

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
SEPTEMBER 24, 2001 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, September 24, 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
Dr. David Brillhart, Vice-Chairman
Mr. G. M. Newman
Mr. Richard A. Stevens
Mr. Fred H. St. John
Mrs. Harriett DeBose
Mrs. Doris Shuman

Comprising a quorum of the Commission

Members Absent: None

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. James E. Mitchell
Mr. Sam Hurt
Mr. Bob Taylor
Mrs. Paulette Wartella
Mr. Karl Kindig
Mrs. Barbara Farris
Mr. Mike Shortridge
Mr. Mike Wartella
Mr. Ben Abel
Mr. Bill Andrews
Others

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

On motion by Mr. St. John, seconded by Mrs. Shuman, it was unanimously resolved to approve the minutes of the Regular Meeting, July 23, 2001.

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- (3) **PUBLIC HEARING** – Glenrochie Country Club, Inc. and James E. Mitchell et al 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.

Mr. James E. Mitchell explained that they were for the third time, requesting the rezoning of the jointly-owned properties from the present R-3 Residential District and AFOS Agricultural, Forestal, and Open Space District to PUD Planned Unit Development District.

The development as proposed is entitled “The Ridges at Glenrochie Preliminary Plat” and would contain restrictions as to house sizes, an architectural review board, limitations imposed as to building locations within the lots thus created, a restriction of capacity within the development to not more than two units per lot, no commercial uses and no apartment structures. Further, Mr. Mitchell stated that, of the 33 lots located in the development and within the Town, some of those lots were of limited use for any purpose.

Mr. Mitchell stated that the developers were aware of the downstream drainage problems in Country Club Estates Subdivision and had designed the proposed development so as to minimize any adverse impacts upon that area.

Mr. Bob Taylor, Civil Engineer, pointed out the details of the “Drainage Designs – ‘The Ridges’ at Glenrochie” document that was submitted for review and the letter from Mr. Taylor to Jim Smith, dated September 20, 2001.

The proposed internal streets within the development served as the division between the north and south drainage divides. The areas to the south of the internal streets and drainage divide are exempt from storm water control requirements. The areas to the north may be readily divided into two parts – east (the property owned by Mr. Mitchell plus the “Old Clubhouse” property) and west (that property that is largely owned by Glenrochie Country Club, Inc. Mr. Taylor stated that the eastern portion of the development, largely owned by Mr. Mitchell, contained 11 house sites, and drainage would be controlled by Basin A, a pond located in an area where an existing culvert crosses Clubhouse Drive. Basin A, according to the calculations would have to be capable of retaining 3,531 cubic feet of water and was actually designed to contain 4,960 cubic feet; or approximately 41% oversized. Drainage from the western portion of the development (Glenrochie Country Club, Inc. property) would be controlled by Basin B. The calculated capacity of Basin B is 4,463 cubic feet of water, and its designed capacity is 6,612 cubic feet; or approximately 48% oversized. Mr. Taylor pointed out that the drainage structures downstream of this development were not actually the responsibility of the developers, but the additional capacity of the two ponds demonstrated the developers sensitivity to the situation.

Mr. Karl Kindig spoke, stating there was no possible public policy justification for this rezoning request. The current zoning does not permit such a development and there was little justification for allowing such a change when it is injurious to the surrounding owners. Mr. Kindig stated that Glenrochie Country Club’s latest communication with its members cited the “inability to sell the Knob tract” as part of its financial problems was an indication of intent of the Glenrochie Country Club’s intent to sell as soon as the development was approved.

Mr. Bill Andrews stated that the Town needed to give owners of Country Club Estates properties downstream a solution for the storm drainage problems that already exist within that development, citing the detrimental effects of developments that had occurred since 1978 on his and other surrounding properties. Mr. Andrews asked that the Town and developers consult an impartial expert for advice on this and other developments to come in the area.

Mr. Mike Shortridge stated that the project was not being pursued in conformity with the Zoning Ordinance, specifically Section 20-6-3, Contents of the Proposed Plan of Development, which Mr. Shortridge believed should not be for the purposes of a subdivision. Mr. Shortridge was of the opinion that the requirement here was for a detailed plan of development, that the Preliminary Drainage Plan submitted as part of this proposal was incomplete and that the developers were actually seeking a PUD designation in order to be enabled to construct substandard streets. Mr. Shortridge also noted a lack of traffic information.

Mr. Bob Taylor stated that there was no attempt to defraud the Planning Commission here. The home sites themselves would produce minimal traffic, 390 vehicles per day and that this was shown on the Preliminary Plat. The proposed streets would be owned and operated by the PUD owners in common. The entire PUD proposal is based upon the subdividers ability to perform.

Mr. Shortridge maintained that the plan, as presented, does not comply with the requirements of the Zoning Ordinance.

After discussion, Mr. St. John made a motion that the plan of "The Ridges at Glenrochie Preliminary Plat", be recommended to Town Council for approval. Mrs. Shuman seconded the motion. The vote on the motion was as follows:

Mr. St. John	Aye
Mrs. Shuman	Aye
Mrs. DeBose	Aye
Mr. Newman	Aye
Dr. Brillhart	Aye
Mr. Stevens	Nay

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- (4) **PROPOSED REZONING** – James Edward Cozart, consisting of 1.20 acres, locted between Colonial Road and West Main Street, from M-1 Limited Industrial District, to B-2 General Business District. Tax Map No. 17 (19) 2.

Mr. Edward Cozart explained that the property in question, is part of the remaining warehouse property adjacent to property previously rezoned in 1998. This prior rezoning resulted in the Dairy Queen Restaurant located on West Main Street. The directly adjacent property requested for rezoning would be used for a Pizza Inn Restaurant.

After discussion, Mr. St. John made a motion that the request for rezoning of the Cozart property be recommended to Town Council for approval. Mrs. Shuman seconded the motion, with unanimous approval.

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- (5) **PROPOSED REZONING** – Barbara H. Farris, consisting of 0.038 acres, located between East Main Street and East Valley Street on the south side, from R-3 residential District to B-2 General Business District. Tax Map No. 14 (3) 16, 17.

Mrs. Farris explained that the property adjoined the Funeral Home property on Main Street, now that the alley that divided the property had been closed, and this portion of the adjacent lot was necessary for the construction of a new building at the rear of the Main street location.

After discussion, Mr. St. John made a motion that the request for rezoning of the Farris property be recommended to Town Council for approval. Mrs. DeBose seconded the motion, with unanimous approval.

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With no further business, a motion was made, seconded and unanimously approved that the meeting be adjourned. The meeting was adjourned at 8:55 P.M.

Dr. F. H. Moore, Jr., Chairman

G. M. Newman, Secretary