

**TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 27, 2004 —7:30 P.M.**

The regular meeting of the Abingdon Planning Commission was held Monday, September 27, 2004, at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Mr. Albert C. Bradley, Chairperson, called the meeting to order.

ROLL CALL

Members Present:	Mr. G. M. Newman Mr. Edward B. Morgan Mrs. Harriett DeBose Mr. Kenneth Mathews
	Comprising a quorum of the Commission
Members Absent:	Mr. Fred H. St. John, Chairman Mrs. Doris Shuman Mr. Richard Stevens
Administrative Staff:	Mr. Albert C. Bradley, Director of Planning/Zoning Mr. Garret W. Jackson, Town Planner
Visitors	Thomas C. Phillips, Council Person

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(2) Approval of Minutes: Regular Meeting, July 26, 2004

On motion of Mr. Mathews, seconded by Mrs. DeBose, it was unanimously resolved to approve the minutes of the regular meeting, July 26, 2004.

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(3) **CERTIFICATE OF APPROPRIATENESS - Frizzell Construction Company (CVS Pharmacy), 801 East Main Street, Abingdon, Virginia 24210; Sandra T. Walls, Representative (Snyder Signs, Inc.), application for Certificate of Appropriateness for approval of (3) signs to be located at 801 East Main Street. Tax Map No. 7 (1) 3.**

This Certificate of Appropriateness is requesting approval for three (3) signs to be located at 801 East Main Street, for the use at the new CVS Pharmacy.

Mr. Bradley stated that corner lots are allowed three signs instead of two signs and allowed up to 150 sq. ft.; 134 sq. total sign area is requested.

The proposed signs include one (1) pylon sign, 30 sq. ft. in size, two (2) sets of illuminated letters, 52 sq. ft. each, and one (1) temporary sign, "Coming Soon", 32 sq. ft. in size. Other signs to be used do not qualify as signs or have any visibility from street.

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

- (4) CERTIFICATE OF APPROPRIATENESS - **Highlands Realty (Franklin D. Brown, Jr., Representative, 360 East Main Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval to change name on two (2) signs approved at regular meeting July 26, 2004 from Barter Realty, Inc. to Highlands Realty. The two approved signs will be located at **360 East Main Street. Tax Map No. 13 (1) 82A.****

The Barter Realty, Inc. submitted an application for the July 26th meeting requesting approval of two (2) signs to be approved to be located at 360 East Main Street. The two (2) signs were approved, as submitted. It is now being requested by the applicant that the name on the sign be changed from Barter Realty, Inc. to Highlands Realty.

After discussion, Mr. Morgan made a motion that the modification of the sign be approved as presented.. Mrs. DeBose seconded the motion, with unanimous approval.

- (5) DISCUSSION AND STUDY - Article 8.1 Bradley Street Conservation Overlay District BSC

Mr. Bradley stated that to create a separate zoning district would be difficult and suggested having an Overlay District, with restrictions added on property in the existing R-3 Zoning District. An Overlay District property would remain zoned R-3, except a small part of Front Street which would remain Central Business. It was noted that information suggested was taken from the O&H District, which had been used in the past and proven to be successful.

Mr. Bradley stated that the Town Attorney advised that it is legal to establish a conservation zoning district.

Mr. Morgan stated that he felt a door to door canvas of the owners should be conducted.

Some concern has been shown from the Town Council regarding the creation of an additional board to handle matters related to the Overlay District. It was suggested that the Board of Architectural Review oversee these matters, with the possibility of adding another member to the Board of Architectural Review, if necessary.

There being no further business, a motion was made, duly seconded, and unanimously approved that the meeting be adjourned. The meeting was adjourned at 8:07 P. M.

Albert C. Bradley, Chairperson

G. M. Newman, Secretary