

TOWN OF ABINGDON  
PLANNING COMMISSION  
REGULAR MEETING  
OCTOBER 27, 2005 - 7:30 P.M

The Regular Meeting of the Abingdon Planning Commission was held Thursday, October 27, 2005, at 7:30 P.M. (*rescheduled from Monday, October 24th*). The meeting was held in the Municipal Building, Downstairs Meeting Room.

The meeting was called to order by Mrs. Doris Shuman, Chairman.

ROLL CALL

Members Present: Mrs. Doris Shuman, Chairman  
Mr. Edward B. Morgan  
Mr. Kenneth Mathews  
Mrs. Harriett DeBose  
Dr. Ramsey White

Comprising a quorum of the Commission

Members Absent: Mr. G. M. Newman  
Mr. Richard A. Stevens, Vice-Chairman

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

Visitors: Mr. J. Matthew Smith  
Ms. Ginny Brennan  
Ms. Jamea S. Blevins  
Mr. Kyle Macione  
Mr. Sean Reed

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- (2) Approval of Minutes: Regular Meeting, September 29, 2005  
(Minutes incomplete)

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- (3) CERTIFICATE OF APPROPRIATENESS (Revisit) - **Joseph Matthew Smith**, 14139 Hawks Meadow, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval of renovation to include: 1) change facade to stucco, 2) replace roof (metal, black or brown in color), 3) replace existing shutters, 4) general landscaping to include two (2) boxwoods along front with hedge plantings along Troopers Alley and 5) pea gravel parking area for property located at **128 Pecan Street. Tax Map No. 13 (1) 120AA.**

This application request was presented to the Planning Commission at the regular meeting, September 29, 2005. After discussing the application, members of the Planning Commission agreed that Mr. Smith needed to

submit a more detailed plan and design of the proposed renovation project before the application could be considered.

Mr. Smith has resubmitted his application with more detailed plans and design for the proposed renovation for property located at 128 Pecan Street. The plans and design indicate the existing driveway will be "grassed" and two (2) pea gravel parking areas will be installed. This will require moving the existing front retaining wall back at least 10 ft. At this time, this portion is optional. However, the drive and parking area along Troopers Alley show a softer approach with landscaping to separate the gravel from the alley. Additional parking is being pursued with the existing parking lot to the rear of this lot.

The request to change facade to stucco and replace roof has been eliminated. The shutters will be painted black and the door will be painted red.

The structure will be used for office/business space. Mr. Smith is working with Mrs. Ginny Brennan, a lady interested in starting a coffee shop at this location. The spaces required for this type of use is one (1) space per each 75 feet of public floor area. With these calculations, only four (4) spaces would be required, which can be easily accommodated with the plans presented.

It is apparent that this use and the plan shown fit nicely into the Historic District Entrance Corridor Overlay regulations and will fit into the character of the neighborhood.

There was a private discussion between Mr. Smith and Mr. Macione regarding the space between Mr. Smith's house and Troopers Alley, to determine if was feasible to locate a driveway between the house and the alley. After their discussion it was determined that they would work together on a design to suit both parties.

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

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- (4) **CERTIFICATE OF APPROPRIATENESS - Super-Dollar Discount Foods (K-VA-T Food Stores, Inc., Sean Reed, Representatives)**, 201 Trigg Street, Abingdon, Virginia 24210; application for approval of: 1) shopping center sign, 2) building sign, 3) landscaping and 4) building facade work for the **old Lowe's Grocery Store located at 789 East Main Street. Tax Map No. 7 (1) 3.**

This is a request for approval of one (1) shopping center sign, one (1) building sign, landscaping and change in building facade.

The projecting facade sign will be 14 ft. x 6 ft. in size, lighted internally and will be mounted on front of building. The proposed freestanding sign for the entire shopping center to be used for its tenants will be 18 ft. in height with 9 ft. brick base, with tan and beige colors and will be located at entrance from East Main Street. The signs will have background color of white, with beige border and the lettering color and wording on sign will vary. These are allowed under the Entrance Corridor regulations.

Dr. White stated that he was concerned that the shopping center sign was designed with internal lighting and suggested that the applicant reconsidered another other means of lighting. Other members of the Planning Commission concurred.

After discussion, Mr. Morgan made a motion that the store sign, landscaping plan and building facade be approved, as presented, with recommendation that the applicant return for further consideration on the shopping

center sign after it has been re-designed for lighting effects. Mrs. DeBose seconded the motion, with unanimous approval.

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- (5) CERTIFICATE OF APPROPRIATENESS - **ABC Supply Company, Inc. (Bristol Sign Company, J. J. Jessee, Representative)**, 6870 Gate City Highway, Bristol, Virginia 24203; application for approval of two (2) signs to be located at **588 Cummings Street. Tax Map No. 105A (2) 16.**

This is a request for two (2) signs to replace existing signs located at the old Food Lion location at 588 Cummings Street.

The signage presented will be red, white and blue, according to the company’s color-scheme and will consist of one (1) 12 ft. 9 in. x 4 ft. sign projecting from the facade of the building and one (1) 10 ft. x 3 ft. freestanding sign to be located in the already existing “Washington Crossings” sign on Cummings Street.

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

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- (6) CERTIFICATE OF APPROPRIATENESS - **State Farm Insurance Company, (Jamea S. Blevins, Owner/Representative)**, 1070 West Main Street, Suite 4, Abingdon, Virginia 24210; application for approval of one (1) sign to be located at **1070 West Main Street. Tax Map No. 104C2 (A) 1.**

This is a request for one (1) sign to be located at 1070 West Main Street. The size of the sign will be 48 in. x 72 ½in. The background color of the sign will be red with black lettering and border. The single face sign will be wall mounted on side of building facing Highway 11.

After discussion, Mr. Morgan made a motion that the sign be approved as submitted. Dr. White seconded the motion.

VOTE:

Mr. Morgan	Aye
Dr. White	Aye
Mrs. DeBose	Aye
Mr. Mathews	Nay

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- (7) DISCUSSION

**Renewal of Special Use Permit - Nancy’s Fancy’s Cakes & Catering (Nancy Goolsby, Owner)**

Mr. Jackson stated he had spoke with Ms. Goolsby and advised her that she needed to be present at this meeting regarding renewal of the Special Use Permit for her business.

Mr. Mathews stated that her appearance should be mandatory.

Mr. Morgan made a motion that Ms. Goolsby be advised that she must appear at the November, 2005 Planning Commission meeting or she will be in grave danger in losing her business license. Mr. Mathews seconded the motion, with unanimous approval.

### **Comprehensive Plan Recommendation**

Mr. Jackson stated that the interview team for the Comprehensive Plan update interviewed two firms, as only two proposals were submitted. On October 13, 2005, the team met with K. W. Poore and Associates and Hill Studios, the following week.

The team, consisting of C. M. Vernon, Jr., Director of Public Works, Doris Shuman, Chairman, Town Planning Commission and Garrett. Jackson, Director of Planning met on Thursday, October 20, 2005 to discuss the interviews and make a decision. After comparing the two firms, a decision was made on the following criteria:

- Number of and depth of Staff
- Proximity of firm to Abingdon
- Strength of the Project Managers
- Experience with similar-size towns
- Past work with the Town of Abingdon
- Visioning capabilities

The recommendation will be taken to the Town Council, November 7, 2005, for approval and then contract negotiations will follow.

### **Committee Addressing Modification of Historic District Ordinance**

Mr. Morgan stated that the task force appointed by Town Council has been meeting consistently and have developed a consensus as how to handle concerns raised by home owners and business owners in the district. A concept has been developed that would not necessarily stop conversion of residential property into commercial use but would drastically restrict the types of commercial business permitted. Any type business currently there would be permitted to continue on in the same use unless the business was abandoned for a two year period.

A final presentation will be presented to Town Council at the November, 2005 meeting for any changes or recommendations and, after review by the Town Council, will be sent back to the Planning Commission before final approval by the Town Council.

Mr. Morgan stated that group has tried to obtain a concept whereby focusing on ways to make the Historic District more livable, including ideas for traffic calming issues, sidewalks where needed, etc. and everyone is to be commended on how well they have worked together and he is very pleased with the progress made.

### **Proposed Farmer's Market**

Mr. Jackson gave a brief description of the proposed Farmer's Market and its location, stating that this will come before the Planning Commission for review at a later date and will also be review by the Board of

Architectural Review. Mr. Jackson will submit an application for grant funding, requesting \$50,000 toward the project. He has contacted Washington County and there is a possibility some funding will be provided by the County.

**Barter Green Project**

Mr. Jackson advised that he had gone to the Barter Green Project area to observe and take photographs of some of the items that have been recovered during the excavating. He suggested that an ordinance be enacted to preserve and describe some the of the findings with its history.

**Kings Mountain Linear Park**

Mr. Jackson has met with a group from the Kings Mountain area pertaining to the “A” Street Park. Students from Virginia Polytechnic & Institute have drawn up renderings of a leniar park for that community. A fountain area was proposed for children. Mr. Jackson requested that it actually be something children can get into and play.

He further stated that he has checked with this group with the possibility of having Kings Mountain memorialized in some way. The group will get together with the Historical Society to see how Kings Mountain got its name and will get back in touch with Mr. Garrett.

**Visit by Mayor Allison Rooke - Abingdon, England**

Mr. Jackson advised that Mayor Allison Rooke from Abingdon, England will be visiting in the area from Friday, October 28<sup>th</sup> through Wednesday, November 2<sup>nd</sup>.

**Subdivision Ordinance Revision**

The revision of the proposed Subdivision Ordinance was submitted to the Planning Commission for their review and comments.

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There being no further business the meeting was adjourned.

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Doris Shuman, Chairman

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G. M. Newman, Secretary