

TOWN OF ABINGDON
PLANNING COMMISSION
SPECIAL CALLED MEETING
JUNE 4, 2009 - 6:00 P.M.

A special called meeting of the Abingdon Planning Commission was held Thursday, June 4, 2009, at 6:00 P.M. The meeting was held in the Municipal Building, downstairs meeting room.

Mr. Kenneth Shuman, Chairman, called the meeting to order. Mr. Jackson called the roll.

ROLL CALL

Members Present: Mr. Kenneth Shuman, Chairman
Mr. Matthew T. Bundy, Vice-Chairman
Mr. Gregory W. Kelly
Mrs. Cathy Lowe
Mr. Gary Kimbrell
Dr. Todd Pillion
Dr. H. Ramsey White, Jr.

Comprising a quorum of the Commission

Members Absent: None

Administrative Staff: Mr. W. Garrett Jackson, Director of Planning/Zoning
Mr. Sean Taylor, Assistant Director of Planning/Zoning
Mrs. Deborah Icenhour, Town Attorney
Mr. Jim C. Smith, Director of Wastewater Operations/Town Engineer
Mr. John Dew, Director of Public Services & Construction

Visitors: Mr. Scott Wilson, Project Manager/Thompson & Litton, Inc.

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- (2) Approval of Minutes: Regular Meeting – April 27, 2009
Regular Meeting - May 26, 2009
(Minutes Incomplete)

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- (3) **CERTIFICATE OF APPROPRIATENESS - Alpha Natural Resources (ANR), Scott Wilson, Representative (Thompson & Litton, Inc.), 816 French Moore, Jr. Boulevard, Abingdon, VA 24210; request for approval of expansion project to existing structure, with property being located at 816 French Moore, Jr. Boulevard in the Stone Mill Technology Park. Tax Map No. 104 (10) 7.**

The purpose of this meeting was to review an application for an extension to the existing building located at 816 French Moore, Jr. Boulevard in the Stone Mill Technology Park and occupied by Alpha Natural Resources (ANR).

Mr. Wilson explained that Alpha Natural Resources asked Thompson & Litton, Inc. to design an expansion to the existing structure, this being done without merger of new company. The existing area is severely cramped by having too many people in the second floor of the structure. The applicant (ANR) is proposing a

24,000 sq. ft. ± expansion to the rear of the existing building. The area is now a parking lot. It would be necessary to destroy the existing parking lot with a new parking area to be constructed adjacent to the building.

The building addition has been registered with the Green Building Council, and a LEED Silver certification is being sought. The design is one that blends in nicely with the existing building, therefore meeting the design guidelines recommendations.

Mr. Wilson further explained that there are two waivers being requested regarding this application. The waivers requested are as follows:

- **100 Ft. Setback Line:** The Design Guidelines of the Stone Mill Business and Technology recommend a 100 ft. perimeter landscape buffer zone, to the rear of the property. As these are recommendations in guidelines and not in ordinance form, a setback variance is requested in order to construct the parking lot as proposed.
- **Parking:** Section 17-6-28 of the Town Zoning Ordinance requires one (1) space per 200 sq. ft. of area plus one (1) space per employee. The plan would therefore require 120 additional spaces. The plan shows 265 parking spaces, a net increase of 107 spaces (13 less than required).

After discussion, Mrs. Lowe made a motion that that this application be approved, as presented, allowing variation to parking requirements in the 100 ft. setback and grant the request subject to the approval of the Erosion and Sediment Control Plan being approved. Mr. Kimbrell seconded the motion, with unanimous approval.

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There being no further business, Mr. Kimbrell made a motion that the meeting be adjourned. Mr. Bundy seconded the motion, with unanimous approval.

Kenneth Shuman, Chairman

Gregory W. Kelly, Secretary