

**TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
FEBRUARY 28, 2005 - 7:30 P.M.**

The regular meeting of the Abingdon Planning Commission was held Monday, February 28, 2005, at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Mr. Fred H. St. John, Chairman, called the meeting to order.

ROLL CALL

| | |
|-----------------------|---|
| Members Present: | Mr. Fred H. St. John, Chairman Mr. G. M. Newman Mr. Edward B. Morgan Mr. Kenneth Mathews Mr. Richard Stevens |
| | Comprising a quorum of the Commission |
| Members Absent: | Mrs. Harriett DeBose Mrs. Doris Shuman |
| Administrative Staff: | Mr. Albert C. Bradley, Director of Planning/Zoning Mr. C. M. Vernon, Jr. Director of Public Works Mr. J. C. Smith, Town Engineer Mr. Chris Johnson, Assistant Town Manager |
| Visitors | Ms. Terri Coburn Mr. Bill Hampton Mr. Tim Kuykendahl Others |

* * * * *

- (2) Approval of Minutes: Regular Meeting, January 24, 2005

On motion of Mr. Stevens, seconded by Mr. Morgan, it was unanimously resolved to approve the minutes of the regular meeting, January 24, 2005.

* * * * *

- (3) CERTIFICATE OF APPROPRIATENESS and PARTIAL SITE & PARKING PLAN -
“THE FALLS PLAZA” (Falls Medical Center) Ernest Coburn, M.D., Owner and Jerry R. Smith, Representative, 701 Professional Plaza Drive, “A”, Greenville, Tennessee 37745; application for Certificate of Appropriateness for approval of dumpster pad and screen and partial site and parking plan, for property located at **301 Falls Plaza. Tax Map No. 104 (7) 3.**

Mr. Jerry R. Smith, representative for “FMC-DS” facility stated that it is essential that this facility have access to a trash dumpster, therefore, this is a request for approval a dumpster pad and screen to be located for property located at 301 Falls Plaza. The metal dumpster will be located on the upper level, west end of structure and will rest on a concrete pad. The dumpster will be screened with a brick

enclosure consisting of light and dark colored brick, to match facility structure, and will have white swinging gates.

After discussion, Mr. Morgan made a motion that this request be approved. Mr. Stevens seconded the motion, with unanimous approval.

* * * * *

- (4) CERTIFICATE OF APPROPRIATENESS FOR PROPOSED SITE PLAN - VIA L.L.C., WALGREENS, Ed Street, Owner/Representative, 1913 S. Roan Street, Suite 105, Johnson City, Tennessee 37601; application for Certificate of Appropriateness for approval of proposed Site Plan for proposed business to be located at **intersection of Route 11 and Route 19 (Buck Oil property). Tax Map No. 17 (1) 11A.**

Mr. Tim Kuykendahl, Appalachian Design Services, Inc., stated that this is a request for approval of a proposed "Walgreens" to be located on the Buck Oil Company property, located at the intersection of Route 19 (Porterfield Highway) and Route 11 (West Main Street).

The proposed structure will be brick with metal roof and 14,550 square feet in size. It was stated that this new business would improve site appearance, increase tax base, decrease truck traffic, improve storm water management and would employ approximately 40 employees. It is felt that the increase in traffic at peak hours could be handled with an upgraded signalization at the existing traffic signal.

Mr. Morgan stated that he would like for the facility to be able to locate at this site, however, due to the fact there has been a number of accidents, a lot of truck traffic and along with other issues, he feels uncomfortable about this selected site without having a traffic study completed.

Mr. Stevens also voiced concern regarding the increase of traffic that would originate from the business, however, it was agreed that this concept could be approved if a traffic study indicated it is acceptable.

Mr. Vernon stated that he, Mr. Smith and Mr. Bradley met with Appalachian Design Services, Inc., regarding the site development and the associated traffic impact. At that time Mr. Smith suggested that concept be presented to the Planning Commission before going to the expense of having a traffic study completed. Mr. Vernon further stated that several years ago the Town went to great expense to improve traffic at this location, and he had serious reservations to adding any additional signalization to this intersection. Before the upgrade, the traffic level was operating at a level of Service E; the dual-level upgrade changed it to level of Service C.

Mr. Vernon stated that a traffic engineering study will probably show a lesser level of service; currently there is approximately 26,000 vehicles per day at this location.

After discussion, Mr. Mathews made a motion to authorize the traffic study, emphasizing that the Planning Commission, in no way, be put in a binding situation. Mr. Stevens seconded the motion, with unanimous approval.

* * * * *

- (5) DISUCSSION - Article 8.1 Bradley Street Conservation Overlay District BSC

Mr. Morgan commented by saying that he would visit with residents of the proposed district to gather proposal, if the members are not in objection.

(6) DISCUSSION - Old and Historic District Petition

Mr. Morgan stated there is a petition circulating throughout the Old & Historic District gathering comments on the Business to Residential ratio in said district.

* * * * *

There being no further business, a motion was made, duly seconded, and unanimously approved that the meeting be adjourned. The meeting was adjourned at 8:04 P. M.

Fred H. St. John, Chairman

G. M. Newman, Secretary