

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 27, 2006 - 7:00 P.M

The regular meeting of the Abingdon Planning Commission was held Monday, November 27, 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. Mr. Jackson called the roll, welcoming Mr. Gregory W. Kelly, Town Manager, as a new member of the Planning Commission.

ROLL CALL

Members Present: Mr. Gary Kimbrell, Chairman
Mr. Gregory W. Kelly
Mrs. Cathy Lowe
Mr. Kenneth Shuman
Mrs. Harriett DeBose

Comprising a quorum of the Commission

Members Absent: Dr. H. Ramsey White, Jr.
Mr. Matthew T. Bundy

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning
Mr. C. M. Vernon, Jr., Director of Public Works

Visitors: Mr. Steve Smith
Mr. Mike Gilliam
Mr. Sean Reed

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(2) Approval of Minutes: Regular Meeting, October 23, 2006

Mr. Shuman made a motion that the minutes of the regular meeting, October 23, 2006, be approved. Mrs. DeBose seconded the motion, with Mr. Kelly abstaining. The motion carried.

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(3) CERTIFICATE OF APPROPRIATENESS - **K-VA-T Food Stores/dba Food City, Steve Smith, Don Smith and Sean Reed, Owners/Representatives**, 201 Trigg Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval to change color of lighting in the existing sign located at **396 Towne Centre Drive. Tax Map No. 20 (12) 5.**

This is a request for approval to change color of lighting in the existing sign located at 396 Town Centre Drive. The existing sign was approved at the regular meeting, February 27, 2006.

Mr. Steve Smith stated that he realized the sign was in violation by having full color, instead of the red or opaque lighting that was approved by the Planning Commission., however, the violation was not intentional. He and Mr. Jackson, Director of Planning met on October 24, 2006 and discussed the matter. He explained the violation and the concern for the intensity of the lighting, agreed to return the message board to red or opaque lettering, as well as decrease the intensity of the sign. Since then, the sign has returned to its original approved status, however, the applicant is now seeking approval to use low intensity, color messages. Food City messages will be displayed, as well as community service messages.

There was a lengthy discussion regarding the intensity of the lighting features of the sign, with suggestions of having 70 percent night intensity and 100 percent daytime intensity.

After discussion, Mr. Kelly made a motion that the request to change color of lighting in the existing sign be approved, with the light intensity to remain at 70 percent or less than originally and subject to the requested lighting meeting all state and federal requirements. Mr. Smith stated that it was a necessity that the light intensity remain 100 percent during the daytime or the visibility would be poor. He further advised that if the brightness or movement became a problem or hazard he would be happy to readjust the sign upon our request. He further stated that if allowed, he would be happy to use the sign to voluntarily advertise public events in the community. Given Mr. Smith's representations, Mr. Kelly amended his motion to approve the request to change color of lighting in the existing sign, with the light intensity to remain at 70 percent at night, 100 percent during the daytime and subject to the lighting meeting all state and federal requirements. Mrs. Lowe seconded the motion. The motion carried.

VOTE:	Mr. Gregory Kelly	Aye
	Mrs. Cathy Lowe	Aye
	Mrs. Harriett DeBose	Aye
	Mr. Kenneth Shuman	Abstained
	Mr. Gary Kimbrell, Chairman	Abstained

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(4) **CONSIDERATION OF FINAL SUBDIVISION PLAT - Premier Hospitality, LLC (Comfort Inn, Exit 19 Entrance), with property being located on Jonesboro Road. Tax Map No. 104C2 (5) 6C.**

A Preliminary Plat for this proposed subdivision was approved at the regular meeting, August 21, 2006. The property is located on the east side of Jonesboro Road and currently the location of the Comfort Inn. The proposed subdivision will divide one existing tract (3.85± acres) into Lot 1 (1.82± acres) and Lot 2 (2.03± acres). Lot 1 will remain the Comfort Inn site and Lot 2 is the undeveloped grassland between the Comfort Inn and the Berry Home Center location. Lot 2 is bound by Oakstone Properties (NUI VA Gas) to the north and Interstate 81 to the south. Access to Lot 2 will be via a driveway about 321 feet in length and 28 feet wide along the northern boundary of Lot 1. The purpose of the subdivision is to create a viable opportunity for the sale of Lot 2 for commercial development that would not include a hotel/motel or other lodging facility. The Final Plat submitted includes the recommended improvements which have been reviewed by the Public Works Department and meets all of the standards set forth in the Subdivision Ordinance.

After discussion, Mrs. Lowe made a motion that the Final Plat be approved, as presented. Mr. Shuman seconded the motion, with unanimous approval.

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(5) **CONSIDERATION OF PRELIMINARY AND FINAL SUBDIVISION PLAT - Stonybrook Estates, Phase 3, Replat of Lots 19 and 20, Wall Development Corporation, Owner/Subdivider. Tax Map No. 85 (14) 19 and 20.**

This proposed subdivision divides Lots 19 and 20 and is located at 136 and 142 Stonybrook Drive, off Hillman Drive and within the Phase 3 development of the existing Stonybrook Subdivision. A duplex housing structure will be constructed on each lot. The purpose of the subdivision is to divide the structures and lots so that each dwelling unit may be sold separately.

Addendum C of the Town's Subdivision Ordinance defines the proposed subdivision as a Simple Subdivision (fronting on an existing street where no additional improvements or street construction plans are required, i.e. street is built to current standards).

Both the Preliminary Plat and Final Plat have been reviewed by the Public Works Department. Mr. Vernon stated that since this was being considered as a Simple Subdivision, he recommended that the Planning Commission approve the Preliminary Plat and that the Final Plat be recommended to Town Council for final approval.

After discussion, Mr. Kelly made a motion that the Planning Commission approve the Preliminary Plat, as presented, with recommendation for final approval of the Final Plat to the Town Council. Mrs. Lowe seconded the motion, with unanimous approval.

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There being no further business the meeting was adjourned.

Gary Kimbrell, Chairman

Gregory W. Kelly, Secretary