

TOWN OF ABINGDON  
PLANNING COMMISSION  
REGULAR MEETING  
OCTOBER 23, 2006 - 7:00 P.M

The regular meeting of the Abingdon Planning Commission was held Monday, October 23, 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.

ROLL CALL

Members Present: Mr. Gary Kimbrell, Chairman  
Mrs. Cathy Lowe  
Dr. Ramsey White  
Mr. Kenneth Shuman  
Mr. Matthew T. Bundy  
  
Comprising a quorum of the Commission

Members Absent: Mr. G. M. Newman  
Mrs. Harriett DeBose

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning  
Mr. Jimmy C. Smith, Town Engineer

Visitors: Mr. Brian M. Ely  
Mr. Doug Stewart

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- (2) Approval of Minutes: Regular Meeting, June 26, 2006  
Regular Meeting, August 21, 2006  
**(Meeting rescheduled from August 28, 2006)**  
Regular Meeting, September 25, 2006

Mr. Shuman made a motion that the minutes of the regular meeting, June 26, 2006, be approved with the following corrections: (Let the minutes show that Mr. Kenneth Shuman was present for this meeting).

**Change Page 06-19**

**From: Members Present** Mr. Edward B Morgan  
Mr. G. M. Newman  
Dr. Ramsey White  
Mrs. Harriet DeBose  
Mr. Gary Kimbrell  
Mr. Kenneth Mathews

**Members Absent** Mr. **Kenneth Shuman**

**To: Members Present** Mr. Edward B. Morgan  
Mr. G. M. Newman  
Dr. Ramsey White  
Mrs. Hariett DeBose  
Mr. Gary Kimbress  
Mr. Kenneth Mathews  
**Mr. Kenneth Shuman**

**Members Absent None**

Dr. White seconded the motion, with Mr. Bundy and Mrs. Lowe abstaining. The motion carried.

Mrs. Lowe made a motion that the minutes of the regular meeting, August 21, 2006, be approved as presented. Mr. Bundy seconded the motion, with unanimous approval.

Mrs. Lowe made a motion that the minutes of the regular meeting, September 25, 2006, be approved as presented. Mr. Shuman seconded the motion, with unanimous approval.

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(3) PROPOSED SUBDIVISION - **Taylor's Hill Community (Eastridge Property)**, with property being located at **221 Wiley Street. Tax Map No. 11 (1) 58.**

This proposed subdivision is property located in the Taylor's Hill Community and a part of the Town's Community Development Block Grant. The purpose of the subdivision is to create an additional lot (Lot 5) which will be purchased by the Town for housing development as part of the redevelopment plans for the Taylor's Hill Community area. Lot 5 will front on the proposed extension to Leonard Street and will allow the Town to meet its required goals for the project of having additional lots/structures to build or rehab.

Mr. Jackson and Mr. Jim Smith, Town Engineer, explained the purpose of the subdivision and why it is important to the Taylor's Hill Redevelopment Project. Mr. Jackson explained to the new members that once the subdivision has been reviewed by the Planning and Public Work Departments, the proposed subdivision to the Planning Commission meets all requirements and should be approved unless the staff recommends otherwise.

After discussion, Mr. Shuman made a motion that the proposed subdivision be approved as submitted. Mr. Bundy seconded the motion, with unanimous approval.

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(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 of sign to be located at **380 East Main Street. Tax Map No. 14 (1) 9.**

This is a request for approval of one (1) sign to be located at 380 East Main Street. The applicant is seeking approval of one (1) 4 ft. x 12 ft. (48 sq. ft.) sign to be located on the existing structure, above the front porch roof, with external lighting. The proposed sign will have a yellow background with green lettering and border, all meeting requirements of the Sign Ordinance.

After discussion, Mr. Shuman made a motion that the requested sign be approved, with a change in the size to 3 ft. x 9 ft., to fit between the windows above the front porch cover. Mr. Bundy seconded the motion, with Dr. White abstaining. The motion carried.

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(5) CERTIFICATE OF APPROPRIATENESS - **Brian M. and Jennifer B. Ely, Owners/Representatives**, 16393 Timber Road, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of proposed addition and modifications for existing structure located at **597 East Main Street. Tax Map No. 7 (2) A 19.**

This is a request for approval to rehab the existing structure located at 597 East Main Street for conversion from Residential use to Business use, most likely professional offices.

Mr. Ely presented his plan orally to the Commission and the following is a list of the proposed modifications:

1. Add porch and 6 ft. deck around main structure facing Main Street and Boone Street. Roof shingles will be dark gray and deck will be wood (left natural color) with painted white supports.
2. Replace existing roof with A-roof line with dark gray shingles. Property currently has extensive water damage throughout the house. Remove tops of non-working chimneys.
3. Create parking lot in front yard, made from brown pea gravel, with traffic entering from Boone Street at present entrance. Property behind house has upgrade which could create drainage problems, as well as difficulty in reaching a business if the parking lot is not located in the front yard. Place small picket fence, open-design, along Main Street and Boone Street to define parking lot.
4. Remove rear, one-story structure and replace with two-story addition which would be 6 ft. wider than current house on each side and 12 ft. to 14 ft. deep (towards cemetery). New addition will have vinyl siding, clay in color, similar to Brown Dental Offices. New addition will allow handicap accessibility to first floor, which is currently not possible with width of two existing doors, and a level entrance from parking lot.
5. Brick over current front door (behind bush) facing Main Street and make into window, using discarded brick and matching window from back structure.
6. If outside stairway is needed, place on side with current breeze-way.

After a lengthy discussion of the changes that would take place, the Planning Commission asked that Mr. Ely return to the October 30<sup>th</sup> work session of the Planning Commission with architectural drawings, showing the proposed modifications to be made.

At the October 30<sup>th</sup> work session, Mr. Ely returned with drawings of the proposed changes. The following members were present:

- Mr. Gary Kimbrell, Chairman
- Mrs. Cathy Lowe
- Mrs. Harriett DeBose
- Mr. Matthew Bundy
- Mr. Kenneth Shuman

After discussion, Mrs. Lowe made a motion to approve the changes as presented. Mr. Shuman seconded the motion, with unanimous approval.

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(6) CERTIFICATE OF APPROPRIATENESS - **Empire Ford, Inc., Harold Crabtree, Owner, Doug Stewart, Representative**, P. O. Box 369, 106 Jonesboro Road, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of proposed signage to be located at **106 Jonesboro Road. Tax Map No. 104C2 (5) 6B.**

Mr. Doug Stewart of Empire Ford presented the proposed sign request to the Planning Commission. The sign will be 8.5 ft. x 5 ft. (42.5 sq. ft.) and will be located at 106 Jonesboro Road. The sign will have background colors of grey, red and black, and will read "Lincoln Mercury Ford Motor Co." This sign will be in addition to the Empire Ford sign currently in place and will be placed on existing posts which will be

painted to match the sign appropriately.. The proposed sign meets the requirements of the Sign Ordinance (1/4 mile from I-81).

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

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- (7) CERTIFICATE OF APPROPRIATENESS - **Jim Bundy, Architect, Owner/Representative**, 321 West Main Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of sign to be located at **321 West Main Street. Tax Map No. 11 (12) 8.**

Mr. Matthew Bundy explained the request of The Bundy Group to modify a sign at their 321 West Main Street office. The sign will be a replacement of the existing “Jim Bundy, Architect/David Smith Engineers” sign. Also, a shingle sign will be hung from the awning over the sidewalk.

After discussion, Dr. White made a motion that the sign be approved, as presented. 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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G. M. Newman, Secretary