

**TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, MARCH 27, 2023 5:30 PM
COUNCIL CHAMBERS, MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, March 27, 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 – Mayana Rice, Assistant Town Manager**

Members Present:

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

Members Absent: Mr. Chad Pennington

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, FEBRUARY 27, 2023.
(VIDEO 4:54 – 5:28)**

- February 27, 2023, Regular Meeting

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

D. PUBLIC COMMENTS: None

E. CERTIFICATE OF APPROPRIATENESS

1. *Certificate of Appropriateness – Ombre Nails Bar, 113 Cook Street, Abingdon, VA 24210. Certificate of Appropriateness for Signage. Located at 113 Cook Street, Abingdon, VA 24210. (Tax Map 021-8-2) (VIDEO 5:47 – 6:42)*

Mr. Cristofari provided the staff report.

Bristol Sign Company Walden LLC (Applicant) have requested approval of a Certificate of Appropriateness for a new wall sign, and black vinyl lettering attached to an existing open space on the tenant monument sign structure located near the intersection of Cummings Street and Cook Street, located at 113 Cook Street, Abingdon (Parcel 021-8-2). The proposed wall sign will consist of channel letters mounted on a raceway, and be internally light using 120 volt white LED lighting modules.

The property is within the General Business District (B-2). 113 Cook Street is one of many structures housed within the 10.595-acre parcel. Other structures within the parcel include a Food City and various restaurants and retail stores.

This will be the second set of signage reviewed by the Planning Commission for this property within a years' time.

June 2022: Prior to June 2022 113 Cook Street had no signage.

Ombre Nails Bar (Owner) and Brenna Olvera of Bristol Sign Company Walden LLC (Representative) have requested approval of a Certificate of Appropriateness for a new wall sign, and black vinyl lettering attached to an existing open space on the tenant monument sign structure located at one of the entrances to the shopping plaza, located at 113 Cook Street, Abingdon (Parcel 021-8-2). The proposed wall sign will consist of channel letters mounted on a raceway, and be internally light using 120-volt white LED lighting modules.

The property is within the General Business District (B-2) and is under the Meadows Restrictive Covenants and Reciprocal Access Easement Agreement.

The proposed wall sign will be one set of 24" channel letters (OMBRE) mounted on a 7" raceway. One set of 16" channel letters (NAILS BAR) mounted on a 4" raceway. Both sets

of lettering will have black returns, black trim caps, have white acrylic plex faces, and be internally lit. Illumination of the sign will consist of 120-volt white LED lighting modules. The total square footage of the proposed wall sign is 18.98 sq. ft. The total length of the primary elevation is roughly 33.1 ft. making the allowable square footage 62 sq. ft. The square footage for the proposed wall sign meets both the Meadows Restrictive Covenants and Reciprocal Access Easement Agreement, Section 2-A-3 and the Abingdon's General Sign Standards.

Meadows Restrictive Covenants and Reciprocal Access Easement Agreement.

Section 2 Permitted Sign Specifications & Approval Processes.

A. Wall Signs.

Wall signs include any signage on structures and/or buildings whether leased or owned

- 1. Primary (Front Elevation) – Each Tenant/Owner shall be permitted one or more signs. Up to Two (2) square feet of wall sign area shall be allowed for each horizontal linear foot of exterior wall length. If an exterior wall length is less than twenty (20) feet, the maximum allowable sign area on that wall shall be forty (40) square feet.*

Additionally, the type of lettering used and the method of illumination the proposed wall sign meets the required/appropriate means outlined in the Meadows Restrictive Covenants and Reciprocal Access Easement Agreement:

All signs shall be channel letters, or a similar application. The use of LED lighting is encouraged.

There will be two signs, black vinyl lettering attached to the existing tenant panels found on the existing tenant monument structure at the entrance into the plaza.

The Planning Commission unanimously approved the signage as presented.

The proposed wall sign at the back of the structure will be one set of 24" channel letters (NAILS) mounted on a 7" raceway. Lettering will have black returns, black trim caps, have white acrylic plex faces, and internally lit. Illumination of the sign will consist of 120-volt white LED lighting modules. The total square footage of the proposed wall sign is 10.5 sq. ft. The total length of the primary elevation is roughly 34 ft. making the allowable square footage 68 sq. ft. The square footage for the proposed wall sign meets both the Meadows Restrictive Covenants and Reciprocal Access Easement Agreement, Section 2-A-3 and the Abingdon's General Sign Standards.

Meadows Restrictive Covenants and Reciprocal Access Easement Agreement.

Section 2 Permitted Sign Specifications & Approval Processes.

A. Wall Signs.

Wall signs include any signage on structures and/or buildings whether leased or owned

1. *Primary (Front Elevation) – Each Tenant/Owner shall be permitted one or more signs. Up to Two (2) square feet of wall sign area shall be allowed for each horizontal linear foot of exterior wall length. If an exterior wall length is less than twenty (20) feet, the maximum allowable sign area on that wall shall be forty (40) square feet.*

Additionally, the type of lettering used and the method of illuminating the proposed wall sign meets the required/appropriate means outlined in the Meadows Restrictive Covenants and Reciprocal Access Easement Agreement:

All signs shall be channel letters, or a similar application. The use of LED lighting is encouraged.

There will be two signs, consisting of black vinyl lettering attached to the existing tenant panels found on the existing tenant monument structure near the intersection of Cummings Street and Cook Street.

Staff was made aware before the meeting that communication between Ombre Nails Bar and Bristol Sign Company had stopped since the application was submitted and Bristol Sign Company would not be presenting for this project at this time.

On a motion by Mr. Weaver, seconded by Mr. Sproles, the board voted to table the discussion on this project until a later date.

The roll call vote was as follows:

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

2. *Certificate of Appropriateness - Box Drop Mattress, 771 E Main Street, Abingdon, VA 24210. Certificate of Appropriateness for Signage. Located at 771 E Main Street, Abingdon, VA 24210. (Tax Map 007-1-3) (VIDEO 6:44 – 11:50)*

A. Staff report

B. Applicant presentation

C. PC discussion and decision

Mr. Cristofari provided the staff report.

Box Drop Mattress (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 771 E. Main Street, Abingdon (Parcel 007-1-3).

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.

771 E. Main Street is one of many structures housed within the 11.723-acre parcel. Other businesses within the parcel include a CVS and Roses, all remaining structures are vacant.

The only type of signage found on site are window signs. There is no regulated type of signage located at 771 E. Main Street for this business.

The proposed wall sign measures 4 ft. x 10 ft., and will be fabricated out of aluminum with vinyl graphics. The total square footage of the proposed wall sign is 40 sq. ft. The total length of the primary elevation is roughly 108.5 ft. making the allowable square footage 217 sq. ft. The square footage for the proposed wall sign meets Abingdon's General Sign Standards. No illumination was proposed.

There will be two 2 ft. x 7 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. Austin, seconded by Mr. Weaver, the board voted to approve the Certificate of Appropriateness as presented.

The roll call vote was as follows:

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

F. OLD BUSINESS/MATTERS NOT ON THE AGENDA (VIDEO 11:57 – 20:00)

- Review / Approval of HPRB Bylaw Changes**

Mr. Shuman stated that he would like to see a “sunset clause” added to the HPRB bylaws to allow any one person to only serve a maximum of three four year terms to promote more turnover on the boards.

Mr. Wilson stated that he would like an applicant bank to be kept for anyone who wishes to apply for a position on a board when there are no openings at that time. This would hopefully make it easier to find prospective applicants when an opening is available.

- 498 E Main Street COA Waiver, Asphalt Shingle Roof Replacement**

G. ANNOUNCEMENTS

H. ADJOURNMENT

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

The roll call vote was as follows:

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

Adjourn Time 5:46 P.M.

Kenny Shuman, Chairman

Mayana Rice, Assistant Town Manager

G. ANNOUNCEMENTS

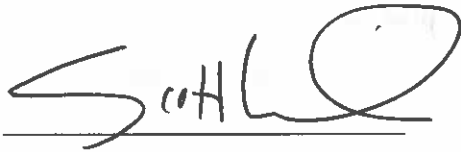
H. ADJOURNMENT

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

The roll call vote was as follows:

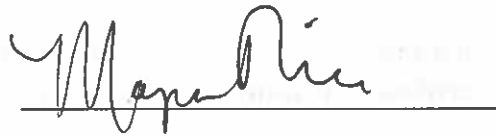
Mr. Kenny Shuman	Aye
Mr. Kirk Sproles	Aye
Mr. Michael Weaver	Aye
Mr. Scott Wilson	Aye
Mr. Jeff Johnson	Aye
Mr. Wayne Austin	Aye

Adjourn Time 5:46 P.M.



Kenny Shuman, Chairman

SCOTT WILSON, VICE CHAIRMAN



Mayana Rice, Assistant Town Manager