

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
JUNE 27, 2005 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, June 27, 2005, at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

The meeting was called to order by Mrs. Doris Shuman, Chairman.

ROLL CALL

Members Present: Mrs. Doris Shuman, Chairman
Mr. G. M. Newman
Mr. Edward B. Morgan
Dr. Ramsey White
Mr. Richard A. Stevens

Comprising a quorum of the Commission

Members Absent: Mrs. Harriett DeBose
Mr. Kenneth Mathews

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning
Mr. C. M. Vernon, Jr., Director of Public Works
Mr. J. C. Smith, Town Engineer
Mr. Greg Kelly, Town Attorney
Mr. Chris Johnson, Assistant Town Manager

Visitors: Mr. Joe Bunn
Mr. Jimmy Stewart
Dr. & Mrs. Ernest Coburn
Mr. Kevin Reap

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- (2) Approval of Minutes: Regular Meeting, May 23, 2005
Minutes of the May 23, 2005 meeting were not available at meeting time

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- (3) Select Vice-Chairman - Planning Commission

Mrs. Shuman, Chairperson, suggested that the Planning Commission choose a Vice Chairman. Mr. Morgan nominated Richard Stevens for the office of Vice-Chairman. Mr. Stevens' nomination was seconded by Dr. White and Mr. Stevens was unanimously selected as Vice-Chairman.

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(4) PUBLIC HEARING

PROPOSED REZONING – Dr. Ernest L. Coburn and Terri Coburn; application to rezone approximately 1.411 acres located between Hall Street and Russell Road, from B-2 General Business District to AFOS Agricultural, Forestal and Open Space District. Tax Map No. 106 (4) 2A.

Mr. Morgan asked Dr. Coburn why he proposed to downzone this property. Dr. Coburn explained that the property appeared to have been an old quarry of some sort and was not really suitable for business development. Upon motion of Mr. Morgan, seconded by Dr. White, it was unanimously resolved to recommend to the Town Council the application for rezoning as submitted by Dr. and Mrs. Coburn.

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(5) **CERTIFICATE OF APPROPRIATENESS - The Dunk & Deli Company (Joseph Whitehill, Representative)**, 924 East Main Street, Abingdon, Virginia, 24210; application for Certificate of Appropriateness for approval of one (1) sign to be placed on property located at 924 East Main Street. **Tax Map No. 106 (4) 2A.**

Mr. Whitehill explained that he wished to place a roof sign at the business of Dunk & Deli Inc., located at 924 East Main Street, which requires a Certificate of Appropriateness. The sign will be 32 sq. ft. in size, with background of sign being painted white, with lettering to be brick-red, gold and green.

After discussion, motion was made by Mr. Newman that this Certificate of Appropriateness be approved. Mr. Stevens seconded the motion, with unanimously approval.

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(6) **CERTIFICATE OF APPROPRIATENESS - Clifton-Stewart Rentals, LLC (Jimmy Stewart, Representative)**, 16325 Taylor Place, Abingdon, Virginia 24211; application for Certificate of Appropriateness for approval of two (2) signs to be placed on property located at the intersection of Russell Road and Campus Drive. **Tax Map No. 104A (A) 44, 104A (3) 4, 104A (4) 3 and 104 (A) 73, 74, 75.**

Mr. Jimmy Stewart explained that he had previously obtained a variance from the Board of Zoning Appeals (Case No. 378, June 14, 2005) in order to place two (2) signs of 32 sq. ft. each, at this location. He also required a Certificate of Appropriateness for the appearance of the two signs. Motion was made by Mr. Morgan, seconded by Dr. White and was unanimously approved.

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(7) **CONSIDERATION OF PLANNED UNIT DEVELOPMENT AND PRELIMINARY SUBDIVISION PLAT - The Ridges at Glenrochie, James O. Bunn and Sharon K. Bunn, owners**, with site of property being located on the ridges south side of Country Club Drive. Entrance to the site is via a private street located off the south side of Country Club Drive about 0.2 miles from the intersection of Country Club Drive and Winterham Drive, Abingdon, Virginia 24210. **Tax Map No. 105 (A) 46A2.**

Mr. Bradley stated that this property had previously been through the Planned Unit Development application process, but that prior to completion of the PUD process, Glenrochie sold the property to Mr. Bunn. Mr. Bunn proposed several changes in the development. Among the changes are the creation of four lots with a short street for frontage from the one lot where the old Glenrochie Clubhouse was located, the incorporation of "Litchfield" style duplexes on two of the properties to be created. The property, according to Mr. Bunn, would retain the building envelopes of the previous development with no trees to be cut outside of that envelope. Maintenance of internal streets would be performed by the Home Owner's Association from the dues paid by those owners to the Association. Mr. Bunn stated that there would be a maximum of 13 structures in the development as shown on the plans. Mr. Jim Smith stated that the proposed development would result in 123 vehicular trips per day where the previous development had shown 77 vtpd; an increase of 46 vtpd. The morning peak traffic would increase by 4 and the evening peak traffic would increase by 5. After some further discussion, Mr. Newman made a motion to give tentative approval to this preliminary plan with details to be finalized prior to the final plan. The motion was seconded by Dr. White and unanimously approved.

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- (8) **CONSIDERATION OF FINAL SUBDIVISION PLAT** - Old Town Village Subdivision (Prestige Properties of Abingdon Representative 790C West Main Street, Abingdon, Virginia 24210 and Holbrook Surveyors, Tony F. Holbrook, Representative, 115 Solar Street, Bristol Virginia 24201) property being located between Hurt Street, Hagy Street and Colonial Road. **Tax Map No. 18 (6) 6A, 6B, 7B, 18, 19, & 24.**

Mr. Bradley noted that a development of this property had been considered by the Planning Commission previously. In this instance, the owners, represented by Mr. Kevin Reap, wished to develop the property between Colonial Road and Hagy Street into 16 townhouse lots with a new street named Village Court to serve them. Three (3) additional tracts numbered 18, 19, and 24 are to be left temporarily undeveloped.

The developers request waivers as follows:

- 1. The sidewalk requirements on Colonial Road and on the west side of the new street, Village Court.
- 2. Additional right-of-way requirements on Fugate Street to be waived pending the future development of tracts 18, 19, and 24.
- 3. Street improvements taper of 3:1 to be waived to 1:1 to avoid encroachment on neighboring properties.
- 4. Any necessary improvements to Fugate Street and Hurt Street deferred, pending development of tracts 18, 19, and 24.

On motion of Mr. Stevens, seconded by Mr. White, it was unanimously resolved to recommend the Old Towne Village development to the Town Council for approval.

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The meeting was adjourned at 7:57 PM.

Doris C. Shuman, Chairman

G. M. Newman, Secretary