

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

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

The meeting was called to order by Dr. F. H. Moore, Chairman.

ROLL CALL

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

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

Visitors: Mr. Ed Morgan
Mr. Joe Phipps
Mr. L. B. Atkins
Mr. Sanford Pippin
Mr. Harry McKinney
Mr. John Mahaffey
Mrs. Polly Wirt
Mr. Darrell D. Leonard
Mr. Bobby Ratcliff
Mrs. Linda Ratcliff
Mrs. Jan Hurt
Mr. Randy Ramsayer
Mr. Allen Turner
Other residents of Bradley Street

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- (2) Approval of Minutes: Regular Meeting, February 26, 2001

On motion by Dr. Brillhart, seconded by Mr. Stevens, it was unanimously resolved to approve the minutes of the Regular Meeting, February 26, 2001.

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- (3) **SPECIAL USE PERMIT** - Darrell Douglas Leonard, Representative, dba Shooters Family Recreation; application for Special Use Permit pursuant to Section 11-2-1 and 17-3 of the Zoning Ordinance, in the B-2 General Business District, of the Town of Abingdon, to operate in accordance with the above requirements of the Town. Tax Map No. 16 (7) 1.

This application was a request for a Special Use Permit made by Mr. Darrell D. Leonard, to construct and operate a new billiards parlor and video games establishment to be known as Shooters. Mr. Leonard currently operates this business at 1261 West Main Street but intends to move the business to a new location that is a part of the Colonial Square property on Wyndale Road.

There was some concern expressed by the Planning Commission members as to the proximity of this proposed location to a nearby residence on Wyndale Road. It was felt that this could be handled by screening in the Site Plan process.

After discussion, Mr. St. John made a motion that the request for a Special Use Permit be recommended to Town Council for approval. Dr. Brillhart seconded the motion, with unanimous approval.

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- (4) **PROPOSED REZONING** - Senior Services, Inc., John D. Mahaffey, Representative; application to rezone property located between Front Street and Bradley Street, from R-3 Residential District, to B-3 Central Business District and R-3 Residential District. Tax Map Nos. 19 (1) 42A, 42 and 43.

These properties are currently zoned R-3 Residential District and are located between Front Street and Bradley Street. The request was to divide the zoning between B-3 Central Business District on the Front Street portions of the lots and R-3 Residential District on the Bradley Street portions of the lots much as other nearby properties are zoned.

After discussion, including various alternative solutions to changes in the manner of zoning proposed, Mr. Newman made a motion that the request for rezoning be tabled for more discussion and dialog between the applicants and the other residents of Bradley Street. Mr. St. John seconded the motion, with unanimous approval.

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- (5) RECONSIDERATION OF FINAL PLAT REQUIREMENTS - 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.

At the Regular Meeting, February 28, 2001, the Planning Commission agreed and recommended to the Town Council, that sidewalks could be waived for this minor development involving the separation of one tract from the whole property.

Mr. Pippin informed Mr. Vernon of his receipt of an abandoned right-of-way for an old portion of Wyndale Road from the Virginia Department of Transportation. This additional property has somewhat of a clouded title. Mr. Pippin requested to defer construction of curbing and guttering only along the part of the property in question until such time as the frontage of the property is resolved. The required pavement widening for the full frontage of the property and the balance of the curbing and guttering would be constructed in the usual manner.

After discussion, Mr. Stevens made a motion to recommend approval of this temporary postponement of the subdivision requirements to the Town Council. Dr. Brillhart seconded the motion, with unanimous approval.

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

Dr. F. H. Moore, Chairman

G. M. Newman, Secretary