

TOWN OF ABINGDON  
PLANNING COMMISSION  
REGULAR MEETING  
NOVEMBER 28, 2005 - 7:30 P.M

The regular meeting of the Abingdon Planning Commission was held Monday, November 28, 2005, at 7:30 P.M.. 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. Richard A. Stevens, Vice-Chairman  
Mr. G. M. Newman  
Mr. Edward B. Morgan  
Mr. Kenneth Mathews  
Dr. Ramsey White

Comprising a quorum of the Commission

Members Absent: Mrs. Harriett DeBose

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

Visitors: Ms. Ann Hutton  
Mr. George Rubesha  
Several Residents of Campbell Subdivision Development  
Ms. Nancy Goolsby  
Mr. Sean Reed  
Mr. Jeff Noe  
Mr. J. J. Jessee

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- (2) Approval of Minutes: Regular Meeting, September 29, 2005  
Regular Meeting, October 27, 2005

Dr. White made a motion to approve the minutes for the regular meeting held on Thursday, September 29, 2005 and regular meeting held on Thursday, October 27, 2005. Mr. Morgan seconded the motion, with unanimous approval, with Dr. White abstaining from the voting on the September meeting, due to his absence.

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(3) PUBLIC HEARING

**PROPOSED REZONING - George Rubesha, 849 Panacella Drive, Abingdon, Virginia 24210; and others; application to rezone both sides of Panacella Drive and known as ALL OF THE CAMPBELL SUBDIVISION DEVELOPMENT, from R-3 Residential District, to R-1 Residential District. Tax Map No. ENTIRE STREET.**

This is a request to rezone both side of Panacella Drive and known as ALL OF THE CAMPBELL SUBDIVISION DEVELOPMENT, form R-3 Residential District, to R-1 Residential District.

There were several residents of this area in attendance supporting the requested rezoning. Mr. Jackson stated that he had received several telephone calls and one letter from residents who were unable to attend the meeting but were in support of the proposed rezoning.

After discussion, Dr. White made a motion that the request for the proposed rezoning of the property known as Campbell Subdivision, from R-3 Residential District to R-1 Residential District, as requested by the residents of that subdivision, be recommend to Town Council for approval. Mr. Stevens seconded the motion, with unanimous approval.

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(4) PUBLIC HEARING

- 1. **PROPOSED AMENDMENTS** - Amend and reenact the Town of Abingdon Zoning Ordinance.

- Amend Article 8-2-1 through 8-2-12 Old and Historic District**
  - Amend Article 26 Definitions**

- 2. **PROPOSED AMENDMENTS** - Enact Section 8-2A of the of the Town of Abingdon Zoning Ordinance.

- (See attached copy of PROPOSED ZONING ORDINANCE AMENDMENTS)*

After discussion, Mr. Mathews highly complimented the committee assigned to the task involved in suggesting and recommending the proposed amendments and made a motion that the proposed amendments be recommended to Town Council for approval. Mr. Morgan seconded the motion with unanimous approval.

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(5) PUBLIC HEARING

- 1. **PROPOSED AMENDMENTS** - Amend and reenact the Town of Abingdon Subdivision Ordinance. *(See attached copy of PROPOSED SUBDIVISION ORDINANCE, dated November 28, 2005)*

Mr. Gregory W. Kelly, Town Attorney, stated that a comprehensive revision of the Town of Abingdon Subdivision Ordinance has been completed and ready for adoption. The original ordinance was enacted in 1980. He stated that changes have been made section by section, line by line and compared to State Code. The study process included consultation from ordinances from other localities including Charlottesville, City of Roanoke, Blacksburg, Lynchburg, and others. He further stated that the ordinance is composed of a mandatory section with certain requirements, and a section allowing optional items.

After discussion, Mr. Morgan mad a motion that the proposed amendments to amend and reenact the Town of Abingdon Subdivision Ordinance be recommended to Town Council for approval. Mr. Mathews seconded the motion, with unanimous approval.

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- (6) RENEWAL OF SPECIAL USE PERMIT - **Nancy’s Fancy’s Cakes & Catering, Nancy Goolsby, Owner/Representative**, 302 Front Street, Abingdon, Virginia 24210; application requesting renewal of Special Use Permit as required under Section No. 6-2 of the Zoning Ordinance in the R-3 Zone for the use of Party House, Section 6-2-3.

This is a request for renewal of a Special Use Permit for a Party House as required by Article 6-2, Section 6-2-3 of the Zoning Ordinance, in the R-3 Zoning District. The Special Use Permit will be valid for a period of eighteen months.

Mr. Morgan stated that the applicant must understand that no advertising is permitted for daily meals and that no liquor is to be served at any time without appropriate licenses and approval by the Planning Commission.

After discussion, Mr. Stevens made a motion that the Special Use Permit be approved. Dr. White seconded the motion, with unanimous approval.

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- (7) CERTIFICATE OF APPROPRIATENESS - **Abingdon High School, Jeff Noe, Representative**, 705 Thompson Drive, Abingdon, Virginia 24210; application for approval of four (4) signs to replace existing “Central Fidelity Cup Winner” signs located at East Abingdon, near traffic signal 1A; West Abingdon, across from Southern States; North Abingdon, on Highway 19; and South Abingdon, on Cummings Street near Kroger shopping area. **Tax Map Nos. (Various).**

This is a request for approval of four (4) signs to replace existing “Central Fidelity Cup Winner” signs located at East Abingdon, near traffic signal 1A, West Abingdon, across from Southern States; North Abingdon, on Highway 19; and South Abingdon, located on Cummings Street near Kroger shopping area.

Each sign will be a carved sign, 30” x 40” in size, mounted on two steel posts which will be made and installed by Abingdon Sign Company. The signs will have white background with dark navy blue lettering, with the request for the Town Seal and Abingdon High School Seal to be placed on signs to acclaim good community relationship between the Town and the school

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

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- (8) CERTIFICATE OF APPROPRIATENESS - **K-VA-T Food Stores, Inc. (Super Dollar Discount Foods), Bristol Sign Company, Representative**; 789 East Main Street, Abingdon, Virginia 24210; application for approval of shopping center sign to be **located at Wolf Hills Shopping Center, 789 East Main Street. Tax Map No. 7 (1) 3. (This application was tabled from the Regular Meeting, October 27, 2005).**

This is a request for approval of shopping center sign to be located at Super Dollar Discount Foods, Wolf Hills Shopping Center.

Mr. Reed explained that the sign will have brick base to match brick on buildings, with brown metal cabinets, being 9’ x 7’ x 17’ in size, with internal lighting to be displayed at night only. The wording on the sign will accommodate multiple businesses located in the shopping center.

After discussion, Mr. Morgan made a motion that the requested sign be approved, as presented. Mr. Mathews seconded the motion, with unanimous approval.

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- (9) **CERTIFICATE OF APPROPRIATENESS - K-VA-T Food Stores, Inc. (Food City Gas N’Go) Food City, Representative;** 396 Towne Centre Drive, Abingdon, Virginia 24210; application for approval of construction for five (5) dispenser gas station and two (2) signs to be located in **existing parking lot at existing Food City on Town Centre Drive. Tax Map No. 20 (12) 1**

This is a request for approval of proposed new construction for five (5) dispenser gas station and two (2) signs to be located in existing parking lot of existing Food City on Town Centre Drive.

The colors to be used for proposed dispenser gas station will be tan and beige with red stripe around bottom of canopy.

The Gas N’ Go sign will be channel letters; red and white on black background and will be 16’ 6” x 24” in size, with Food City logo to be 24” x 30” in size, will be channel letters, red and blue in color and mounted directly to tan canopy.

After discussion, Mr. Mathews made a motion that the application be approve, as presented. Mr. Stevens seconded the motion, with unanimous approval.

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Mr. Jackson stated that the Planning Commission will serve as the Comprehensive Plan Committee and that he will send appropriate information to each member at a later date, with the first meeting session to be in January 2006.

Mr. Jackson further advised that beginning January 2006, the Planning Commission will meet at 7:00 P.M.

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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