

TOWN OF ABINGDON  
 PLANNING COMMISSION  
 REGULAR MEETING  
 APRIL 23, 2001 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, April 23, 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. David Brillhart, Vice-Chairman.

ROLL CALL

Members Present:           Dr. David Brillhart, Vice-Chairman  
                                   Mr. G. M. Newman  
                                   Mrs. Harriett DeBose  
                                   Mrs. Doris Shuman

Comprising a quorum of the Commission

Members Absent:           Dr. F. H. Moore, Chairman  
                                   Mr. Fred H. St. John  
                                   Mr. Richard A. Stevens

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

Visitors:                    Mr. James E. Mitchell  
                                   Mr. Jimmy Stewart  
                                   Mrs. Dorothy Atwell  
                                   Ms. Janice Cowan  
                                   Mr. Mickey Tyler  
                                   Mr. Ben Abel  
                                   Mr. Mac Clifton  
                                   Mrs. Jan Hurt  
                                   Mrs. Joyce Ferratt  
                                   Mr. & Mrs. Karl Kindig  
                                   Mr. & Mrs. Michael Warella

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

On motion by Mrs. Shuman, seconded by Mrs. DeBose, it was unanimously resolved to approve the minutes of the Regular Meeting, March 26, 2001.

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- (3) **PROPOSED REZONING** – Jimmy and Dorothy Atwell; application to rezone property located on Russell Road and Hall Street, from AFOS Agricultural, Forestal, and Open Space District and M-1 Limited Industrial District, to B-2 General Business District. Tax Map Nos. 104 (7) 4, 5.

The Planning Commission and Town Council considered an application previously for rezoning of a neighboring property, Lot 3 in October, 2000 and November, 2000 respectively. The immediate request is to rezone Lots 4 and 5 to the B-2 General Business District. Lot 4 is currently divided between M-1 Industrial District on the front and the AFOS District at the rear. Lot 5 is currently zoned in the AFOS Zoning District. If rezoned, the owner wishes to convey the properties to Clifton-Stewart Developers, who are the current owners of the previously rezoned Lot 3, for the purpose of developing a professional office building on the property.

After discussion, Mr. Newman made a motion that the Planning Commission recommend to the Town Council that the request for rezoning property identified as Lots 4 and 5 located on Russell Road and Hall Street, to B-2 General Business District be approved. The motion was seconded by Mrs. Shuman, with unanimous approval.

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- (4) **PROPOSED REZONING** – Glenrochie Country Club, Inc., and James E. Mitchell etal and Knobs Development Corporation consisting of 30± acres, located in the area of Clubhouse Drive west and south of Winterham Drive, from R-3 Residential District and AFOS Agricultural, Forestal, and Open Space District to PUD Planned Unit Development District. Tax Map Nos. 126 (A) 2, 126 (5) 6, 126 (5) 17 and part of 105 (A) 46.

Mr. Mitchell, representing himself and the other developers, explained the overall Planned Unit Development (PUD) concept as found in Article 20 of the Zoning Ordinance, as being a more flexible way to subdivide property which allows for a variety of residential uses and even a restricted amount of limited commercial applications within the development.

Mr. Mitchell further explained that the PUD idea was employed here due to limitations of the topography of the project area and the fact that a PUD allows for street development that is nonstandard, but also due to the flexibility allowed in size and layout of the lots. The following depicts the development as being staged, although Mr. Mitchell advised that the state numbers do not necessarily reflect the order in which the stages will be developed:

1. while the PUD Ordinance allows some limited development of a commercial nature, only “residential uses” are being considered here.
2. within each lot is a ‘building envelope’ outside of which no disturbance is allowed except for ingress/egress and as may be specifically approved by the homeowner’s association, which limitation is designed to protect the fragile environment and natural appearance of the properties.
3. the total of 39 lots could result in a traffic increase in this area of 390 vehicular trips per day once development is completed, according to Virginia Department of Transportation Standards.

Mr. Mitchell also indicated his wish to request that the Town Council approve this development as an emergency measure in order to accelerate the process.

After discussion, Mrs. Shuman made a motion that the Planning Commission recommend to the Town Council that the request for rezoning property located in the area of Clubhouse Drive west and south of Winterham Drive from R-3 Residential District and AFOS Agricultural, Forestal, and Open Space District to PUD Planned Unit Development be approved.

Mr. Newman seconded the motion, stating that it is up to the Town Council whether or not the development is considered on an emergency basis. The vote was unanimous.

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Other business included changing the date for the next Regular Meeting from Monday, May 28, 2001 (Memorial Day) to Monday, May 21, 2001.

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

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Dr. David Brillhart, Vice-Chairman

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G. M. Newman, Secretary