

**TOWN OF ABINGDON  
PLANNING COMMISSION  
MONDAY, DECEMBER 18, 2023, 5:30 PM  
COUNCIL CHAMBERS, MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, December 18, 2023,  
at 5:30 PM in the Council Chambers of the Municipal Building.

- A. Kenny Shuman – Chairman called the meeting to Order**
- B. Roll Call – Gabe Cristofari, Senior Planner/GIS**

**Members Present:**

<b>Mr. Wayne Austin</b>	<b>Present</b>
<b>Mr. Kenny Shuman</b>	<b>Present</b>
<b>Mr. Jeff Johnson</b>	<b>Present</b>
<b>Mr. Scott Wilson</b>	<b>Present</b>
<b>Mr. Kirk Sproles</b>	<b>Present</b>
<b>Mr. Chad Pennington</b>	<b>Present</b>

**Members Absent:**

<b>Mr. Michael Weaver</b>	<b>Absent</b>
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**Comprising a quorum of the Commission – Yes**

**Administrative Staff Present:**

Mr. Gabe Cristofari – Senior Planner/GIS  
Mr. Caleb Conklin – Planner I

**Guests: None**

- C. APPROVAL OF MINUTES: REGULAR MEETING, NOVEMBER 27, 2023.  
(VIDEO 5:48 – 6:13)**

- November 27, 2023, Regular Meeting

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

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

<b>Mr. Wayne Austin</b>	<b>Aye</b>
<b>Mr. Kenny Shuman</b>	<b>Abstain</b>

<b>Mr. Jeff Johnson</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>
<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. Chad Pennington</b>	<b>Aye</b>

**D. PUBLIC COMMENTS: None**

**E. CERTIFICATE OF APPROPRIATENESS**

- 1. *Certificate of Appropriateness – Marathon Realty Corporation, Cook Street – Meadows Lot 7, Abingdon, VA 24210. Certificate of Appropriateness for Signage. Located at Cook Street – Meadows Lot 7, Abingdon, VA 24210. Tax Map (021-8-7) (VIDEO 6:36 - )***

Mr. Cristofari provided the staff report.

Marathon Realty Corp. (Owner/Applicant) have requested approval of a Certificate of Appropriateness to add one monument sign, one primary wall sign, and six secondary/minor wall signs. Located at Parcel 021-8-7 in the Town of Abingdon, VA.

The property is within the General Business Zoning District (B-2) and is within the Meadows Planned Unit Development. As such there is a requirement for the approval of an Entrance Corridor Certificate of Appropriateness as well as additional standards identified in the covenant. Approval of the Entrance Corridor Certificate of Appropriates is granted by the Planning Commission.

The site is part of The Meadows Planned Unit Development. The design, uses, entrance locations and the final plat dictate many of the requirements on the parcels located within The Meadows. This project is subject to those requirements as well as the Entrance Corridor requirements identified in the Town of Abingdon Zoning Ordinance.

The applicant is proposing to add one monument sign, one primary wall sign, and six secondary/ minor wall signs to the property.

The monument sign will be a double-sided LED lighted sign with pan faces and vinyl graphics. It will consist of a custom decorative metal topper and a brick base laid in a stretcher bond pattern. The sign structure will be 10 ft. in height and 8 ft. in width. The sign dimensions meet the design requirements stated in the Meadows Restrictive Covenant. The background color of the signage will be white whereas the wording will be red and black as seen in the rendering provided.

The Meadows Restrictive Covenant allows on the Primary Elevation of the structure one or more signs. The size of the sign(s) is permitted up to two square feet of wall sign area for each horizontal linear foot of exterior wall length.

The main wall sign will be LED lighted channel letters on a raceway. The sign will measure 81.5 sq. ft. The primary wall sign's color scheme will match the monument sign's color scheme.

The six secondary wall signs are considered minor wall signs under Section 3. Additional Allowable Signage of the Meadows Restrictive Covenant. Each minor wall sign will be 3 ft. x 6 ft. carved and painted HDU panels. The six signs will be a total of 108 sq. ft.

The applicant provided examples of carved HDU panel signs that the six secondary wall signs will resemble. Many of these carved HDU signs can be found in our Old and Historic District.

The horizontal length of the Front Elevation is 140 ft. allowing for a maximum of 280 sq. ft. of signage area. The applicant has proposed a total of 189.5 sq. ft., which meets the design standards for the Meadows Restrictive Covenant.

Mr. Johnson (PC) asked if the brick, used for the base of the sign, will match the brick used for the main building structure on the property. Mr. Tim Kirkendall (Representative) replied that the brick used for the sign will match the proposed building.

**On a motion by Mr. Wilson, seconded by Mr. Johnson, the Planning Commission voted to approve the COA as presented.**

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

<b>Mr. Wayne Austin</b>	<b>Aye</b>
<b>Mr. Kenny Shuman</b>	<b>Aye</b>
<b>Mr. Jeff Johnson</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>
<b>Mr. Kirk Sproles</b>	<b>Aye</b>
<b>Mr. Chad Pennington</b>	<b>Aye</b>

**F. OLD BUSINESS/MATTERS NOT ON THE AGENDA**

**G. ANNOUNCEMENTS**

**H. ADJOURNMENT**

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

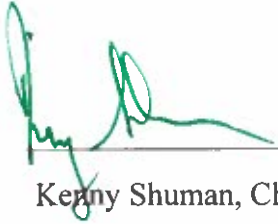
**The roll call vote was as follows:**

<b>Mr. Wayne Austin</b>	<b>Aye</b>
<b>Mr. Kenny Shuman</b>	<b>Aye</b>
<b>Mr. Jeff Johnson</b>	<b>Aye</b>
<b>Mr. Scott Wilson</b>	<b>Aye</b>

**Mr. Kirk Sproles**  
**Mr. Chad Pennington**

**Aye**  
**Aye**

**Adjourn Time 5:39 p.m.**



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Kenny Shuman, Chairman



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Mayana Rice, Director of Community  
Development