

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 26, 2001 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, February 26, 2001, at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Dr. David Brillhart, Vice Chairman, called the meeting to order.

ROLL CALL

Members Present: Dr. David Brillhart, Vice-Chairman
Mr. G. M. Newman
Mr. Fred H. St. John
Mr. Richard A. Stevens
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. C. M. Vernon, Jr., Director of Public Works
Mr. Matthew C. Bolick, Town Engineer

Visitors: Mrs. Virginia P. Crane
Mr. Michael Wartella

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(2) Approval of Minutes: Regular Meeting, January 22, 2001

On motion by Mr. St. John, seconded by Mr. Stevens, it was unanimously resolved to approve the minutes of the Regular Meeting, January 22, 2001.

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(3) **CONSIDERATION OF FINAL 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 Preliminary Plat was considered at the regular meeting held January 22, 2001 and at that time, a waiver of curb and guttering, and sidewalks was agreed, with provisions made that

grading be done to allow for sidewalk construction at a later date. With this having been completed, all requirements of the Final Plat have been met.

After discussion, Mr. Stevens made a motion that the Final Plat be recommended to Town Council for approval. Mr. St. John seconded the motion, with unanimous approval.

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(4) **CONSIDERATION OF PRELIMINARY PLAT** – division of property located on Whites Mill Road, owned by Virginia P. Crane. Tax Map No. 84C2 (A) 6.

This property is located on Whites Mill Road, and owned by Virginia P. Crane. This is the separation of a tract of a parcel of 0.992 acres into two parts. Tract B consists of 0.226 acres and Tract C consists of 0.766 acres.

Mrs. Crane stated that the intentions for this property is to construct a second house on the property for another family member. She has made verbal requests for a variance from all required frontage improvements, to include pavement widening, curb, gutter, and sidewalks.

Mr. Bolick stated that the Preliminary Plat meets all requirements and it has been recommended that the right-of-way dedication be an additional 15 ft. instead of 10 ft., and that the right-of-way be dedicated to the Town for any future Whites Mill Road improvements. It was also noted by Mr. Bolick that the last situation similar to this involved the Harris property on Walden Road, and the Planning Commission granted all requested variances.

After discussion, Mr. St. John made a motion that Preliminary Plat be approved, granting requested variances, subject to the recommendations made by the Public Works Department, and that the Final Plat be recommended to Town Council for approval. The motion was seconded by Mr. Stevens, with unanimous approval.

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(5) **DISCUSSION** - Planned Technology Development District (PTD)

The Planning Commission began the study of a revision of the present Industrial Zoning within the Town.

Article 14 of the Town’s present Zoning Ordinance contains an industrial zone entitled M-2 General Industrial District that is unused. It was intended for industries of a heavy nature, which have never come to pass and consequently this zone remains unused.

The Town is now embarking on development of a “High-Technology Industrial Park” to be located between the Virginia Highlands Community College property and Stone Mill Road that will require zoning of an alternative sort. Plans now for the park include a central day care center, a motel facility and shopping/restaurant area that do not follow traditional industrial zoning practices.

The Planning Commission considered a draft of a proposed new zoning that includes elements of the old M-2 Zone, while still allowing for concurrent commercial and even residential uses,

and containing elements of the Planned Unit Development District as well. The Planning Commission reviewed the list of Permitted Uses in Section 14-1-1 through 14-1-6 of this proposed ordinance to weed out questionable uses.

The Planning Commission made some initial modifications, deleting the entirety of Section 14-1-2, but held the proposal pending some further study of permitted uses to allow for more research and development oriented industries.

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With no further business, Mr. Stevens made a motion that the meeting be adjourned. Mr. St. John seconded the motion, with unanimous approval.

Dr. David Brillhart, Vice-Chairman

G. M. Newman, Secretary