

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
DECEMBER 22, 2003 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, December 22, 2003, at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Mr. Fred St. John, Chairman, called the meeting to order.

ROLL CALL

Members Present: Mr. Fred H. St. John, Chairman
Mr. G. M. Newman
Mr. Edward B. Morgan
Mr. Richard Stevens
Mrs. Harriett DeBose

Comprising a quorum of the Commission

Members Absent: Mrs. Doris Shuman
Mr. Kenneth Mathews

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning
Mr. Garrett Jackson, Town Planner

Visitors Mr. Jimmy Stewart
Mr. Mac Clifton
Mr. James Bundy
Mr. Charles R. Day
Ms. Fran Ballantine
Others

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(2) Approval of Minutes: Regular Meeting, September 22, 2003

On motion of Mr. Morgan, seconded by Mrs. DeBose, it was unanimously resolved to approve the minutes of the regular meeting of September 22, 2003.

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(3) PUBLIC HEARINGS - Proposed Amendments to Town of Abingdon Zoning Ordinance and Proposed Rezoning

Items advertised for public hearings included one request for rezoning and five amendments to the Office and Institutional (O&I) District. These requests were originally intended for the November, 2003 meeting of the Planning Commission for which there was no quorum present. The original application requested changing the zoning to B-2, General Business. While there was no quorum at the November meeting by which to conduct business, the members present discussed the matter at some length with the applicants and the surrounding owners who were

present and prevailed on the applicants to change their request to the Office and Institutional (O&I) Zoning District, rather than B-2, General Business, as originally intended. Office and Institutional (O&I) District fits the surrounding neighborhood and would still allow for a medical arts development. Items advertised for public hearings included the following:

1. **PROPOSED REZONING** - **Heirs of the Harrison C. Spencer Estate and Clifton Stewart Developers, Inc., Jimmy A. Stewart, Representative;** application to rezone approximately 28 acres located between Porterfield Highway and Russell Road, from R-2 Residential District to O&I Office and Institutional District. Copies of the proposed application and other materials are available for inspection in the Office of the Town Manager, 133 West Main Street, during regular office hours. **Tax Map Nos. 104A (A) 44, 104A (3) 73, 014A (3) 4, 10 (5) 2, 9 (2) 3, 9 (1) 1 and 2.**

There was no one present at the Planning Commission meeting to oppose the request, and after due deliberation, a motion was made by Mr. Morgan, seconded by Mr. Stevens, to recommend the rezoning to the Town Council for adoption.

2. **PROPOSED AMENDMENT** - Amend and reenact Article 9, O&I Office and Institutional District, of the Town of Abingdon Zoning Ordinance, to add the following underlined permitted used to **Section 9-1-4 and medically - related businesses.**

Mr. Stevens made a motion to recommend this amendment to the Town Council for adoption. Mr. Morgan seconded the motion, with unanimous approval.

3. **PROPOSED AMENDMENT** - Amend and reenact Article 9, O&I Office and Institutional District, of the Town of Abingdon Zoning Ordinance, to add the following underlined permitted uses to **Section 9-1-7 and pharmacies.**

Mr. Morgan made a motion to recommend this amendment to the Town Council for adoption. Mrs. DeBose seconded the motion, with unanimous approval.

4. **PROPOSED AMENDMENT** - Amend and reenact Article 9, O&I Office and Institutional District, of the Town of Abingdon Zoning Ordinance, to add the following underlined permitted uses to **Section 9-1-26 Restaurants.**

Mr. Stevens made a motion to recommend this amendment to the Town Council for adoption. Mr. Morgan seconded the motion, with unanimous approval.

5. **PROPOSED AMENDMENT** - Amend and reenact Article 9, O&I Office and Institutional District, of the Town of Abingdon Zoning Ordinance, to add the following underlined permitted uses to **Section 9-1-27 Banks and other financial institutions.**

Mr. Morgan made a motion to recommend this amendment to the Town Council for adoption. Mr. Stevens seconded the motion, with unanimous approval.

- 6. PROPOSED AMENDMENT - Amend and reenact Article 9, O&I Office and Institutional District, of the Town of Abingdon Zoning Ordinance, to delete the following permitted use to ~~Section 9-2-1 Restaurant.~~

Mr. Stevens made a motion to recommend this amendment to the Town Council for adoption. Mr. Morgan seconded the motion, with unanimous approval.

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- (4) CERTIFICATE OF APPROPRIATENESS - **Rick Blevins, (Blevins Construction, Inc.)**, 314 West Valley Street, Abingdon, Virginia 24210: application for Certificate of Appropriateness for approval of proposed structure to be used as office-warehouse and shop for Blevins Construction, Inc. to be located at **867 West Main Street. Tax Map No. 16 (2) 13B.**

This is a request for approval to construct an office-warehouse and shop for Blevins Construction, Inc., to be located at 867 West Main Street. The proposed structure will be located behind two other existing businesses at this location and will be a pre-engineered steel building with split face concrete block. The color is undetermined at this time.

Mr. Morgan asked if there would be any trees used in the landscaping. Mr. Blevins stated that if trees were required they would be apart of the landscaping, to include rhododendron and holly trees.

After discussion, Mr. Stevens made a motion that this application be approved, subject to trees being included in the landscaping. Mr. Morgan seconded the motion, with unanimous approval.

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- (5) CERTIFICATE OF APPROPRIATENESS - **Frizzell Investments, Ben M. Frizzell, Jr., Representative**, 1501 Bluff City Highway, Bristol, Tennessee 37620; application for Certificate of Appropriateness for approval of proposed structure to be used as CVS Drug Store, to be located at corner of East Main Street and Thompson Drive. **Tax Map No. 7 (1) 3.**

This is a request for approval to construct proposed structure to be used as a CVS Drug Store, to be located at the corner of East Main Street and Thompson Drive. The walls will be constructed of brown brick, doors will be aluminum/with glass, windows will be aluminum/glass, trim will be EIFS-beige/gray, guttering will be metal/brown in color, exterior lighting will be metal/gray, sidewalks will be concrete and fencing will be metal/gray.

After discussion, Mr. Morgan made a motion that this application be approved, subject to final plan review. Mr. Stevens seconded the motion, with unanimous approval.

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- (6) CERTIFICATE OF APPROPRIATENESS - **Dutt & Wagner of Virginia, Inc. (Kenny Hobbs, General Manager/Representative)**, 1134 ½West Main Street, proposed structure to be used as a garage for Dutt & Wagner of Virginia, Inc., to be located at 1134 ½West Main Street. **Tax Map No. 104C2 (A) 3B.**

This is a request for approval of proposed addition to existing Maintenance Shop located at 1134 1/2 West Main Street. The proposed structure will be 50 ft. x 100 ft. in size. The siding and doors on existing building will also be replaced.

Mr. Jim Bundy, Architect, spoke on behalf of the design.

Mr. Morgan stated that trees should be added to better landscape the project.

After discussion, Mr. Stevens made a motion that the application be approved, provided the landscaping request be met. Mr. Morgan seconded the motion, with unanimous approval.

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- (7) CERTIFICATE OF APPROPRIATENESS - **New Peoples Bank, (John Dickenson, Representative)**, Honaker, Virginia; application for Certificate of Appropriateness for approval of demolition of old existing garage building located at 356 West Main Street (vacant space will be used for parking area) and approval to renovate existing building located at 350 West Main Street (to be used for new bank). **Tax Map No. 19 (1) 17.**

This is a request for approval of demolition of old existing garage building located at 356 West Main Street, with vacant space to be used for a parking area and, also, approval to renovate existing building located at 350 West Main Street, to be used for New Peoples Bank.

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

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With no further business, Mr. Stevens made a motion that the meeting be adjourned. The motion was seconded, and unanimously approved that the meeting be adjourned. The meeting was adjourned at 8:05 P.M.

Fred H. St. John, Chairman

G. M. Newman, Secretary