

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
NOVEMBER 26, 2001 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, November 26, 2001, at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

The meeting was called to order by Dr. F. H. Moore, Jr., Chairman.

ROLL CALL

Members Present: Dr. F. H. Moore, Jr., Chairman
Dr. David Brillhart, Vice-Chairman
Mr. G. M. Newman
Mr. Richard A. Stevens
Mr. Fred H. St. John
Mrs. Doris Shuman

Comprising a quorum of the Commission

Members Absent: Mrs. Harriett Debose

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

Visitors: Mr. Rick Rose
Mr. & Mrs. C. Cowan
Mr. Garry Smith
Mr. Ed Morgan
Mr. Harry McKinney
Mr. Sam Kiser
Mr. Cecil Ratcliff
Mr. & Mrs. Robert Ratcliff
Mrs. Polly Wirt
Ms. Nancy Goolsby
Mr. C. B. Hale
Dr. David Wilkins
Mr. John Mahaffey
Ms. Marsha DeLong

(2) Approval of Minutes: Regular Meeting, September 24, 2001

On motion by Mr. St. John, seconded by Mrs. Shuman, it was unanimously resolved to approve the minutes of the Regular Meeting, September 24, 2001.

* * * * *

- (3) **SPECIAL USE PERMIT** – Nancy A. Goolsby, dba “Nancy’s Fancy’s”; application for Special Use Permit pursuant to Article 6, Section 6-2-2, and Section 17-3 of the Zoning Ordinance, in the R-3 Residential District, of the Town of Abingdon, to operate a club in accordance with the above requirements of the Town. Tax Map No. 19 (1) 43.

This is a request for a Special Use Permit, to operate a club in accordance with the requirements of the Town.

Ms. Goolsby presented information stating that the property will be used as on and off premises catering and pick-up, with delivery by reservation only. There will be on premises baking and decorating cakes and deserts, orders by reservation only and a place for the occasional service of meals to organized groups such as civic group dinner meetings, other organized groups, weddings and special events. The hours of operation will be from 7 :00 A.M. to 11:00 P.M., depending on reservations of groups.

Mrs. Polly Wirt stated that the house was constructed in 1860 and listed in one of the “Places in Time” publications of Nancy King. Since 1977, when ownership of the house passed to the Abingdon Senior Citizens group it has had an established occupancy load limit of 50 people. Mrs. Wirt stated that the Abingdon Senior Center planned to lease the building initially to Mrs. Goolsby for a maximum period of two years after which she could either buy the building or close the operation. Mrs. Goolsby would be performing the food services operations for the Abingdon Senior Center from this location.

Ms. Goolsby stated that she intended to operate as stated in the application, by reservation only and that she was aware of and would abide by the 50 persons occupancy limit placed on the structure. Ms. Goolsby further stated that no alcoholic beverages would be sold from this location.

There was much discussion among the neighboring owners, Mrs. Wirt, Ms. Goolsby and others. During the course of the conversations, concerns of the neighbors seemed to focus on the traffic and parking problems inherent with such an operation especially where services provided to larger groups were concerned. Several suggestions were made to limit these critical problem areas, many of which were considered impractical. Some of these solutions involved the closing of entrances to Bradley Street and use of Front Street for ingress and egress or closing some part of the Bradley Street entrances to the property. However, it was noted that Front Street was actually right of way belonging to Norfolk Southern Railway Company and while there is a Town maintained street at that location, the right of way does not belong to the Town. Limiting the property to ingress/egress solely from Front Street was seen, therefore, as potentially detrimental to the property. Mr. Rose summarized that the main problems for the neighbors stemmed from cars, parking and nighttime hours of operation.

After discussion, Mr. St. John made a motion to recommend approval of the Special Use Permit to Town Council, with access to parking lot from Bradley Street limited by entrance point, to be obtained from Public Works Department. Mr. Newman seconded the motion, with unanimous approval.

The vote on the motion was as follows:

Mr. St. John	Aye
Mr. Newman	Aye
Mr. Stevens	Aye
Mrs. Shuman	Aye
Dr. Brillhart	Aye

* * * * *

- (4) **PROPOSED REZONING** –Town of Abingdon, G. M. Newman, Representative; consisting of 73 acres, located between Virginia Route 372, Virginia Highlands Community College and Stone Mill Road, on the east side of such street (proposed Stone Mill Research and Technology Park), from AFOS, Agricultural, Forestal and Open Space, to PTD, Planned Technology Development District. Tax Map No. 104 (A) 69, 70.

Mr. Sam Kiser of Thompson and Litton, Engineers, introduced the Planning Commission to the newly renamed Stone Mill Business and Technology Park by stating that the Planning Commission and Town Council had recently revised the Town’s Zoning Ordinance to include a new industrial category termed the PTD Planned Technology Development District. The operant premises upon which this park is to be developed is that there would be no metal buildings, no chimney stacks and no heavy industries located therein.

Several owners, including Mr. Cowan, were present to question whether or not they would be allowed to continue to use the easement shown along the joint property line as occasional rear access to their properties. This was found to be a 10’ utility easement and would continue as such allowing such access.

Other questions posed by owners included such details as where the motel and other businesses would be located in relation to their properties and they seemed to be supportive of the use of Lot #7 near the Community College for these purposes. Mr. C. B. Hale questioned the names of adjoining owners as listed on the plats. Mr. Bradley stated that his research of those owners for notification purposes had produced a list that was somewhat different from that shown on the maps. Garry Smith questioned when the street would be connected through to Stone Mill Road and also offered to allow the extension of water and electrical lines along property lines within the Hallocks Subdivision, if needed.

Some further questions were discussed concerning the “Stone Mill Research and Technology Park Design Guidelines” and it was decided that, while not necessarily a part of the subdivision process, further consideration of these guidelines would be necessary.

After discussion, Mr. St. John made a motion that the request for rezoning of this property from AFOS, Agricultural, Forestal and Open Space, to PTD, Planned Technology Development District be recommended to Town Council for approval. Mrs. Shuman seconded the motion, with unanimous approval.

The vote on the motion was as follows:

Mr. St. John	Aye
Mrs. Shuman	Aye
Mr. Newman	Aye
Mr. Stevens	Aye
Dr. Brillhart	Aye

* * * * *

(5) CONSIDERATION OF PRELIMINARY PLAT - Stone Mill Business and Technology Park

This property is located between the Virginia Highlands Community College property and Stone Mill Road and owned by the Town of Abingdon.

The development of a "High-Technology Industrial Park" includes a central day care center, a motel facility and shopping/restaurant area.

After discussion, Dr. Brillhart made a motion that the Preliminary Plat, as presented by Mr. Sam Kiser, Thompson & Litton be approved. Mr. St. John seconded the motion, with unanimous approval.

* * * * *

Further discussion included the change of meeting date for the December Regular Meeting from Monday, December 24, 2001, 7:30 P.M. to Tuesday, December 18, 2001, 7:30 P.M.

With no further business, a motion was made, seconded and unanimously approved that the meeting be adjourned.

Dr. F. H. Moore, Jr., Chairman

G. M. Newman, Secretary