

TOWN OF ABINGDON
PLANNING COMMISSION
REGULAR MEETING
AUGUST 26, 2002 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, August 26, 2002, at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

The meeting was called to order by Dr. David Brillhart, Vice-Chairman.

ROLL CALL

Members Present: Dr. David Brillhart, Vice-Chairman
Mr. G. M. Newman
Mr. Edward B. Morgan
Mr. Fred H. St. John
Mr. Richard A. Stevens

Comprising a quorum of the Commission

Members Absent: Mrs. Harriett DeBose
Mrs. Doris Shuman

Administrative Staff: Mr. Albert C. Bradley, Director of Planning/Zoning
Mr. C. M. Vernon, Director of Public Works

Visitors: Mr. Samuel H. Kiser, III, Thompson & Litton, Inc.
Mr. Bill Thompson, Thompson & Litton, Inc.

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(2) Reorganization of Planning Commission

Due to change in recent membership, there was a reorganization of the Planning Commission for the selection of a new Chairman and Vice-Chairman.

Mr. St. John made a motion that Dr. Brillhart, the current Vice-Chairman, be promoted to Chairman. Mr. Morgan seconded the motion. Mr. Stevens made a motion that the nominations be closed, seconded by Mr. Morgan, with unanimous approval, thereby electing Dr. Brillhart as Chairman.

Mr. Stevens made a motion that Mr. St. John be elected Vice-Chairman. Mr. Newman seconded the motion. Mr. Morgan made a motion that the nominations be closed, seconded by Mr. Newman, with unanimous approval, thereby electing Mr. St. John as Vice-Chairman.

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(3) Approval of Minutes: Regular Meeting, June 24, 2002

On motion by Mr. St. John, seconded by Mr. Stevens, it was unanimously resolved to approve the minutes of the Regular Meeting, June 24, 2002.

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- (4) **STONE MILL INDUSTRIAL PARK** - Design Guidelines, approval request with exceptions.

The Planning Commission considered a request for (a) Schematic Design Stage approval and (b) request for partial waiver of parking requirements for the Virginia Highlands Small Business Incubator under the established, December 19, 2001, Design Guidelines for the Stone Mill Technology Park.

(a) Schematic Design Stage Approval

Mr. Sam Kiser explained that the property in question, Lots 3 and 4 of the Stone Mill Technology Park property, was a naturally suitable one for the intended purpose in that the property drained away from the street and that a small knoll at the very front of the property helped with screening of the site. Mr. Kiser stated that the structure as proposed was to be a one-story building of 39,000 sq. ft. in floor area, with traffic circulation across the front where visitor's parking was provided, or to the rear of the building for deliveries, shipment and employee parking areas along the sides. Mr. Kiser also pointed out the required planted, buffer area at the rear where the properties adjoin a residential subdivision. There is also a drainage easement across the rear of Lots 2 through 5 leading to Wolf Creek, which will be utilized by this development for storm water removal.

Mr. Kiser explained that under the Stone Mill Design Guidelines, there were three separate approval processes. Stage 1 is the Schematic Approval, Stage 2 is the Design Development Approval Stage and State 3 is the Final Design Stage. Mr. Bill Thompson stated that the building was a single story design to be located 150 ft. away from the proposed street. The structure will feature brick veneer and green glass windows plus appropriate landscaping and retention of natural features to offset the appearance of a sizeable building.

(b) Request for partial waiver of parking requirements

The second part of the request was for an exception to the parking requirements as contained in Article 17-6 of the Town's Zoning Ordinance. In the Zoning Ordinance, Article 14, Section 14-3-6 states as follows:

6. The applicant may propose a reduction in the number of parking spaces required by Section 17-6 of this ordinance for each use type, if justified. This proposal will be reviewed with consideration given to potential future uses of the site, parking demand and expansion potential.

The Virginia Highlands Small Business Incubator requests a reduction in the requirement for parking spaces on the site from the required total of 195. At the ordinance requirement of 1 parking space per 200 sq. ft. of floor space, this would come to 107 spaces, plus an estimated 72 spaces per each employee (estimated) and another 16 spaces for the manufacturing part of the operation. The Virginia Highlands Small Business Incubator wishes an exception to provide 124 parking spaces initially and allow for 33 additional spaces for future needs – a total of 157 spaces. The planned future parking site would be graded but left unpaved initially. The exception requested here is for the difference of 38 total parking spaces.

After discussion, on motion of Mr. Stevens, seconded by Mr. St. John and unanimously approved, it was resolved to recommend to the Town Council the request for exception of the Virginia Highlands Small Business Incubator for the provision of 157 parking spaces, against the total ordinance requirement of 195 – a difference of 38 total spaces.

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At Mr. Morgan's request, the Planning Commission also began a preliminary discussion of an Entrance Corridor Overlay District that would provide protection to the entrances to the Town's Historic District and which routes might be included in the district.

Mr. Morgan, Mr. Newman and Mr. Bradley will meet to present a recommendation to the Planning Commission at its next meeting.

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

David Brillhart, Chairman

G. M. Newman, Secretary