

TOWN OF ABINGDON  
PLANNING COMMISSION  
REGULAR MEETING  
AUGUST 27, 2007 - 7:00 P.M.

The Town of Abingdon Planning Commission and Abingdon Town Council held a joint public hearing at the regular meeting of the Abingdon Planning Commission, Monday, August 27, 2007, at 7:00 P.M. The meeting was held in the Municipal Building, downstairs meeting room.

Mr. Gary Kimbrell, Chairman, called the Planning Commission meeting to order. Mr. Gregory W. Kelly called the roll.

ROLL CALL - Planning Commission

Members Present:	Mr. Gary Kimbrell, Chairman Mr. Gregory W. Kelly Mrs. Cathy Lowe Mr. Matthew T. Bundy Mr. Kenneth Shuman Dr. H. Ramsey White, Jr. Dr. Todd Pillion (Late)
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Comprising a quorum of the Commission

Members Absent:	None
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Mrs. Lois H. Humphreys, Mayor, called the Town Council meeting to order. Mrs. Cecile Rosenbaum called the roll.

ROLL CALL - Town Council

Members Present	Mr. Edward H. Morgan Mrs. Cathy Lowe Dr. F. H. Moore, Jr. Mr. Robert H. Howard Mrs. Lois H. Humphreys, Mayor
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Comprising a quorum of the Council

Members Absent:	None
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Administrative Staff:	Mrs. Cecile Rosenbaum, Town Clerk Ms. Elizabeth Minnick, GIS Technician Mr. John Dew, Director of Public Services & Construction Ms. Myra Cook, Director of Tourism
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Administrative Staff Absent	Mr. W. Garrett Jackson, Director of Planning (Sick Leave)
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Visitors:	Ms. Evie Sloan, Hill Studios Mr. Edward Cozart Mr. John Ponish Mr. Peyton Jessee Dr. Roger D. Neal, M.D.
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(2) Approval of Minutes: Regular Meeting, July 23, 2007

Mrs. Lowe made a motion that the minutes of the regular meeting, July 23, 2007 be approved as presented. Mr. Shuman seconded the motion, with unanimous approval.

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(3) PUBLIC HEARING

**The adoption of the revision of the Comprehensive Plan, pursuant to Section 15.2-2-2230 of the Code of Virginia 1950, as amended.**

Ms. Evie Sloan, representing Hill Studios presented the final Comprehensive Plan which included the recommendations and edits that had been suggested by the Planning Commission, Town Council and the public. She explained action strategies and policies in the Plan, identifying each, and identifying who might be involved in the Plan.

After Ms. Sloan’s presentation, Mr. Kimbrell asked if there was anyone attending the meeting who might want to address the Planning Commission regarding the changes and updates to the Plan.

Mr. Morgan, member of Town Council, stated that he is overall satisfied with the Plan and that it has been compiled in an orderly manner. However, he felt that the Section PUF2 of the Plan describing the mutual agreement between the Town and Washington County for the proximity of one mile, should be modified to a 201 Service Area. This suggestion is based upon agreements with Washington County, in providing sewer service and fire protection and he stated that if the Town provides these services, the Town should have some voice in terms of decisions made in the area, as to whether or not it’s feasible for the Town to provide these services and this should be provided for the best interest of the Town. Mr. Howard stated that the area was larger than just one mile. After discussion, it was suggested that the wording “one mile” should be eliminated and replaced with “close proximity” of the Town.

Mr. Morgan further noted that the 2000 Plan had a prominent plan applied to “way finding” signage, improving entrance ways; this was never implemented and should be carried over to the new Plan.

Ms. Sloan suggested adding an action strategy that would include pursuing a “way finding plan”.

Mrs. Lowe noted that on Page 35, Pedestrian and Greenway Connections, several streets were not mentioned, including Court Street, Whites Mill Road, Bradley Street, Elm Street and Baugh Lane. Ms. Sloan replied that the information supplied was a summary from the public, Recreation Director and Public Works Department, as being needed, but should be comprehensive in saying where there are existing facilities and proposed areas.

Mr. Shuman stated that he recommended the following:

- Page 56, Economic Development, as a vision of 2027, include the following: “Abingdon will be recognized as a regional center for profession and business operations.”
- Page 61, ED1, add bullet point to include ”work with Washington County and the Public Library Board to retain and expand the main library in Abingdon” making consistent with PUF3 on Page 96.
- Page 61, last bullet point replace the word “law” with “professional services” to be consistent with other parts of the Plan.
- Page 61, second sentence suggest “expand and replace central offices with regional headquarters”, after the word “retain”.

- Page 59, second bullet under ED4, suggest word “professional services” after healthcare.
- Page 88, second bullet point under T5, include “appoint a representative “.

After review of recommended suggestions by Mr. Shuman, it was noted that all suggestions had been included in the Plan as presented.

Dr. White stated that he is concerned with the Town needing a more positive involvement with Virginia Highlands Airport and suggested that that it be requested of Washington County, that a representative from the Town of Abingdon, appointed by and recommended by Town Council, to represent the Town on the Airport Authority.

Dr. Moore stated that a Town resident is currently serving on the Airport Authority and asked if Dr. White was requesting that a second person be appointed to the Authority.

Mrs. Lowe stated she felt that more citizens need to become more involved in contacting elected County officials who have representation on the airport issues, as well as other matters.

It was the consensus of the members present that Dr. White’s suggestion be included in the Action Strategies For Transportation to include “request Washington County to appoint a representative from the Town of Abingdon, appointed by and recommended by Town Council, to represent the Town on the Airport Authority.

Mr. Kimbrell asked if there were anymore comments. There were no more comments and the public hearing was closed.

Mr. Kelly stated that the action required by statute is a Resolution to recommend to the Town Council that the 2027 Comprehensive Plan be adopted.

There being no further discussion, Mr. Kelly made a motion that the Planning Commission resolve to recommend to Town Council, the adoption of the 2027 Comprehensive Plan as presented in its revised and amended form. Mrs. Lowe seconded the motion, with unanimous approval.

VOTE:

Dr. White	Aye
Mrs. Lowe	Aye
Dr. Pillion	Aye
Mr. Shuman	Aye
Mr. Bundy	Aye
Mr. Kelly	Aye
Mr. Kimbrell	Aye

At this time, Mayor Humphreys called for discussion, if any and for a motion and vote from Town Council.

With no further discussion, Mr. Morgan made a motion that the Town Council accept and adopt the 2027 Comprehensive Plan, as amended and recommended by the Planning Commission. Mr. Howard seconded the motion, with unanimous approval.

VOTE:

Mr. Morgan	Aye
Mrs. Lowe	Aye
Dr. Moore	Aye
Mr. Howard	Aye
Mrs. Humphreys, Mayor	Aye

With no further business to include the Town Council, the Town Council was adjourned.

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(4) PUBLIC HEARING

**PROPOSED AMENDMENT - (Farmers Warehouse, Inc., Edward Cozart, President/Applicant), P. O. Box 613, Abingdon, VA 24212; application to: Amend and reenact Article 13, Section 13-2, Special Uses within the M-1 Limited Industrial Zone**

The Planning Commission reviewed an application from Mr. Cozart presented at their regular meeting held July 23, 2007, requesting to rezone property at 775 Colonial Road from M-1 Limited Industrial District to B-2 General Business District. After the application was recommended to Town Council for approval, Town Council recommended that the applicant return to the Planning Commission to ask for an amendment to the M-1 Limited Industrial Zone, to allow Professional Offices, Restaurants, Specialty Retail Shops and Lofts as a “Special Use” in this district.

After discussion, Mr. Kelly made a motion that the Planning Commission recommend to the Town Council that Article 13, Section 13-2, Special Uses, within the M-1 Limited Industrial Zone be amended and reenacted as set forth to allow for Indoor Flea Markets, Indoor Auction Sales, Professional Offices, Restaurants, Specialty Retail Shops and Lofts, with a Special Use Permit. Mrs. Lowe seconded the motion, with unanimous approval.

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(5) PUBLIC HEARING

**PROPOSED AMENDMENT - Amend and reenact Article 21, Section 21-6-6, Section 21-16, Section 21-19C1 of the Sign Ordinance**

Since the adoption of the revised Sign Ordinance, Staff and Planning Commission have discussed revising the Sign Ordinance to allow all signage review to be administratively performed and action taken by the Town Manager and Planning Director, or their designees. The language has been modified in Article 21 to allow this process, instead of Planning Commission review and action.

After discussion, Mrs. Lowe made a motion that the Planning Commission recommend to the Town Council that Article 21, Section 21-6-6, Section 21-16, Section 21-19C1 be amended and reenacted as set forth to allow signage review to be administratively performed and action taken by the Town Manager and/or Planning Director, or their designees. Mr. Shuman seconded the motion, with unanimous approval.

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(6) PUBLIC HEARING

**PROPOSED AMENDMENT - Amend and reenact Article 18-9-7 of the Entrance Corridor Overlay**

Mr. Kelly stated that this relates to the Sign Ordinance since it pertains to the Entrance Corridor Overlay District, authorizing the Town Manager and/or Planning Director, or their designees to review and approve signage in this district.

After discussion, Mrs. Lowe made a motion that the Planning Commission recommend to the Town Council that Article 18-9-7 be amended and reenacted as set forth to allow signage review to be administratively performed and action taken by the Town Manager and/or Planning Director, or their designees. Mr. Shuman seconded the motion, with unanimous approval.

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- (5) **CERTIFICATE OF APPROPRIATENESS - Highlands Development, LLC, David Mullins, Manager/Representative, P. O. Box 4002, Wise, VA 24293; application for Certificate of Appropriateness for approval of proposed new construction to be located on West Main Street (street number has not been assigned).. Tax Map No. 18 (1) 18A.**

This is a request for approval of proposed new construction to be located on West Main Street (street number has not been assigned) however, structure will front on Palmer Street.

The proposed two-story structure will be approximately 5,000 sq. ft. in size, constructed of brick and vinyl, having wood frame and will be used as an office building. The brick masonry and vinyl, white in color will match the adjacent Highlands Development property. The proposed structure will have an asphalt shingle roof; black in color, white aluminum guttering and downspouts, white steel doors with windows, white vinyl trim and a wall mounted exterior light.

After discussion, Mrs. Lowe made a motion that the requested proposed structure be approved as presented. Dr. Pillion seconded the motion.

VOTE:

Mrs. Lowe	Aye
Dr. Pillion	Aye
Dr. White	Aye
Mr. Shuman	Aye
Mr. Kimbrell	Aye
Mr. Kelly	Aye
Mr. Bundy	Abstained

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- (6) **CERTIFICATE OF APPROPRIATENESS - Family Preservation Services, (Abingdon Ear, Nose and Throat Et Al, Roger D. Neal, M.D., Owner/Applicant), 661 East Main Street, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of proposed new addition to existing structure located at 661 East Main Street. Tax Map No. 7-2-B-26.**

This is a request for approval of a proposed new addition to existing structure located at 661 East Main Street. The addition will add more office space and parking to the existing structure, as well as a conference room, covered entrance and handicap ramp. The addition will be approximately 3,000 sq. ft. in size.

Materials to be used in construction will consist of vinyl siding, white in color, gray asphalt shingle roof, white windows with black shutters, white front entrance doors, trim and guttering, all to match existing structure.

It was noted that Section 18-6-4i of the Site Plan Ordinance states: *“All parking lots shall be planted with no less than one tree for every five (5) parking spaces or fraction thereof. Such trees shall be of a variety, which provides shade, or are capable of providing shade at maturity and shall be reasonably dispersed throughout the parking lot.”*

After discussion, Dr. White made a motion that the requested proposed addition to existing structure be approved as presented, subject to applicant conforming to Site Plan, Section 18-6-4i, as noted. Mr. Shuman seconded the motion, with unanimous approval.

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There being no further business, the meeting was adjourned.

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Gary Kimbrell, Chairman

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Gregory W. Kelly, Secretary