

TOWN OF ABINGDON  
PLANNING COMMISSION  
REGULAR MEETING  
FEBRUARY 25, 2002 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, February 25, 2002, 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. G. M. Newman  
Mr. Richard A. Stevens  
Mr. Fred H. St. John  
Mrs. Harriett DeBose

Comprising a quorum of the Commission

Members Absent: Dr. F. H. Moore, Jr., Chairman  
Mrs. Doris Shuman

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning  
Mr. Jim Smith, Town Engineer Interim  
Mr. Timothy A. Carter, Abingdon Housing Authority

Visitors: Ms. Anne Leibig  
Mr. Tad Nunley  
Mr. John Heffernan  
Mr. Marshall McMillan-Zapf  
Other representatives - Highlands Group, Roanoke, VA  
Mrs. Jan Hurt  
Mr. Michael Wartella  
Ms. Jean Marie Luce

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(2) Approval of Minutes: Regular Meeting, December 18, 2001

On motion by Mr. St. John, seconded by Mrs. DeBose, it was unanimously resolved to approve the minutes of the Regular Meeting, December 18, 2001.

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(3) **CONSIDERATION OF FINAL PLAT** Trailview Development Corporation; consisting of 3.7 acres, located at the corner of Hickman Street and Lowland Street on the southwest side of such street from R-3 Residential District, to PUD, Planned Unit Development District. Tax Map Nos. 21 (1) 10, 11, 12 and 21 (3) 25.

The property in question, known as Elderspirit Co-housing Community, is located on Lowland Street at its curved intersection with Hickman Street and abuts the Virginia Creeper Trail triangular turnaround area at the rear. The purpose of the development is to provide persons in the 55 and older age groups a residential facility that promotes spirituality and good health practices. The specific design of the improvements has been agreed upon by all of the known, future co-owners of the properties.

Previously, the owners sought and were granted two variances by the Town's Board of Zoning Appeals in December, 2000. The first variance was to allow the proposed PUD on 3.7 acres of property where Section 20-3-2 requires a minimum of 5 acres. Secondly, a variance for the number of parking spaces was requested and approved by the Board of Zoning Appeals from the requirements of Section 17-6-31 of the Town's Zoning Ordinance. The Zoning Ordinance requires two parking spaces per dwelling unit, or 58 parking spaces. A total of 49 parking spaces were approved.

The request at this Planning Commission meeting was to rezone the property from its current R-3 Residential District to the Planned Unit Development District based upon the plan of development presented. The plan of development consists of 29 dwelling units; 16 of which are to be rental units and 13 of which are to be owner-occupied units.

Many of the Planning Commission members had heard presentation of the details of this development of the Highlands Group of Roanoke, Virginia at the January meeting (at which no quorum was present). This presentation was not repeated at the Planning Commission meeting, but the architects/engineers did demonstrate one item of additional information concerning the manner in which the proposed structures would be screened from the Virginia Creeper Trail at the rear.

One item of concern was the manner of controlling the additional drainage from the site. This involves the use of a retention pond on the site itself and a drainage pipe placed underneath the Virginia Creeper Trail in order to carry the surface drainage away. This surface drainage would then be discharged across the properties of Walter Hylton and William DeBusk to Town Creek. According to the developers, informal agreements have been reached with these two owners, but no formal written agreement had been signed at the time of the Planning Commission meeting.

After discussion, Mr. St. John made a motion to recommend approval of the Trailview Development Corporation rezoning application, based upon the plan of development submitted, to the Town Council for approval subject to the successful acquisition of necessary drainage easements.

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With no further business, a motion was made, seconded and unanimously approved that the meeting be adjourned.

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Dr. David Brillhart, Vice-Chairman

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G. M. Newman, Secretary