

TOWN OF ABINGDON  
PLANNING COMMISSION  
REGULAR MEETING

November 25, 2002 – 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, November 25, 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.

(1) 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  
Mr. G. M. Newman

Comprising a quorum of the Commission

**Members Absent:** None

**Administrative Staff:** Albert C. Bradley, Director of Planning  
C. M. Vernon, Jr., Director of Public Works  
Jim Smith, Town Engineer

**Visitors:** Many residents of the I-81, Exit 14 area and others

\*\*\*\*\*

(2) Approval of Minutes: Regular Meeting, 28 October, 2002

On motion by Mr. St. John seconded by Mrs. Shuman, it was unanimously resolved to approve the minutes of the Regular Meeting of 28 October, 2002.

\*\*\*\*\*

(3) Elderspirit Cohousing Development – Consideration of the Town’s proposal to trade responsibilities with the developer. The developer will bear the cost of engineering improvements to their own property along Hickman Street and Lowland Street and that of the Town along Hickman Street and Highland Street and the Town to perform actual frontage improvements for both properties.

Mr. Vernon stated that the preliminary plat was approved at the October 28 meeting with the developer’s request for waiver of sidewalk requirements disapproved. The Final Plat is ready but requires advertisement with the Plan of Development so will be held for the December 23 meeting. Utility availability letters are also in hand for the development. Under this proposed agreement, the Town is to assume the cost of pavement widening, sidewalk, curb and guttering for this development

and for its own property that abuts this one at a cost of \$15,400; the owners will perform the engineering work for all of the properties at a cost of \$2,800 plus the cost of their street entrances.

A motion was made by Mr. St. John, seconded by Mrs. DeBose and unanimously adopted to approve the proposal for exchange of responsibilities as outlined by Mr. Vernon and agreed by Elderspirit Cohousing Development.

\*\*\*\*\*

(4) **PRELIMINARY PLAT** - Division of property on Jonesboro Road, owned by Exit Six Associates, Inc., and being developed by Abingdon J T Partners, LLC.

Mr. Vernon addressed the Commission and visitors stating that there were several changes in the present version of the preliminary plat from that of the previous meeting. Some of the changes noted were a combination of parcels on the west side of the property and the change of a small stub street into an expanded cul-de-sac. At the Town's request, a lot no. 10 was added, but no legal description is included which will need to be added.

Mr. Vernon also noted that a traffic impact report was submitted by the developer to VDOT and this is undergoing review by the Town's traffic consultants. Details of an offsite sanitary sewer line are included. Section 5.8 of the Subdivision Ordinance states that should sewer service not be available to the site, the developer must furnish evidence to the Town's satisfaction that adequate disposal of sanitary sewage is provided. The offsite location plan submitted by the developer is adequate to satisfy the ordinance requirements for preliminary plat purposes. The final easement document, according to section 5.8.2 of the Subdivision Ordinance, may be submitted anytime prior to the final plat stage.

Onsite traffic requirements include a proposal for a five-lane street, narrowing to four lanes near the retail developments followed by a three lane street beyond that, mainly to serve the residential areas to the rear of this property. Letters from the Washington County Service Authority and from electric and gas services stating availability of adequate services have all been obtained.

Mr. Vernon noted that, prior to presentation of the final plat to the commission, the developer will be required to submit:

- Plans for all on-site public infrastructure development which comply with the design standards
- Plans and easement for the off-site sanitary sewer line
- Evidence of satisfactory arrangements for performance bonds
- Evidence that frontage improvements on Old Jonesboro Road acceptable to VDOT are being accomplished (VDOT requirements may affect front lot lines).
- VDOT has requested review of the drainage plans
- The Town has requested a meeting with VDOT concerning the street plans
- VDOT will govern the entrances and other requirements via a commercial entrance permit.

Mr. Vernon stated that the Planning Commission, under the Subdivision Regulations could take any of several actions including approval, modification and disapproval. If the commission chooses to disapprove or modify the plans, then the reasons for such must be stated and passed along to the developer.

A waiver was requested by the developer for sidewalks on the north side of the internal street, leaving the sidewalk on the south side only. Mr. Smith, the developer, stated that the sidewalk was being considered for deletion in favor of a landscaping strip.

Following this and much other discussion, Mr. Stevens made a motion to accept the preliminary plat without the partial sidewalk waiver as requested. Mr. Stevens' motion was seconded by Mr. St. John. The vote on the motion was as follows:

Dr. David Brillhart, Chairman	—
Mr. Fred H. St. John, Vice-Chairman	Aye
Mr. Edward B. Morgan	Nay
Mr. Richard A. Stevens	Aye
Mr. G. M. Newman	Aye
Mrs. Doris Shuman	Aye
Mrs. Harriett DeBose	Aye

\*\*\*\*\*

The meeting was adjourned at 9:41 PM.

\_\_\_\_\_  
David Brillhart, Chairman

\_\_\_\_\_  
G. M. Newman, Secretary