

**TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 22, 2004 - 7:30 P.M.**

The regular meeting of the Abingdon Planning Commission was held Monday, November 22, 2004, at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Mr. Fred H. St. John, Chairman, called the meeting to order.

ROLL CALL

Members Present: Mr. Fred H. St. John, Chairman
Mr. G. M. Newman
Mr. Edward B. Morgan
Mr. Kenneth Mathews
Mr. Richard Stevens

Comprising a quorum of the Commission

Members Absent: Mrs. Doris Shuman
Mrs. Harriett DeBose

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning
Mr. W. Garret Jackson, Town Planner
Mr. C. M. Vernon, Jr. Director of Public Works
Mr. J. C. Smith, Town Engineer

Visitors Mr. Jimmy Stewart
Mr. Ernest Coburn, M.D.

* * * * *

(2) Approval of Minutes: Regular Meeting, September 27, 2004

On motion of Mr. Morgan, seconded by Mr. Mathews, it was unanimously resolved to approve the minutes of the regular meeting, September 27, 2004.

* * * * *

(3) CONSIDERATION OF FINAL PLAT - division of property located on Russell Road (The Campus), owned by Clifton-Stewart Rentals, LLC. **Tax Map Nos. 104A (A) 44, 104A (3) 73, 104A (3) 4, 10 (5) 2, 9 (1) 1 and 2.**

The Planning Commission, at its regular meeting, March 22, 2004, accepted as presented the preliminary plat of "The Campus" located on Russell Road with the following conditions:

1. Sidewalks will be constructed on both sides of Russell Road (a variance from constructing sidewalk on the entire east side of Campus Drive was requested by the developer, Clifton-Stewart Rentals, Inc.).
2. Crosswalks are to be added on Campus Drive according to the Town of Abingdon standards at the entrances to Tract 1 and 4.

The Planning Commission approved naming the proposed street "Campus Drive".

The Planning Commission also voted to accept responsibility of the tariffs (i.e. monthly American Electric Power service charge) on all street lighting completed on Campus Drive upon acceptance of all construction of Campus Drive in accordance with Town requirements.

The final plat includes a performance bond which will be required to cover the cost of improvements to the intersection of Campus Drive and Russell Road before submitting the final plat the Town Council for approval, also sidewalk must be extended on west side of Campus Drive the entire way to the end of curb and gutter. The amount of that bond is set at \$130,000.00.

Mr. Vernon stated that a plan has been submitted for the entrance requirements on Russell Road which meets the requirements set forth by the Traffic Engineer from Virginia Department of Transportation.

Mr. Newman stated that the previously estimated cost for signalization at Russell Road and Porterfield Highway (Route 19) to be \$176,000.00 and is now \$775,000.00.

After discussion, Mr. Mathews made a motion that the final plat, as presented, be submitted to Town Council with recommendation for approved. Mr. Stevens seconded the motion, with unanimous approval.

* * * * *

- (4) CONSIDERATION OF PRELIMINARY PLAT - division of property located at 300 block Falls Drive (off Russell Road) and known as (The Falls Plaza), owned by Terri Lea and Ernest L. Coburn, Jr. **Tax Map No. 104 (7) 2, 3 and 4.**

Mr. Smith stated that he had reviewed the Falls Plaza preliminary plat for compliance with the Town's Subdivision Ordinance but returned a copy of the plat to the designer for revision. However, at the designer's request, the plat was listed on the agenda for consideration.

The developer requested the following:

1. waive the requirement (Sec. 5.6 Sidewalks) of constructing the sidewalk bordering the east side of the new Falls Drive
2. waive the requirement (Section. 5.2.1) to grade the proposed public street to the full right-of-way width.

He further stated that waivers or modification of the subdivision requirements are permitted under Section 9.1 of the Ordinance. The ordinance states, "Where, in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of these regulations would result in extraordinary hardship to the sub divider because of unusual topography; or other such non-self inflicted condition, or...". The topogra phy that exists between the Falls Plaza and Cozart's property has been created by site grading and there is nothing about the topography that can be considered "unusual". Additionally, it can be clearly seen from the developers statement, "with the installation of the new road, curb and gutter and water retention pond for the storm drain system, the ability to achieve this installation of the sidewalk as required is unobtainable", the condition is self-inflicted.

Because the topography and existing conditions are self-inflicted and the potential for development of adjacent properties creating more pedestrian traffic, Mr. Smith recommended the waiver requests be denied.

Mr. Smith further stated that before he would recommend accepting Falls Drive into the Town's street system improvement plans, as required in Article 8 of the Subdivision Ordinance, centerline profile, cross sections, and specifications must be submitted for review and approval. Since a portion of the street has already been developed the plans must reflect as-built as well as proposed improvements. Furthermore, for compliance all parking lot entrances are to be constructed to Virginia Department of Transportation CG-9D standards and the existing pavement cored and tested to verify the Town's pavement structure requirements and any other conditions that may be found after a full review of construction plans. The storm drain pipes beneath the pavement are required to be reinforced concrete pipe and the entire cul-de-sac constructed before acceptance.

After discussion, Mr. Morgan made a motion that the preliminary plat for Falls Plaza be tabled for further study before a recommendation is made to Town Council. Mr. Mathews seconded the motion, with unanimous approval.

* * * * *

(5) FURTHER DISCUSSION AND STUDY - Article 8.1 Bradley Street Conservation Overlay District BSC

Some concern has been shown from the Town Council regarding the creation of an additional board to handle matters related to the Overlay District. It was suggested that the Board of Architectural Review oversee these matters, with the possibility of adding another member to the Board of Architectural Review, if necessary.

The Board of Architectural Review (BAR) held a study session on Wednesday, November 17, 2004 for the purpose of studying the proposed Bradley Street Conservation Overlay District. At that time they considered the proposed district and noted that they would have to operate on two separate standards – one for the existing Historic District and a separate set of standards for the proposed Bradley Street conservation Overlay District. The BAR felt that this situation might become too confusing for applicants, the residents of the proposed area, and for the BAR itself. Therefore, it was the recommendation of the BAR to the Planning Commission that a separate board be established for the purpose of the Bradley Street Conservation Overlay District.

* * * * *

There being no further business, a motion was made, duly seconded, and unanimously approved that the meeting be adjourned. The meeting was adjourned at 8:29 P. M.

Fred H. St. John, Chairman

G. M. Newman, Secretary