

**TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, JANUARY 22, 2024, 5:30 PM
COUNCIL CHAMBERS, MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, January 22, 2024,
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, Assistant Town Manager**

Members Present:

Mr. Wayne Austin	Present
Mr. Jeff Johnson	Present
Mr. Michael Weaver	Present
Mr. Kirk Sproles	Present
Mr. Scott Wilson	Present
Mr. Kenny Shuman	Present

Members Absent:

Mr. Chad Pennington	Absent
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Comprising a quorum of the Commission – Yes

Administrative Staff Present:

Mrs. Mayana Rice – Assistant Town Manager
Mr. Gabe Cristofari – Senior Planner/GIS
Mr. Caleb Conklin – Planner I

Guests: None

- C. APPROVAL OF MINUTES: REGULAR MEETING, DECEMBER 18, 2023.
(VIDEO 6:56 – 7:30)**

- December 18, 2023, Regular Meeting

On a motion by Mr. Austin, seconded by Mr. Wilson, the Planning Commission approved the Regular Meeting Minutes for December 18, 2023.

The roll call vote was as follows:

Mr. Wayne Austin	Aye
Mr. Jeff Johnson	Aye

Mr. Michael Weaver	Abstain
Mr. Kirk Sproles	Aye
Mr. Scott Wilson	Aye
Mr. Kenny Shuman	Aye

D. PUBLIC COMMENTS: None

E. CERTIFICATE OF APPROPRIATENESS

- 1. *Certificate of Appropriateness – Young & Associates, Inc., 5583 Bobby Hicks Hwy Suite 111, Johnson City, TN 37615. Owner. Trish Thompson, Skyway Outdoor Inc.; Applicant. Certificate of Appropriateness for Signage. Located at 480 Cummings Street, Abingdon, VA 24210. Tax Map ID (020-10-2) (VIDEO 7:31 – 33:28)***

Mr. Conklin provided the staff report.

Young & Associates, Inc. (Owner) and Trish Thompson of Skyway Outdoor, Inc. (Applicant) have requested approval of a Certificate of Appropriateness to remove the existing wall sign and replace two existing freestanding signs. Located at 480 Cummings Street (Parcel 020-10-2). The property is within the General Business District (B-2) and is within the Entrance Corridor therefore requiring the approval of the Planning Commission prior to completion.

Generally, the Subject Property is located at 480 Cummings Street. There is an existing wall sign and two existing freestanding signs used for the business. The building was previously occupied by Shoney's and is currently occupied by Fiddler's Restaurant.

The applicant proposed to remove the existing wall sign above the primary entryway of the building. Staff contacted the applicant and asked if another wall sign would replace the existing wall sign. The applicant stated there will be no replacement at this time.

The Town Zoning Code allows for one monument sign per street frontage in the General Business District (B-2). There are two existing freestanding signs on the property that the previous business used. There is no known date for when these signs were installed. The pylon sign is a non-conforming sign. No variance was found by staff. The Planning Commission could require the applicants to bring the sign into conformity.

The proposed pylon sign is 140 square feet in area larger than allowed by code. The proposed sign is 31 feet taller than allowed by code. The proposed signs will match the size of the existing monument and pylon freestanding signs. There will be no change in area, height, or location.

The existing pylon freestanding sign and cabinet will be removed and replaced with a new fabricated, internally illuminated, double-sided cabinet with digitally printed panagraphic flex faces. The sign will measure 25 ft. x 8 ft. with a total area of 200 sq. ft. The proposed sign's size will match the existing sign's size. The height of the sign is 46 ft. The color of the sign will consist of the outside edge being Pantone 7488 CP, the lettering to use Pantone 2322 CP and Pantone 4023 CP, and the background to be white.

The existing freestanding monument sign's existing faces will be replaced with new faces that are to be decorated with digitally printed, first surface applied vinyl. The proposed sign's size will match the existing sign's size. The existing electronic messaging display below the proposed sign will not be changed. The color of the sign will consist of the lettering being Pantone 2322 CP and Pantone 4023 CP and the background to be white.

Mr. Austin (PC) asked the board for discussion on bringing the sign into conformity. Mr. Wilson (PC) asked what the allowable height is. Mrs. Rice (Staff) answered that the allowable height is 15 feet, and the allowable area is 60 square feet.

Mr. Johnson (PC) asked if staff found any documentation of the existing pylon sign. Mrs. Rice answered that the staff was unable to find documentation in past records. Mr. Cristofari (Staff) stated that he looked through the Planning Commission and Board of Zoning Appeals minutes in the 1980's, 1990's, and 2000's and was unable to find any variance or waiver that related to the pylon sign. Mrs. Rice stated that staff investigated the zoning code from 1993 and it had stated the same requirements as the updated code.

Mr. Wilson asked what the distance from the sign to I-81 was. Mr. Conklin (Staff) answered that the distance is approximately a quarter mile.

Steve Nolley (Applicant) asked if the board was wanting the sign to be brought down, will there be an opportunity to make face replacements instead of taking it down due to the sign being crucial to attract business from I-81. Mrs. Rice answered that because the business is in the Entrance Corridor the business cannot just do a face replacement. Mrs. Rice asked the size of the smaller monument sign. Mr. Nolley answered that he was unsure at the time. He stated that the owner would prefer to forgo the monument sign if the pylon sign was to be approved.

Mr. Austin asked the applicant if they were willing to table the discussion. Mr. Nolley answered that they could do that, but the owner wants to have signage for the opening of the business. Mr. Shuman (PC) asked where the appeal would go to if the sign was approved to be brought into compliance. Mrs. Rice stated that the appeal would go to the Town Council.

Mr. Wilson asked what other properties near the business have larger freestanding signs. The board looked at various businesses using Google Maps that showed larger freestanding signs used near the business. Mrs. Rice stated that there are multiple signs that are larger than the code allows on Cummings Street, however, if the board is wanting the sign to come into compliance, this is the time to require that.

Mr. Weaver (PC) stated that because the applicant will not be changing the height and area of the sign, he is fine with the proposal. The board discussed when other larger freestanding signs were put in on Cummings Street. Mr. Sproles (PC) stated that because of the many signs on Cummings Street that are not in compliance with the code, he doesn't see the need to change the proposed sign. Mr. Sproles mentioned that he thinks that bringing the sign

down will be detrimental for the business to advertise for people on I-81. Mr. Austin stated that the board needs to look at revamping the sign code.

Mrs. Rice mentioned that staff did not measure the exact square footage of the proposed sign and that it could be a variance that could go before the Board of Zoning Appeals. Mr. Nolley stated that they did measure the sign and they are going back with the exact square footage.

On a motion by Mr. Sproles, seconded by Mr. Weaver, the Planning Commission voted to approve the COA as presented.

The roll call vote was as follows:

Mr. Wayne Austin	Aye
Mr. Jeff Johnson	Aye
Mr. Michael Weaver	Aye
Mr. Kirk Sproles	Aye
Mr. Scott Wilson	Aye
Mr. Kenny Shuman	Aye

- 2. Certificate of Appropriateness – Abingdon Development Company, Inc. Owner. Tumbling Creek Cider Company and Delta Blues Draffthouse; Applicant. Certificate of Appropriateness for Signage. Located at 238 W. Main Street, Abingdon, VA 24210. Tax Map ID (012-1-127) (VIDEO 33:29 - 49:29)***

Mrs. Rice provided the staff report.

Development Company (Owner) and Tumbling Creek Cider Company and Delta Blues Draffthouse (Applicants) have requested approval of a Certificate of Appropriateness to add wall signage to the Abingdon Commons building for their respective businesses. Located at 238 W. Main Street (Parcel 012-1-127). The property is within the Central Business District (B-3) and is within the Entrance Corridor therefore requiring the approval of the Planning Commission prior to completion.

Generally, the Subject Property is located at 238 W. Main Street. Abingdon Commons will be occupying Carter Bank & Trusts' former location. The existing rear building is made of CMU.

There are two (2) businesses that want to add signage to the structure. These businesses acknowledged that there is existing approval through the Comprehensive Sign Plan (August 2023) for signage. However, they are wanting additional square footage. The businesses are proposing to add signage onto the East elevation of the Abingdon Commons rear CMU addition for their respective businesses. Both proposed signs will go above and on top of the existing pergola. The signs will be attached with appropriate hardware and fasteners.

The Tumbling Creek Cider Company wall sign will be a single row 12 in. x 18 in. metal or vinyl freestanding lettering. The square footage will be 18 in. x 240 in. for a total of 30 sq. ft. The lettering color will be white with black borders.

The Delta Blues BBQ sign will be stacked 12 in. x 18 in. metal or vinyl freestanding lettering. The square footage will be 36 in. x 144 in. for a total of 36 sq. ft. The lettering color will be blue.

Both additional sign areas meet the underlying zoning district maximum square footage.

Justen Dick (Owner) stated that this proposal is to help Tumbling Creek Cider Company and Delta Blues BBQ businesses to have success in downtown Abingdon. Mr. Johnson (PC) asked for clarification if the proposal is in lieu of the Comprehensive Sign Plan that was approved. Mrs. Rice (Staff) answered that it is. Mrs. Rice stated that if the signage was to change in the future, the new signage would be based off the square footage approved.

Mr. Weaver (PC) asked how the signage will be mounted. Nathan Berg (Representative) stated that the signage would be on the leading edge of the pergola and there would be braces diagonally going back to the frame. Mr. Weaver asked if the signage would be individual lettering. Mr. Berg answered that he can't speak for the sign company but assumes that the lettering would be connected.

Mr. Shuman (PC) asked if the Delta Blues signage must be stacked or if it can be brought down to the level of the Tumbling Creek signage. Delta Blues representative stated that they are willing to not stack the signage. Mr. Wilson (PC) stated that the pergola looks taller in the field photo than in the drawing. Mr. Shuman asked if the entrance to both businesses are on different levels. Mr. Berg answered that is correct.

Mr. Johnson asked for the height of the taproom. Mr. Berg was unsure of the exact height at the time. Mr. Shuman asked the location of the businesses inside the building. Mr. Berg stated that the rear building will house both businesses. Mr. Shuman stated that he personally doesn't want to see the Delta Blues signage stacked and that it would look more uniform with the Tumbling Creek signage.

On a motion by Mr. Austin, seconded by Mr. Johnson, the Planning Commission voted to approve the COA as presented, apart from the Delta Blues signage to not being stacked.

The roll call vote was as follows:

Mr. Wayne Austin	Aye
Mr. Jeff Johnson	Aye
Mr. Michael Weaver	Aye
Mr. Kirk Sproles	Aye
Mr. Scott Wilson	Aye
Mr. Kenny Shuman	Aye

F. OLD BUSINESS/MATTERS NOT ON THE AGENDA

Mrs. Rice (Staff) stated that another amendment to the sign code may be made. Mr. Austin (PC) asked if staff can investigate the matter and discuss it in the next meeting. Mrs. Rice answered that staff will look at the signage on Cummings Street near the interstate.

Mr. Johnson (PC) stated his concern on the Comprehensive Sign Plan structure and how it can be modified by applicants coming back to the board for requests. Mrs. Rice stated that the board has the option to deny their requests. The board discussed the process of the Comprehensive Sign Plan and how they would like to move forward on future plans brought to the board.

G. ANNOUNCEMENTS

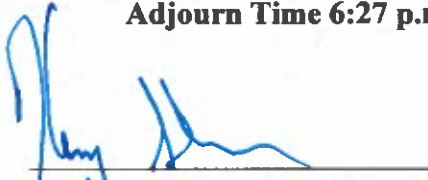
H. ADJOURNMENT

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

The roll call vote was as follows:

Mr. Wayne Austin	Aye
Mr. Jeff Johnson	Aye
Mr. Michael Weaver	Aye
Mr. Kirk Sproles	Aye
Mr. Scott Wilson	Aye
Mr. Kenny Shuman	Aye

Adjourn Time 6:27 p.m.



Kenny Shuman, Chairman



Mayana Rice, Director of Community
Development