

**TOWN OF ABINGDON  
PLANNING COMMISSION  
REGULAR MEETING  
JANUARY 24, 2005 - 7:30 P.M.**

The regular meeting of the Abingdon Planning Commission was held Monday, January 24, 2005, 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  
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. W. Garret Jackson, Town Planner  
Mr. C. M. Vernon, Jr. Director of Public Works  
Mr. J. C. Smith, Town Engineer

Visitors Mr. Ken Addison  
Mr. Carey Addison  
Mr. Donald E. Billings  
Mr. Kevin Crutchfield  
Mr. Vaughn R. Groves  
Mr. Ted Pyle  
Mr. Steve Johnson  
Mr. Sam Kiser

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(2) Approval of Minutes: Regular Meeting, November 22, 2004

On motion of Mr. Morgan, seconded by Mr. Mathews, it was unanimously resolved to approve the minutes of the regular meeting, November 22, 2004.

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(3) CERTIFICATE OF APPROPRIATENESS and PRELIMINARY PLAT REVIEW  
**SMARTVIEW, LLC (Ray Bolling and Carey Addison, Representatives)**, P. O. Box 119, Richlands, Virginia 24641; application for Certificate of Appropriateness for approval of the following: (1) construct street and other improvements to support development of 26 townhouses and (2) approval of one (1) sign, all to be located on **Baugh Lane. Tax Map Nos. 106A2 (7) 5, 6, 7 and 8.**

Mr. Vernon stated that the applicant is requesting two waivers in the preliminary plat for the construction of street: (1) waive the requirement (Sec. 5.6 Sidewalks) of constructing the sidewalk along portions (construct only the portion of sidewalk located in front of the proposed townhouses) of the south side of Smartview Drive and the north side of Baugh Lane and (2) to waive the requirement (Section 5.2.1) to grade the proposed public street to the full right-of-way width where sidewalk will not be constructed.

After discussion Mr. Stevens made a motion that the waiver requested for sidewalks and waiver requested for grading be approved. The motion was seconded by Mr. Morgan.

VOTE:	Mr. Stevens	Aye
	Mr. Morgan	Aye
	Mr. Newman	Aye
	Mr. St. John	Aye
	Mr. Mathews	Nay
	Mrs. Shuman	Nay

The Certificate of Appropriateness is requesting approval for construction of and development of 26 townhouses and the approval of one (1) sign, all to be located on Baugh Lane.

The proposed structure for townhouses will have brick foundation, vinyl siding (beige in color), porches, steps, step treads, and windowsills will have shaped bricks and pavers to match face brick. The exterior doors will have raised, six-panel metal doors (green in color), windows will be Anderson vinyl coated, double-hung (white in color), gutters will be aluminum (beige in color), roofing will be fiberglass architectural shingles (black in color), sidewalks will be concrete, fencing and porch railings will be vinyl-coated and there will be exterior lighting.

The proposed sign will be 24 in. x 36 in. in size, will have red background with gold lettering and will read "SMARTVIEW". The sign will be attached to fence enclosing detention pond.

After discussion, Mr. Newman made a motion that the Certificate of Appropriateness requests be approved, as requested. Mr. Morgan seconded the motion, with unanimous approval.

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- (4) **CERTIFICATE OF APPROPRIATENESS - Executive Car Sales (Donald E. Billings, Representative), 2104 Pinebrook Drive, Kingsport, Tennessee 37660; application for Certificate of Appropriateness for approval of one (1) sign to be located at 937 West Main Street. Tax Map No. 104 (A) 64.**

The Executive Car Sales is moving their business from 1000 West Main Street to 937 West Main Street, therefore, this is a request to relocate existing sign currently located at 1000 West Main Street to 937 West Main Street. There will be no change in the sign's appearance.

After discussion, Mr. Stevens made a motion that the Certificate of Appropriateness be approved, as requested. Mr. Shuman seconded the motion, with unanimous approval.



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(5) CONSIDERATION OF PRELIMINARY PLAT REVIEW - **Stone Mill Business and Technology - Alpha Natural Resources, LLC** Site Plan submittals for a proposed development of **Lot 7**.

Mr. Crutchfield gave a background description on Alpha Natural Resources, LLC, a relatively new business formed in 2002, comprised of Pittston Coal Co. (2002), Costal Coal Co. (2003) and American Metals and Coal International (2003), forming Alpha Natural Resources LLC. The Alpha Natural Resources LLC operates in five states; a business primarily doing mining and marketing of coal and being the largest coal producers in Virginia.

The business is currently operating from four different locations in Abingdon and it is the desire of Alpha Natural Resources LLC to consolidate all locations and construct a new structure to accommodate the needs of the business in the Stone Mill Business and Technology Park.

The applicant is requesting the following three (3) waivers for this development:

1. a waiver for the required on site parking from zoning regulations requirements of 231 spaces, plus one space per each employee, to 158 total parking spaces
2. a waiver on the number of parking spaces located in front of the proposed building..... (Design Guidelines states)... “Similar to building placement, the pattern of parking contributes to the sense of place within each development site. The character of the entire park is further defined by the pattern of parking. **Limited visitor parking is allowed in front of the buildings facing the front lawn, where screened from view from the Boulevard, and adjacent public areas.**
3. a waiver for the required landscape screening in the front yard

After discussion, Mr. Mathews made a motion that the design for this proposed structure with waivers, as requested, be approved. Mrs. Shuman seconded the motion, with unanimous approval.

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Mr. Morgan stated that he and Councilman Robert M. Howard had recently met with the Old Abingdon Resident Home Owners Association. There was discussion of “Abingdon Historic Preservation Plan”, dated December, 1998 that recommended an ordinance be enacted, which would significantly change or perhaps bring to a halt the conversion of residential property, for business purposes or commercial uses, within the Abingdon Historic District.

He further stated that in addition to meeting with the Old Abingdon Resident Home Owners Association, consisting of residents that would be primarily affected, the Town Attorney has put together a draft ordinance that would basically accomplish that goal. This ordinance would continue to include the continuation and conversion of homes in the Old & Historic District as Bed and Breakfast facilities. Property owners have indicated that this is a good tax incentive and is valuable for improvements to the facilities. It would also provide the ability for the Council, going through the Planning Commission, to issue an exception for a “Special Use Permit”, to enable the conversion of a piece of property from residential to business. Any business or structure that is currently being used for commercial purposes would be grandfathered and continued to be used for that purpose.

Mr. Morgan also stated there is a petition circulating, indicating strong support from these residents that they are interested in seeing this accomplished as something they want. Some of the residents are contacting businesses at this time for an overall view of their feelings about this matter.

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Mr. Jackson stated that Mayor Joe Reilly from Charleston, South Carolina will be guest speaker for the Historic Preservation Lecture Series to be held on Thursday, February 17, 2005 at 7:30 P.M. in the Town Council Chambers.

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There being no further business, a motion was made, duly seconded, and unanimously approved that the meeting be adjourned. The meeting was adjourned at 8:13 P. M.

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Fred H. St. John, Chairman

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G. M. Newman, Secretary