

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
OCTOBER 28, 2002 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, October 28, 2002, at 7:30 P.M. The meeting was held in the Municipal Building, Council Chambers.

The meeting was called to order by Dr. David Brillhart, Chairman.

ROLL CALL

Members Present: Dr. David Brillhart, Chairman
Mr. Fred H. St. John, Vice-Chairman
Mr. Edward B. Morgan
Mr. Richard A. Stevens
Mrs. Harriett DeBose
Mrs. Doris Shuman

Comprising a quorum of the Commission

Members Absent: Mr. G. M. Newman

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning
Mr. C. M. Vernon, Director of Public Works
Mr. Jim Smith, Town Engineer Interim

Visitors: 25-30 residents of the Whisperwood/Westwood
Developments and other residents of the Town

* * * * *

- (2) Approval of Minutes: Regular Meeting, September 23, 2002

On motion by Mr. St. John seconded by Mrs. Shuman, it was unanimously resolved to approve the minutes of the Regular Meeting, September 23, 2002.

* * * * *

- (3) **PRELIMINARY SUBDIVISION PLAT** - Elderspirit Community Co-Housing Development, Trailview Development Corporation, Owner, Hickman Street and Lowland Street.

The Planning Commission reviewed, with the Trailview Development Company representative, John Heffernan and Geraldine Peterson, the preliminary subdivision plat and the preliminary plan of development for the Elderspirit Planned Unit Development.

After discussion, Mr. Stevens made a motion that the preliminary plan of development and the preliminary subdivision plat be approved, without the requested waiver of sidewalk requirements. Mr. St. John seconded the motion, with unanimous approval.

* * * * *

- (4) **DESIGN DEVELOPMENT - BUSINESS INCUBATOR FACILITY** - Design Development Approval.

Mr. Sam Kiser gave a presentation of the Highlands Small Business Incubator design development, including change to the site plan, front and rear exterior appearance.

After discussion Mr. Morgan made a motion that the facility preliminary Design Development, second stage, be approved. Mr. St. John seconded the motion, with unanimous approval.

* * * * *

- (5) **PUBLIC HEARING - AMENDMENTS** - Proposed amendment to Article 18 of the Town of Abingdon Zoning Ordinance adding Section 18-9, Entrance Corridor Overlay District, including parts 18-9-1 through 18-9-9.

The only item requiring public hearing and approval by the Town Council, was that of an amendment to the Zoning Ordinance, adding Section 18-9 to the present ordinance.

The Planning Commission made numerous changes and additions to the original text of the amendments. The largest of these was the separate commission to handle the Entrance Overlay District developments which has been patterned after the Board of Architectural Review since these are similar in function. Other changes included adding the M-1 Industrial District to the boundaries section of the amendments, limiting the height of signs, requiring screening of storage facilities and for maintenance of landscaping after approval. The newly established Planned Technology Development zoning was not included on the list since it already contains design review requirements.

After discussion, upon motion of Mr. Morgan, seconded by Mr. St. John, it was unanimously resolved to recommend to the Town Council for approval, the proposed additional amendment, Section 18-9, Entrance Corridor Overlay District, to the Zoning Ordinance.

* * * * *

With no further business, a motion was made, duly seconded and unanimously approved that the meeting be adjourned. The meeting was adjourned at 9:00 P.M.

David Brillhart, Chairman

G. M. Newman, Secretary