

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

A meeting of the Abingdon Planning Commission was held on Monday, July 24, 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 Town Planner**

Members Present:

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

Members Absent:

Mr. Chad Pennington	Absent
Mr. Wayne Austin	Absent

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, JUNE 26, 2023. (VIDEO 5:51 – 6:50)**

- June 26, 2023, Regular Meeting

On a motion by Mr. Johnson, seconded by Mr. Sproles, the Planning Commission approved the Regular Meeting Minutes for June 26, 2023, with minor changes to correct Mr. Shuman’s last name being spelled wrong twice in the report.

The roll call vote was as follows:

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

D. PUBLIC COMMENTS: None

E. CERTIFICATE OF APPROPRIATENESS

1. *Certificate of Appropriateness – Tommy Shrader, 301 E. Main Street, Abingdon, VA 24210. Certificate of Appropriateness for Exterior Changes. Located at 301 E. Main Street, Abingdon, VA 24210. (Tax Map 013-1-72) (VIDEO 6:52 – 29:20)*

Mr. Cristofari provided the staff report.

Tommy Shrader (Applicant/Owner) and Tj Pruitt (Representative) have requested approval of an Entrance Corridor Certificate of Appropriateness for exterior changes, demolition, and a new construction. Located at 301 E. Main Street, Abingdon (Parcel 013-1-72).

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.

The applicant/representative are returning to the Planning Commission as requested with the following items for review:

- Proposed screening associated with a proposed private outdoor kitchen space to be built in the same location as the existing one-story frame rear addition.
- Replace all wooden clapboards with Hardie plank, cedar mill textured lap siding prefinished grey.
- Restore the primary elevation's ornate woodwork and trim with custom milled wooden pieces to match existing.
- Demolish second story rear bump out and alley side bump out.

Mr. Shuman (PC) asked on clarification that the one significant difference between what was approved in the last meeting and what they are asking for now is the siding and what the screening should be. Mr. Cristofari (staff) answered that the last meeting they proposed for LP Lap siding and that the board said it needed to be wood siding, like for like materials, and that they came back to propose Hardie plank siding and different options for the metal screening.

The applicant's representative, Mr. TJ Pruitt stated that the reason they came to the board the last time was because they wanted to take off the wood siding and replace with the LP siding due to the rot on the building and the additions that were added to the building. He didn't know when the additions were added to the main building, but those additions would be demoed. He explained that once the additions are removed, they will have to reside anyway. He explained that the east side contains the most rot on the building and that there were a couple additions on the east side. Once additions are taken off, they will again need to reside. He estimated that the west side of the building has 60% rot, with it being 12-16 inches above the door. He stated that a lot of the spots on the west side are protruding out and water is seeping into the siding mount. He also mentioned that the owner likes the wood accent on the front of the building and that it would be milled at Appalachian Millworks and Cabinetry and for it to be reconstructed to make it look as original as it was before with like for like materials. They want to use the Hardie plank, Cider Mill textured siding that is used on historical buildings and that the owner would not mind on the size of the lap of siding if it were 4, 6, or 8 inches.

Mr. Pruitt stated that the screening was misrepresented in the last meeting. He presented all the options that are possible with the screening. He stated that they wanted to provide more options to the board, and it was misrepresented by the screen design shown last time that matched a butterfly design.

Mr. Weaver (PC) asked why they chose to switch from LP to Hardie plank siding. Mr. Pruitt answered that they looked at the Town of Abingdon Municipal Code section 3-6-3 for standards and procedures and read that they could use wood frame or fiber cement board which could be an approval. Which is why they are proposing a fiber cement board for this meeting. Mr. Weaver (PC) stated that typically Hardie plank is 5/16" thick, while LP is a beveled piece like the wood siding. He thinks that they could match the shadow lines into the existing with the LP better and that the Hardie plank, not being beveled, would give a different appearance to the building. Mr. Pruitt stated that it would, however it would have a smaller lap and that it would have a more historical look.

Mr. Shuman (PC) stated that he thinks that this siding was approved before on the white building at the end of Valley Street in the OH District. Mr. Cristofari (staff) stated he was unsure if it was and mentioned that the building on Valley Street was a newer building compared to the historical 301 East Main Street building. Mr. Wilson (PC) stated that there is Hardie plank on the Valley Street building.

Mr. Johnson (PC) asked if the front of the building would be maintained as is. Mr. Pruitt answered that it would be maintained as is. Mr. Johnson stated that in his opinion it would be in their interest to follow policy and maintain what is already there on the building. He asked of what was denoted on the building rot what will be removed. Mr. Pruitt says the 60% rot on the building will need to be removed.

Mr. Weaver (PC) asked if they had wood siding above and Hardie plank below, that there would be an obvious difference between the two. Mr. Pruitt answered yes and that is why

they are requesting to remove the whole siding. He explained that because the front would have wood siding that they would bring the wood trim over to the sides and let the Hardie plank blend into it to make a nicer transition. Mr. Weaver (PC) asked if there were corner pieces and that it would separate it. Mr. Pruitt answered yes it does have corner pieces and it would separate it.

Mr. Shuman (PC) suggested that the board do the voting in two parts with one being the siding and the other being the screening. Mr. Johnson (PC) stated that a historical building that is abutting to street should have the original material be maintained and that he understood different material on the sides that are hidden from public eye to be changed. He mentioned that if they keep letting historical buildings be completely changed then there will be no historical integrity left to reflect the area. He recommended that the front and west side of the building be wood and go back, like for like with keeping the windows the same. Then on the back and the east side of the building be Hardie plank siding. Mr. Pruitt said he would have to ask the applicant Mr. Tommy Schrader on what he thinks of the recommendation.

Mr. Pruitt clarified that the reason they came back with the new siding was to fit the code section to the best of their abilities and try to represent how bad the rot was. Mr. Wilson (PC) asked if the 40% that was not rotted on the west side can be reused on the building to reduce the costs. Mr. Pruitt answered that once they start pulling the boards and nails that it would not be reusable. He mentioned that the paint is not very good and that it is all dried out which would make the wood splinter if trying to rehabilitate.

Mr. Weaver (PC) asked if the shutters will be replaced. Mr. Pruitt answered that they will and will be replaced with wood, like for like. Mr. Weaver asked if the shutters would be operable. Mr. Pruitt answered that he didn't know at that time if they would be. Mr. Weaver (PC) stated that the National Park Service, which their historical guidelines are based upon requires operable shutters. He stated that because they are trying to move the OH District across the street, that he would like to see the shutters be operable.

Mr. Johnson (PC) stated that he would like to have the front and west side of the building be wood, using like for like materials, while the rear and east side of the building be Hardie plank. He asked for confirmation. Mr. Cristofari (staff) clarified the motion by stating that the primary elevation and west elevation be restored with like for like materials, wood for wood. The rear and east elevations be Hardie plank as submitted. Mr. Johnson (PC) reiterated that the reason for this motion is to keep the historical nature of the building and area.

On a motion by Mr. Johnson, seconded by Mr. Weaver, the board voted that the COA be granted for the siding with the condition that the primary elevation and west elevation be restored with like for like materials, wood for wood. The rear elevation and east elevation be allowed Hardie plank for siding as submitted.

The roll call vote was as follows:

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

Mr. Shuman (PC) asked the board on their design preference of what was submitted for the rear screening. Mr. Wilson (PC) stated that he does not think they need to choose a design but for them to vote on whether the material meets their preferences. He stated that if there were no objections to the designs that the board make a motion to approve the screening.

Mr. Johnson (PC) asked that the rear structure on the building will match the existing roof of the main building. Mr. Shuman (PC) mentioned that they dealt with the topic on the last meeting and that the question would be what the screening panels would look like. Mr. Pruitt stated that the owner is not going to choose something contemporary, but the screening will be used more for privacy than anything else. Mr. Wilson (PC) stated that they make a motion approving the screening as submitted.

Mr. Johnson (PC) asked what the bottom exterior of the structure was made of. Mr. Pruitt answered that it was stone with a stone cap on top of it. Mr. Weaver (PC) asked if they were planning to paint the existing roof. Mr. Pruitt answered no they will not and that the roof is in great condition and match with the rear addition.

Mr. Cristofari (staff) mentioned that they add the demolishing of the second story rear bump out and alley side bump out to the motion. Mr. Wilson (PC) stated that he amends his motion in adding the demolishing of the bump outs to the motion.

On a motion by Mr. Wilson, seconded by Mr. Sproles, the board voted that the COA be granted with the screening that any of the designs that were submitted would be approved, as well as the demolishing of the second story rear bump out and alley side bump out.

The roll call vote was as follows:

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

2. Certificate of Appropriateness – Herbal Care Plus LLC., 350 W. Main Street, Abingdon, VA 24210. Certificate of Appropriateness for Change of Paint Scheme. Located at 535 Cummings Street, Abingdon, VA 24210. (Tax Map 105-6-26A) (VIDEO 30:10 – 35:15)

Mr. Cristofari provided the staff report.

Herbal Care Plus LLC. (Applicant/Owner) has requested approval of an Entrance Corridor Certificate of Appropriateness for changing the exterior paint scheme. Located at 535 Cummings Street, Abingdon (Parcel 105-6-26A).

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.

Before Herbal Care Plus LLC. occupied the structure located at 535 Cummings Street, the structure operated as a Pizza Hut. The once existing paint scheme was light tan walls and a red roof. Access to the site will continue to be Cummings Street.

Staff contacted the applicant upon seeing the structure's building envelop had been painted various shades of dark green without first receiving approval from the Planning Commission. When discussing the topic, the applicant stated they were unaware of being in a special overlay zone, and the need for review by a board before undertaking changes to the exterior of the structure or overall site.

The applicant proposed painting the structure's building envelop various shades of dark green as seen in the included photos. The existing Pizza Hut exterior paint scheme consisted of light tan walls and a red roof.

The applicant's application mentioned signage too. However, staff has not received an updated signage rendering with all the necessary details required to be reviewed by the Planning Commission. If the Planning Commission deems it appropriate, they can table the signage for a future meeting once a signage rendering has been submitted into staff and deemed ready for review.

Mr. Shuman (PC) asked if the painting has already been done. Mr. Cristofari (staff) replied that the painting was already completed.

The applicant Mr. Joseph Horn stated his owner was unaware of the building being in the Entrance Corridor and apologized for the building being painted without permission. He felt that the paint colors are neutral tones that help the appearance from the original paint colors.

Mr. Horn stated that he has gotten a few quotes on getting the roof repaired, and in the back there is a lot of water coming into the building. Mr. Shuman (PC) asked if the roof will be repaired and stay the same color. Mr. Horn stated that it would keep the same appearance just with no leaks.

Mr. Shuman (PC) mentioned to Mr. Horn that when he wanted to do any signage that it would be needed to get approved by the Planning Commission. Mr. Johnson (PC) stated that the Town of Abingdon staff can assist in the process. Mr. Horn stated that he has a sign company that is taking care of everything for him and that they will be in contact with the Town of Abingdon.

On a motion by Mr. Johnson, seconded by Mr. Wilson, the board voted to approve the COA as submitted, with the existing colors be approved, green exterior and the roof being painted its current color.

The roll call vote was as follows:

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

F. OLD BUSINESS/MATTERS NOT ON THE AGENDA

Mr. Cristofari stated that in August the Planning Commission will be given the zoning map amendment for expanding the OH District. It will be going before the HPRB August 2nd, and then it will come to the Planning Commission. If approved, then it will be sent to Town Council for approval.

Mr. Shuman asked on the suggestion of dealing with signage within a window. Mr. Cristofari stated that the idea will probably be brought in the next August meeting.

Mr. Shuman asked if there was an update on the 301 W. Main Street building mural. Mr. Cristofari stated that there were no further discussion or comments to his knowledge and is sitting in a standstill.

G. ANNOUNCEMENTS

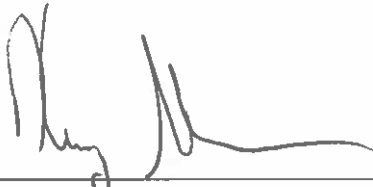
H. ADJOURNMENT

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

The roll call vote was as follows:

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

Adjourn Time 6:03 P.M.



Kenny Shuman, Chairman



Mayana Rice, Director of Community
Development