

TOWN OF ABINGDON
 PLANNING COMMISSION
 REGULAR MEETING
 JUNE 25, 2001 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, June 25, 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, Jr., Chairman.

ROLL CALL

Members Present:	Dr. F. H. Moore, Jr., Chairman Mr. Richard A. Stevens Mrs. Doris Shuman Mr. Fred H. St. John
	Comprising a quorum of the Commission
Members Absent:	Mr. G. M. Newman Mrs. Harriett DeBose Dr. David Brillhart
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:	Mr. Thomas Phillips, Council Member Mr. James E. Mitchell, Attorney Mr. John Bundy, Attorney Mr. David Scyphers, Attorney Mr. Karl Kindig Mr. Bob Taylor Mr. James Cowan Mr. Clyde King Mr. Bill Andrews Ms. Beverly Keener Mr. Ben Abel Ms. Joyce Ferrat Mr. Michael Wartella Mr. Harold Croxton Mr. Robert McDonald Mr. Russell Davis Ms. Annabelle Keener

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- (2) Approval of Minutes: Regular Meeting, April 23, 2001

On motion by Mrs. Shuman, seconded by Dr. Moore, it was unanimously resolved to approve the minutes of the Regular Meeting, April 23, 2001.

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- (3) **PROPOSED REZONING** – *Referred back from Town Council, for further discussion of traffic control and drainage requirements* - 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.

The Planning Commission and Town Council considered this application previously, and the Town Council referred it back to the Planning Commission from the June 4, 2001 meeting of the Town Council for further drainage and traffic study.

The developers, including James E. Mitchell of Knobs Development Corporation and John Bundy and David Scyphers of the Glenrochie Country Club, made everyone aware of the fact that under current Virginia laws, any such development could not release more drainage than was currently present at the site and would require sedimentation ponds to control the runoff from such development. Two ponds were planned which emptied into the existing ponds already in place on the Country Club property. The existing ponds on the Glenrochie Country Club grounds were purposefully oversized in 1997 to manage additional drainage runoff.

Residents of Country Club Estates were adamant concerning their wishes to see no additional surface water drainage through the Country Club Estates properties. Bob Taylor, engineer on the proposed project, assured the residents and others that drainage from this and other developments, including the existing Winterham Subdivision, were handled in a manner that conformed to the laws governing such, but noted that a pond previously designed to serve the Winterham Subdivision had never been installed by those developers.

Mr. Stevens made a motion, seconded by Mr. St. John and unanimously approved, that the developments as proposed by Knobs Development Company and Glenrochie Country Club be recommended to the Town Council for approval, subject to the following conditions:

1. The developers will allow no commercial developments within the proposed developments,
2. The developers will allow no apartments to be constructed within the proposed developments,
3. The developers will allow no more than two (2) dwelling units per lot as an aggregate overall limit within the developments. The Knobs Development contains 16 lots for a maximum number of 32 units. The Glenrochie Country Club development will allow only single family residences with the possible exception of no more that ten (10) dwellings to be developed on the Old Clubhouse property – Lot No. 17 of the plan of development.

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(4) REQUEST TO MAKE CHURCH STREET ONE-WAY - Referred back to Planning Commission, by Town Council, for further discussion.

The Planning Commission discussed the proposal to limit Church Street to one-way traffic from Main Street to Valley Street. After hearing from several of the residents of the nearby Main Street, Valley Street and Church Street areas and discussing the traffic problems encountered, Mr. Stevens made a motion, seconded by Mrs. Shuman, that it be recommended to Town Council the following corrective measures for Church Street:

1. widen and pave Church Street between Main Street and Valley Street to its full width,
2. mark parking spaces for length and width on the eastern side of the street,
3. move parking spaces away from both Main and Valley Streets for visibility at those intersections,
4. enforce parking regulations,
5. re-evaluate these measures after six months for effectiveness.

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(5) As a further extension of the above matter, the Planning Commission discussed the traffic problem that is the subject of much complaint on Valley Street. Mr. Stevens made a motion, seconded by Mrs. Shuman, that it be recommended to the Town Council that they consider the placement of rumble strips on Main and Valley Streets in the vicinity of Church Street, as an experimental measure to decrease the speed of traffic in those areas.

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(6) DISCUSSION - ARTICLE 14 PTD Planned Technology Development District
(with corrections from 02-26-01 and additions of 05-23-01).

The Planning Commission held its second discussion of a proposed new Industrial Zone in the Zoning Ordinance to replace the existing M-2 Zoning District (Article 14 of the Town's Zoning Ordinance) that is not used. The replacement for Article 14 is known as the PTD Planned Technology Development District and will be used for the Town's new Technology Park, as well as other industrial developments to follow. The proposed amendment to the Zoning Ordinance will be advertised for the July Planning Commission meeting.

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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, Jr., Chairman

G. M. Newman, Secretary