

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
OCTOBER 26, 2009 - 5:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, October 26, 2009, at 5:30 P.M. The meeting was held in the Municipal Building, downstairs meeting room.

Mr. Matthew T. Bundy, Chairman, called the meeting to order. Mr. Sean Taylor called the roll.

ROLL CALL

Members Present: Mr. Matthew T. Bundy, Chairman
Dr. H. Ramsey White, Jr., Vice-Chairman
Mrs. Cathy Lowe
Mr. Kenneth Shuman
Ms. Francine Ivery

Comprising a quorum of the Commission

Members Absent: Mr. Gregory W. Kelly
Mr. Gary Kimbrell

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

Visitors: Mr. Tim Kuykendall
Mrs. Quinn Craughwell
Mr. Michael Haslam

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(2) Approval of Minutes: Regular Meeting – September 28, 2009

Dr. White recommended that the minutes of the regular meeting, September 28, 2009, be amended as follows:

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FROM: Sue Ann Deel, Owner, dba Grundy National Bank

TO: J. J. Jessee, Representative, dba Grundy National Bank, Owner

After discussion, Mr. Shuman made a motion that the minutes of the regular meeting, September 28, 2009, be amended as recommended by Dr. White and be approved as amended. Dr. White seconded the motion, with unanimous approval.

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(3) **CONSIDERATION OF FINAL PLAT FOR PROPOSED SUBDIVISION - Proposed subdivision of property owned by Sanford E. and Frances M. Pippin, located on the south side of Wyndale Road between Woodland Hills Road and Repass Street. Tax Map No. 104 (A) 32.**

The proposed subdivision of property owned by Sanford E. and Frances M. Pippin, is located on the south side of Wyndale Road between Woodland Hills Road and Repass Street. The proposed subdivision will divide one existing lot containing about 1.88 acres and three duplex structures into four lots ranging in size from 0.22 acres (9,268 sq. ft.) to 0.79 acres (34,554 sq. ft.). It is also requested that sidewalks to these properties be waived.

The applicant previously received approval of the Preliminary Plat at the regular meeting, September 28, 2009, on condition that the Board of Zoning Appeals approved the needed variance for side yard setbacks between lots 3-C and 3-D and waiving the sidewalk improvements as they had been previously waived when the lot was first developed. The Board of Zoning Appeals held a special called meeting, Tuesday, October 20, 2009, to hear the variance request and approved the request on a 4 – 0 basis (one member was absent).

The duplex unit separated by the boundary between Lots 3-A and 3-B have separate driveways and entrances that connect to Wyndale Road.

Lots 3-C and 3-D have a boundary that separates the duplex structures. The four dwelling units (623 through 629) share a portion of the driveway with only one entrance connected to Wyndale Road.

The purpose of the subdividing Lot 3 is to create parcels that can be sold separately.

The records show that Lot 3 was created by a subdivision of land that was approved by the Town Council on March 5, 2001. Frontage improvements (drainage, street widening, curb, and gutter) were required, designed, and constructed according to the Town requirements. The Planning Commission recommended and the Town Council approved a waiver request for construction of sidewalks.

The following information regarding the utilities for this property and supplied by Mr. Smith, Town Engineer, are as follows:

Utilities

- Water – the existing water distribution system in the subdivision is by the Washington County Service Authority. The General Manager's signature will be required on the final plat, indicating approved by the Washington County Service Authority.
- Sanitary Sewer – because the existing sanitary sewer is private on Lot 3, the Town will require an easement on the sewer line that crosses all lots from the existing connection to the cleanout on proposed Lot 3-A. The Town's Collection Department has inspected the interior of the sewer line with a camera and found the line to be in good condition. The Collection Department has recommended the Town accept the sewer line into its system for maintenance.
- Electrical – currently being supplied by American Electric Power
- Gas – available along Wyndale Road
- Telephone, Cable - available

After discussion, Dr. White made a motion that a letter be sent to Mr. Pippin, with the letter stating that the time is being extended for this matter, requesting his presence at the next Planning Commission meeting to discuss the waiver, allowing him to give cause for reason to the Planning Commission as to why this would present a hardship to him. Mr. Shuman seconded the motion, with unanimous approval.

At this time Mrs. Lowe requested that in the future, an individual vote be taken with each application reviewed by the Planning Commission. The request was agreed upon and granted by the Chairman.

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- (4) **CERTIFICATE OF APPROPRIATENESS - Highlands Community Services, Appalachia Design Services, Inc., Tim Kuykendall, Representative,** 610 Campus Drive, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of proposed new 13,200 sq. ft. medical office structure to be **located at 414 Ivy Street. Tax Map No. 11 (10) 201.**

This application is requesting approval of a 13,200 sq. ft. structure to be located at 414 Ivy Street. This location will be used by Highlands Community Services for their new “Step-up” program, where clients will attend classes and experience living situations to help them become more self-sufficient. The building will be replacing a recently demolished residential structure. Designers met with Planning and Public Works Staff several months ago to discuss the entrance. As designed, the entrance will be off Ivy Street, a safe distance from the “Y” intersection of Ivy Street and Russell Road.

The structure materials will consist of block foundation, hardiplank siding, shingle and membrane roof.

Mr. Jackson explained that this request is only for review of the architecture for the structure and that any motion made would be on condition of the Erosion and Sediment Control Plan approval and review of the Traffic Study by Mr. John Dew, Director of Public Services and Construction.

After discussion Mr. Shuman made a motion to approve the Certificate of Appropriateness, accepting the site plan and architecture proposal contingent upon approval of the Erosion and Sediment Control Plan. Mrs. Lowe seconded the motion.

VOTE:

- Mr. Shuman Aye
- Mrs. Lowe Aye
- Dr. White Aye
- Ms. Ivery Aye
- Mr. Bundy Aye

The motion passed.

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- (5) **CERTIFICATE OF APPROPRIATENESS - Shady Grove United Methodist Church, Beeson & Beeson Architects, Inc., Charles R. Day, Representative,** 328 White’s Mill Road, Abingdon, VA 24210; application for Certificate of Appropriateness for approval of new proposed two-story classroom/fellowship hall addition to structure **located at 329 White’s Mill Road. Tax Map No. 5 (4) 1.**

This application is s requesting approval of a two-story, approximately 6,000 sq. ft. addition to Shady Grove United Methodist Church located at 329 Whites Mill Road. The exterior walls of the proposed structure will be red brick to match the existing brick, having gray fiberglass shingle roof to match existing roof. The proposed structure will have white aluminum gutters and downspouts, while aluminum or vinyl clad wood windows, white aluminum clad wood trim and metal doors to be painted white. The construction will also include concrete steps and ramps with metal railings.

The church approached the Board of Zoning Appeals at the August 14, 2007 meeting to request a variance for the rear yard setback in the R-3 Residential District, as their project would only allow a 15 ft. rear yard. The Board of Zoning Appeals did not approve the request at that time. Since that meeting, the Planning Commission has adjusted the setbacks in the R-3 Residential District to allow for a 15 ft. rear yard, due to the size of the small, non-conforming lots in the Bradley Street area.

This addition will be a considerable addition and ‘massive’ brick structure at the rear of the church. The closest neighbor’s residence is more than 70 ft. away from the closest corner of the new addition. As this addition is northeast of the neighbor’s residence, little sunlight, even at peak season, will be lost, if any.

In discussion, it was the consensus of the Commission that the main concern was not with the structure itself, but with the loss of parking the new addition will cause. The plan, as presented, shows a loss of at least 18 parking spaces, leaving what appears to be 16 remaining for congregant parking. The staff showed concerns about the parking that will be lost from the construction; a count having been made with results showing as many as 18 parking spaces will be lost, leaving 16 parking spaces available on the property. These 16 spaces would still meet the requirement in the Zoning Ordinance of one space for every four seats in the sanctuary but there is concern about the number of spaces needed for additional attendance and events the church may see with the building addition.

After a lengthy discussion, Mr. Shuman made a motion that this Certificate of Appropriateness be tabled and have the staff write a letter to Mr. Day and to the Church requesting that they produce a plan showing adequate property parking for review by the Planning Commission. Mrs. Lowe seconded the motion.

VOTE:

- Mr. Shuman Aye
- Mrs. Lowe Aye
- Dr. White Aye
- Mrs. Ivery Aye
- Mr. Bundy Aye

The motion passed.

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(6) REVIEW - Site Plan, Phase One, William King Museum Cultural Campus Expansion

Mr. Michael Haslam, with Peyton Boyd Architects and Mrs. Quinn Craughwell were representatives for this discussion. Mrs. Craughwell explained that Phase One of this Site Plan is a significant campus expansion, which will increase the classroom and studio spaces, as well as to provide better circulation and better facilities at the Art Center. There will be a revision of the intersection at Main Street, with it being widened and shifted slightly west, allowing more traffic, also better visibility of the main museum building. There will be sidewalks added from Main Street to current sidewalks. The proposed plans include switching the traffic circulation of entire site, to include changing traffic from one-way to two-way on Academy Drive from Main Street and returning to one-way traffic at the main campus. Information regarding Phase Two, to be presented at a later date, will include more changes to be made, including parking, etc.

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(7) DISCUSSION - Upcoming Zoning Ordinance Revisions

The Planning Commission reviewed drafts of proposed revisions of the Residential District, somewhat modified from previous discussions.

Mr. Jackson explained that the proposed revisions were ideas from Alexandria from Residential Zoning Districts, which classifies the district by representing an actual numeral according to the size of a lot. Alexandria has uses and lots sizes very similar to property in the Town. The Town has areas with large agricultural land that could be divided into one-half acre lots. The districts being considered to be created are R2-5, R-5, R-8, R-12, R-20 and possibly the addition of R-80 as an option to be used in residential low density areas, with uses mostly uniform throughout.

After discussion, it was unanimous that all Planning Commission members were in agreement of the concept of the proposed revisions.

A work session for further review of the proposed Zoning Ordinance Revisions and Capital Improvement Plan (CIP) was scheduled for Monday, November 16, 2009 at 5:30 P.M.

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There being no further business, Mrs. Lowe made a motion made that the meeting be reconvened Monday, November 16, 2009 at 5:30 P.M. Mr. Shuman seconded the motion, with unanimous approval.

Matthew T. Bundy, Chairman

Gregory W. Kelly, Secretary