

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
MARCH 22, 2004 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, March 22, 2004, at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Mr. Fred 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
Mrs. Harriett DeBose
Mr. Kenneth Mathews

Comprising a quorum of the Commission

Members Absent: Mrs. Doris Shuman
Mr. Richard Stevens

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning
Mr. Garrett Jackson, Town Planner
Mr. C. M. Vernon, Jr., Director of Public Works
Mr. Jimmy C. Smith, Town Engineer

Visitors Mr. Mac Clifton
Mr. Jimmy Stewart
Mr. Sam Hurt
Mr. Tim Kirkendahl

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(2) Approval of Minutes: Regular Meeting, February 23, 2004

On motion of Mr. Morgan, seconded by Mrs. DeBose, it was unanimously resolved to approve the minutes of the regular meeting, February 23, 2004.

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(3) CONSIDERATION OF PRELIMINARY PLAT - division of property located on Russell Road (The Campus), owned by Clifton-Stewart Rentals, LLC. **Tax Map Nos. 104A (A) 44, 104A (3) 73, 104A (3) 4, 10 (5) 2, 9 (1) 1 and 2.**

By self-financing and after approval of construction plans by the Town of Abingdon, Clifton-Stewart Rentals, LLC plans to construct Campus Drive from the intersection of Russell Road to McBroom Street, along with all necessary sidewalks, curbs and gutters, drainage structures, underground utilities, street lights and pavement to serve lots for construction of a proposed

medical subdivision. The property will be subdivided into ten (10) parcels that would be maintained by each buyer.

Clifton-Stewart Rentals, LLC is requesting a variance on the east side of Campus Drive from constructing a sidewalk. However, space will be left for future construction. In addition, Clifton-Stewart Rentals, LLC is requesting the Town, upon acceptance of all construction of Campus Drive, to accept responsibility of the tariffs on all street lighting completed on Campus Drive.

After review, the Town Engineer has submitted the following recommendations:

1. It is acceptable to the Public works Department for the covenants and restrictions to be included with the final plat submission.
2. The Public Works Department has no preference regarding the street name. It is recommended that the developer check with local 911 addressing to see if there would be potential conflicts or that problems may be created with existing college campus addressing.
3. Sidewalk variance - the Public Works Department is not aware of any conditions that would cause extraordinary hardship to the sub-divider that would warrant granting the requested variance.
4. Street lighting tariffs - recommends the Town accept the tariff proposal as requested.

After discussion, Mr. Morgan made a motion that the preliminary plat presented to the Planning Commission be approved, as presented, and accepted subject to the following:

1. sidewalk along west side of Campus Drive would be complete from the intersection of McBroom Street and Ash Street, to its junction with Russell Road
2. sidewalk on the east side of Campus Drive be complete from intersection of Ash Street and McBroom Street to entrance of tract No. 4
3. crosswalks, per Town standards, be installed at appropriate places where entrances correspond with tract No. 1 and No. 4
4. approval for Town to accept the tariff after street lights are installed and allow the street to be named Campus Drive, from intersection of McBroom Street to Ash Street

Mr. Mathews seconded the motion, with unanimous approval.

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Further business included the discussion of proposed changes of the residential district in the Bradley Street area. The Commission identified homes and areas of Bradley Street and the surrounding area that could be included in a "Preservation Zone", a proposed zone to be added to the Zoning Ordinance. The "Preservation Zone" would help preserve certain neighborhoods throughout the Town. This will be similar to but not as restrictive as the Old and Historic District.

With no further business, a motion was made, duly seconded, and unanimously approved that the meeting be adjourned. The meeting was adjourned at 8:27 P.M.

Fred H. St. John, Chairman

G. M. Newman, Secretary