

TOWN OF ABINGDON
BOARD OF ARCHITECTURAL REVIEW
RECONVENED MEETING FROM JULY 1, 2009
TUESDAY, JULY 21, 2009 - 5:30 P.M.

A reconvened meeting of the Board of Architectural Review was held Tuesday, July 21, 2009 at 5:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Dr. Charles M. Owens, Chairman, called the meeting to order. Mr. Jackson called the roll.

ROLL CALL

Members Present: Dr. Charles M. Owens, Chairman
Mr. Peyton Boyd
Mr. Byrum Geisler
Mrs. Doris Shuman

Comprising a quorum of the Board

Members Absent: Mr. Jason Berry

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning
Mr. Sean Taylor, Assistant Director Planning/Zoning

Visitors: Mr. Robert M. Howard

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- (2) CERTIFICATE OF APPROPRIATENESS - **Highlands Union Bank, Robert M. Howard, Representative, 340 West Main Street, Abingdon, VA 24210**; application for Certificate of Appropriateness for approval of parking area to be **located at 274 West Valley Street. Tax Map No. 11 (1) 94.**

This is a request that was discussed at the January 21, 2009 meeting, at which time pea gravel was approved to be used on the proposed parking area to be located at 274 West Valley Street.

At the regular meeting, July 1, 2009, the applicant returned to the Board and requested that pavement be used instead of pea gravel on the proposed parking area for reasons such as pea gravel washing into the two drop inlets that handle the water runoff, the inability to line off to maximum, the number of parking spaces, the inability to mark required handicapped space and the inability to allow snow removal using a plow due to the snow plow removing gravel from the lot when snow and ice plowing is done.

The applicant's proposed plans are to cap the three existing parking lots on Highlands Union Bank property at 250 and 266 West Valley Street, and would like to have the lot at 274 West Valley Street paved with asphalt to make all the adjoining lots contiguous in surface.

At the July 1st meeting, a motion was made, with unanimous approval, that the meeting not be adjourned and the application be tabled, allowing the Town staff and the applicant, the opportunity to explore alternatives that would fall within the Guidelines. It was agreed that a decision would be made within two weeks.

After review of the proposed request for asphalt pavement by Mr. John B. Dew, Director of Public Services and Construction, advised the Board that it was his opinion that with the use of "pea gravel" on the surface, an obvious negative result is the migration of the stone from the surface to streets, gutters and ultimately storm drains. This creates a maintenance issue for both, the Town Street Department staff and property owner. There would also be an inability to mark parking spaces, difficulty of snow removal and handicap mobility as additional concerns with the parking area. He has had little experience in embedding the pea gravel in an asphalt surface, but given the slope of the lot and the constant turning, stopping and starting movements associated with a parking lot, he felt skeptical that gravel would remain embedded. He further advised that there are some permeable paver products available that potentially could be utilized in the parking area, however, they are significantly more expensive for installation and maintenance to the property owner.

After discussion, Mrs. Shuman made a motion to approve the asphalt pavement as requested, as a special exception, due to topography of property and subject to having increased amounts of landscaping. Mr. Geisler seconded the motion, with unanimous approval.

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There being no further business, a motion was made, duly seconded and unanimously approved that this meeting be adjourned.

Dr. Charles M. Owens, Chairman

W. Garrett Jackson, Secretary