

**TOWN OF ABINGDON  
PLANNING COMMISSION  
MONDAY, OCTOBER 25, 2021 – 5:30 PM  
COUNCIL CHAMBERS, MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, October 25, 2021, at 5:30 PM in the Council Chambers of the Municipal Building.

**A. Chairman Wayne Austin called the meeting to Order**

**B. Roll Call – Mayana Rice, Community Development Director**

**Members Present:**

<b>Mr. Chad Pennington</b>	<b>Present</b>
<b>Mr. Michael Weaver</b>	<b>Present</b>
<b>Mr. James Anderson</b>	<b>Present</b>
<b>Mr. Kirk Sproles</b>	<b>Present</b>
<b>Mr. Scott Wilson</b>	<b>Present</b>
<b>Mr. Kenny Shuman</b>	<b>Present</b>
<b>Mr. Wayne Austin</b>	<b>Present</b>

**Members Absent:**

**Comprising a quorum of the Commission – Yes**

**Administrative Staff Present:**

Mrs. Mayana Rice – Director of Community Development  
Mrs. Janice Dornon – Administrative Assistant

**Guests: None**

**C. APPROVAL OF MINUTES (VIDEO 1:58 – 2:43)**

Approval of Minutes: Regular Meeting, September 27, 2021.

**On a motion by Mr. Anderson, seconded by Mr. Sproles, the Planning Commission approved the Regular Meeting Minutes for September 27, 2021, as presented.**

**The roll call vote was as follows**

<b>Mr. Chad Pennington</b>	<b>Aye</b>
<b>Mr. Michael Weaver</b>	<b>Aye</b>

<b>Mr. James Anderson</b>	<b>Aye</b>
<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>
<b>Mr. Kenny Shuman</b>	<b>Abstain</b>
<b>Mr. Wayne Austin</b>	<b>Aye</b>

The minutes for September 27, 2021, were approved as presented.

**D. PUBLIC COMMENTS: None**

**E. CERTIFICATE OF APPROPRIATENESS (VIDEO 2:44 – 13:52)**

**1. Certificate of Appropriateness; Wallberg Construction, 190 E. Main St. Abingdon, VA, 24210; Owner. Nathan Berg; Representative. COA to renovate the façade at the Washington Crossing Shopping Center. Located at 534-588 Cummings Street, Abingdon, VA 24210. Tax Map D (105A-2-16)**

Mrs. Mayana Rice updated the board on the façade upgrade. The property is located in the General Business District, B-2, visible from the Entrance Corridor, with access from Cummings Street.

Mrs. Rice made the following observations:

1. Site plan will show planting types and landscaping.
2. Plantings to be added to the building application, these will be used to soften the visual effect.
3. Building is not in the floodplain.
4. Signage to be consistent with signage examples provided. There needs to be a cohesive signage plan.
5. Material and colors to be consistent with the submitted drawings.
6. Mechanical equipment to be screened from public view.

Mrs. Rice recommended the following conditions for approval:

1. All work, with the exception of the corner architectural feature, indicated on the site plan, shall be performed outside of the mapped flood plain, and should any need arise to perform work in the mapped flood plain the applicant shall first apply for a Special Use Permit.
2. Submittal of a final landscape plan with identified plant material shall occur prior to the issuance of an approved Building Permit.
3. Submittal of a final lighting plan shall occur prior to the issuance of an approved Building Permit.

4. Submittal of an overall signage plan shall occur prior to the issuance of any individual sign permits.

Town Staff recommended approval of this COA.

Mr. Nathan Berg represented the property located at 534-588 Cummings Street, Abingdon, VA.

Mr. Berg stated the façade upgrade would be consistent with a cohesive look. Phase 1 will be the façade; Phase 2 will be the landscaping.

Mr. Wayne Austin asked if the connector road was in the plans for this property. Mr. Berg replied that he did not have that information.

**On a motion by Mr. Shuman, seconded by Mr. Weaver, the Planning Commission approved the COA as presented with the four required conditions.**

**The roll call vote was as follows:**

<b>Mr. Chad Pennington</b>	<b>Aye</b>
<b>Mr. Michael Weaver</b>	<b>Aye</b>
<b>Mr. James Anderson</b>	<b>Aye</b>
<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>
<b>Mr. Kenny Shuman</b>	<b>Aye</b>
<b>Mr. Wayne Austin</b>	<b>Aye</b>

The board unanimously approved the COA for 534-588 Cummings Street, Abingdon, VA as presented.

## **F. DISCUSSION**

### **1. The Zoning and Subdivision Ordinance (VIDEO 13:52 – 19:40)**

Mrs. Mayana Rice gave the board an update on the draft Zoning and Subdivision Ordinance. Mrs. Rice is working on reworking several sections of the draft to include landscaping and short-term rentals. Mrs. Rice will be giving her suggestions to The Berkley Group.

Mr. Michael Weaver noted that he is also on the HPRB board and that the subject of landscaping is outside of that board's realm and so they'd like to make sure it's specifically addressed with the Zoning Ordinance update for the OH District.

Mrs. Rice added that the subject of cannabis needs to be added to the Zoning Ordinance as citizens are starting to inquire about opening retail shops for the sale of equipment, fertilizers, CBD oils, and dispensaries for cannabis.

**2. Moving the November 22, 2021 meeting to November 29, 2021 (VIDEO 19:41 – 20:34)**

After discussing, the board decided to meet on the regularly scheduled date of Monday, November 22, 2021.

**G. OLD BUSINESS/MATTERS NOT ON THE AGENDA - None**

**H. ANNOUNCEMENTS - None**

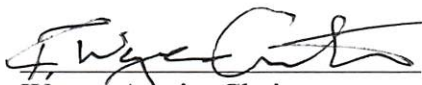
**I. ADJOURN**

**On a motion by Mr. Shuman, seconded by Mr. Pennington, recommending that the meeting be adjourned with no further business to address.**

**The roll call vote was as follows:**

<b>Mr. Chad Pennington</b>	<b>Aye</b>
<b>Mr. Michael Weaver</b>	<b>Aye</b>
<b>Mr. James Anderson</b>	<b>Aye</b>
<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>
<b>Mr. Kenny Shuman</b>	<b>Aye</b>
<b>Mr. Wayne Austin</b>	<b>Aye</b>

**Adjourn Tim 5:52 P.M.**

  
Wayne Austin, Chairman

  
Janice Dornon, Secretary

**The next regularly scheduled meeting will be November 22, 2021, at 5:30 pm in the Council Chambers, 2<sup>nd</sup> floor of the Town Municipal Building.**