

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
MAY 27, 2003 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Tuesday, May 27, 2003, at 7:30 P.M. (Rescheduled from May 26, 2003 due to MEMORIAL DAY HOLIDAY). The meeting was held in the Municipal Building, Downstairs Meeting Room.

The meeting was called to order by Mr. Fred St. John, Chairman.

ROLL CALL

Members Present:	Mr. Fred H. St. John, Chairman Mr. G. M. Newman Mr. Edward B. Morgan Mrs. Harriett DeBose Mr. James H. Alexander
	Comprising a quorum of the Commission
Members Absent:	Mrs. Doris Shuman Mr. Richard A. Stevens
Administrative Staff:	Mr. Albert C. Bradley, Director of Planning/Zoning Mr. C. M. Vernon, Director of Public Works Mr. Jim C. Smith, Interim Town Engineer
Visitors:	Mr. Dick Brown Ms. Beulah Brown Mr. Sean O'Sullivan Mr. Anthony Flaccavento Ms. Laurel Flaccavento Mr. Todd Wood Mr. Neil Kilgore

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(2) Approval of Minutes: Regular Meeting, April 28, 2003

Mr. Morgan made a motion that the minutes be approved with the **deletion of Item No. 8, Page 03-10**, as follows:

- (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.

This deletion is necessary due to Item No. 8 being a duplication of Item No. 6, Page 03-9. Mr. Alexander seconded the motion and it was unanimously resolved to approve the minutes of the Regular Meeting, April 28, 2003.

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(3) AMENDMENTS - TO SECTION 18-9 Historic District Entrance Corridor Overlay District

1. 18-9-4 Special Uses.

(b) When otherwise permitted in the underlying district, any newly constructed building intended to be occupied with greater than fifth thousand (50,000) square feet of floor area devoted to retail use shall require a special use permit in the EC district.

2. 18-9-7 Administration

In case of a building or use for which a special use permit is required, issuance of a certificate of appropriateness by the Planning Commission shall be required as set forth in this article. Such certificate of appropriateness shall be advisory to the Town Council, and shall be construed to be a part of the Planning Commission's recommendation to the Council on the special use permit. The Town Council may attach such conditions or modify the certificate of appropriateness as it deems necessary in conjunction with its action on the special use permit.

There was only one item advertised for public hearing; that of a proposed amendment to Article 18 of the Zoning Ordinance, as proposed by the Town Council and Mr. Greg Kelly, Attorney.

After some discussion with residents and others, Mr. Morgan made a motion, seconded by Mrs. DeBose to recommend the proposed amendment to the Town Council for adoption. The motion was unanimously adopted.

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(4) LOW IMPACT DEVELOPMENT AND STORM MANAGEMENT - Todd Wood, P.E., Anderson & Associates, Inc., Johnson City, Tennessee

The Planning Commission heard a presentation from Todd Wood, Engineer with Anderson and Associates concerning the importance of minimizing and containing surface drainage runoff.

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With no further business, the meeting was adjourned at 8:45 P.M.

Fred H. St. John, Chairman

G. M. Newman, Secretary