

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 26, 2011 - 5:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, September 26, 2011, at 5:30 P.M. The meeting was held in the Municipal Building, downstairs meeting room.

Mr. Gary Kimbrell, Chairman, called the meeting to order. Mr. Garrett Jackson called the roll.

ROLL CALL

Members Present: Mr. Gary Kimbrell, Chairman
Mr. Kenneth Shuman, Vice-Chairman
Mr. Gregory W. Kelly
Mr. Robert M. Howard
Mr. Mathew T. Bundy
Ms. Francine Ivery
Dr. H. Ramsey White

Comprising a quorum of the Commission

Members Absent: None

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning
Mrs. Deborah Icenhour, Town Attorney
Mr. John Dew, Director of Public Services and Construction
Mr. Jim C. Smith, Director of Wastewater Operations/Town Engineer

Visitors: Mr. J. D. Morefield, 190 East Main Street, Abingdon, VA
Mr. Ryan Hall, 2304 Buller Hatchery Road, Marion, VA
Mr. Robert Martin, 2018 Florist Drive, Abingdon, VA
Mr. Richard Macbeth, 1139 Panorama Drive, Abingdon, VA

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(2) Approval of Minutes: Regular Meeting, July 25, 2011
Special Meeting, September 13, 2011

Mr. Howard made a motion that the minutes of the regular meeting, July 25, 2011 be approved with the following corrections:

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FROM

VOTE:
Dr. White Aye
Mr. Bundy Aye
Mr. Kelly Aye
Mr. Howard Aye
Dr. White Aye
Ms. Ivery Aye
Mr. Kimbrell Aye

TO: VOTE:
Dr. White Aye
Mr. Bundy Aye
Mr. Kelly Aye
Mr. Howard Aye
Mr. Shuman Aye
Ms. Ivery Aye
Mr. Kimbrell Aye

Mr. Shuman seconded the motion, with unanimous approval.

VOTE:

Mr. Howard Aye
Mr. Shuman Aye
Mr. Kelly Aye
Mr. Bundy Aye
Ms. Ivery Aye
Dr. White Aye
Mr. Kimbrell Aye

The motion passed.

Mr. Howard made a motion that the minutes of the special meeting, September 13, 2011 be approved with the following corrections:

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FROM:	VOTE		TO:	VOTE	
	Dr. White	Aye		Dr. White	Aye
	Mr. Howard	Aye		Mr. Howard	Aye
	Dr. White	Aye		Mr. Shuman	Aye
	Ms. Ivery	Aye		Ms. Ivery	Aye
	Mr. Bundy	Abstained		Mr. Bundy	Abstained
	Mr. Kimbrell	Aye		Mr. Kimbrell	Aye

Mr. Shuman seconded the motion.

VOTE:

Mr. Howard Aye
Mr. Shuman Aye
Mr. Kelly Abstained
Mr. Bundy Aye
Ms. Ivery Aye
Dr. White Aye
Mr. Kimbrell Aye

The motion passed.

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- (3) **PUBLIC HEARING - SPECIAL USE PERMIT - J. D. Morefield, Representative, application for Kings Mountain Properties, LLC**, requesting a Special Use Permit pursuant to Article 9, Section 9-2-4, Special Use, of the Zoning Ordinance, 1103 Empire Drive, for use of light industry within the O&I Office & Institutional District. **Tax Map No. 106 (7) 1A.**

This is a request of approval for a Special Use Permit, to allow Light Manufacturing on the site at 1103 Empire Drive. Mr. Morefield presented the business plan of the company who wishes to locate at the site. The company would manufacture a shoebox size electronic component which would be shipped from the site by FedEx or UPS shipping only. This company has been contracted by the U.S. Department of Defense to provide this product.

Mr. Richard McBeth, representing the Southview Estates community commented on the matter, with concerns for the traffic it will bring to an already busy intersection at East Main Street and Empire Drive. Mr. Robert

Martin, an adjacent property owner to the site also expressed concerns with traffic, as well as any noise that might be created by the company.

Mr. Kelly asked Mr. Morefield to explain further the business plan of the company, which Mr. Morefield did, but by what was already in the members agenda packets.

After discussion, Mr. Kelly made a motion to recommend the requested Special Use Permit to Town Council for approval. Mr. Shuman seconded the motion.

VOTE:

Mr. Kelly	Aye
Mr. Shuman	Aye
Mr. Howard	Aye
Dr. White	Abstained
Mr. Bundy	Abstained
Ms. Ivery	Aye
Mr. Kimbrell	Aye

The motion passed.

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(4) CERTIFICATE OF APPROPRIATENESS - **Ryan Hall**, 2304 Buller Hatchery Road, Marion, VA 24354; application for Certificate of Appropriateness for approval of the demolition of the existing structure **located at 454 West Main Street. Tax Map No. 19 (11) 4.**

Mr. Jackson explained that the structure at 454 West Main Street was to be demolished and a new structure, similar in size and design would be erected in its place. Mr. Hall explained that the existing structure was in a state of disrepair from rot and poor maintenance and building a new structure would better his investment and the look along West Main Street.

Mr. Jackson asked Mr. Hall to explain the design of the site and the materials which would be used in the construction. Materials will be stick frame and “hardy plank” façade and the color is to be Grey/Olive with appropriate roofing materials.

After discussion, Mr. Howard made a motion to the approve the request for demolition of the existing structure located at 454 West Main Street. Mr. Shuman seconded the motion.

VOTE:

Mr. Howard	Aye
Mr. Shuman	Aye
Mr. Kelly	Aye
Dr. White	Aye
Mr. Bundy	Aye
Ms. Ivery	Aye
Mr. Kimbrell	Aye

The motion passed.

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(5) PUBLIC HEARING - **Capital Improvements Plan**

Mr. Kelly explained that the Town Council and appropriate staff have reviewed the Capital Improvements Plan, as proposed and adopted in 2009, and have developed a new order of priorities, as presented in the members' agenda packets. The overall titles of the various aspects of the plan will be maintained, but the priority of the existing projects within those titles has been adjusted.

After discussion, Dr. White made a motion to recommend the proposed Capital Improvements Plan to the Town Council for approval, contingent upon Mr. Kelly's requests. Mr. Shuman seconded the motion.

VOTE:

Dr. White Aye
 Mr. Shuman Aye
 Mr. Kelly Aye
 Mr. Howard Aye
 Ms. Ivery Aye
 Mr. Bundy Aye
 Mr. Kimbrell Aye

The motion passed.

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(6) Review and Discussion of 2011 Virginia Legislative Updates

Mr. Jackson reviewed the 2011 Virginia Legislative Updates with the members, as were presented at the Virginia Zoning Officials Legislative Session in July. Many of these changes will affect the Town’s Zoning and Subdivision Ordinances, requiring staff to perform review and updates to comply with the new Commonwealth Legislation.

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(7) Strength, Weaknesses, Opportunities and Threats (SWOT) Session

The following were listed in the SWOT Exercise:

- Our Demographics – Weakness and Opportunity
- New Proposed Medical School – Strength and Opportunity
- KVAT’s purchase of former JMH Property – Strength
- School Traffic with new KVAT location – Weakness

In addition, Mr. Shuman, also a member of the Washington County Library Committee mentioned to the group the impact of the hospital moving on the library main branch, with usage down by 5% since July 16.

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(8) Select Chairman and Vice-Chairman for Planning Commission

There was a reorganization of the Planning Commission for the selection of a new Chairman and Vice-Chairman.

The floor was opened for nomination for selection of Chairman to the Planning Commission. Mr. Kimbrell made a motion that Dr. H. Ramsey White be nominated to serve as Chairman. Mr. Howard seconded the motion.

no

There being further nominations, the floor was closed.

VOTE:

Mr. Kimbrell Aye
 Mr. Howard Aye
 Mr. Kelly Aye
 Mr. Bundy Aye
 Mr. Shuman Aye
 Ms. Ivery Aye

The motion passed and Dr. White was elected to serve as Chairman to the Planning Commission.

The floor was opened for nomination for selection of Vice-Chairman to the Planning Commission. Mr. Kelly made a motion that Ms. Francine Ivery be nominated to serve as Vice-Chairman. Dr. White seconded the motion.

no

There being further nominations, the floor was closed.

VOTE:

Mr. Kelly	Aye
Dr. White	Aye
Mr. Howard	Aye
Mr. Kimbrell	Aye
Mr. Bundy	Aye
Mr. Shuman	Aye

The motion passed and Ms. Ivery was elected to serve as Vice-Chairman to the Planning Commission.

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There being no further business, a motion was made and duly seconded that the meeting be adjourned, with unanimous approval.

Gary Kimbrell, Chairman

Gregory W. Kelly, Secretary