

**TOWN OF ABINGDON
PLANNING COMMISSION
TUESDAY, SEPTEMBER 26, 2023, 5:30 PM
COUNCIL CHAMBERS, MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Tuesday, September 26, 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. Wayne Austin	Present
Mr. Michael Weaver	Present
Mr. Scott Wilson	Present
Mr. Jeff Johnson	Present
Mr. Kenny Shuman	Present
Mr. Chad Pennington	Present

Members Absent:

Mr. Kirk Sproles	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, AUGUST 28, 2023. (VIDEO 5:27 – 6:09)**

- August 28, 2023, Regular Meeting

On a motion by Mr. Johnson, seconded by Mr. Wilson, the Planning Commission approved the Regular Meeting Minutes for August 28, 2023.

The roll call vote was as follows:

Mr. Wayne Austin	Abstain
Mr. Michael Weaver	Abstain
Mr. Scott Wilson	Aye
Mr. Jeff Johnson	Aye
Mr. Kenny Shuman	Aye
Mr. Chad Pennington	Aye

D. PUBLIC COMMENTS: None

E. CERTIFICATE OF APPROPRIATENESS

1. *Certificate of Appropriateness – Taylor Lindsey, 260 W. Main Street, Abingdon, VA 24210. Certificate of Appropriateness for Signage. Located at 260 W. Main Street, Abingdon, VA 24210. (Tax Map 011-1-86A) (VIDEO 6:24 – 8:38 & 9:46 – 10:38)*

Mr. Cristofari provided the staff report.

Taylor Lindsey (Owner/Applicant) and Jerry’s Signs Inc. (Representative) has requested approval of an Entrance Corridor Certificate of Appropriateness for a projecting sign. The property is located at 260 W. Main Street, Abingdon, VA (Parcel 011-1-86A). 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.

The building is currently occupied by Bonefire Smokehouse BBQ on the first floor with the second floor to be occupied by Gopher Hole.

The proposed sign will measure 24 in. x 24 in. = 4 sq. ft. and will be fabricated with a double-sided High-Density Urethane (HDU). The color scheme of the proposed signage consists of a white background and green lettering and design. The projecting sign will be bolted to a black painted plate using two steel poles.

According to the Community Design Standards in the Town of Abingdon Zoning Ordinance, the minimum height of a projecting sign shall be 8 ft. The sign shall not extend more than 6 ft. past the face of the building and must be 2 ft. within the curb line.

The sign will be placed above the entrance door on the left side of the North elevation of the building. The proposed projecting sign will have a total area of 4 sq. ft. meeting the requirements of a 12 sq. ft. maximum projecting sign.

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

The roll call vote was as follows:

Mr. Wayne Austin	Aye
Mr. Michael Weaver	Aye
Mr. Scott Wilson	Aye
Mr. Jeff Johnson	Aye
Mr. Kenny Shuman	Aye
Mr. Chad Pennington	Aye

2. *Certificate of Appropriateness – Taylor Lindsey, 260 W. Main Street, Abingdon, VA 24210. Certificate of Appropriateness for Exterior Changes. Located at 260 W. Main Street, Abingdon, VA 24210. (Tax Map 011-1-86A) (VIDEO 8:39 – 9:45 & 10:39 – 11:40)*

Mr. Cristofari provided the staff report.

Taylor Lindsey (Owner/Applicant) has requested approval of an Entrance Corridor Certificate of Appropriateness to paint the wood frame rear addition a green or black/gray color. The property is located at 260 W. Main Street, Abingdon, VA (Parcel 011-1-86A). 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.

The building is currently occupied by Bonfire Smokehouse BBQ on the first floor with the second floor to be occupied by Gopher Hole.

The applicant proposes to paint the unfinished wood frame rear addition a green or black/gray color. These colors were chosen to match the color scheme found on the North (primary) elevation of the structure.

Mr. Johnson (PC) asked on clarification that the colors were already approved before and that it would be up to the applicant to tell the staff of their color decision. Mr. Cristofari (Staff) answered that the colors were approved for the front and not the back and it was a formality for the unfinished rear to be approved for the color as well.

On a motion by Mr. Austin, 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. Michael Weaver	Aye
Mr. Scott Wilson	Aye
Mr. Jeff Johnson	Aye
Mr. Kenny Shuman	Aye
Mr. Chad Pennington	Aye

3. ***Certificate of Appropriateness – New Peoples Bank, 350 W. Main Street, Abingdon, VA 24210. Certificate of Appropriateness for Exterior Changes and Signage. Located at 350 W. Main Street, Abingdon, VA 24210. (Tax Map 019-1-17) (VIDEO 11:41 – 13:41)***

Mr. Cristofari provided the staff report.

New Peoples Bank (Owner/Applicant) and Jerry’s Signs Inc. (Representative) has requested approval of an Entrance Corridor Certificate of Appropriateness to paint the various light poles located throughout the property black and paint the freestanding sign structure black. The property is located at 350 W. Main Street, Abingdon, VA (Parcel 019-1-17). 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.

There is an existing freestanding sign on W. Main Street located on the west side of the building.

The freestanding sign structure will be painted black. The applicant proposes to paint all light poles located in the parking lot black. There are two different types of light poles found throughout the site.

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

The roll call vote was as follows:

Mr. Wayne Austin	Aye
Mr. Michael Weaver	Aye
Mr. Scott Wilson	Aye
Mr. Jeff Johnson	Aye
Mr. Kenny Shuman	Aye
Mr. Chad Pennington	Aye

4. ***Certificate of Appropriateness – Hardee’s, 602 Cummings Street, Abingdon, VA 24210. Certificate of Appropriateness for Exterior Changes. Located at 602 Cummings Street, Abingdon, VA 24210. (Tax Map 105A-2-4) (VIDEO 13:42 – 16:53)***

Mr. Cristofari provided the staff report.

Shane Ailey (Applicant/Owner) has requested approval of an Entrance Corridor Certificate of Appropriateness for changing the exterior paint scheme. Located at 602 Cummings Street, Abingdon (Parcel 105A-2-4). 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 location operates as a Hardee's.

Staff contacted the applicant upon seeing the structure was painted without gaining approval from the Planning Commission. The applicant has painted the main entry red (SW 6866 Heartthrob), new signage tower(s), and drive-thru window. The color dark grey (SW7674 Peppercorn) was applied to wainscoting/base of the building, and garbage screening. The color black (SW6990 Caviar) was applied to all ladders and handrails while also being used as a backdrop for messaging and for architectural detailing to unify overall aesthetics.

Proposed actions that are waived:

1. The applicant proposed that the parking lot be sealed and striped.
2. The applicant proposed replacing dead bushes and placing new rocks in the flower beds.
3. The applicant proposed to replace the tower over/in the drive thru with one identical to the existing tower.

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

The roll call vote was as follows:

Mr. Wayne Austin	Aye
Mr. Michael Weaver	Aye
Mr. Scott Wilson	Aye
Mr. Jeff Johnson	Aye
Mr. Kenny Shuman	Aye
Mr. Chad Pennington	Aye

5. *Certificate of Appropriateness – Marathon Realty Corporation, Cook Street & Robertson Road, Abingdon, VA 24210. Certificate of Appropriateness for New Construction. Located at Cook Street & Robertson Road, Abingdon, VA 24210. (Tax Map 021-8-3) (VIDEO 16:54 – 25:20)*

Mr. Cristofari provided the staff report.

Marathon Realty Corp. (Owner/Applicant) and Rado Nedkov of CEI Engineering Associates Inc. (Representative) has requested approval of a Certificate of Appropriateness for a new commercial structure (Firestone), located on parcel 021-8-3 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 Meadows Planned Unit Development Covenant. Approval of

the Entrance Corridor Certificate of Appropriateness 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 submitted a sign plan requesting for six signs, five wall signs and one monument, to be placed on the property. All signs meet the requirements of both the Meadows and the Town of Abingdon design criteria.

1. A wall sign will be placed on the left side of the West elevation (primary). The sign will be a Non-Illuminated Pin Mount Letters. The sign will be 11 ft. 5 5/16 in. in length and 18 in. in height with a total square footage of 17.2 sq. ft. This sign meets the design requirements of the Meadows Planned Unit Development.
2. A wall sign will be placed on the right side of the West elevation (primary). The sign will be made of FCAC Illuminated Raceway Letters with the color white. The sign will be 19 ft. in length and 3 ft. 10 in. in height with a total square footage of 73 sq. ft. This sign meets the design requirements of the Meadows Planned Unit Development.
3. A wall sign will be placed on the left side of the North elevation (secondary). The sign will be a FCAC Non-Illuminated Pin Mount Letters. The sign will be 14 ft. 1 1/8 in. in length and 2 ft. 10 1/8 in. in height with a total square footage of 40 sq. ft. This sign meets the design requirements of the Meadows Planned Unit Development.
4. A wall sign will be placed on the left side of the East elevation (secondary). The sign will be a Non-Illuminated Pin Mount Letters. The sign will be 14 ft. 1 1/8 in. in length and 2 ft. 10 1/8 in. in height with a total square footage of 40 sq. ft.
5. A wall sign will be placed on the right side of the South elevation (secondary). The sign will be FCAC Illuminated Raceway Letters with the color white. The sign will be 14 ft. 1 1/8 in. in length and 2 ft. 10 1/8 in. in height with a total square footage of 40 sq. ft.
6. The sixth sign will be a monument sign placed on the southwest corner of the property. The sign will be 19 ft. 4 in. from the property line off Cook Street and 18 ft. from the property line off the connecting street leading to other businesses. The sign will be a F-Shield Monument with a height of 8 ft. The sign dimensions are 6 ft. 3 in. in length and 4 ft. 8 in. in height with a total square footage of 29.2 sq. ft. This sign meets the design requirements of the Meadows Planned Unit Development.

The applicant has provided elevation drawings. The elevation drawings meet the minimum design requirements stated in the Meadows Restrictive Covenant that a minimum of 50% of the 1st floor be comprised of specific materials.

- The West (primary) elevation has a total square footage (less glass) of 1,971 sq. ft. The total square footage of the brick and masonry combine for 1,546 sq. ft., roughly 79% of the cladding for the West (primary) elevation.
- The East (secondary) elevation has a total square footage (less glass) of 2,693 sq. ft. The total square footage of the brick and masonry combine for 2,258 sq. ft., roughly 84% of the cladding for the East (secondary) elevation.
- The North (secondary) elevation has a total square footage (less glass) of 1,167 sq. ft. The total square footage of the brick and masonry combine for 968 sq. ft., roughly 83% of the cladding for the North (secondary) elevation.
- The South (secondary) elevation has a total square footage (less glass) of 1,074 sq. ft. The total square footage of the brick and masonry combine for 964 sq. ft., roughly 90% of the cladding for the South (secondary) elevation.

There will be two types of brick material used for the structure.

The first brick material will be Meridian Thin Brick “Amaro” and the other as Meridian Thin Brick “Meadowbrook”. The mortar used will be a natural grey. The “Meadowbrook” brick will be 3 ft. 10 in. in height following along the East and West elevations and 4 ft. in height from the North and South elevations from the bottom of the structure.

The “Amaro” brick will be 8 ft. in height from the top of the “Meadowbrook” brick and follow along all elevations. The “Meadowbrook” brick will be placed above the “Amaro” brick with a height of 8 in. and follow along all elevations. The “Amaro” brick will fill in the rest of the structure’s brick finish above the “Meadowbrook” brick.

The remaining structure’s elevations square footage shall consist of EIFS Cornice with the color “Reflection” SW7661 that will follow along the top of the structure’s elevations with a height of 2 ft. There will be two EIFS with the color “Reflection” SW7661 placed on the West elevation and East elevation. One EIFS will be on the North elevation.

The West Elevation (primary) will consist of eight insulated standard sectional overhead doors with clear safety glazing and pre-finished gray solid panels. Seven of these doors will have a height of 12 ft. with the other being 10 ft. Two painted bollards will be placed on the outside edges of each door. On the east side of the West Elevation there will be a clear anodized aluminum store front with 1 in. insulated clear safety glazing. There will be a door and frame painted to match the Meridian Thin Brick “Amaro”. Five light fixtures with a black mount will be placed between the overhead doors at a height of 10 ft. Two light fixtures will be placed 1 ft. 4 in. on either side of the store front. A canvas awning will be placed above the store front at a height of 12 ft. A key drop box, prefinished red,

will be placed right of the door and frame and a fire knock box will be placed at a height of 6 ft. to the right of the store front. A non-illuminated sign will be placed on the left side of the elevation and an illuminated sign placed on the right side of the elevation.

The East Elevation (secondary) will consist of six PPG "Pacifica" Glass (Graylite Color) with acid etching on the inside. Six awnings will be placed above each glass window. Two yellow bollards will be on each side of the gas meter. Five light fixtures with a black mount will be placed between the glass windows. There will be Four collector heads and downspouts painted to match the brick color. Four Scuppers and four Overflow Scuppers will be on the East elevation. A non-illuminated sign will be on the left side of the elevation.

The North elevation (secondary) will consist of one door and one electric meter. Both will be painted to match the brick color. A non-illuminated sign will be on the right side of the elevation.

The South elevation (secondary) will consist of three clear anodized aluminum store front with 1 in. insulated clear safety glazing. Three awnings will be placed above each aluminum store front. A sign will be in the center of the elevation.

The applicant submitted a photometric plan and there is no evidence of light intrusion on any of the surrounding properties. The Photometric Plan meets all requirements in the Meadows Planned Unit Development.

The applicant proposes to have thirteen exterior wall mounted lights, six single exterior lighted poles, and one double exterior lighted pole with the lights positioned at a 90-degree angle.

- Seven wall mounted lights will be placed on the West Elevation, three on the East Elevation, and three on the South Elevation of the structure.
- Two single lighted poles will be placed on the left side of the parking lot of the West Elevation of the structure.
- One single lighted pole will be placed on the right side of the parking lot of the South Elevation and one single lighted pole placed on the left side of the parking lot of the South Elevation.
- Two single lighted poles will be placed in the center area of the parking lot of the West Elevation.
- One double lighted pole will be positioned on the corner near the entrance of the right side of the West elevation.
- The dimensions of the proposed steel lighted poles will be 20 ft. x 4 in. sq x 11 ga. The height will be 20 ft. with a 17-foot pole and 3-foot base, which suffices the 20-foot maximum height limit.

The landscaping plans can be found on sheet L1.0. The proposed street frontage landscaping provides a minimum of 15 trees, meeting the required minimum of one tree planted per 40 linear feet of frontage. Within the landscaped areas are different types of flora consisting of October Glory Red Maple, Panache Shumard Oak, Allee Lacebark Elm, and Moor-Dense Juniper.

The landscape site plan on sheet L1.0 provided the proposed parking lot landscape. The landscaping shown in the plan consisted of various flora such as Allee Lacebark Elm, Green Vase Japanese Zelkova, Moor-Dense Juniper, Grey Owl Eastern Redcedar, Pink Cloud Pink Muhly Grass, Russian Sage, Gro-low Fragrant Sumac, and Bermudagrass.

On the North elevation of the structure a dumpster is located that is enclosed on three sides by a brick wall. The brick wall is surrounded by Grey Owl Eastern Redcedar on two sides. The loading dock shows that is not screened by landscaping.

The landscaping site plan on sheet L1.0 provides 7,369 sq. ft. of landscaped area in the parking lot. Landscape parking islands are provided and contain the same type of flora found along the property. All HVAC and other equipment on the ground or on the rooftop must be screened.

The applicant submitted a site plan showing the proposed parking lot. The design standards for parking spaces were met. The loading zone design was met with the condition that it must be screened in compliance with the Entrance Corridor Overlay requirements.

If the Planning Commission decides to approve the Certificate of Appropriateness request, staff suggests the following conditions of approval be attached to secure substantial protection for public health, safety, and general welfare:

1. Submittal of a Sign Permit application to the Community Development Department for any signage including directional proposed on the property.
2. Unspecified screening for the loading/unloading dock in the Landscape Plan. The Applicant must submit to staff the required screening. Screening shall be a six-foot-high buffer with a minimum width of 20 ft. A combination of solid masonry wall or opaque fence consisting of six deciduous trees per 100 linear feet of buffer may be used. Another option is the use of landscaping.
3. All mechanical equipment must be screened from the public view.

Todd Hamula (Applicant) stated his excitement to be working with the Town of Abingdon and to start the project. He mentioned that there is a large berm on the North side of the property that is 9 ft. tall and will provide a buffer with also the inclusion of the landscaping required. Mr. Weaver (PC) asked if the nature of the business was more auto repair related or tire related. Mr. Hamula answered that 60% of the business is new tires and 40% would

be auto repair services. Mr. Weaver asked where the used tires will be placed on the property. Mr. Hamula answered that there will be a screened enclosure behind the dumpster enclosure to place used tires. There will be a roof on the enclosure, limiting the height to stack the tires. The stack will be picked up and recycled around once a week.

Mr. Austin asked the applicant about overnight parking of cars on the property. Mr. Hamula answered that there will be a night drop off established. Cars will not be on the property for more than 48 hours at a time.

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

The roll call vote was as follows:

Mr. Wayne Austin	Aye
Mr. Michael Weaver	Aye
Mr. Scott Wilson	Aye
Mr. Jeff Johnson	Aye
Mr. Kenny Shuman	Aye
Mr. Chad Pennington	Aye

F. OLD BUSINESS/MATTERS NOT ON THE AGENDA (VIDEO 25:21 – 37:25)

Mr. Shuman asked Mrs. Rice to discuss the position that the Town Council took regarding the Planning Commission approval of the signage of 370 E. Main Street. Mrs. Rice stated that for the Town Council to approve the comprehensive sign plan the applicants must have a uniform project. The applicants held off on signing easements to see if the comprehensive sign plan would be approved. The first meeting with the Town Council was tabled due to the prior conditions on the project. The Town Council asked the applicants to bring in a signed agreement between the parcel owners in the form of easements. The applicants were able to accomplish most of the conditions but were unable to bring in the signed agreements at the second meeting with the Town Council. The Town Council informed the applicants that they will not place the plan on the agenda until the signed easements were established.

Mr. Austin stated that the Town Council tabled the plan due to the plan not being uniform. A large concern was opening the street from a VDOT standard road to a gravel parking lot that the Town did not own. The parcel owners can create easements however they like in there and the traffic it can create in the area. Mr. Shuman stated that the concern for traffic was brought up in the Planning Commission discussion before approval.

Mr. Johnson mentioned the need for guidance for safety concerns, whether it be from regulations or Town Council. Mr. Johnson asked if the Planning Commission needs to investigate more safety considerations or if it should be dealt with by the Town Council. Mr. Austin answered that the Town Council respects and takes in considerations and decisions made by the Planning Commission. Both the Planning Commission and the Town Council should make considerations on traffic and safety concerns. Mr. Shuman mentioned

that he thinks the Planning Commission should consider all aspects of safety and to at least document the concerns that arise.

F. OLD BUSINESS/MATTERS NOT ON THE AGENDA

- COA Waiver – 335 E. Main Street, Deck Replacement
- COA Waiver – 350 W. Main Street, Landscaping

G. ANNOUNCEMENTS

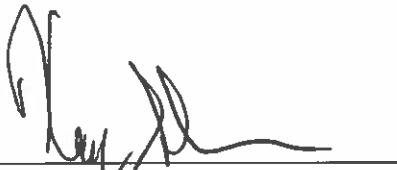
H. ADJOURNMENT

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

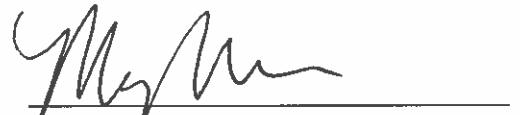
The roll call vote was as follows:

Mr. Wayne Austin	Aye
Mr. Michael Weaver	Aye
Mr. Scott Wilson	Aye
Mr. Jeff Johnson	Aye
Mr. Kenny Shuman	Aye
Mr. Chad Pennington	Aye

Adjourn Time 6:03 P.M.



Kenny Shuman, Chairman



Mayana Rice, Director of Community
Development