

**TOWN OF ABINGDON  
PLANNING COMMISSION  
MONDAY, DECEMBER 19, 2022 5:30 PM  
COUNCIL CHAMBERS, MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, December 19, 2022,  
at 5:30 PM in the Council Chambers of the Municipal Building.

- A. Scott Wilson – Vice-Chairman called the meeting to Order**
- B. Roll Call – Mayana Rice, Assistant Town Manager**

**Members Present:**

<b>Mrs. Donna Quetsch</b>	<b>Present</b>
<b>Mr. Kirk Sproles</b>	<b>Present</b>
<b>Mr. Michael Weaver</b>	<b>Present</b>
<b>Mr. Chad Pennington</b>	<b>Present</b>
<b>Mr. Scott Wilson</b>	<b>Present</b>

**Members Absent: Mr. Kenny Shuman  
Mr. Jeff Johnson**

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

**Administrative Staff Present:**

Mrs. Mayana Rice – Assistant Town Manager  
Mr. Gabe Cristofari – Senior Planner/GIS  
Mr. Nick Howard – Planning Tech

**Guests: None**

- C. APPROVAL OF MINUTES: REGULAR MEETING, NOVEMBER 28, 2022.  
(VIDEO 5:30 – 6:35)**

- November 28, 2022, Regular Meeting

**On a motion by Mr. Weaver seconded by Mr. Pennington, the Planning Commission approved the Regular Meeting Minutes for November 28, 2022, as presented.**

The roll call vote was as follows:

Mrs. Donna Quetsch	Aye
Mr. Michael Weaver	Aye
Mr. Kirk Sproles	Aye
Mr. Chad Pennington	Aye
Mr. Scott Wilson	Aye

D. PUBLIC COMMENTS: None

E. CERTIFICATE OF APPROPRIATNESS

1. *Application for Subdivision; Towne Center of Abingdon, 396 Towne Center Drive, Abingdon, VA 24210. Stephen Spangler; 1 Food City Circle, Abingdon, VA 24210. Representative. Kevin Rasnick; Appalachia Design Services, Surveyor. Application for Final Plat Subdivision Review. Located at 396 Towne Center Drive, Abingdon, VA 24210. Tax Map ID (20-12-5) (VIDEO 6:40 – 9:15)*

A. Staff report

B. Applicant presentation

C. PC discussion and decision

Mr. Cristofari provided the staff report.

Town Center of Abingdon LLC (Owner) and Stephen Spangler (Applicant) has requested the subdivision of 396 Towne Center Drive Abingdon, Virginia (Parcel 020-12-5).

The applicants have said that there will be no visual difference in the parking, access or easements between the two properties. There will be no additional construction. The primary goal for this request is to divide the existing parcel into two pieces in anticipation of a grant being granted to renovate the old Kmart building into a useable space for the community.

The applicants submitted the application and the proposed subdivision. Staff reviewed the application. The Planning Commission is reviewing this application at a regularly scheduled meeting. The applicant has been informed that upon approval of a Preliminary Plat, a Final Plat must be submitted for review and approval prior to the recording of the division. Preliminary Plats are valid for 5 years.

The applicant acknowledges at the “party corner”, where the old Kmart building and the neighboring structure touch a fire rated wall will be installed. Installation of a fire rated wall was initiated with the subdivision of the old Kmart building from the other structures within the plaza. The applicant acknowledges the Cook Street Extension (Cook Street

extended further West) will go along the old Kmart building's North Elevation, pending grant funds being awarded through SMART Scale.

**On a motion by Mrs. Quetsch, seconded by Mr. Sproles, the board voted to recommend approval of the final subdivision plat as presented to Town Council.**

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

<b>Mrs. Donna Quetsch</b>	<b>Aye</b>
<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. Michael Weaver</b>	<b>Aye</b>
<b>Mr. Chad Pennington</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>

- 2. *Certificate of Appropriateness; Blended Pedaler; 252 W. Main Street, Abingdon, VA 24210. Jesse Owens; Owner. Emily Linderme; Representative. Certificate of Appropriateness for Signage. Located at 252 W Main Street, Abingdon, VA 24210. Tax Map ID (012-1-131) (VIDEO 9:20 – 12:30)***

**A. Staff report**

**B. Applicant presentation**

**C. PC discussion and decision**

Mr. Cristofari provided the staff report.

Emily Linderme of Blended Pedaler (Applicant) have requested approval of an Entrance Corridor Certificate of Appropriateness for a wall sign. Located on 252 W. Main Street (Parcel 012-1-131).

The proposed wall sign was approved at staff level in July 2022 for 130 Pecan Street. The sign has been at the previous location since July 2022. The Blended Pedaler is planning to move into a shared space located in 252. W. Main Street. A sign for the General Store is already located on the primary elevation of the structure facing North.

The proposed aluminum wall sign is a rectangle and measures 18 in. x 46 in. = 5.75 sq. ft. The allowable square footage for a sign located on this building is 120 sq. ft. The background of the sign is a blue purplish color with various types of designs interspersed throughout. The upper lettering (Blended Pedaler) is rainbow color, and the lower lettering is a pink color. There is a design of an individual on a bicycle in the bottom right corner of the sign.

A wall sign for the Abingdon General Store is already located at this property. The proposed sign will be located beside the Abingdon General Store circular wall sign.

No illumination was proposed, staff is assuming sign will not be illuminated.

On a motion by Mr. Weaver, seconded by Mr. Pennington, the board voted to approve the application as presented.

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

<b>Mrs. Donna Quetsch</b>	<b>Aye</b>
<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. Michael Weaver</b>	<b>Aye</b>
<b>Mr. Chad Pennington</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>

**3. *Special Use Permit; Berry Home Centers; 1090 Ole Berry Drive, Abingdon, VA 24210. Berry Home Centers; Owner. Snyder Signs Inc.; Representative. Special Use Permit Application. Located at 1105 Ole Berry Drive, Abingdon, VA 24210. Tax Map ID (104C2-12-4) (VIDEO 12:34 – 27:10)***

**A. Staff report**

**B. Applicant presentation**

**C. PC discussion and decision**

Mr. Cristofari provided the staff report.

Berry Home Center (Applicant) and Snyder Signs (Representative) have requested approval of a Special Use Permit per Section 15-9 of the Town of Abingdon Zoning Ordinance to construct a monument tenant sign structure at the northeast corner of the intersection of Ole Berry Drive and Jonesboro Road, The SUP is for a Comprehensive Sign Plan per Section 21-22-23 of Article 21 Signs. The existing signs within subdivision known as Oakstone Properties are not currently proposed to change. The only sign that will be added as part of a Comprehensive Plan is this primary entrance sign, which will have identifiers for all of the existing and future business within the subdivision.

The location is located at 1105 Ole Berry Drive Abingdon VA (Parcel 104C2-12-4).

Monument tenant sign is proposed to be located at the northeast corner of the intersection of Ole Berry Drive and Jonesboro Road, at the approximate address of 1105 Ole Berry Drive, Berry Home Center is located at 1090 Ole Berry Drive.

In May 1994 (28 years ago), a plat was approved for the subdivision of a parcel owned by Oakstone Properties into seven individual parcels. After approval, a variety of businesses took up residence in the newly created subdivision. On the final plat, a permanent sign easement can be seen in the fourth parcel's southwest corner.

Adjoining properties when looking at the location of the monument tenant sign structure (approximately 1105 Ole Berry Drive) are zoned General Business (B-2).

The parcel is relatively flat in this location with a general slope to the North towards W. Main Street. The parcel is located on a slight hill near the intersection of Ole Berry Drive and Jonesboro road.

Due to the lack of ownership proof and the lack of allowance for off premise signage the applicant is proposing to construct a tenant sign structure only at the northeast corner of the intersection of Ole Berry Drive and Jonesboro Road, at the approximate address of 1105 Ole Berry Drive. McDonalds is located at 1105 Ole Berry Drive.

Initially the applicant wanted to place a sign at the previously mentioned location as a sign only for Berry Home Center. However, the Town of Abingdon's Zoning Code does not allow off premise signage. Staff informed the applicant they could have a sign at the proposed location if the sign was a tenant sign for all businesses located on Ole Berry Drive.

The Town's Counsel has provided an in depth review of the plat, the title and the ability for the applicants to be allowed to pursue this option for signage. Please see attached legal opinion. The ability for Berry Home Center to be able to utilize that permanent sign easement is not the responsibility of the Town of Abingdon nor the Planning Commission. Therefore, this approval or denial is not evidence of ownership.

The Planning Commission's responsibility it to determine if the signage existing and proposed make up a Comprehensive Sign Plan that is compatible with the standards and can be approved through a Special Use Permit.

The signs that currently exist for each of the other tenants is provided in an attachment for review. The tenant sign structure will be constructed of masonry (bricks). In total, the tenant sign structure will accommodate seven tenant spaces. There are six businesses within the seven-lot subdivision. An empty lot is located at the end of Ole Berry Drive for a possible seventh business in the future. The freestanding structure will measure 10 ft. x 8 ft. Signage will measure 8 ft. x 6 ft. 4.5 in. = 51 sq. ft. The allowable square footage for a freestanding sign in a B-2 zone is 60 sq. ft.; the allowable height is 15 ft. unless the property is within 660 ft. of I-81, then signage can have a height of 50 ft.

Staff Suggested Conditions:

1. Upon acquiring an agreement to utilize the permanent easement, the applicant shall submit the agreement to the Town of Abingdon Community Development to add to the Special Use Permit file.
2. The applicants must maintain tenant space on the proposed entrance sign for each tenant within the Oakstone Subdivision.
3. The applicants must apply for and obtain a Sign Permit through the Town of Abingdon's Community Development Department.

No lighting was proposed. Therefore, this Special Use Permit does not permit lighting.

Mr. Chris Brewer addressed the board.

Mr. Weaver stated that he would like to see the meter base for lighting placed on the side of the sign away from Old Jonesboro Road.

Mr. Brewer asked the question that if a nearby tenant does not wish to be advertised on the sign, does there still need to be a space for that tenant placed on the sign.

Mrs. Rice stated yes, there should be a space for all tenants on the sign.

Mr. Brewer asked about changing the size of some of the sections of the sign.

Mrs. Rice clarified if he wished to change the design of the sign, it would require another special use permit application.

**On a motion by Mrs. Quetsch, seconded by Mr. Pennington, the board voted to recommend approval of the sign design to Town Council with the suggested conditions as well as the meter base be placed away from Old Jonesboro Road.**

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

<b>Mrs. Donna Quetsch</b>	<b>Aye</b>
<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. Michael Weaver</b>	<b>Aye</b>
<b>Mr. Chad Pennington</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>

**G. OLD BUSINESS/MATTERS NOT ON THE AGENDA (VIDEO 50:55 – 1:18:25)**

- **329 W. Main Street, COA Waiver**

**H. ANNOUNCEMENTS**

**I. ADJOURNMENT**

**Mrs. Quetsch motions to adjourn. Mr. Pennington seconds the motion.**

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

<b>Mrs. Donna Quetsch</b>	<b>Aye</b>
<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. Michael Weaver</b>	<b>Aye</b>
<b>Mr. Chad Pennington</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>

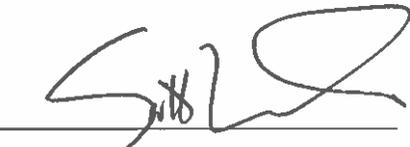
**Adjourn Time 7:00 P.M.**

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Scott Wilson, Vice-Chairman

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Mayana Rice, Assistant Town Manager



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Scott Wilson, Vice-Chairman



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Mayana Rice, Assistant Town Manager