

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
OCTOBER 22, 2007 - 7:00 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, October 22, 2007, at 7:00 P.M. The meeting was held in the Municipal Building, downstairs meeting room.

Mr. Gary Kimbrell, Chairman, called the meeting to order. Mr. Jackson called the roll.

ROLL CALL

Members Present: Mr. Gary Kimbrell, Chairman
Mr. Gregory W. Kelly
Mrs. Cathy Lowe
Mr. Matthew T. Bundy
Mr. Kenneth Shuman
Dr. Todd Pillion

Comprising a quorum of the Commission

Members Absent: Dr. H. Ramsey White, Jr.

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning
Mr. Jim C. Smith, Director of Wastewater Operations/Town Engineer

Visitors: Rev. Don H. Smith
Mr. Charles R. Day

* * * * *

(2) Approval of Minutes: Regular Meeting, September 24, 2007

Mr. Shuman made a motion that the minutes of the regular meeting, September 24, 2007 as presented. Mr. Kelly seconded the motion, with unanimous approval.

* * * * *

(3) PUBLIC HEARING

PROPOSED AMENDMENT - Shady Grove United Methodist Church, 329 Whites Mill Road, VA 24211, Donald H. Smith and Charles R. Day, Representatives; application to amend and reenact the Town of Abingdon Zoning Ordinance. Amend and reenact Article 6, Section 6-4-1, Setback Regulations and Section 6-6-2, Rear Yard Regulations within the R-3 Residential District.

Mr. Jackson explained that the applicant is seeking approval to amend Section 6-4-1 and 6-6-2, regarding setbacks in the R-3 Residential District. He stated that the request for the amendment stems from an application to the Board of Zoning Appeals on August 14, 2007, by the Shady Grove United Methodist Church, requesting a setback in order to construct a Fellowship Hall. However, the proposed development would be taking up existing parking and would force the church attendees to park across Whites Mill Road. This is a concern, in any development, where parking is located across the street. There is a considerable amount of buildable land between the current church and parsonage, which could be utilized to build both a Fellowship Hall and a future sanctuary.

Mr. Jackson emphasized that this hearing was not to approve the request for the proposed structure for the church, but to consider the requested amendment, as stated, explaining that the church wishes to pursue the proposed construction and that a site plan will have to be submitted for approval by the Planning Commission, due to it being located within the Entrance Corridor.

Mr. Jackson further explained to the Planning Commission that since January 2000, the Board of Zoning Appeals has heard 20 cases dealing with setbacks in the R-1, R-2, R-3 and R-4 Residential Districts. Twelve (12) of these cases were in the R-3 Residential District. The R-3 Residential District is the largest of the residential use districts and generally covers the older neighborhoods in Town. These neighborhoods are generally made up of small lots that were created before the Town's Zoning Ordinance was written, and therefore, most are non-conforming lots per the Ordinance.

After discussion, Mrs. Lowe made a motion that the request to amend and reenact Article 6, Section 6-4-1, Setback Regulations be revised to twenty (20) feet in the front and Section 6-6-2, Rear Yard Regulations be revised to fifteen (15) feet in the rear, within the R-3 Residential District, be recommended to Town Council for approval. Mr. Shuman seconded the motion, with unanimous approval.

* * * * *

There being no further business, the meeting was adjourned.

Gary Kimbrell, Chairman

Gregory W. Kelly, Secretary