

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

The Regular Meeting of the Abingdon Planning Commission was held Monday, March 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
Mr. Richard A. Stevens

Comprising a quorum of the Commission

Members Absent: Dr. David Brillhart, Chairman
Mrs. Doris Shuman
Mrs. Harriett DeBose

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning
Mr. C. M. Vernon, Director of Public Works

Visitors: Mr. Thomas W. Turner

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(2) Approval of Minutes: Regular Meeting, February 24, 2003

On motion by Mr. Morgan, seconded by Mr. Newman, it was unanimously resolved to approve the minutes of the Regular Meeting, February 24, 2003.

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(3) **AMENDMENT** - A proposed amendment to Article 11 of the Town of Abingdon Zoning Ordinance, Section 11 (1) to read as follows:

- **from** - Underground bulk petroleum storage limited to twenty thousand (20,000) gallons per tank.
- **to** - Above ground bulk petroleum storage limited to twenty thousand (20,000) gallons per tank.

This application for amendment to the Zoning Ordinance was made by Buck Oil Company, now owned by Petroleum Marketers, Incorporated of Roanoke, Virginia. Mr. Thomas W. Turner was in attendance representing the applicants and stated that they had made this request in order to accommodate their proposed storage of bulk lubricants at the Buck Oil Company location at 668 West Main Street. Mr. Turner stated that storage of those products above ground represents a safer means of such storage than does underground containment and also facilitates

their packaging process for the resale of the lubricants. The tanks as proposed would be 18 feet in height in front of the building that has an overall height of 30 feet. The tanks would be surrounded by a concrete catch basin designed to contain 110% of the capacity of the largest tank as per regulations.

Several suggestions as to improvements to the design were offered by Planning Commission members. Among these were the use of a wall to hide the tanks and also physically moving tanks to some location other than the front for the building. The Planning Commission indicated its desire to review the site plan for this facility prior to approval of it.

On motion of Mr. Stevens, seconded by Mr. Morgan, it was unanimously resolved to recommend the proposed amendment to Section 11-1-28 of the Zoning Ordinance to the Town Council for adoption.

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- (4) **FINAL PLAT** - (RETAIL DEVELOPMENT - Interstate 81 and Old Jonesboro Road at Exist 14); proposed division of property on Jonesboro Road, owned by Exit Six Associates, Inc., and being developed by Abingdon J T Partners, LLC.

Consideration of the proposed subdivision of the Exit 14 property was withheld due to the fact that a revised version of the plat had not been submitted to the Public Works Department in time for review prior to the meeting. Mr. Vernon explained that after 45 days, the plat could be approved automatically under Section 3.4.10 of the Subdivision Ordinance that reads as follows:

3.4.10. The commission shall, within 45 days from the date of submission of the final plat, make recommendation to the town council for approval, modify, or disapprove such plat, and failure to act within 45 days shall be deemed approval, unless the commission shall have notified the subdivider in writing of a necessity to extend the period of its consideration of the plat.

Motion was made by Mr. Newman, seconded by Mr. Morgan and unanimously approved to notify the developers of any shortcomings in their plans and of the necessity to extend the review period in conformance with Section 3.4.10.

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With no further business, the meeting was adjourned at 8:53 P.M.

Fred H. St. John, Vice-Chairman

G. M. Newman, Secretary