

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 24, 2003 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, February 24, 2003, at 7:30 P.M. The meeting was held in the Municipal Building, Council Chambers.

The meeting was called to order by Mr. Fred St. John, Vice-Chairman.

ROLL CALL

Members Present: Mr. Fred H. St. John, Vice-Chairman
Mr. G. M. Newman
Mr. Edward B. Morgan
Mrs. Harriett DeBose
Mrs. Doris Shuman

Comprising a quorum of the Commission

Members Absent: Dr. David Brillhart, Chairman
Mr. Richard A. Stevens

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning
Mr. C. M. Vernon, Director of Public Works
Mr. Jim Smith, Town Engineer Interim

Visitors: Ken Addison, David Scyphers, Edward Cozart,
Rose Dunn, Ina Price, Paula Hoskins, Mike Shortridge,
David Wallace, Roger Reynolds and Others

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- (2) Approval of Minutes: Regular Meeting, December 23, 2002

On motion by Mr. Morgan, seconded by Mrs. DeBose, it was unanimously resolved to approve the minutes of the Regular Meeting, December 23, 2002.

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- (3) **PROPOSED REZONING** - Farmer's Warehouse, Inc., application to rezone 0.59 acre located at 715 Colonial Road, formerly the Fred Rosenbaum Estate property, from R-3 Residential to M-1 Limited Industrial. **Tax Map No. 17 (1) 16.**

Mr. Cozart, on behalf of Farmer's Warehouse, Inc., stated that his company had purchased the house and property at 715 Colonial Road that adjoins their other properties to the west, across Wolf Creek, and to the rear. The intention was to use the property to improve access to warehouse #4 in the rear of this property. It was noted that the property could be used for access as it was currently zoned, but Mr. Cozart stated that his rezoning request was made as a matter of propriety, mainly. Mr. Cozart also noted that the property was within the flood plain of Wolf Creek and that it was their intention to use it as access, not for additional structures.

Ms. Paula Hoskins stated that she lived in the 200 year old house named "Retirement" across Colonial Road from this site and she would prefer not to have anything at this location which would prove detrimental to that site and the gathering site of the Overmountain Victory Trail on Wolf Creek directly across from this property.

Ms. Price noted that there were large springs on this and adjacent properties and that she could not understand what purpose would be served by the proposed change to Industrial zoning. Mr. Cozart then stated that he proposed to use only the higher side of the lot for access and that there would be no room for structures.

After discussion, upon motion of Mr. Morgan, seconded by Mr. Newman, it was resolved to deny recommendation of this request and forward that recommendation to the Town Council for their action. The vote on the motion was as follows:

VOTE:

Mr. St. John	
Mr. Morgan	Nay
Mr. Newman	Nay
Mrs. DeBose	Nay
Mrs. Shuman	Abstained

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- (4) **PROPOSED REZONING and PRELIMINARY SUBDIVISION** - (a) Glenrochie Country Club, Inc. application to rezone 17.7 acres located 0.5 miles south of Clubhouse Drive from AFOS, Agricultural, Forestal and Open Space District to PUD, Planned Unit Development District. (b) division of 17.7 acres located 0.5 miles south of Clubhouse Drive, owned by Glenrochie Country Club, Inc. **Tax Map No. 105 (A) 46A.**

The next item for the Planning Commission was that of a Planned Unit Development being proposed by Glenrochie Country Club, Inc., consisting of a rezoning application and a preliminary subdivision plat.

The proposed preliminary subdivision of the property consists of a total of 17.7 acres located 0.5 miles south of Clubhouse Drive, owned by Glenrochie Country Club, Inc. to be divided into eight (8) tracts, ranging in size from 3 acres to 0.7 acres.

Mr. David Scyphers told the Planning Commission that this was a scaled-down version of a previous development that was eventually disapproved by The Town Council for reasons of traffic and drainage.

Mr. Ken Addison explained the fundamentals of the proposal as noted above and then stated that they were proposing minimal access from streets on the underside of the hills which allowed for home sites near the top. The streets would allow green walking spaces and landscaping abutting the pavement. A total of 4.7 acres of commonly owned open space were included in the proposal. Mr. Addison noted that the overall density of this development was one (1) unit per 2.2 acres, an exceptionally low density. Both water and sewer services, including fire hydrants, are available to the properties and they would be extended as a result of this subdivision. Mr. Addison noted that all of the tracts were presently wooded and the

development plan allowed a predefined space of 70' x 70' for home site development, with a prohibition of tree removal outside of this envelope. Mr. Addison stated that traffic counts, according to Virginia Department of Transportation standards, would include six (6) vehicles per hour in the morning, eight (8) vehicles per hour in the evening and an overall average of seventy (70) vehicles per day. Mr. Addison explained that drainage retention ponds would be provided, two of which were already in place and a third one added between the tennis courts and the existing containment pond so as not to adversely effect the drainage problem in Country Club Estates. Mr. Scyphers stated that they had taken the proposed restrictive covenants from the Winterham Development, including appearance standards and other approvals by the Homeowner's Association and that the Homeowner's Association would be responsible for maintenance and upkeep of the streets.

Mr. Mike Shortridge asked several questions of Mr. Scyphers pertaining to the restrictive covenants as proposed for this development and how effective they might be unless they were made to "run with the land". Mr. Scyphers stated that the Glenrochie Country Club, Inc. had no intention of doing anything harmful to the appearance or operation of the Country Club and that the covenants would be made to run with the land as Mr. Shortridge suggested.

Mr. David Wallace asked whether or not lots could be further subdivided or if the streets could be extended to other properties and Mr. Scyphers responded that in both instances, this would not be allowed. The covenants restricted the development to single-family structures only.

Mr. Roger Reynolds stated that he was not opposed to the development, but wished explanation of the drainage control measures. Mr. Addison responded that two catch basins were in place immediately below the development to intercept drainage and a third basin is proposed between the tennis courts and the large existing containment pond near the western property line of the Country Club property. His calculations showed that the ponds as proposed would be more than adequate to handle drainage from this development.

On motion of Mr. Morgan, seconded by Mrs. Shuman, the Planning Commission voted unanimously to recommend both the rezoning and preliminary plat as proposed by Glenrochie Country Club, Inc. to the Town Council for adoption.

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With no further business, the meeting was adjourned.

Fred H. St. John, Vice-Chairman

G. M. Newman, Secretary