

TOWN OF ABINGDON  
PLANNING COMMISSION  
REGULAR MEETING  
JANUARY 22, 2001 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, January 22, 2001, at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

The meeting was called to order by Dr. David Brillhart, Vice Chairman.

ROLL CALL

Members Present: Dr. David Brillhart, Vice-Chairman  
Mr. Fred H. St. John  
Mr. Richard A. Stevens  
Mrs. Doris Shuman

Comprising a quorum of the Commission

Members Absent: Mr. G. M. Newman  
Dr. F. H. Moore, Jr., Chairman  
Mrs. Harriett DeBose

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning  
Mr. C. M. Vernon, Jr., Director of Public Works  
Mr. Matthew C. Bolick, Town Engineer  
Mr. Manuel Street

Visitors: Mr. & Mrs. Jerry Hartsock  
Mr. & Mrs. Jimmie C. Powers  
Mr. & Mrs. Jonathan Loggans  
Mr. & Mrs. Sanford Pippin  
Ms. Jan Hurt

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- (2) Approval of Minutes: Regular Meeting, October 23, 2000

On motion by Mr. St. John, seconded by Mrs. Shuman, it was unanimously resolved to approve the minutes of the Regular Meeting, October 23, 2000.

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- (3) **PROPOSED REZONING** – Jerry and Kitty Hartsock; application to rezone property located between Porterfield Highway and Wolf Creek Trail, from R-3 Residential District, to B-2 General Business District. Tax Map No 104A (2) 1 and 104A (A) 32.

This property is located on Lakeside Drive. Mr. & Mrs. Hartsock, owners of the property, cited problems with selling their house at this location bordering the busy Porterfield Highway and stated they had opportunities to sell or rent the property for business purposes, but not as

residential property. Mr. & Mrs. Hartsock suggested that one of the possibilities as a potential use was a home/office for Highlands Ambulance Service, now located nearby on Russell Road.

A number of neighboring property owners were also present to oppose the Hartsock's application. Mr. & Mrs. Loggans, whose property adjoins on the north side of the Hartsock property and Mr. & Mrs. Powers whose property adjoins the Hartsock property on the south side were present to oppose the change to B-2 Zoning. They noted that Lakeside Drive was a very narrow, one-lane street with no cul-de-sac for turning traffic at its end. This made for poor traffic management for any business use. They further noted they had purchased property within the Town of Abingdon as residential property and relied on the Town to maintain it as such; particularly avoiding situations in which a business lot would be located between two adjoining residential lots.

The Planning Commission commented on the current B-2 Zoning of the Wingo Estate property across Wolf Creek Trail from this side, also upon the fact that a change of zoning of the Litton property further north of this side had been proposed and was not adopted in 1995.

After discussion, Mr. St. John made a motion that the Planning Commission recommend to the Town Council that the request for rezoning of the property located between Porterfield Highway and Wolf Creek Trail, from R-3 Residential district, to B-2 General Business District, be denied. The motion was seconded by Mrs. Shuman, with unanimous approval.

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(4) **CONSIDERATION OF PRELIMINARY PLAT** – division of property located on Wyndale Road, owned by Sanford and Frances Pippin. Tax Map No. 104 (A) 32.

This property is located on Wyndale Road across from its intersection with State Route 681 into three parts, consisting of 2.24 acres and owned and Sanford and Frances Pippin.

The owners requested waivers of curb and guttering, and sidewalks at this development.

After discussion, Mr. St. John made a motion that a waiver of curb and guttering and sidewalks be granted, providing that grading being done to allow for sidewalk construction at a later date, all subject to Final Plat approval by the Town Council when Final Plat stage is reached. Mrs. Shuman seconded the motion, with unanimous approval.

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(5) **GEOGRAPHIC INFORMATION SYSTEM** - Mr. Bolick, Town Engineer, gave a demonstration of the Town's Geographic Information System.

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With no further business, motion was made and duly seconded that the meeting be adjourned. The meeting was adjourned at 8:26 P.M.

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Dr. David Brillhart, Vice-Chairman

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G. M. Newman, Secretary