

**TOWN OF ABINGDON  
PLANNING COMMISSION  
REGULAR MEETING  
JUNE 28, 2004 —7:30 P.M.**

The regular meeting of the Abingdon Planning Commission was held Monday, June 28, 2004, at 7:30 P.M. The meeting was held in the Municipal Building, Downstairs Meeting Room.

Mr. Fred St. John, Chairman, called the meeting to order.

**ROLL CALL**

Members Present:                   Mr. Fred H. St. John, Chairman  
  Mr. Edward B. Morgan  
  Mrs. Doris Shuman  
  Mrs. Harriett DeBose  
  Mr. Kenneth Mathews

Comprising a quorum of the Commission

Members Absent:                   Mr. G. M. Newman  
  Mr. Rick Stevens

Administrative Staff:           Mr. Albert C. Bradley, Director of Planning/Zoning

Visitors                             Mr. Jimmy Stewart

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- (2) Approval of Minutes: Regular Meeting, May 24, 2004

On motion of Mrs. Shuman, seconded by Mrs. DeBose, it was unanimously resolved to approve the minutes of the regular meeting, May 24, 2004.

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- (3) **CERTIFICATE OF APPROPRIATENESS - New Peoples Bank, (John F. Dickenson, Representative)**, 350 West Main Street, Abingdon, Virginia 24210; application for Certificate of Appropriateness for approval to omit awning roof on Main Street side and rear of existing structure. The reasons being (1) Main Street side is too close to street lights and (2) the rear will interfere with proposed landscaping. Also, approval of lighting fixture styles for property located at **350 West Main Street. Tax Map No. 19 (1) 17.**

1. Request for Certificate of Appropriateness to omit awning roof on Main Street side and rear of structure located at 350 West Main Street. The reasons being that on the Main Street side, it is too close to street lights and at the rear, it will interfere with the proposed landscaping.

After discussion, Mrs. Shuman made a motion that this request be approved, as submitted. Mr. Morgan seconded the motion, with unanimous approval.

2. Request for Certificate of Appropriateness for lighting fixture styles for property located at 350 West Main Street.

After discussion, Mrs. Shuman made a motion that this request be approved, as submitted. Mrs. DeBose seconded the motion, with unanimous approval.

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- (4) CERTIFICATE OF APPROPRIATENESS - **Clifton-Stewart, LLC, (Jimmy Stewart, Representative, for THE CAMPUS**, 16325 Taylor Place, Abingdon, Virginia 24211; application for Certificate of Appropriateness for approval of design for one (1) 22,000 sq. ft. medical office building to be located on 13 acres, property located **on Russell Road and McBroom Street. Tax Map Nos. 9 (1) 2, 9 (2) 3, 104A (3) 4, 104A (A) 44, 9 (1) 1, 104 (A) 73 and 10 (5) 2.**

Request for Certificate of Appropriateness for design of one (1) 22,000 sq. ft., medical office building to be located on 13 acres on Russell Road and McBroom Street. Construction consists of CMU foundation with metal stud exterior walls, sheeting and brick veneer. Structural steel will support singled-sloped roof and canopy at entrance. Exterior doors and windows will be tinted insulated glass with aluminum frames. The canopy at the main entrance will have a standing seam roof.

The proposed lighting will be the same as existing lights located on Main Street.

There was some discussion regarding the parking area, however, more details on this will be submitted at a later date.

An adjoining property owner, Ms. Fran M. Ballentine, has requested that the white pine trees located on her property line be replaced with rhododendrons, in order that her view not be blocked.

The proposed structure will be used for medical supplies, drug store, nursing service, therapy service and possibly, two physicians.

After discussion, Mrs. Shuman made a motion that this application be approved, subject to final approval of the site plan. Mrs. DeBose seconded the motion, with unanimous approval.

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Discussion - Conservation Zoning In Areas Of Abingdon

Mr. Bradley stated that the he had obtained materials from Mr. Chris Chittum, Senior City Planner for the City of Roanoke, Virginia pertaining to the establishment of a Conservation Zoning District in the Town of Abingdon. He also advised that he had forwarded this information to Mr. Gregory Kelly, Town Attorney, requesting that he conduct a review of the charter for the Town of Abingdon for similar content and to determine if the Town may be allowed to establish such a Conservation or Neighborhood Zoning District. The charter for Abingdon does not specify powers and duties except in terms of the now superseded Title 15.1 of the Code of Virginia, whereas the charter for the City of Roanoke appears to be written in a much different manner.

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Mr. Morgan referred to a letter he had received from Mr. Greg Kelly, Town Attorney, regarding the use of temporary structures under the present ordinance. This matter was recently discussed when an applicant requested that a mobile trailer be allowed in use for a car lot to be located on Old Jonesboro Road.

Mr. Morgan advised that Mr. Kelly had reviewed the ordinance and determined that the ordinance, as written, was unclear and he recommended that the ordinance be amended.

Mr. Bradley stated that in order to make any changes to the ordinance the proposed amendment(s) must be advertised and considered at a later meeting date.

After discussion, Mr. Morgan made a motion that the recommended amendments be advertised for consideration at the July meeting. Mr. Mathews seconded the motion, with unanimous approval.

There being no further business, a motion was made, duly seconded, and unanimously approved that the meeting be adjourned. The meeting was adjourned at 7:56 P.M.

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Fred H. St. John, Chairman

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G. M. Newman, Secretary