

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
OCTOBER 24, 2011 - 5:30 P.M.

The regular meeting of the Abingdon Planning Commission was held Monday, October 24, 2011, at 5:30 P.M. The meeting was held in the Municipal Building, downstairs meeting room.

Dr. H. Ramsey White, Chairman, called the meeting to order. Mr. Garrett Jackson called the roll.

ROLL CALL

Members Present: Dr. H. Ramsey White, Chairman
Mr. Gregory W. Kelly
Mr. Robert M. Howard
Mr. Kenneth Shuman
Mr. Mathew T. Bundy
Mr. Gary Kimbrell

Comprising a quorum of the Commission

Members Absent: Ms. Francine Ivery, Vice-Chairman

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning
Mr. Sean Taylor, Assistant Director of Planning/Zoning
Mrs. Deborah Icenhour, Town Attorney
Mr. John Dew, Director of Public Services and Construction
Mr. Jim C. Smith, Director of Wastewater Operations/Town Engineer

Visitors: None

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(2) REQUEST FOR VARIANCE - **Bundy Architecture & Engineering, Inc., Matthew T. Bundy, P.E., Representative**, requesting variance for proposed E.B. Stanley Trail.

This is a request for a variance concerning a stormwater conveyance channel downstream with a fork passing near E. B. Stanley Middle School, in regards to the proposed E. B. Stanley Trail. The trail will be 10 feet wide with the fork being 6 feet wide. The finished surface of the trail will be asphalt. Construction disturbance will be limited to the grading required to install the trail for a total of 3.7 acres. The purpose of the trail is for students to walk back and forth from the middle school and the high school.

Mr. Bundy explained that the proposed E. B. Stanley Trail extends from the entrance to the Coomes Center on Stanley Street to Walden Road, passing near E. B. Stanley Middle School. He further stated that a stormwater runoff analysis of the referenced project indicates an increase in runoff at the point of analysis due to the trail construction. The calculations show the following:

2 Year Storm	Pre-dev (16.22)	Post dev (16.62 cfs)
10 Year Storm	Pre-dev (21.22)	Post dev (21.74 cfs)

Since the increases in runoff are very low and there are no buildings or structures at risk of flood damage between this point and Town Creek, no stormwater detention or improvements to the existing stormwater systems are recommended. Because the increase in runoff is very low, it is being requested that a variance to the requirements of MS #19 be granted, regarding the verification of the adequacy of the downstream channels

and pipes, as well as any improvements to the downstream channels and pipes, and/or construction of any on-site detention that a detailed analysis may determine.

Mr. Smith, supplied information indicating **Section 4VAC50-30-40.19.a** of the Virginia Erosion Sediment Control Regulations (MS-19) states: “*Concentrated stormwater runoff leaving a development site shall be discharged directly into an adequate natural or man-made receiving channel, pipe or storm sewer system...*”

According to **4VAC50-30-50, Variances**, of the Erosion Sediment Control Regulations, “*the plan-approving authority may waive or modify any of the regulations that are deemed inappropriate or too restrictive for site conditions, by granting a variance. A variance may be granted under these conditions:*

1. *At the time of plan submission, an applicant may request a variance to become part of the approved erosion and sediment control plan. The applicant shall explain the reasons for requesting variances in writing. Specific variances which are allowed by the plan-approving authority shall be documented in the plan.*
2. *During construction, the person responsible for implementing the approved plan may request a variance in writing from the plan-approving authority. The plan-approving authority shall respond in writing either approving or disapproving such a request. If the plan-approving authority does not approve a variance within 10 days of receipt of the request, the request shall be considered to be disapproved. Following disapproval, the applicant may resubmit a variance request with additional documentation.*
3. *The plan-approving authority shall consider variance requests judiciously, keeping in mind both the need of the applicant to maximize cost effectiveness and the need to protect off-site properties and resources from damage.”*

After discussion, Mr. Kimbrell made a motion to grant the requested variance. Mr. Shuman seconded the motion.

VOTE:

- Mr. Kimbrell Aye
- Mr. Shuman Aye
- Mr. Howard Aye
- Mr. Bundy Abstained
- Mr. Kelly Aye
- Dr. White Aye

The motion passed.

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(3) **DISCUSSION - K-VAT Food System**, request for demolition of the existing structure known as the old **Johnston Memorial Hospital located at 351 Court Street, N.E. Tax Map No. 13 (1) 1, 2, 5.**

There was discussion regarding the demolition of the existing structure known as the old Johnston Memorial Hospital located at 351 Court Street, N.E. Mr. Jackson explained that the demolition plan will not be complete until the end of the week. There was no action required by the Planning Commission.

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(4) **Strength, Weaknesses, Opportunities and Threats (SWOT) Session**

Dr. White stated that the Town continues to look good; the Creeper Trail and The Crooked Road are both strengths, drawing tourist into the Town.

Mr. Kelly stated that the Urban Trails Project Mr. Jackson is currently working on will be strength as well.

Mr. Kelly further stated he recently met with Washington County and learned of approximately five acres of property, containing approximately five buildings; a prime location in the Town for some type of development which could be considered as an opportunity.

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There being no further business, a motion was made and duly seconded that the meeting be adjourned, with unanimous approval.

H. Ramsey White, Chairman

Gregory W. Kelly, Secretary