

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
APRIL 28, 2003 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, April 28, 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
Mrs. Doris Shuman
Mrs. Harriett DeBose

Comprising a quorum of the Commission

Members Absent: None

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning
Mr. C. M. Vernon, Director of Public Works
Mr. Mark W. Godbey, Director of Finance
Mr. Jim C. Smith, Interim Town Engineer

Visitors: Approximately 75 residents of the Town and
Exit 14 Areas

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

On motion by Mr. Stevens, seconded by Mrs. Shuman, it was unanimously resolved to approve the minutes of the Regular Meeting, March 24, 2003.

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(3) Select Chairman - Planning Commission

Due to a change in recent membership, there was a reorganization of the Planning Commission for the selection of a new Chairman.

Mrs. Shuman made a motion that Mr. St. John, current Vice-Chairman, be elected Chairman. Mr. Stevens seconded the motion, with unanimous approval, thereby electing Mr. St. John as Chairman.

Mr. Stevens made a motion that Mrs. Shuman be elected Vice-Chairman. Mr. Morgan seconded the motion, with unanimous approval, thereby electing Mrs. Shuman as Vice-Chairman.

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- (4) **AMENDMENTS** - The proposal to amend and reenact Article 8, OH Old and Historic District (**LOCAL HISTORIC PRESERVATION ORDINANCE**), of the Town of Abingdon Zoning Ordinance.

There was only one item advertised for public hearing; that of proposed amendments to Article 8 of the Zoning Ordinance, as proposed by Mssrs. Thomas C. Phillips, Jr. and Sam Hurt. The amendments, Version 10, were in final form with all corrections made and extraneous material deleted. Section 8-2, the Permitted Uses, were not altered from the present Zoning Ordinance. Almost all other sections were changed from the present ordinance, following a lengthy process of review by the Board of Architectural Review. Contents of a memorandum submitted by Mssrs. Phillips and Hurt to the Planning Commission follow:

- The Town was advised in the Abingdon Historic Preservation Plan, submitted by Thomason and Associates in December 1998, to apply for recognition as a certified local government. The adoption of provisions, which require maintenance of buildings and for the prevention of demolition of structures by neglect, were recommended in the Plan and by the state. The proposed additions and changes will, as it is submitted, substantially accomplish these recommendations.
- The provisions of Section 8-13 regarding demolition, moving and sale of historic landmarks, buildings or structures as provided in Section 15.2-2306 of the Code of Virginia, 1950, have been added to provide more detail about the procedure to be followed. The provisions of Section 8-6 regarding the creation and membership of the Board have been reviewed to incorporate recommendations of the Department of Historic Resources and local board members.
- The proposals have been reviewed in detail with the Town Manager, the Town Planner and the Architectural Review Board. A number of changes were made to the proposed amendments at these meetings. After these meetings the Town Council approved, at its April 2003 meeting, the submission of the amendments to the Planning Commission for its consideration as required by state law.

On motion of Mr. Morgan, seconded by Mrs. Shuman, the proposed amendments to Article 8 of the Zoning Ordinance were unanimously recommended to the Town Council for approval.

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- (5) **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.

There followed a lengthy discussion on the Final Plat stage of the Interstate 81 and Old Jonesboro Road at Exit 14 property. The Final Plat, as prepared by the owners, Exit Six Associates, Inc. and developers, Abingdon J T Partners, LLC., and memorandum to the

Planning Commission, and in his statements at the meeting noted the following conditions for any approval:

1. The Final Plat must comply with Article 7 and meet the Town's technical and drafting requirements. **No response yet on covenants and restrictions - during review the developer indicated there would be none and that he would provide a letter to that effect. (Section 7.3.11).**
2. The completion of **Improvement Plans** in conformance with **Article 8** acceptable to the Public Works Department for all on-site public infrastructure development in compliance with **Article 4 General Requirements and Design Standards** (which will after construction and approval be turned over to the Town for maintenance). **The work is in progress and under review by the Public Works staff, and has been returned to the developer for plan revision.**
3. Construction plans, written easement document and plat for the off-site sanitary sewer line acceptable to the Public Works Department and Town Attorney. **(Section 5.8.2) The plan and profile have been reviewed and returned for revisions, however, the easement document and plat have not been received.**
4. Approval of the water system by the Washington County Service Authority, as noted by their signature upon the Final Plat. **(Section 5.7) Per Doug Canody, the Service Authority has reviewed the proposed water system and returned comments to the developers engineer about two week ago and is waiting for their response. Not yet prepared to sign the plat.**
5. Evidence of satisfactory arrangements for performance bonds and payment bonds. **(Section 3.4 .11) This has not been received. The developer is to submit an engineer's estimate for the Town's review and approval, upon which the amount of bond will be based.**
6. Issuance by VDOT of a commercial entrance permit for frontage improvements on Old Jonesboro Road (VDOT requirements may affect front lot likes). **Letter dated April 28, 2003 from Steven B. Buston to Marc Smith denying entrance permit due to safety concerns.**
7. Acceptance of the Final Plat by VDOT for the Commonwealth of Virginia to accept the right-of-way being offered on Jonesboro Road and at the I-81, Exit 14 interchange. **Letter dated April 28, 2003 from Steven B. Buston to March Smith denying Entrance Permit**

Mr. Marc Smith spoke, stating that the proposed development met all of the technical requirements of the Subdivision Ordinance and that they intended to meet of the requirements that were referenced by Mr. Vernon, with the exception of the covenants as none were planned. Mr. Smith also stated that the letter from Mr. Buston was really outside of the Planning Commission's consideration.

Several members of the Planning Commission expressed some concerns as related to Mr. Buston's letter in regard to the safety of the development, as proposed, and its potential traffic impact on Old Jonesboro Road.

Mr. Morgan made a motion that would resolve that prior to approval, it is the responsibility of the Planning Commission to assure that the proposed subdivision adequately provides for the following:

- 1. drainage
- 2. provision of water and sewer services
- 3. coordination of streets within and contiguous to the subdivision with other existing and planned streets within the general area
- 4. bonding, as required by the Town, has been provided for,

.....and

inasmuch as Abingdon J T Partners, LLC, developers of the proposed Wal-Mart Supercenter at Exit 14, have not presented the following:

- 1. required signatures on the Final Plat indicating that the Washington County Service Authority will provide water service to the proposed site
- 2. required sewer easement has not been presented
- 3. letter from the Virginia Department of Conservation and Recreation on March 24, 2003 indicated significant variance from the Code of Virginia
- 4. letter dated April 28, 2003 from the Virginia Department of Transportation states it will not issue a commercial Entrance Permit requested by Abingdon J T Partners, LLC,

the Town of Abingdon Planning Commission determines that the proposed development has not complied with significant portions of the requirements of the Town of Abingdon Subdivision Ordinance and, therefore, recommends to the Abingdon, Virginia Town Council that the requested approval of the Final Plat be denied. The motion was seconded by Mrs. Shuman and unanimously adopted.

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- (6) **FINAL SITE PLAN** - A NEW DEVELOPMENT FOR: **WAL-MART SUPERCENTER**, Interstate 81 and Old Jonesboro Road, Abingdon, Virginia, DEVELOPER/OWNER: Abingdon J T Partners, LLC.

No action was taken by the Planning Commission on the Final Site Plan for the Wal-Mart Supercenter, as this document depended on the property lines established in the Final Subdivision Plat. Since the Final Subdivision Plat was not approved, no consideration could be given to the Final Site Plan.

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- (7) **FINAL PLAT** - The Ridges at Glenrochie; division of 17.7 acres located 0.5 miles south of Clubhouse Drive, owned by Glenrochie Country Club, Inc.

It was noted that both, the rezoning of the property from AFOS Zoning District to PUD District and the Preliminary Plat stage had previously been reviewed and approved by the Planning Commission.

After minimal discussion, Mr. Morgan moved that the Planning Commission recommend approval of the Final Plat of the Ridges at Glenrochie Development to the Town Council, conditioned upon the compliance of the development with Article 7 of the Town's Subdivision Ordinance, such other technical and drafting requirements as may be necessary, the regulations

contained in the PUD requirements of the Zoning Ordinance and all previous developmental requirements as enumerated to the developer. The motion was seconded by Mr. Stevens and unanimously approved.

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DELETE

(8) ~~FINAL SITE PLAN -- A NEW DEVELOPMENT FOR: WAL-MART
SUPERCENTER, Interstate 81 and Old Jonesboro Road, Abingdon, Virginia,
DEVELOPER/OWNER: Abingdon J T Partners, LLC.~~

~~No action was taken by the Planning Commission on the Final Site Plan for the Wal-Mart Supercenter, as this document depended on the property lines established in the Final Subdivision Plat. Since the Final Subdivision Plat was not approved, no consideration could be given to the Final Site Plan.~~

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The Planning Commission also reviewed some proposed amendments to the newly-adopted Historic District Entrance Corridor Overlay District, however, as these had not been advertised for public hearing, no action was taken on these amendments.

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With no further business, the meeting was adjourned.

Fred H. St. John, Chairman

G. M. Newman, Secretary