

**TOWN OF ABINGDON  
PLANNING COMMISSION  
MONDAY, MAY 23, 2022 5:30 PM  
COUNCIL CHAMBERS, MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, May 23, 2022, at 5:30 PM in the Arthur Campbell Room of the Municipal Building.

- A. Kenny Shuman - Chairman called the meeting to Order**
- B. Roll Call – Mayana Rice, Community Development Director**

**Members Present:**

<b>Mrs. Donna Quetsch</b>	<b>Present</b>
<b>Mr. Jeff Johnson</b>	<b>Present</b>
<b>Mr. Chad Pennington</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>

**Members Absent: Mr. Michael Weaver**

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

**Administrative Staff Present:**

Mrs. Mayana Rice – Community Development Director  
Mr. Gabe Cristofari – Planner/GIS

**Guests: None**

- C. APPROVAL OF MINUTES: REGULAR MEETING, APRIL 25, 2022. (VIDEO 5:40 – 6:40)**

- April 25, 2022, Regular Meeting

Mr. Shuman stated Mr. Wilson had sent an email stating he had not voted for but against the sidewalk waivers for both 968 Main Street, and 1060 W. Main Street at the April 25, 2022 Regular Meeting.

Mr. Wilson stated staff had corrected the mistake.

**On a motion by Mr. Wilson seconded by Mr. Sproles, the Planning Commission approved the Regular Meeting Minutes for April 25, 2022, as presented.**

The roll call vote was as follows:

<b>Mrs. Donna Quetsch</b>	<b>Aye</b>
<b>Mr. Jeff Johnson</b>	<b>Aye</b>
<b>Mr. Chad Pennington</b>	<b>Abstain</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>

**D. PUBLIC COMMENTS - NONE**

**E. CERTIFICATES OF APPROPRIATENESS**

- 1. *Certificate of Appropriateness; Doug's Super Wash, Turnhart Acquisition Corporation, 2506 S. Front Street, Richlands, VA 24641; Owner. Memo for exterior material change. Located at 140 Cook Street, Abingdon, VA 24210. Tax Map (021-8-9A). (VIDEO 6:50 - 26:10)***

**A. Staff report**

**B. Applicant presentation**

**C. PC discussion and decision**

Mrs. Mayana Rice gave the Staff Report

Mrs. Rice explained Turnhart Acquisition Corporation and Jeremy Fields with Appalachia Design Services requested approval of a Certificate of Appropriateness for a new commercial carwash, located at 140 Cook Street, Abingdon, VA. They received approval of the COA in March 2022. The façade at that time was identified as brick with red accent trim. Now the applicant is requesting to change the exterior building material from brick to a fiber cement board (faux brick) and paint the fiber cement board red. Two pieces of code pertaining to this project are the minimum design requirements for the Meadows Plan Development, and the Entrance Corridor Guidelines. The minimum design requirements for the Meadows Plan Development are:

- A minimum of fifty percent (50%) of 1<sup>st</sup> floor front and side exterior building elevations, excluding glass, that are visible from the public right of way shall be comprised from the following materials: natural clay brick; and/or natural quarried stone products. Secondary façade materials, which may be used up to forty percent (40%) on the exterior building wall include: hard coat stucco, concrete materials; synthetic stucco; fiber cement siding; and/or other materials

differing from those used as primary and secondary materials may be utilized, in an amount not to exceed ten percent (10%).

Whereas the Entrance Corridor Guidelines are:

- New buildings or exterior alterations to existing structures should include one or a combination of the following materials/methods of construction:
- Wood frame, (or fiber cement board), with brick, stone, or concrete foundations; brick construction or brick facing; finished concrete block; roof materials of standing seam metal, asphalt shingle, and rubber membrane/parapet for flat roof forms.
- Site materials shall be limited to local stone, asphalt, concrete, and exposed aggregate concrete.
- Facade colors preferably shall be of low reflectance white, earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material. The use of high-intensity, metallic, fluorescent, day glow, or neon colors are discouraged.

Applicant arrived at roughly 5:41 PM.

Mr. Shuman asked staff to their knowledge are any structures in the surrounding area constructed of fiber cement board, and was the original approval of the building envelop material brick. Mrs. Rice confirmed the surrounding structures are constructed out of brick, and the original approval was for brick.

Mrs. Rice pulled up the previously approved drawings so as to have a visual for the board, staff, and applicant to observe as the proposal was being discussed.

Jeremy Fields of Appalachia Design stated the building supplier proposed the fiber cement boards (faux brick), and the applicant clarified this would be the first time he used this specific material.

Mr. Johnson asked if there is a shortage of brick. The applicant responded no. Mr. Johnson stated according to the guidelines he does to see how the fiber cement boards or red paint color as presented matches the guidelines set forth.

Mr. Wilson asked how big are the fiber cement boards. Mr. Fields stated they are roughly 28 ft. high x 6 ft. long according to the building supplier's website.

Mr. Pennington posed the question that he assumed this request is cost related. Mr. Fields said he would assume so.

Mr. Johnson addressed cost could be a factor but says the proposed material change does not meet guidelines nor does it lend itself to the surrounding area.

Mr. Pennington asked if this request was more initiated by the building supplier. Mr. Fields stated this request was initiated more because of the building supplier than himself.

Mr. Sproles asked in regards to painting the material is the intent to paint no matter the approved material. Mr. Fields stated the intent was to paint the material no matter the approved material.

Mr. Shuman stated Pals is constructed of brick and painted.

Mrs. Quetsch said she believes the proposed red color does not take the guidelines into account.

**On a motion by Mr. Johnson seconded by Mr. Wilson, the Planning Commission moved to not revisit the previous approval, denying the amendments proposed.**

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

<b>Mrs. Donna Quetsch</b>	<b>Aye</b>
<b>Mr. Jeff Johnson</b>	<b>Aye</b>
<b>Mr. Chad Pennington</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>

## **F. FINAL SUBDIVISION PLAT REVIEW**

### **1. *Final Plat for 968 Main Street. Tax Map ID (104C1-1-27).* (VIDEO 26:14 – 28:40)**

#### **A. Staff report**

#### **B. Applicant presentation**

#### **C. PC discussion and decision**

Mrs. Mayana Rice gave the Staff Report.

Mrs. Rice explained Richard and Darlene Hagy has requested subdividing 968 Main Street Abingdon, Virginia.

- Preliminary plat was approved by the Planning Commission, with a sidewalk waiver recommendation for approval to the Town Council on April 25, 2022.
- Sidewalk waiver, with a required 10-foot easement for a future sidewalk, was approved by the Town Council on May 2, 2022.
- Review of the final plat was conducted by the Town Engineer and deemed adequate on May 10, 2022.

The Planning Commission role is to recommend approval or denial to the Town Council for their final approval or denial.\

Mr. Neese represented Mr. Hagy and stated they implemented the 10-foot utility easement as previously required as a condition of approval, and the owners have signed off on it.

**On a motion by Mr. Johnson seconded by Mrs. Quetsch, the Planning Commission approved the final plat as submitted and recommends it be forwarded to Town Council for review.**

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

<b>Mrs. Donna Quetsch</b>	<b>Aye</b>
<b>Mr. Jeff Johnson</b>	<b>Aye</b>
<b>Mr. Chad Pennington</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>

**2. *Final Plat for 1060 W. Main Street. Tax Map ID (104C2-A-1). (VIDEO 28:42 – 30:50)***

**A. Staff report**

**B. Applicant presentation**

**C. PC discussion and decision**

Mrs. Mayana Rice gave the Staff Report.

Mrs. Rice explained Dirk Crandell/James A Tench (Owners) Kelly Graham (Applicant) has requested subdividing 1060 West Main Street Abingdon, Virginia

- Preliminary plat was approved by the Planning Commission, with a sidewalk waiver recommendation for approval to the Town Council on April 25, 2022.
- Sidewalk waiver, with a required 10-foot easement for a future sidewalk, was approve by the Town Council on May 2, 2022.
- Review of the final plat was conducted by the Town Engineer and deemed adequate on May 10, 2022.

The Planning Commission role is to recommend approval or denial to the Town Council for their final approval or denial.

**On a motion by Mrs. Quetsch seconded by Mr. Sproles, the Planning Commission approved the final plat as submitted and recommends it be forwarded to Town Council for review.**

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

<b>Mrs. Donna Quetsch</b>	<b>Aye</b>
<b>Mr. Jeff Johnson</b>	<b>Aye</b>
<b>Mr. Chad Pennington</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>

## **G. OLD BUSINESS/MATTERS NOT ON THE AGENDA**

### **1. Nathan Berg PUD/Cottage Housing. (VIDEO 30:51 – 42:40)**

Applicant Nathan Berg was not present to present PUD concept.

Mr. Johnson stated he likes the concept but has never seen the concept mainly in metropolitan areas where the square footage of a unit equals 4800 sq. ft. to 4900 sq. ft. per unit. The smallest example Mr. Johnson has seen is in Naples where their units are 6000 sq. ft. Mr. Johnson further states this is a PUD on a 1-acre parcel. The reason PUDs are on 5-acre tracts is so the Planning Commission can review and evaluate a proposed PUD to protect surrounding neighborhoods. Overall Mr. Johnson likes the concept but not for Abingdon.

Mr. Shuman states Mr. Berg wanted to get a PUD or at least the concept of one in the revised ordinances.

Mr. Wilson said the issue of storm water would have to still be addressed and there appears no room to do so as presented.

Currently PUDs are required to be on 5 or more acre tracts. Mr. Johnson states a flexibility may have to be implemented where acreage limitation get lowered. But states the importance of the Planning Commission having the opportunity to review projects of this nature to protect surrounding neighborhoods.

## **2. Zoning & Subdivision Update. (VIDEO 42:40 – 49:55)**

Mrs. Rice stated the Berkley Group will be presenting a full draft on June 27, 2022, and we are holding a public open house on July 27, 2022 showing what we have been working on concerning the new zoning ordinance.

Diagrams showing various zone types with setbacks requirements for each. There is a plan and a axonometric view with tables underneath stating what the various setbacks are.

Numerous setback figures are wrong as presented in the tables.

An idea Mr. Pennington had was to eliminate the tables underneath the diagrams to limit mistakes.

A general consensus was having a plan view with all the setbacks is beneficial but without the axonometric view and additional tables underneath.

## **H. ANNOUNCEMENTS**

## **I. ADJOURNMENT**

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

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

<b>Mrs. Donna Quetsch</b>	<b>Aye</b>
<b>Mr. Jeff Johnson</b>	<b>Aye</b>
<b>Mr. Chad Pennington</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>

**Adjourn Time 6:15 P.M.**

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Kenny Shuman, Chairman

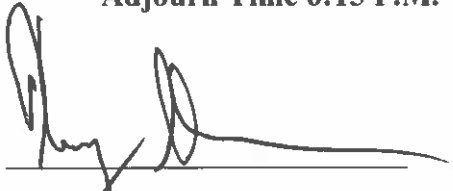
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Mayana Rice, Director of Community  
Development

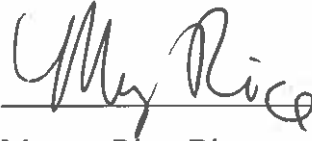
**The next regularly scheduled meeting will be on June 27, 2022, at 5:30 pm in the Council Chambers, 2<sup>nd</sup> floor of the Town Municipal Building.**



**Adjourn Time 6:15 P.M.**



Kenny Shuman, Chairman



Mayana Rice, Director of Community  
Development

**The next regularly scheduled meeting will be on June 27, 2022, at 5:30 pm in the Council Chambers, 2<sup>nd</sup> floor of the Town Municipal Building.**