

TOWN OF ABINGDON  
PLANNING COMMISSION  
REGULAR MEETING  
JUNE 24, 2002 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, June 24, 2002, at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

The meeting was called to order by G. M. Newman, Chairperson.

ROLL CALL

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

Comprising a quorum of the Commission

Members Absent: Dr. F. H. Moore, Jr., Chairman  
Mr. Richard A. Stevens

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

Visitors: None

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- (2) Approval of Minutes: Regular Meeting, February 25, 2002

On motion by Mr. St. John, seconded by Mrs. DeBose, it was unanimously resolved to approve the minutes of the Regular Meeting, February 25, 2002.

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- (3) CONIDERATION OF PRELIMINARY PLAT - Division of property located on Wolf Creek Trail, owned by Mary Ann Fuqua (Edward M. Fuqua Estate).  
Tax Map No. 104A (A) 25.

This is a request to subdivide property that is located on Wolf Creek Trail, and owned by Mary Ann Fuqua.

The purpose of the proposed subdivision is to divide the property equally among three children.

Mr. Vernon stated that this property previously had two (2) lots; one lot located just behind the other with a "pipe stem" connection (20 ft. wide strip) for access to Wolf Creek Trail. It is now the desire of the property owners to divide this property into three (3) lots. This will require two additional elongated connections to Wolfe Creek Trail. He further stated that if the

preliminary plat was approved, the requirements for final plat approval would include the owner's certificate, availability of utilities, approval of plans for frontage improvements for a relatively narrow frontage strip, to include pavement widening, curb and gutter, and sidewalk.

Mr. Vernon also explained that some of the preliminary plat requirements were shifted to the final plat so the owner would know if the Planning Commission approved of this concept before doing additional work. The concept will exempt two lots from the Subdivision Ordinance requirement of not having peculiarly shaped elongations. They also will not meet the Zoning Ordinance width requirement at the setback line.

After discussion, Mr. St. John made a motion to conditionally approve the preliminary plat, as presented. Dr. Brillhart seconded the motion, with unanimous approval.

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With no further business, a motion was made by Mrs. Shuman, seconded by Dr. Brillhart and unanimously approved, that the meeting be adjourned. The meeting was adjourned at 8:45 P.M.

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G. M. Newman, Chairperson

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G. M. Newman, Secretary