approximately 30 ft. in length, with handicap ramp and new exterior door (with cover over door) to east side of building located at 380 East Main Street. The materials for construction will be pressure treated wood, with paint colors to match or blend with existing colors. The new exterior door will be constructed of steel and wood (under glass panel). The proposed use for the structure is to be a coffee shop.

After discussion, Mrs. Lowe made a motion that the request be approved. Mr. Shuman seconded the motion, with unanimous approval, with Dr. White abstaining.

* * * * *

- (5) **PRELIMINARY DISCUSSION - Highlands Community Services, 510 Cumberland Street, Bristol, Virginia 24201; represented by Scott Wilson, Thompson & Litton, Inc., 100 Fifth Street, Suite 100, Bristol, Tennessee 37620; for approval to construct proposed two-story structure to be located at Campus Drive at Russell Road. Tax Map No. 104 (11) 4.**

This application was presented by the applicant, seeking preliminary discussions on the aesthetics of a proposed building, to be located at The Campus.

This presentation was not requesting approval of a proposed site plan. The site plan approval will come at a later date.

Mr. Scott Wilson, Thompson & Litton Engineers, represented this application and explained that Highlands Community Services is preparing to build a new, two story, 42,000 sq. ft. facility that will allow them to consolidate eleven of their offices into one central location. He gave a description of materials to be used in constructing the proposed structure, further stating that Highlands Community Services is requesting a waiver in the requirement of 400 parking spaces be reduced to 200 parking spaces, explaining that with this type of business, 400 parking spaces would be unnecessary.

After discussion, Mr. Shuman made a motion that the variance request for 200 parking spaces be approved as requested. Mrs. Lowe seconded the motion, with unanimous approval.

* * * * *

- (6) CERTIFICATE OF APPROPRIATENESS - **VIA, LLC, (Walgreens)**, 668 West Main Street, Abingdon, Virginia 24210, **represented by J. J. Jessee, Bristol Sign Company**, P. O. Box 5511, Bristol, Virginia 24203; application for Certificate of Appropriateness for approval of signage to be located at **668 West Main Street. Tax Map No. 17 (1) 11A.**

This is a request for approval of signage for the new Walgreens store located at 668 West Main Street.

Mr. Jessee stated that the requested signage is standard for corporate to comply with logo and standard looks. The proposed signage calls for a 2 ft. x 16 ft. channeled letter projecting sign (32 sq. ft.), will be located on the north elevation (West Main Street) and a 2 ft. x 8 ft. monument sign (16 sq. ft., both sides calculated) that will be perpendicular to West Main Street. The total signage amounts to 48 sq. ft., meeting the requirements of the Sign Ordinance. The signage will be internally lighted.

After discussion, Dr. White made a motion that the requested signage be approved. Mrs. DeBose seconded the motion, with unanimous approval.

* * * * *

- (7) CONSIDERATION OF PRELIMINARY SUBDIVISION PLAT - The Property of Premier Hospitality, LLC, owners, with property being located on **Jonesboro Road. Tax Map No. 104C2 (5) 6C.**

The proposed subdivision is located on the east side of Jonesboro Road and is currently the location of the Comfort Inn. The subdivision will divide one existing tract (3.85± acres) into Lot 1 (1.82± acres) and Lot 2 (2.03± acres). Lot 1 will remain the Comfort Inn site and Lot 2 is the undeveloped grassland between the Comfort Inn and the Berry Home Center location. Lot 2 is bound by Oakstone Properties (NUI VA Gas) to the north and Interstate 1 to the south. Access to Lot 2 will be via a driveway about 321 feet in length and 28 feet wide along the northern boundary of Lot 1. The purpose of the subdivision is to create a viable opportunity for the sale of Lot 2 for commercial development that would not include a hotel/motel or other lodging facility.

The applicant advised that the road frontage in question is 43.85 feet in length. Of the entire length, 26 feet has an existing asphalt surface, leaving only 17.85 feet of area for the creation of a sidewalk. With the grandfathering of neighbors, Highlands Union Bank, Shell and Scott’s Cars, the existing property, as well as the lack of developable frontage adjacent to proposed subdivision, there is not a viable connection for a pedestrian way, therefore, the applicant is requesting a waiver of the required sidewalk.

Mr. Smith, Town Engineer, advised that the parcel being subdivided has a road frontage of approximately 200 feet and that the Subdivider is responsible for bringing roadway frontage up to standard, as the Subdivision Ordinance does not provide for grandfathering.

He further stated that thirty-36 feet of pavement (Jonesboro Road) in front of the subdivision will allow three parallel lanes of 12 feet in width. The addition of the third lane (not a turning lane) will provide increased safety for vehicles entering Comfort Inn and the proposed Lot 2 development from Jonesboro Road. The addition of another commercial lot behind the Comfort Inn will increase the traffic drawn to this location and thus increase the number of turning movements.

Comfort Inn guests use Highlands Union Bank parking lot as a pathway to McDonald’s Restaurant. This path may eventually be closed, forcing pedestrians to walk parallel to Jonesboro Road.

It was recommended by the Public Works Department that the Preliminary Plat be approved as presented with that the owner’s request for exception be denied, and that all required improvements that are under the control of the Town of Abingdon be installed and constructed in accordance with the specifications and under the supervision of the Town Engineer.

After discussion, the owner stated that he now understands the requirements and withdrew his request for exception to the requirements of the Subdivision Ordinance.

After further discussion, Mr. Shuman made a motion that the Preliminary Plat be accepted as drawn. The motion was seconded by Mrs. DeBose, with unanimous approval, with Dr. White abstaining, due to his association with Highlands Union Bank.

* * * * *

Further discussion included requirements for signage in the Town, and allowed uses in the Old and Historic District.

* * * * *

There being no further business, Mr. Shuman made a motion that the meeting be adjourned. The motion was seconded by Mrs. Lowe, with unanimous approval.

Gary Kimbrell, Chairman

G. M. Newman, Secretary