

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
DECEMBER 29, 2005 - 7:30 P.M
(Rescheduled from December 26, 2005)

The Regular Meeting of the Abingdon Planning Commission was held Thursday, December 29, 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. Edward B. Morgan
Mr. Kenneth Mathews
Dr. Ramsey White

Comprising a quorum of the Commission

Members Absent: Mr. G. M. Newman
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: Mr. Joseph Bunn
Mr. Ed H. Street, Jr.

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- (2) Approval of Minutes: Regular Meeting, November 28, 2005
(Incomplete)

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(3) PUBLIC HEARING

PROPOSED AMENDMENT - That the Abingdon Town Council does hereby repeal, amend and reenact Section 8-9-1 of Article 8 OH Old and Historic District of the Zoning Ordinance as follows:

In reviewing each project the Board must follow the suggestions and requirements of the Design Review Guidelines, as such document now exists and may hereafter be revised and amended by the Board. Provided, by either a four to one or unanimous vote the Board may elect to disregard any guidelines it considers unimportant or inappropriate to a particular project.

Mr. Gregory W. Kelly, Town Attorney, stated that Mr. Phillips had brought it to the attention of the Town that this refers to the 1999 Historic Review Guidelines and he felt that reference to the date should be deleted so the Guidelines could be changed from time to time without having the make a change in the Ordinance.

After discussion, Mr. Morgan made a motion that the proposed amendment be recommended to Town Council for approval. Mr. Mathews seconded the motion with unanimous approval.

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- (4) CONSIDERATION OF REQUEST FOR SIX-MONTH EXTENSION FOR FINAL SUBDIVISION APPROVAL - **The Ridges at Glenrochie, James O. Bunn and Sharon K. Bunn, owners, with site of property being located on the ridges south side of Country Club Drive.** Entrance to the site is via a private street located off the south side of Country Club Drive about 0.2 miles from the intersection of County Club Drive with Winterham Drive, Abingdon, Virginia 24210. **Tax Map No. 105 (A) 46A2.**

At the June 27, 2005 Planning Commission meeting, preliminary approval was given for the development of The Ridges at Glenrochie, located off the south side of Country Club Drive. On June 28, 2005 the Town Engineer outlined several items to be resolved prior to requesting filing a request for final approval from the Planning Commission. The items to be resolved are as follows:

1. Revision & resubmission of the plan of development to include the building envelope for Lots 1A through 1D
2. Submission of construction drawings and specifications to the Town Engineer for review and approval
3. Approval of a water distribution system by the Washington County Service Authority
4. An Erosion and Sediment Control Plan (ESC), meeting all Virginia Erosion and Sediments Control Laws and Regulations

By letter dated December 7, 2005 to G. M. Newman, Town Manager, from Joseph G. Bunn who represents the developers of The Ridges at Glenrochie, request was made for a six-month extension in order to complete the requirements submitted by the Town Engineer. An unexpected delay was experienced due to the resignation in mid-stream of the initial consulting firm and as a result of this and certain other circumstances beyond the developers' control, the group will be unable to submit a final plan to the Planning Commission by the deadline of December 27, 2005.

After discussion, Dr. White made a motion that a six-month extension be granted. Mr. Morgan seconded the motion, with unanimous approval.

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- (5) CERTIFICATE OF APPROPRIATENESS - **Tom Counts, Owner (formerly Counts Insurance Agency), 825 West Main Street and Lowell Huff, Owner, MA & PA's Restaurant, 823 West Main Street, Abingdon, Virginia 24210;** application for Certificate of Appropriateness for approval to construct male and female handicap accessible restrooms at rear of structure located at **825 West Main Street**, to enable owners to locate a "sit-down dining area" at the restaurant. **Tax Map No. 16 (5) 4.**

This is a request for approval to construct male and female handicap accessible restrooms at rear of structure located at 825 West Main Street. The proposed restrooms will enable the current facility to locate a "sit-down dining area" at the restaurant.

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

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- (6) CERTIFICATE OF APPROPRIATENESS - **Walgreen's Project, Highway 19 at Highway 11E (Ed H. Street, Jr., Representative), P. O. Box 6135, Johnson City, Tennessee 37602.** **Tax Map No. 17 (1) 11, 11A.**

Mr. Street gave an update of the newest plan for the proposed structure to be located at the intersection of Highway 19 at Highway 11E, stating that they had worked diligently to satisfy the Town's staff and the tenant on this project. He pointed out that Walgreen had allowed the new proposed structure to be a two story building and will be superior to the building originally approved. He further stated that the structure is totally different than any other Walgreen structure in the United States.

The building is more in keeping with the Historic District, having green roof and brick siding. There will be a right "in" with a de-acceleration lane off West Main Street, as well as a right "out", with neither interfering with the intersection. There will also be a main entrance on Holston Street. The final plans for this project will be forthcoming for review by the Town staff.

It is being requested that two (2) signs be allowed for this place of business. One of the proposed signs will be located on side of building and will be 56 sq. ft. in size, with a proposed monument sign, 60 sq. ft. in size, to be located near street. The total signage will be 116 sq. ft., with a variance of 56 sq. ft. being required.

Mr. Jackson explained that a variance request for the signs would need to be approved by the Board of Zoning Appeals.

After discussion, Mr. Mathews made a motion that the application be approve, as presented, to include building and 56 sq. ft. signs. Mr. Morgan seconded the motion, with unanimous approval.

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Mr. Jackson stated that the new meeting time for the Planning Commission is now 7:00 P.M. and a work session is scheduled to be held on Monday, January 23, 2006 at 5:00 P.M.

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There being no further business the meeting was adjourned.

Doris Shuman, Chairman

G. M. Newman, Secretary