

TOWN OF ABINGDON  
BOARD OF ZONING APPEALS  
REGULAR MEETING  
DECEMBER 12, 2000 - 7:30 P.M.

The Regular Meeting of the Board of Zoning Appeals was held Tuesday, December 12, 2000 at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

The meeting was called to order by Mr. James M. Cole, Chairman.

ROLL CALL

Members Present: Mr. James M. Cole, Chairman  
Mr. Fred H. St. John  
Mrs. Margaret Henderson  
Mr. Louis Shuman

Comprising a quorum of the Board

Members Absent: Mr. Robert P. Connett, Vice-Chairman

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning

Visitors: Ms. Dene Peterson  
Mr. Colin Arnold  
Mrs. Harriett DeBose  
Ms. Kathy Hutson  
Mr. Timothy A. Carter, Abingdon Redevelopment and  
Housing Authority

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(2) Approval of Minutes: Regular Meeting, November 14, 2000

Mr. Shuman made a motion that the minutes of the Regular Meeting held November 14, 2000 be approved. The motion was seconded by Mr. St. John, with unanimous approval

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(3) **Case No. 367 - Trailview Development Corporation, (Focis Futures), 509 Palmer Street, Abingdon, Virginia 24210; application for a variance from the requirements of Article 17, General Provisions, Section 17-6-31, Minimum off-street parking residential, and Article 20 Planned Unit Development, Section 20-3-2, Minimum area, in the R-3 District, contained in the Zoning Ordinance. Tax Map No. 21-(1) 10.**

This application was submitted on behalf of a proposed new multi-family development to be located at the corner of Lowland Street and Hickman Street, and therefore, a request for a variance from Article 17, General Provisions, Section 17-6-31 Minimum off-street parking

residential, and Article 20 Planned Unit Development, Section 20-3-2, Minimum area, in the R-3 District, contained in the Zoning Ordinance.

Date of application is November 22, 2000, requesting a Regular Meeting scheduled for this date, December 12, 2000.

The referenced property is located at the corner of Lowland Street and Hickman Street.

The approximate cost of the proposed development is \$2,750,000.00.

The explanation of this request is that the number of parking spaces required for this development is 58 spaces for the dwelling units, 8 spaces each for the community building and the chapel; a total of 74 parking spaces. With approval of the variances requested, the following would be provided:

1. Regulate the number of vehicles that can be owned by the tenants of this development.
2. Reduction in parking will:
  - a. Maximize the amount of green space on the project site.
  - b. Reduce the traffic pressure on the Town.
  - c. Promote car-pooling, walking, biking, and pedestrian activities.
  - d. Reduce air and water pollution and the project's overall impact upon the environment.
  - e. Make easier ability to "hide" parking seen from the Virginia Creeper Trail.

This is a private development where the proposed community building and chapel *are not* places of public assembly and where the tenants of the development shall only use these facilities, therefore, there is no requirement to treat these buildings as separate facilities and provide additional parking for each, noting the fact that 12 additional visitor-parking spaces will be provided.

The parking provisions required under the R-3 District are as follows:

- Section 17-6-3 requirement is (2) parking spaces per dwelling unit; amount requested by applicant is 1.5 parking spaces per dwelling unit; a variance request of 0.5 spaces or 25%.

The Planning Unit Development requirement is as follows:

- Section 20-3-2 requirement is 5 acres; amount requested by applicant is 3.7 acres; a variance request of 1.3 acres or 26%.

All adjoining and adjacent property owners were notified of this hearing.

Mr. Cole expressed several concerns with the development cost of the project and with the total number of housing units to be constructed on the 3.7 acres; considering the amount of the property that may be rendered unusable by the slope that is present on some portions of the site.

After discussion, Mr. Shuman made a motion that the two variances requested in Case No. 367 be granted, based on the grounds that it is a social asset and such a value to the community, the Board should do everything possible to produce it, in view of the architect's certainty that it can be completed on 3.7 acres. Mrs. Henderson seconded the motion, with unanimous approval.

VOTE:

Mr. Shuman	Aye
Mrs. Henderson	Aye
Mr. St. John	Aye

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There being no further business, motion was made by Mr. St. John, seconded by Mrs. Henderson and unanimously approved, that the meeting be adjourned. The meeting was adjourned at 8:49 P.M.

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James M. Cole, Chairman

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Margaret Henderson, Secretary