

**TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, APRIL 24, 2023 5:30 PM
COUNCIL CHAMBERS, MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, April 24, 2023,
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:

Mr. Kirk Sproles	Present
Mr. Chad Pennington	Present
Mr. Scott Wilson	Present
Mr. Jeff Johnson	Present
Mr. Wayne Austin	Present

**Members Absent: Mr. Kenny Shuman
Mr. Michael Weaver**

Comprising a quorum of the Commission – Yes

Administrative Staff Present:

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

Guests: None

- C. APPROVAL OF MINUTES: REGULAR MEETING, MARCH 27, 2023. (VIDEO 6:25 – 6:46)**

- March 27, 2023, Regular Meeting

On a motion by Mr. Johnson, seconded by Mr. Austin, the Planning Commission approved the Regular Meeting Minutes for March 27, 2023, as presented.

The roll call vote was as follows:

Mr. Wayne Austin	Aye
Mr. Jeff Johnson	Aye
Mr. Chad Pennington	Aye
Mr. Kirk Sproles	Aye
Mr. Scott Wilson	Aye

D. PUBLIC COMMENTS: None

E. CERTIFICATE OF APPROPRIATENESS

- 1. *Certificate of Appropriateness – Los Dorados, 414 Cummings Street, Abingdon, VA 24210. Certificate of Appropriateness for Signage. Located at 414 Cummings Street, Abingdon, VA 24210. (Tax Map 020-13-1) (VIDEO 7:13 – 10:30)***

Mr. Cristofari provided the staff report.

Angel Cardenas (Applicant/Owner) and Jerry’s Signs (Representative) have requested approval of a Certificate of Appropriateness for a new wall sign, and tenant panel installed into an existing open space on the tenant monument sign structure located near the entrance into the shopping plaza, located at 414 Cummings Street, Abingdon (Parcel 020-13-1).

The property is within the General Business District (B-2).

Generally, the Subject Property is located at 414 Cummings Street. 414 Cummings Street is one of many structures housed within the 16.43-acre parcel. Other businesses within the parcel include a Kroger, UPS Store, Advanced Auto Parts, Aaron’s, and various eateries.

Los Dorados will be occupying Los Arcos former location. The proposed signage will be placed in the same location Los Arcos had their signage.

The proposed “Los Dorados” portion of the wall sign measures 250 in. x 24 in. = 41.6 sq. ft., the “Mexican Restaurant” portion of the wall sign measures 190 in. x 20 in. = 26.3 sq. ft., giving a total square footage for the proposed wall sign to be 67.9 sq. ft. The total length of the primary elevation is roughly 38.2 ft. making the allowable square footage 76.4 sq. ft. The square footage for the proposed wall sign meets Abingdon’s General Sign Standards. The proposed wall signage will be fabricated out of channel letters with acrylic faces and metal surrounds as seen in the rendering provided. This type of signage is found on either side of 414 Cummings Street at Charley’s and Swirled. Signage will be internally illuminated using the existing electrical connection previously utilized by Los Arcos.

There will be two 4 ft. x 8 ft. acrylic signs with vinyl graphics installed into the existing tenant monument sign structure located near the entrance of the shopping plaza.

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

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. Chad Pennington	Aye
Mr. Scott Wilson	Aye
Mr. Jeff Johnson	Aye
Mr. Wayne Austin	Aye

2. *Special Use Permit – Katherine Brown Pernell, 1301 Checkerberry Drive, Morrisville, NC 27560. Special Use Permit. Located at 142 E Main Street, Abingdon, VA 24210. (Tax Map 013-1-117) (VIDEO 10:40 – 20:46)*

A. Staff report

B. Applicant presentation

C. PC discussion and decision

Mr. Cristofari provided the staff report.

Rebecca W. Brown Revocable Trust, LLC (Owner) and Katherine Brown Pernell (Applicant) have requested approval of a Special Use Permit per Section 15-9 of the Town of Abingdon Zoning Ordinance to convert the site from a single family to multifamily use (3 units), located at 142 E. Main Street, Abingdon VA (Parcel 013-1-117).

The property is currently zoned Old & Historic District (OH).

The Subject Property contains approximately .343 acres and contains one structure addressed as 142 E. Main Street and one auxiliary structure. The parcel is located in OH Civic/Business- Focused Subdistrict (Subdistrict 1).

The structure currently is utilized as a single-family rental property described as the Fountain Inn on Main Street. In order to allow the structure to be compatible with the requirements of the zoning, the applicant must obtain a Special Use Permit.

The parcel is relatively flat in this location with a general slope to the South. The parcel is located on a slight hill directly near the intersection of E. Main Street and Pecan Street.

The application indicates the applicant wishes to:

- *Provide short term rentals for area using both the main and accessory structure.*
 - *Ground floor apartment will be the 1st unit.*
 - *First and Second floor will now be a 2nd unit.*
 - *Accessory structure will be converted into a 3rd unit.*

No exterior aspects of the structures concerning the conversion from a single family to multifamily use are proposed. Therefore there is no requirement for HPRB review of the design. This is strictly a decision for the Planning Commission on the use.

The applicant has finished renovating the other rooms located throughout the structure started by the previous owner. The applicant is using the existing floor plan of the structures (main and accessory) not creating any additions to the structure.

In the main structure, there will be two units with one being on the ground floor/basement level and the other occupying the first and second floors. The accessory structure is proposed to be converted into an accessory dwelling unit.

There are two kitchens within the main structure. A kitchen will be installed in the proposed accessory dwelling unit upon approval of this request.

The parking standards indicated there is a requirement for 6 parking spaces. The site has a garage located at the back of the parcel fronting Troopers Alley that can accommodate three cars. The driveway into the garage can accommodate one to two additional vehicles. Another driveway connecting to Pecan Street leads to a small parking space for a vehicle. In addition to the six parking spaces associated with the garage area an additional two parking spots directly in front of the structure can be found on Main Street, which cannot be counted but do exist. The applicant has enough parking according to the zoning code.

Landscaping on the site is prevalent with a significant amount of trees, bushes and other types of foliage adorning the front and sides of the parcel.

No change to garbage collection will occur with the conversion to a multi-family property.

Staff Conditions:

1. Any exterior changes must apply for a Certificate of Approval from the HPRB.
2. Change of occupancy is required for the accessory structure.
Building permits are required for all renovations.

The board inquired more about the accessory structure.

Mr. Cristofari explains that the accessory structure contains just one room, which is less than 800 square feet.

The board stated that any approval will be contingent upon installation of a kitchen sink at a later date.

The applicant's intention is to use the garage as a parking area.

After the applicant addressed the Planning Commission, Mr. Wilson opens the public hearing.

On a motion by Mr. Johnson, seconded by Mr. Austin, the board voted to approve the Special Use Permit as presented, with the stipulation that staff follow up to ensure the improvements required for the dwelling unit on the accessory building are completed and complied with.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. Chad Pennington	Aye
Mr. Scott Wilson	Aye
Mr. Jeff Johnson	Aye
Mr. Wayne Austin	Aye

F. PUBLIC HEARINGS (PC must open a public hearing) – ZONING TEXT ORDINANCE AMENDMENT

- 1. *Public Hearing – Zoning Text Amendment. Zoning Text Amendment to add language allowing an HPRB board member to have a possible third consecutive term. (VIDEO 20:54 – 26:31)***

- A. Staff report**
- B. Applicant presentation**
- C. PC discussion and decision**

Mr. Austin raised the question of if 30 days is a sufficient amount of time to allow for more applicants to apply for a vacant position. He feels that 60 days may be more appropriate.

Mr. Wilson suggested applying this to all boards.

Mr. Austin motions to approve the zoning text amendment with the change to allow 60 days for applicants to apply. Seconded by Mr. Sproles.

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA

H. ANNOUNCEMENTS

I. ADJOURNMENT

Mr. Johnson motioned to adjourn. Mr. Sproles seconded the motion.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. Chad Pennington	Aye
Mr. Scott Wilson	Aye
Mr. Jeff Johnson	Aye
Mr. Wayne Austin	Aye

Adjourn Time 5:54 P.M.

Scott Wilson, Vice Chairman

Mayana Rice, Assistant Town Manager

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. Chad Pennington	Aye
Mr. Scott Wilson	Aye
Mr. Jeff Johnson	Aye
Mr. Wayne Austin	Aye

Adjourn Time 5:54 P.M.



Scott Wilson, Vice Chairman



Mayana Rice, Assistant Town Manager