

**TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, AUGUST 22, 2022 5:30 PM
COUNCIL CHAMBERS, MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, August 22, 2022,
at 5:30 PM in the Council Chambers of the Municipal Building.

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

Members Present:

Mrs. Donna Quetsch	Present
Mr. Jeff Johnson	Present
Mr. Michael Weaver	Present
Mr. Chad Pennington	Present
Mr. Scott Wilson	Present
Mr. Kenny Shuman	Present

Members Absent: Mr. Kirk Sproles

Comprising a quorum of the Commission – Yes

Administrative Staff Present:

Mrs. Mayana Rice – Community Development Director
Mr. Gabe Cristofari – Planner/GIS
Mr. Nick Howard – Planning Tech

Guests: None

- C. APPROVAL OF MINUTES: REGULAR MEETING, JULY 25, 2022. (VIDEO 5:18 – 5:52)**

- July 25, 2022, Regular Meeting

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

The roll call vote was as follows:

Mrs. Donna Quetsch	Aye
Mr. Jeff Johnson	Aye
Mr. Michael Weaver	Aye
Mr. Chad Pennington	Aye
Mr. Scott Wilson	Aye
Mr. Kenny Shuman	Aye

D. PUBLIC COMMENTS: None

E. PUBLIC HEARING FOR SPECIAL USE PERMIT

- 1. *Certificate of Appropriateness; Growphers, Joel Jerkins, 586 E. Main Street, Abingdon, VA 24210; Owner. Jessica Cooke, Jerry's Signs & Awnings; Representative. COA for Signage and Awning repair. Located at 586 E. Main Street, Abingdon, VA 24210. Tax Map (007-3-9). (VIDEO 6:38 – 15:35)***

A. Staff report

B. Applicant presentation

C. PC discussion and decision

Mr. Gabriel Cristofari gave the Staff Report

Joel Jerkins (Owner/Applicant) and Jessica Cooke (Representative) have requested approval of an Entrance Corridor Certificate of Appropriateness for signs and an awning repair.

The Subject Property contains approximately .663 acres and is legally described as PT LTS 9 TO 13 RAMSEY LD BURGER TOWN. Generally, the Subject Property is located at 586 E. Main Street.

The new business (Growphers) is located where a UHUAL facility was formally located.

Access to the site will continue to be East Main Street.

Adjoining properties on three sides are zoned B2 (General Business District). To the South is a parcel zoned M-1 (Limited Industrial District).

The previously approved (3/28/2022) oval shaped signs will be attached to an existing 9 ft. 7 in. wooden post, bring the total height of the existing post and sign to 13 ft. 4 in. The signs themselves measure 87.5" across and 44" tall = 26.7 sq. ft. The two proposed signs will be wooden and have a white background with green lettering. Other colors included in the signs.

Designs are blue, red and yellow. A freestanding sign's allowable square footage is 60 sq. ft. and the maximum height is 15 ft.

A new metal sign located at the front of the building centered over the existing awning will measure 3 ft. x 9 ft. = 27 sq. ft. The structure's front elevation roughly measures to 48 ft. making the total allowed square footage for a sign placed at this location on the North elevation to be 96 sq. ft. The proposed metal sign will match the previously approved wooden signs in design.

Lastly, the existing awning is in need of repair and a new covering. The applicant is proposing to repair the existing metal awning frame and cover the frame with a new green cover with a white horizontal strip running the entire length of the awning.

The application did not propose any illumination.

Mr. Johnson begins by asking about the signage that is placed on the fence surrounding the building.

Mr. Jerkins responds that the signs placed on the fence are advertisements for his business as well as adding privacy for his back lot behind the building.

The Planning Commission lets Mr. Jerkins know that these signs are considered "wall signs" and that town code does not allow businesses to erect more than one wall sign on their property. The Planning Commission motions to vote on the COA on the condition that Mr. Jerkins may not have advertisements on the fence surrounding the building but he may put up blank vinyl panels to provide privacy if he wishes.

On a motion by Mr. Weaver seconded by Mr. Johnson, the Planning Commission moved to approve the Certificate of Appropriateness as presented with the condition no more than one wall sign be allowed on the property moving forward, which meets the requirements of the Town of Abingdon's Zoning Ordinance. Blank vinyl panels or strips can be applied to the existing chain link fence to provide privacy if applicant so wishes.

The roll call vote was as follows:

Mrs. Donna Quetsch	Aye
Mr. Jeff Johnson	Aye
Mr. Michael Weaver	Aye
Mr. Chad Pennington	Aye
Mr. Scott Wilson	Aye
Mr. Kenny Shuman	Aye

2. ***Certificate of Appropriateness; My Country Doctor, Raymond Faber. 468 E. Main Street, Abingdon, VA 24210 Owner. Jessica Cooke. Jerry's Signs and Awnings; Representative. COA for Signage. Located at 468 E. Main Street, Abingdon, VA 24210. Tax Map (014-6-1) (VIDEO 16:08 – 20:05)***

A. Staff report

B. Applicant presentation

C. PC discussion and decision

Mr. Gabriel Cristofari gave the Staff Report

Raymond Faber (Owner/Applicant) and Jessica Cooke (Representative) have requested approval of an Entrance Corridor Certificate of Appropriateness for signage.

The property is within the General Business Zoning District (B-2) and is within the Entrance Corridor therefore requiring the approval of the Planning Commission prior to completion.

The Subject Property is located in a shopping plaza with a number of other structures. The shopping plaza contains approximately 1.676 acres and is legally described as NEW PARCEL 1 REPLAT OF THE JOHNSON CENTER INC (Tax Map No. 014-6-1). Generally, the Subject Property is located at 468 E. Main Street.

The proposed tenant sign on the Johnson Center tenant structure will be taking the place of a tenant sign for Keen, Proffitt & Co., P.C. Certified Public Accountants. A sign appeared to once be located at the top of the black metal pole located at the West end of the property.

Access to the site will continue to be East Main Street.

Adjoining properties on three sides are zoned B2 (General Business District). To the North is a parcel zoned R-3 (Residential District).

The proposed freestanding sign hung from the existing black metal pole located at the West end of the property will be framed aluminum, and doubled sided with graphics applied directly. Both sign faces will wrap around an aluminum frame giving the sign a dimensional appearance whereas simultaneously providing additional strength. The proposed freestanding sign measures 3' x 5' = 15 sq. ft. The total allowable square footage for a freestanding sign in a B-2 zone is 60 sq. ft. Design wise the proposed sign has a white background with black lettering.

A tenant sign will be attached to the existing tenant structure, replacing the existing tenant sign for Keen, Proffitt & Co., P.C. Certified Public Accountants. The design characteristics of the tenant sign matches those of the freestanding sign.

The application did not propose any illumination.

On a motion by Mr. Sproles seconded by Mrs. Quetsch, the Planning Commission approved the Certificate of Appropriateness as presented.

The roll call vote was as follows:

Mrs. Donna Quetsch	Aye
Mr. Jeff Johnson	Aye
Mr. Michael Weaver	Aye
Mr. Chad Pennington	Aye
Mr. Scott Wilson	Aye
Mr. Kenny Shuman	Aye

3. *Certificate of Appropriateness; Town of Abingdon, Kyle Pollard, 78 Cook Street, Abingdon, VA 24210, Applicant. COA for metal storage building, batting cages, splash pad, and bleachers. Located at 78 Cook Street, Abingdon, VA 24210. Tax Map (105-A-39) (VIDEO 20:08 – 44:35)*

Mrs. Rice provided the staff report.

The Subject Property contains approximately 40.74 acres and is legally described as TRACT 2 THE MEADOWS (Tax Map 105-A-39). Generally, the Subject Property is located at 78 Cook Street.

The project is virtually complete for the Sports Complex. There are several items that never received a review as required by the Meadows Complex development guidelines although they have been planned from the start of the project. In order to maintain the correct process, staff is having these additional items request approval of a COA.

Access to the site will be Cook Street.

Adjoining properties to the northwest are several B-2 (General Business District) zoned parcels including a parcel with a Food City. To the southwest and north are AFOS zoned parcels (Agricultural, Forestal and Open Space District). To the south is Interstate 81 and to the east is the Virginia Creeper Trail with a R-3 (Residential District) zoned parcel located on the opposite side.

As the structures, which have been presented, to the Planning Commission, do not specifically fall within the “design guideline” direction of a “building elevation” there is very little for staff to review. A splash pad, bleachers, batting cages and a maintenance building are all accessory uses to the primary project.

The primary project and all of the primary buildings were designed to match the Design Guidelines and the Meadows Restrictive Covenants. If the Planning Commission decides to approve the Certificate of Appropriateness request, staff has no suggested conditions.

Mrs. Quetsch begins with asking if this plan includes other site functions such as trash cans and flag poles. Mr. Pollard states that a plan is currently in motion to erect flag poles in front of the white house located on the property. As for the trash cans, they are being set out on the property as Mr. Pollard receives them and learns where people would prefer them to be located on the property.

Mr. Johnson raises a question regarding the materials that the development agreement states must be used in the building of the temporary storage building.

Mrs. Rice responds reading directly from the agreement “a minimum of 50% of first floor front and side exterior elevations excluding glass, that are visible from the public right of way shall be comprised of the following materials: natural clay brick and/or natural stone. Secondary materials which may be used up to 40% include hard stucco, concrete materials, synthetic stucco, fiber cement siding, and other materials as approved by the Abingdon, Virginia Planning Department or their designee. Painted smooth face concrete block, wood, architectural metal and/or other materials differing from those used as primary and secondary materials may be utilized in amount not to exceed 10%.”

Mr. Johnson asks if the proposed storage building falls under the intent of the agreement. Mrs. Rice responds that she believes that is up to the Planning Commission to ultimately decide, but based on the letter of the law the building could be required to have a brick façade as the agreement states.

Mr. Wilson states his desire to make sure that The Meadows facility buildings match each other.

Mr. Johnson and Mr. Shuman reiterated Mr. Wilson’s point and suggested that Mr. Pollard come back with a design for the storage building that is built to match the surrounding buildings within the facility.

Mr. Johnson then raises a question about the building materials of the splash pad.

Mr. Pollard responds that the splash pad will be made of a pre plumbed, pour in place concrete.

Planning Commission states its desire for the splash pad concrete to match the existing sidewalk concrete.

Planning Commission clarifies that the splash pad will be an open area with no fencing. The water will not recirculate, but that option is available at any time in the future if the Planning Commission wishes to do so.

Mr. Pollard states that the water at the splash pad will not be on continuously. The staff will have control of water distribution based on when the facility is in use.

Mr. Shuman proposes voting to approve the splash pad, batting cages and bleachers, while waiting to approve the storage building until a plan that is consistent with the surrounding buildings is provided.

On a motion by Mr. Johnson seconded by Mr. Weaver, the Planning Commission approves the plans for the installment of the splash pad, bleachers and batting cages. Plans for the construction of the storage building will be readdressed at a later date.

The roll call vote was as follows:

Mrs. Donna Quetsch	Aye
Mr. Jeff Johnson	Aye
Mr. Michael Weaver	Aye
Mr. Chad Pennington	Aye
Mr. Scott Wilson	Aye
Mr. Kenny Shuman	Aye

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA

H. ANNOUNCEMENTS

I. ADJOURNMENT

The roll call vote was as follows:

Mrs. Donna Quetsch	Aye
Mr. Jeff Johnson	Aye
Mr. Michael Weaver	Aye
Mr. Chad Pennington	Aye
Mr. Scott Wilson	Aye
Mr. Kenny Shuman	Aye

Adjourn Time 6:10 P.M.

Kenny Shuman, Chairman

Mayana Rice, Director of Community
Development

J. BREAK

K. RECONVENE AT 6:15 PM FOR ZONING ORDINANCE DISCUSSION

Mr. Shuman proposes voting to approve the splash pad, batting cages and bleachers, while waiting to approve the storage building until a plan that is consistent with the surrounding buildings is provided.

On a motion by Mr. Johnson seconded by Mr. Weaver, the Planning Commission approves the plans for the installment of the splash pad, bleachers and batting cages. Plans for the construction of the storage building will be readdressed at a later date.

The roll call vote was as follows:

Mrs. Donna Quetsch	Aye
Mr. Jeff Johnson	Aye
Mr. Michael Weaver	Aye
Mr. Chad Pennington	Aye
Mr. Scott Wilson	Aye
Mr. Kenny Shuman	Aye

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA

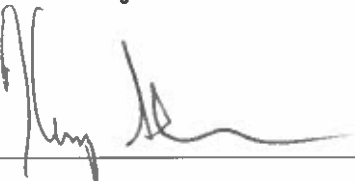
H. ANNOUNCEMENTS

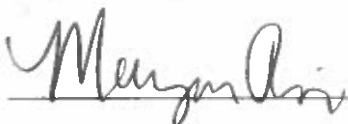
I. ADJOURNMENT

The roll call vote was as follows:

Mrs. Donna Quetsch	Aye
Mr. Jeff Johnson	Aye
Mr. Michael Weaver	Aye
Mr. Chad Pennington	Aye
Mr. Scott Wilson	Aye
Mr. Kenny Shuman	Aye

Adjourn Time 6:10 P.M.


Kenny Shuman, Chairman


Mayana Rice, Director of Community
Development

J. BREAK

K. RECONVENE AT 6:15 PM FOR ZONING ORDINANCE DISCUSSION

No action will be taken by the Planning Commission, however a quorum of the body may be in attendance.

Nathan Berg began the meeting by introducing an idea to the Planning Commission. Mr. Berg introduced plans to construct a cottage neighborhood or “pocket neighborhood” within the town’s limits, on a parcel located behind the Martha Washington Inn. The plans are meant to help alleviate the effects of the current housing shortage within the region. The houses are designed to be affordable and fit middle class families. The cottages would be below the median average house price. The property is placed within the median density standard. The neighborhood would be broken into two parts, with a retaining wall separating the two areas. 9 dwelling units per acre could be a problem in regards to density. After a few minutes of deliberation Mr. Shuman suggests that the commission table this discussion until a later date so that other issues can be discussed.

The Planning Commission then began brainstorming on ways to improve the town’s zoning code.

Mr. Shuman suggests adding the word “deteriorate” into Section 3-6-1, and remove the word “insensitive”. Adding “deteriorate” to the language provide HPRB the power to ensure tenants are upholding the standard of the OH district. Planning Commission believes deterioration standards need to be added to language and must be objective, not subjective.

Mayana Rice believes Section 3-6-5 #8 needs to be removed for being too broad of a statement.

Section 3-12-1: The idea was suggested to remove the words “any plan” and maybe replace with the words “comprehensive plan”.

Section 4-2-2: Mr. Johnson asks about why the density requirements of multiple zoning districts were lowered recently. Berkley provided these numbers as suggestions based on relation from Abingdon to Berkley’s benchmark municipality. The Planning Commission states that it would like to know more about what exactly the benchmark that Abingdon is being measured with actually is. The board would like to learn more about Abingdon’s average density.

Section 5-4-4: Planning Commission believes language is needed that details how low income housing is maintained. Possibly a housing authority.

Mrs. Rice suggests that the entire flood plain provisions be removed and turned into an appendix that must be asked for by property owners instead of provided by administrators.

The next regularly scheduled meeting will be on September 26, 2022, at 5:30 pm in the Council Chambers, 2nd floor of the Town Municipal Building.