

TOWN OF ABINGDON  
PLANNING COMMISSION  
REGULAR MEETING  
AUGUST 25, 2003 - 7:30 P.M.

The Regular Meeting of the Abingdon Planning Commission was held Monday, August 25, 2003, 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. G. M. Newman  
Mr. Edward B. Morgan  
Mr. Richard Stevens  
Mrs. Harriett DeBose  
Mr. Kenneth Mathews  
  
Comprising a quorum of the Commission

Members Absent: Mrs. Doris Shuman

Administrative Staff: Mr. Garrett Jackson, Town Planner

Visitors  
Mr. Denzil Arnold  
Mr. Ernest Coeburn  
Mr. Freeman Solt  
Mr. Jimmy Stewart  
Mr. John Ryan  
Mr. Matt Smith

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(2) Approval of Minutes: Regular Meeting, June 23, 2003

On motion of Mr. Stevens, seconded by Mrs. DeBose, with Mr. Mathews abstaining, it was unanimously resolved to approve the minutes of the regular meeting of June 23, 2003.

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(3) CERTIFICATE OF APPROPRIATENESS - **Denzil Arnold**, 313 Winterham Drive, Abingdon, Virginia 24211; application for Certificate of Appropriateness for approval of proposed storage warehouse building to be constructed at the rear of property located at **453 West Main Street. Tax Map No. 19 (1) 1A.**

Mr. Jackson introduced this application and relayed comments made through a telephone conversation with E. B. Hagy, Jr., adjoining property owner to the immediate west of 453 West Main Street. Mr. Hagy advised that he is concerned that construction of a storage building on Mr. Arnold’s property could cause erosion damage and could possibly cause an accessory building on his property to collapse. The Planning Commission determined that a retaining wall was not needed as the proposed storage building would be built 10 feet from the property line.

Mr. Morgan expressed to Mr. Arnold that the design of the building would suit the Planning Commission if brick were used on the front of the storage building and the side visible from Main Street. Mr. Arnold was in agreement with the Planning Commission’s request.

After discussion, Mr. Stevens made a motion that this application be approved, subject to brick being using on the two side walls visible from West Main Street. Mrs. DeBose seconded the motion, with unanimous approval.

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- (4) **CERTIFICATE OF APPROPRIATENESS - The Falls Plaza, LLC, (Ernest Coeburn, Owner) and (Freeman Solt, PLLC, Representative), 15074 Quail Ridge Way, Abingdon, Virginia; application for Certificate of Appropriateness for approval of proposed structure “The Falls Plaza” to be located near the junction of Russell Road and Route 19. Tax Map No. 104 (7) 3, 4, 5.**

Mr. Newman advised Mr. Coeburn, owner of the property, Mr. Freeman, the architect, and Mr. Stewart, the contractor, that they had “grandfather” rights in the construction of “The Falls Plaza”. They replied that they did not wish to waive the rights but would like to approach the Board of Zoning Appeals concerning a parking variance in order to reduce the number of spaces they would need.

The applicants proceeded with a brief presentation of how the first phase of the project was taking place. There was no need for approval of any design; this presentation was for information only.

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- (5) **CERTIFICATE OF APPROPRIATENESS - Lazer Lube, (John Ryan, Owner) and Matt Smith, Representative), 20201 McCann Road, Damascus, Virginia 24236; application for Certificate of Appropriateness for approval of proposed structure “Lazer Lube” to be located at 439 Porterfield Highway. Tax Map No. 104A (A) 34.**

This item was not on the agenda as it was brought to the attention of the staff in early afternoon on this date.

Mr. Smith and Mr. Ryan requested approval to begin construction on a proposed facility “Lazer Lube”, to be located at 439 Porterfield Highway, adjacent to the Camille Center. Plans were presented for the appearance of the facility, to include white split-face block with a blue roof.

Mr. Newman and Mr. Morgan explained the reasoning behind the adoption of the Historic District Entrance Corridor Overlay District. They explained why brick instead of split-face block and a green roof as opposed to blue, would please the Planning Commission and also fit within the guidelines of the Overlay District. Mr. Smith and Mr. Ryan agreed to make the changes required by the Planning Commission.

After discussion, Mr. Stevens made a motion that this application be approved, subject to the use of brick instead of split face block, and having a green roof instead of a blue roof. Mr. Morgan seconded the motion, with unanimous approval.

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Mr. Morgan stated that he thought the Planning Commission and Zoning staff should review the Zoning Ordinance to identify any possible changes to the ordinance within the B-1, B-2 and B-3 Districts.

With no further business, Mr. Stevens made a motion that the meeting be adjourned. The motion was seconded, with unanimous approval and the meeting was adjourned.

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Fred H. St. John, Chairman

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G. M. Newman, Secretary