



**TOWN OF ABINGDON, VIRGINIA  
PLANNING COMMISSION MEETING  
MONDAY, JULY 23, 2018 – 5:30 P.M.  
ARTHUR CAMPBELL MEETING ROOM  
MUNICIPAL BUILDING**

*Welcome to the Town of Abingdon, Virginia Planning Commission Regular Meeting. We appreciate your interest and we encourage public participation in our meeting. Your comments are important to our decision making process. Please note that there will be opportunities during the meeting for you to address the Commission members. The first opportunity will come if there is a public hearing on the agenda, when the Chairman declares the hearing open for comment. The second opportunity to address the Commission will come near the end of the agenda when the Chairman will inquire if anyone wishes to address the members of the Commission. Anyone addressing the Commission will approach the podium; give your first and last name and your complete physical address. Comments must be limited to three minutes.*

**A. WELCOME – *Wayne Austin, Chair***

**B. ROLL CALL – *Jason Boswell, Interim Director of Planning***

**C. APPROVAL OF MINUTES**

- June 25, 2018

**D. CERTIFICATE OF APPROPRIATENESS**

- 1. Application for Certificate of Appropriateness; Beef O Brady's, 21<sup>st</sup> Century Cinema Inc. LLC, P.O. Box 2226, Abingdon, VA 24212, Owner.** Expansion of the Cinemall's existing tenant space to accommodate a Beef O Brady's franchise restaurant. Three separate expansions. One will require 6 existing accessible parking spaces to be relocated. One will leave 11'-4" of sidewalk depth in front of the public entrance to the restaurant. One will be in an existing service area to the rear of the building and will not be visible from the entrance corridor. The Cinemall's existing canopy will be shortened by 34' – 6" in length. Located at **721 E. Main Street, Abingdon, VA.** Currently Zoned B-2, Tax Map No. 007-1-1
- 2. Application for Certificate of Appropriateness; First Community Bank, 29 College Drive, Bluefield VA, 24605, Owner.** Exterior improvements change the windows and façade of the existing bank building. Located at **271 W. Main Street, Abingdon, VA.** Currently Zoned B-3, Tax Map No. 011-1-84.

**E. DISCUSSION TOPIC:**

**1. Comprehensive Plan Review – Update**

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

**1. Properties belonging to Ms. Ann Hutton:** staff update on progress with cleanup and a solution to the safety issue with the railing located at the Valley Street property. Mr. Boswell and Mr. Bolick are to suggest ways to rectify the safety issue.

**2. Kroger Mid-Atlantic Division:** board wishes to see if the approved times of delivery were on a COA or granted with a Special Permit. Code Compliance is to keep an eye on the fueling center delivery and safety issues. The board would like an update to see if the Kroger Fuel Center is in compliance with the town code.

**G. ANNOUNCEMENTS**

**H. ADJOURNMENT**

**TOWN OF ABINGDON  
PLANNING COMMISSION  
MONDAY, JUNE 25, 2018 – 5:30 PM  
ARTHUR CAMPBELL MEETING ROOM – MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, June 25, 2018 at 5:30 pm in the Arthur Campbell Meeting Room.

**A. Vice-Chairman Kenny Shuman called the meeting to Order.**

**B. Roll Call – Jason Boswell, Interim Director of Planning**

**Members Present:**

Mr. James Anderson  
Dr. Ramsey White  
Mr. Scott Wilson  
Mr. Rick Humphreys  
Mr. Kenny Shuman  
Mr. Tony Sullivan

Comprising a quorum of the Commission

**Members Absent:**

Mr. Wayne Austin, Chairman

**Administrative Staff Present:**

Mr. Tony Sullivan – Interim Town Manager  
Mr. Jason Boswell – Interim Director of Planning

**C. APPROVAL OF MINUTES**

Approval of Minutes: Regular Meeting, April 23, 2018

**On motion of Mr. Wilson, seconded by Mr. Anderson the minutes of April 23, 2018 were accepted as presented.**

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

<b>Mr. Anderson</b>	<b>Aye</b>
<b>Dr. White</b>	<b>Aye</b>
<b>Mr. Wilson</b>	<b>Aye</b>
<b>Mr. Humphreys</b>	<b>Aye</b>
<b>Mr. Shuman</b>	<b>Aye</b>
<b>Mr. Sullivan</b>	<b>Aye</b>

**D. PUBLIC HEARING: SPECIAL USE PERMIT**

**Public Hearing: Special Use Permit: Timothy & Lydia Hoke, owner, 243 Fugate Street, currently zoned R3. Request to approve plans for an addition to an existing structure in the flood hazard district. Tax Map No. 018-6-37.**

Mr. Shuman opened the Public Hearing.

Mr. Hoke represented himself and asked to be able to add an addition for his family of 650 square feet to the existing property located at 243 Fugate Street.

Mr. Humphreys asked Mr. Hoke if he was ok with the revised square footage in order to give the town a water drainage easement. Mr. Hoke was in agreement.

Mr. Shuman closed the Public Hearing.

Mr. Boswell thanked Mr. Hoke and told the board that Mr. Hoke had been very gracious and patience through this lengthy process. During this process, the right-of-way had to be vacated and that the process was a very lengthy one.

Mr. Bundy's letter states that there will be less than 1% rise from the flood study. Mr. Bundy found this to be an insignificant amount and Mr. Boswell agreed with Mr. Bundy's finding.

Mr. Humphreys made a motion that the plans for the addition to the existing structure be approved by the board. A Special Use Permit should be granted.

**On motion of Mr. Humphreys, Seconded by Mr. Wilson, the Planning Commission members recommended that the proposed plans for the addition to the existing structure be approved.**

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

<b>Mr. Anderson</b>	<b>Aye</b>
<b>Dr. White</b>	<b>Aye</b>
<b>Mr. Wilson</b>	<b>Aye</b>



<b>Mr. Humphreys</b>	<b>Aye</b>
<b>Mr. Shuman</b>	<b>Aye</b>
<b>Mr. Sullivan</b>	<b>Aye</b>

**E. CERTIFICATE(S) OF APPROPRIATENESS**

**1. Application for Certificate of Appropriateness; Beef O Brady's, 21<sup>st</sup> Century Cinema Inc. LLC, P.O. Box 2226, Abingdon, VA 24212, Owner.** Expansion of the Cinemall's existing tenant space to accommodate a Beef O Brady's franchise restaurant. Three separate expansions. One will require 6 existing accessible parking spaces to be relocated. One will leave 11' - 4" of sidewalk depth in front of the public entrance to the restaurant. One will be in an existing service area to the rear of the building and will not be visible from the entrance corridor. The Cinemall's existing canopy will be shortened by 34' - 6" in length. Located at **721 E. Main Street, Abingdon, VA.** Currently Zoned B-2, Tax Map No. 007-1-1

Mr. Michael Haslam, Burwill Construction Company represented Beef O Brady as their general contractor and designer. Mr. Haslam stated that the site plan shows that the project will leave an excess of 11 feet of sidewalk at the front of the property. There are 6 handicapped parking spaces that will be relocated in the front isle where there are already 2 accessible van spaces. Setbacks are adequate with frontage regulations and will have no encroachments in any way. The proposed floor plan of the entry into the building will be aesthetically pleasing from the city's entrance corridor.

Currently the handicap parking spaces have a curb filled with gravel in front. The existing crosswalk will be used for handicapped access, which means that in order to access passage you will have to go back behind the parked vehicles to get to the accessible crosswalk. This is the current way to the crosswalk.

The grade of the existing parking spaces is not 2% sloped as zoned. The new spaces will be the same grade as the existing spaces.

The current parking count is 289, with 30 of these being allocated for the restaurant as recommended. The board would need to know how many spaces should be allotted for the theatre and how many for the restaurant.

When patrons leave, will they have a problem when turning left onto Lee Highway?

There will be no additional sign/s placed in the front of the property at the Lee Highway entrance to the complex.

Board is requesting the Beef O Bradys to landscape the property with grass medians, trees, shrubs, etc.

After going back and forth, Mr. Haslam stated that he had two different concerns from what the board discussed, 1.) the board was concerned with the parking capacity and 2.) the board wanted to decrease the parking capacity with landscaping.

Mr. Shuman summarized the discussion with 1. Information forthcoming of how many parking spaces will be needed for the theater and the restaurant, 2. Elevation of the parking spaces to match the existing spaces, 3. Issue of the parking area, if it qualifies with the requirements for the Entrance Corridor Overlay.

The board will need to see landscaping plans before they can be approved.

**On motion of Mr. Humphreys, Seconded by Mr. Anderson, Planning Commission members recommended that the proposed be tabled until information can be supplied for additional parking, landscaping plan and the elevation of the handicapped parking spaces in the Entrance Corridor Overlay.**

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

<b>Mr. Anderson</b>	<b>Aye</b>
<b>Dr. White</b>	<b>Aye</b>
<b>Mr. Wilson</b>	<b>Aye</b>
<b>Mr. Humphreys</b>	<b>Aye</b>
<b>Mr. Shuman</b>	<b>Aye</b>
<b>Mr. Sullivan</b>	<b>Aye</b>

Beef O Brady is requesting to place the sign on the building. It will be larger than the code stipulates, being 137 square feet, and will need to have a waiver from the board to permit this signage. They will also have to submit a drawing and scale of the sign. It was discussed that with the setback that a larger sign maybe allowed. They can work with Mr. Boswell on the size and specifications of the signage. Mr. White suggested that with the setback that the size of the sign should be fine. Mr. Humphreys suggested that a smaller sign be placed on the building and one at the front entrance.

Beef O Brady should return to the committee with information on the parking spaces, slope of parking space and design, and Landscaping design, sign design, (if not worked out with Mr. Boswell). They would need to come back and apply for a wavier/exception for the signage and parking space number.

Board agreed that the building design is good.

\*\*\* Side note: Mr. Wilson brought up the fact that the old Cinemall sign at the road needs to be removed. Someone is mowing and weed eating around the old signage. It would only take a person with a dump truck and a day to remove the old sign.

**On motion of Dr. White, Seconded by Mr. Anderson, Planning Commission members recommended that the sign be allowed to be put on the building and to be larger than specified by town code.**

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

<b>Mr. Anderson</b>	<b>Aye</b>
<b>Dr. White</b>	<b>Aye</b>
<b>Mr. Wilson</b>	<b>Nay</b>
<b>Mr. Humphreys</b>	<b>Nay</b>
<b>Mr. Shuman</b>	<b>Nay</b>
<b>Mr. Sullivan</b>	<b>Aye</b>

The vote was tied. They will have to work with Mr. Boswell and see what the code allows for a sign in the Entrance Corridor Overlay.

**2. Application for Certificate of Appropriateness; First Community Bank, 29 College Drive, Bluefield VA, 24605, Owner.** Exterior improvements change the windows and façade of the existing bank building. Located at **271 W. Main Street, Abingdon, VA.** Currently Zoned B-3, Tax Map No. 011-1-84.

The First Community Bank did not have a representative present and the board felt that the only thing they could do was to table the COA until someone would be available to represent The First Community Bank.

Mr. Humphreys made note that they were using two different period style windows but that there was nothing that the board could do about the design.

**On motion of Mr. Wilson, Seconded by Mr. Humphreys, Planning Commission members recommended that the proposed be tabled due to having no representation available to answer questions from the board.**

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

<b>Mr. Anderson</b>	<b>Aye</b>
<b>Dr. White</b>	<b>Aye</b>
<b>Mr. Wilson</b>	<b>Aye</b>
<b>Mr. Humphreys</b>	<b>Aye</b>
<b>Mr. Shuman</b>	<b>Aye</b>
<b>Mr. Sullivan</b>	<b>Aye</b>

**E. DISCUSSION TOPIC:**

**1. Preliminary design, Multi-Use Sports Complex: CHA, Dave Barlow: representative.**

Planning Commission can approve or deny the preliminary design of the Multi-Use Sports Complex.

**Mr. Dave Barlow represented CHA Construction.**

Orientation of the site and various components being proposed for the Sports Complex project follows.

**Buildings:**

1. Multi-Purpose Field – Soccer field, a little less than 200 parking spaces.
2. Baseball / Softball Field – Full size high school field specifications or full size softball field with 200 parking spaces. This type of field can be used for a Little League field, a regulations size field, etc.

**Building on the site and there usages:**

1. Batting Cage
2. Building J - Two- Story - Concession/Restroom/Score-Table area, Support Space/Mechanical/ Open Room on the second story will have windows facing all four fields, Façade to be Brick and wood left from the previous structure
3. Building I - One-Story - Concession/Restroom, near Soccer field with wrap around porch
4. Maintenance Building - One-Story with storage and support.

**Architecture and Architecture Aspects: Presented by Thomas Weems - Architect**  
Basis material for all buildings will be brick and or wood, green standing seam roof, window frames made of anodized material with a masonry base that would be stained. Material left on the property from the original building will be incorporated into the design of the outside façade on the four buildings on the property.

The property will have extensive fencing, which will be made of black coated fencing to eliminate shine. The intent is to keep roadside ditches to keep the look Green. The grass on all the fields will be a natural grass, no artificial turf.

The property will have public water and sewer. The fields will have the same grade as the Creeper Trail. There will only be one entrance onto the Creeper Trail from the Sports Complex.

Mr. Humphreys mentioned having removable mounds, bases and fencing for the fields to be able to use the fields for multiple uses.

The information presented was a preliminary design as to what direction the Sports Complex is heading.

**F. PUBLIC COMMENTS**

**1. Mr. Joe Levine of 340 and 350 Green Spring Road.** Mr. Levine asked if the First Community Bank was in the Historic District, board advised him that it was not. Mr. Levine asked if the Sports Complex would have bleachers installed for the spectators. He was informed that each building would have about 100 seats with available space for field chairs and/or blankets.

**2. Ms. Donna Levine of 340 and 350 Green Spring Road.** Ms. Levine expressed concern about interstate noise and if the noise on the field would be harmful to the children playing. The noise created from the playing field would not interrupt the Creeper Trail as most games would be played in the evening and the Creeper Trail closes at dusk. She asked if the town would be putting in a noise barrier wall with the Exit 17 construction. This could help with the amount of noise that the children would be exposed to.

**G. UPDATES FROM STAFF AND PLANNING COMMISSION MEMBERS**

**1. Properties belonging to Ms. Ann Hutton have been cited and if the proper actions are not taken in the set time the Town will abate the nuisance.**

It appears that someone is coming in and doing work to the property. In this case, we have to give Ms. Hutton the allowed time in order to get the property up to code.

Board believes that the letter is a good first step in this process to enforce the town code. Board also believes that the enforcement of town code should remain consistent for all citizens.

Staff will report on the progress of the clean up on a monthly basis. Ms. Hutton will be instructed to fix the railing at the property located on Valley Street immediately, as it is causing a safety issue. Regardless of who owns the sidewalk the railing needs to be fixed immediately before someone is hurt and the town is held liable because they were aware of a safety issue. Should a warning sign be put up to protect the town in case of an accident? Mr. Boswell and Mr. Bolick are to come up with a way to rectify this problem by the next Planning Commission meeting on July 23, 2018.

**2. Kroger Mid-Atlantic Division Office has been contacted and asked to submit a schedule of deliveries for the Abingdon Kroger facility. No response has been sent to the Town of Abingdon Planning Department.**

Mr. Boswell has been in touch with Mr. Childress and has made him aware of the code violations. Mr. Childress has directed Mr. Boswell to send all future correspondences to him and he will forward the information on to the proper department.

The board feels that this is a potential safety issue and needs to be addressed.

Staff has been instructed that the Code Compliance officer should visit the Kroger Fuel parking lot and issue a citation stating that the Planning Commission terms are not being met. Code Compliance should check on the safety aspects at the property. Board would like the Code Enforcement Officer to keep an eye on the situation. The board would like an update at the next Planning Commission meeting, (July 23, 2018), to see if the Kroger Fuel Center is in compliance with the town code.

Mr. Humphreys feels that the board needs to have an Attorney present to answer legal questions in such matters. Without legal counsel, board is not sure of what authority they have in this situation.

Board wishes to see if the approved times of delivery were on a COA or granted with a Special Permit.

\*\*\* Excerpt from the letter sent May 7, 2018 to:

Kroger Mid-Atlantic Division Office  
3635 Peters Creek Rd NW  
Roanoke, VA 24019

Cummings Street is one of the most dangerous streets in our town and becomes very congested during the times set forth as "non-delivery times" for your fuel tankers. These were important issues in 2013 and they are even more important now. The times during which NO DELIVERIES are to take place are:

- No deliveries between: 7:00 AM – 9:00 AM daily
- No deliveries between: 11:00 AM – 1:00 PM daily
- No deliveries between: 3:00 PM – 6:00 PM daily

Dr. White left the meeting at 7:02 P.M.

Mr. Humphreys stressed the importance of the committee members getting the proper Planning Commission training.

Mr. Humphreys also handed out town pens to each member in thanks for their service on the Planning Commission, as this is his last meeting.

Mr. Humphreys inquired about the SWOT and if the practice has been suspended. This will be discussed at the next meeting.

Mr. Shuman thanked Mr. Humphreys for his service and friendship while serving on the Planning Commission.

**H. ADJOURN**

**On motion of Mr. Humphreys, Seconded by Mr. Wilson, recommended the meeting be adjourned with no further business to address.**

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

<b>Mr. Anderson</b>	<b>Aye</b>
<b>Dr. White</b>	<b>Aye</b>
<b>Mr. Wilson</b>	<b>Aye</b>
<b>Mr. Humphreys</b>	<b>Aye</b>
<b>Mr. Shuman</b>	<b>Aye</b>
<b>Mr. Sullivan</b>	<b>Aye</b>

**Adjourn Time: 7:05 P.M.**

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Wayne Austin, Chairman

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Tony Sullivan, Secretary

**Next regularly scheduled meeting will be July 23, 2018 at 5:30 pm in the Arthur Campbell Room, 1<sup>st</sup> floor of the Town Municipal Building.**

# Abingdon, Virginia



## IMPORTANT NOTE:

The complete application along with \$50.00 administrative fee must be filed with the Town of Abingdon's Office of Planning & Zoning no later than the Second Tuesday of the month to be heard at that month's Planning Commission meeting. Applications received after the Second Tuesday of the month will be heard at the following month's meeting. If an application is not **complete**, it will not be included on the meeting agenda. To avoid delays, it is recommended that applicants meet with staff **before the deadline** to review the COA application.

## APPLICATION FOR ENTRANCE CORRIDOR, CERTIFICATE OF APPROPRIATENESS Town of Abingdon, Virginia

Town of Abingdon Planning Commission  
133 East Main Street • Abingdon, VA 24212  
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property	721 East Main Street	Zoning District	Abingdon B-2
Business Name	Beef 'O' Brady's	Tax Map No:	007-1-1

Applicant/Property Owner Name (PRINT)	Family Sports Restaurants, LLC	Representative Agent(s) Name	Michael Haslam, AIA
Signature		Firm	BurWil Construction Co.
Mailing Address	PO Box 2226	Mailing Address	PO Box 637
City	Abingdon	City	Bristol
State/Zip	VA 24212	State/Zip	TN 37621
Phone/Fax Number:	(561)-400-8470	Phone/Fax Number:	(423)-968-4158
Email:	1@sjw1.com	Email:	mhaslam@burwil.com

(Check the Appropriate Boxes - Check all that Apply)

<input checked="" type="checkbox"/>	Exterior Change	<input checked="" type="checkbox"/>	Addition	<input type="checkbox"/>	Relocation
<input type="checkbox"/>	Wall/Fence	<input type="checkbox"/>	Deck/Porch	<input type="checkbox"/>	Demolition
<input type="checkbox"/>	Driveway/Parking Area	<input type="checkbox"/>	New Structure/Building	<input type="checkbox"/>	Grounds/Landscaping
<input type="checkbox"/>	Dumpster/HVAC Screen, etc.	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	Other _____

The above named person(s)/firm has permission to represent me regarding this request for site plan and architectural review. I understand that I or my representative agent(s) must be present at the Planning Commission Meeting on the date assigned by staff, typically the 4<sup>th</sup> Monday of the month, to present my proposal and that failure to attend may result in the denial of my proposal by the Commission due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Planning Commission for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Planning Commission the right to enter onto my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness. I further authorize Town staff to notify any adjoining property owners of this application for Certificate of Appropriateness.

Signed Michael Haslam Date 07/09/18



**PLEASE READ:**

Applicants are encouraged to submit complete applications with sufficient information to enable a clear understanding of the proposal by Planning Commission members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations or changes will result in delays. Planning Department staff will periodically inspect properties for compliance with the COA. Failure to comply may also result in delays in the issuance of a Certificate of Occupancy, fines, or other enforcement actions.

**FULL DESCRIPTION OF PROPOSAL:**

Expansion of the Abingdon Cinemall's existing tenant space to accommodate a Beef 'O' Brady's franchise restaurant.

Three (3) separate expansions to the existing building's footprint as indicated on the site and floor plans; an expansion to the south (facing the entrance corridor) will accommodate an enhanced entrance to the tenant space and will occupy a

portion of what is currently a 26'-4" wide sidewalk (leaving in excess of 11'-0" of sidewalk width); an expansion to the east will increase the amount of available seating area inside the tenant space (after a significant portion of available

space is allotted to "back of house" restaurant functions); one expansion to the north will be a part of a non-public service area to the rear of the building (not visible from the entrance corridor). The Cinemall's canopy will be shortened by 34'-6".

**REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:**

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate not applicable and explain in the space provided why it is not necessary for this project.

MH Sketch, drawing and/or elevations showing the proposed changes or improvements

MH Site plan or plat of property

MH Photographs showing property, work in question, and the area of the proposed project

MH A list of materials that identifies the type and quality of materials to be used in the Proposed Project

Painted E.I.F.S

Brick Veneer

Pre-finished Aluminum Storefront

Wall-mounted Illuminated Signage & Gooseneck Downlighting Fixtures as shown

MH Other (please list)

Please refer to revised site plan, comprehensive signage plan, and written request for waiver of parking requirements for specific amendments to original application (dated 06/11/18)

MH \$50.00 application fee

Applicants may refer to typical submissions kept at the Department of Planning and Zoning of the Town of Abingdon, on the Lower floor of Town Hall, located at 133 East Main Street for illustrations of how to present the required information.

To be Completed by Planning Department Staff (please Initial)

AB COA application has been reviewed and deemed to be complete.

AB List of adjoining property owners notified of this COA application has been attached to this application.

AB An administrative fee of \$50.00 is attached with this application

All modifications requiring further review: \$25.00

Code: 011/Budget line item: 100-3-13-030-0400

# BurWil

Construction Company, Inc.  
[www.burwil.com](http://www.burwil.com)

## COMPREHENSIVE SIGNAGE PLAN

07/09/18

### BEEF 'O' BRADY'S 721 EAST MAIN STREET

On behalf of our client, Family Sports Restaurants, LLC, we at BurWil Construction Company, Inc. are pleased to present to the Town of Abingdon's Planning Commission, our Comprehensive Signage Plan for the development of a Beef 'O' Brady's restaurant in the available tenant space adjacent to the Abingdon Cinemall at 721 East Main Street.

Our plan is to provide only one (1) sign in conjunction with the aforementioned development, which we propose to be an internally lit channel letter sign, fabricated in accordance with Beef 'O' Brady's standard design number B-39-CLR, which calls for boxed wall-mounted letters, with an overall size of approximately 5'-6 1/2" tall by 24'-8" long (or an overall boxed square footage of 136.70). The colors of the sign will be green, black, and white. The proposed building elevations (previously submitted to the Planning Commission last month) illustrate specific use of these colors in context along with the size of the proposed sign in proportion to everything else on the building façade. The sign will be affixed directly to the building's exterior, appearing over the arch-topped storefront element of the Beef 'O' Brady's façade, which directly addresses the entrance corridor from a distance of approximately 300 feet from the roadway.

While we acknowledge that Section 21-6-6 of the Town ordinance mentions a limit of 60 square feet of signage permitted for any business establishment in a B-2 zone, we would like to point out that the ordinance is worded such that this limit applies specifically to freestanding and projecting signs. It makes no mention of wall-mounted signs that are attached to the façade of a building and do not project into the space in front of said building. For this reason, we would like to propose that a reasonable reading of the ordinance, which does not specifically mention non-projecting wall-mounted signage, could allow the Planning Commission to free itself from the mandate of the ordinance to evaluate this kind of sign in the quantitative terms of maximum square footage, but rather to regard it via a qualitative assessment of its aesthetic merits (or shortcomings) as an element of the building's façade and determine its appropriateness by virtue of its contribution to (or detracting from) the building's architectural style and composition.

That said, in further support of our case that the proposed Beef 'O' Brady's sign should not pose an issue for the Planning Commission, we would like to cite the non-projecting wall-mounted sign on Rose's, which occupies the parcel to the east of and immediately adjacent to the Cinemall and sits at a similar distance from the roadway as a precedent in the immediate area for exactly the kind of sign we are proposing, and at a scale that rivals what we have asked the Planning Commission to approve.

In summation, given the omission of anything in the ordinance to specifically address non-projecting wall-mounted signage in a B-2 district, our proposed sign's 300-foot distance from the roadway that defines this entrance corridor, the existence of a comparable precedent in the immediate area, and the appropriate scale of what we are requesting when viewed in context as a component of the building's façade, we hope the Town's Planning Commission would agree that the Beef 'O' Brady's sign as submitted should not pose a barrier to approval of a Certificate of Appropriateness.





BY JAMIE MIDDLETON

**BurWil Construction Company, Inc.**

620 Locust Street  
P.O. Box 637  
Bristol, TN 37621  
Tel. (423) 968-4158

**CITIZENS BANK**

**103058**

87-794/642

Pay: \*\*\*\*\*Fifty dollars and no cents

DATE: July 9, 2018  
CHECK NO.: 103058  
AMOUNT: \$\*\*\*\*\*50.00

**PAY  
TO THE  
ORDER  
OF**

Treasurer, Town of Abingdon, VA  
P. O. Box 789  
Abingdon, VA 24212

*J. D. Hembler*  
AUTHORIZED SIGNATURE



⑈ 103058 ⑈ ⑆064207946⑆010 7339 4⑈

Town of Abingdon

07/11/18 14:07 MISCELLANEOUS PERMIT

BURWILL CONSTRUCTION CO  
CERTIFICATE OF APPROPRIATNESS  
BEEF O'BRADY'S  
Chk#: 103058  
Batch Id: COUNTERB  
Ref Num: 28433 Seq: 9 to 9

Cash Amount:	0.00
Check Amount:	50.00
Credit Amount:	0.00
Total:	50.00



NOTICE OF MEETING  
for the  
Town of Abingdon Planning Commission

A request for modifications to a property located at within the Historic District Entrance Corridor Overlay has been filed with the Town of Abingdon's Planning Commission. The request is described below:

Location: **721 East Main Street**

Proposal: **Addition to existing structure to accommodate new Beef O' Brady's restaurant**

Applicant: **Steve Weston**

Applicant's Contact: **Michael Haslam, Burwil Construction Co. (423) 968-4158**

You are receiving this notice because public records indicate that you own property near or adjacent to the property listed in this request, which has been scheduled for a hearing before the Planning Commission. Recipients of this notice may wish to share it with their neighbors whose property is nearby the above noted location.

The purpose of the meeting is to allow citizens to comment regarding potential impacts the proposed changes would have on their properties or on the area in general, and to identify issues or concerns related to the appropriateness of the request. The meeting is not the appropriate setting to learn about a proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of the meeting.

If you would like more information about this request, you could contact the Town of Abingdon Planning Department at (276) 628-3167 prior to the meeting. You may also contact the applicant's contact person listed above.

**PLANNING COMMISSION MEETING**

MEETING DATE: July 23, 2018 TIME: 5:30 PM

LOCATION: Town of Abingdon Town Hall, 133 W. Main St., Arthur Campbell Room – 1<sup>st</sup> Floor

The meeting facilities of the Town of Abingdon are accessible to people with disabilities. Anyone needing special accommodations should call 276-628-3167.

*Mailed  
7-10-18*

HUTTON W C  
P.O. BOX 1734  
ABINGDON, VA 24212

FARMER WAREHOUSE INC.  
P.O. BOX 613  
ABINGDON, VA 24212

CLIFTON DONALD A & DONNA R  
676 THOMPSON DR  
ABINGDON, VA 24210

FRYE LOWELL H  
P.O. BOX 1477  
ABINGDON, VA 24212

CALDWELL BONNIE E  
637 E MAIN ST  
ABINGDON, VA 24210

SPENCE LAURA JEAN  
690 THOMPSON DR  
ABINGDON, VA 24210

CARGO OIL CO INC  
P.O. BOX 849  
TAZEWELL, VA 24651

GRAVES THOMAS H & SANDRA S  
21037 RICH VALLEY RD  
ABINGDON, VA 24210

YATES JAMES TODD  
P.O. BOX 281  
ABINGDON, VA 24212

SWINEY KAREN  
401 MONTROSE LN  
LAURINBURG, NC 28352

STAPLETON TUCKER  
6849 WASHINGTON BLVD  
ARLINGTON, VA 22213

KEENE JANICE  
206 CREEKS EDGE  
CHAPEL HILL, NC 27514

FRIZZELL BEN M JR  
P.O. BOX 3292  
BRISTOL, TN 37625

TRUPOINT BANK  
P.O. BOX 1010  
GRUNDY, VA 24614

MARSH WILLIAM & MARSH MICHAEL  
680 THOMPSON DR  
ABINGDON, VA 24210

WATSON RANDY FRANCIS & WANDA  
636 THOMPSON DR  
ABINGDON, VA 24210

COMM OF VA DEPT OF HWYS & TRANS  
710 E. MAIN ST  
ABINGDON VA 24210

GILMER PEGGY J & FRANKLIN JR  
C/O JENNY FIELDS  
LEBANON, VA 24266

SHERFEY MARY L  
614 CHERRY ST  
ABINGDON, VA 24210

JARRELL MINNIE SUE (L.E.)  
628 THOMPSON DR  
ABINGDON, VA 24210

JESSEE RHONDA TURNER  
658 THOMPSON DR  
ABINGDON, VA 24210

PHELPS ROSA W LIVING TRUST  
3549 WEAVER PIKE  
BRISTOL, TN 37620

BURKE TIMOTHY  
650 THOMPSON DR  
ABINGDON, VA 24210

LYALL DEREK N  
672 THOMPSON DR  
ABINGDON, VA 24210

JOHNSON ROY ALLEN  
P.O. BOX 926  
GREENVILLE, TN 37743

FULLER WRENDA & LARRY F  
698 THOMPSON DR  
ABINGDON VA 24210

MANTHEY BRETT A  
22130 MISTY RD  
ABINGDON, VA 24211

HENEGAR PATRICIA J  
620 THOMPSON DR  
ABINGDON, VA 24210

VAUGHT DENNIS  
662 THOMPSON DR  
ABINGDON VA 24210

ABINGDON EAR NOSE & THROAT  
P.O. BOX 1328  
ABINGDON, VA 24212





**BurWil**  
Construction Company, Inc.  
[www.burwil.com](http://www.burwil.com)

SITE PLAN

rights for setback requirements.  
This addition meets all required regulations.

**Section 11-4. - Setback regulations.**

11-4-1. Structures shall be located 25 feet or more from any street right-of-way which is 50 feet or greater in width, or 25 feet or more from the centerline of any street right-of-way less than 50 feet in width. This shall be known as the "setback line".

11-4-2. Structures shall be located 15 feet or more from the property line along any existing alley.

**Section 11-5. - Frontage regulations.**

None.

**Section 11-6. - Yard regulations.**

11-6-1. Side. None, except that the minimum side yard for each main structure adjoining or adjacent to a residential or open space district shall be ten feet. Note: see Article 17, sections 17-12 for corner lot provisions.

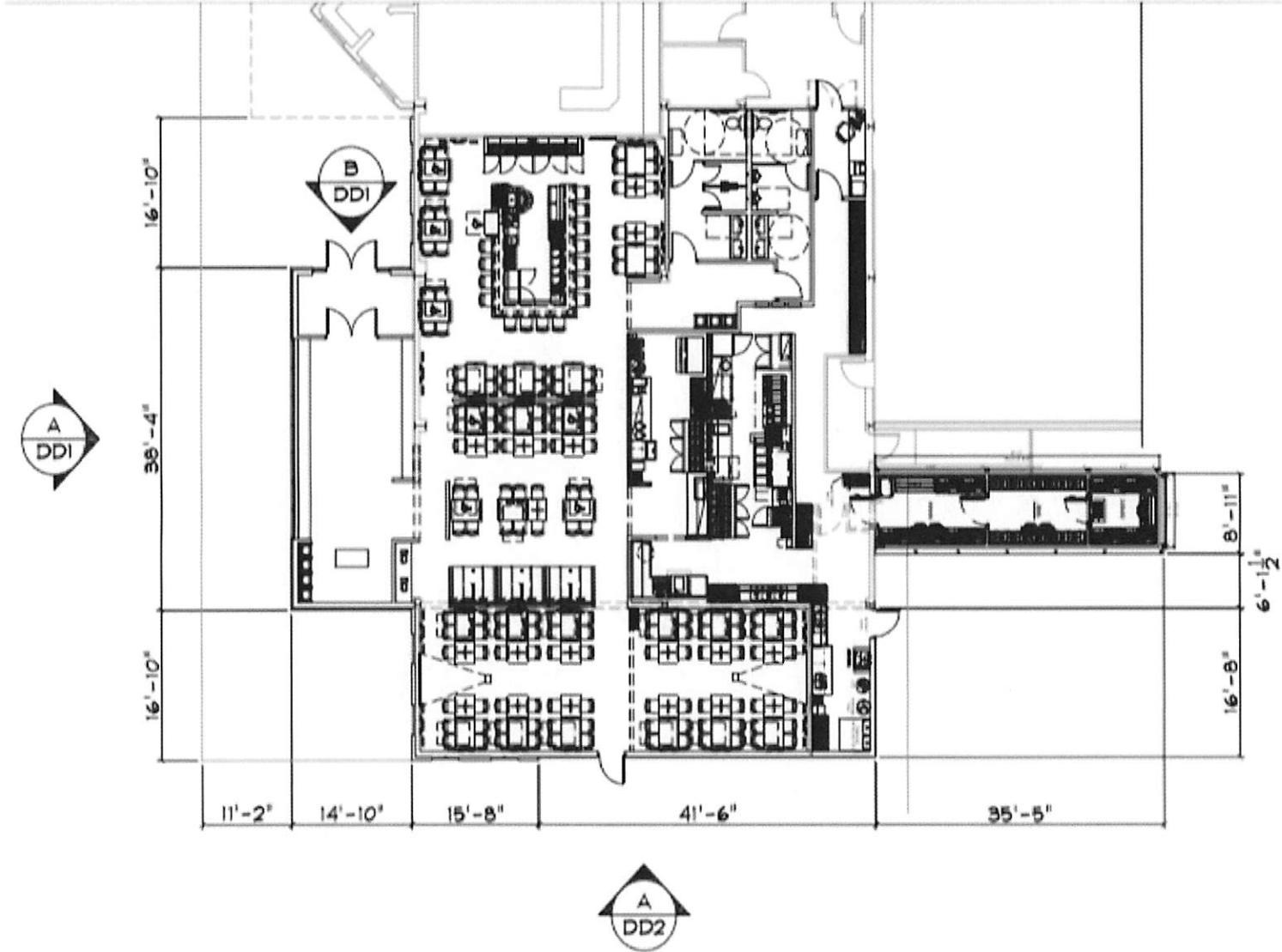
11-6-2. Rear. None, except that the minimum rear yard for each main structure adjoining or adjacent to a residential or open space district shall be 25 feet.

11-6-3. [ Accessory Building ] No accessory building shall be closer than five feet to any property line.

**Section 11-7. - Height regulations.**

11-7-1. None, except that no accessory structure which is within ten feet of any party lot line shall be more than one story high. All accessory structures shall be no greater than the main structure in height.

*Revised*



**BurWil**  
design Group

721 E. MAIN STREET  
ABINGDON, VA 24210  
TEL: 434-325-1111  
WWW.BURWILDESIGN.COM

ABINGDON CINEMALL  
**BEEF OBRADY'S EXPANSION**  
721 EAST MAIN STREET  
ABINGDON, VA 24210

PROJECT LOCATION:  
SCALE: 3/32" = 1'-0"

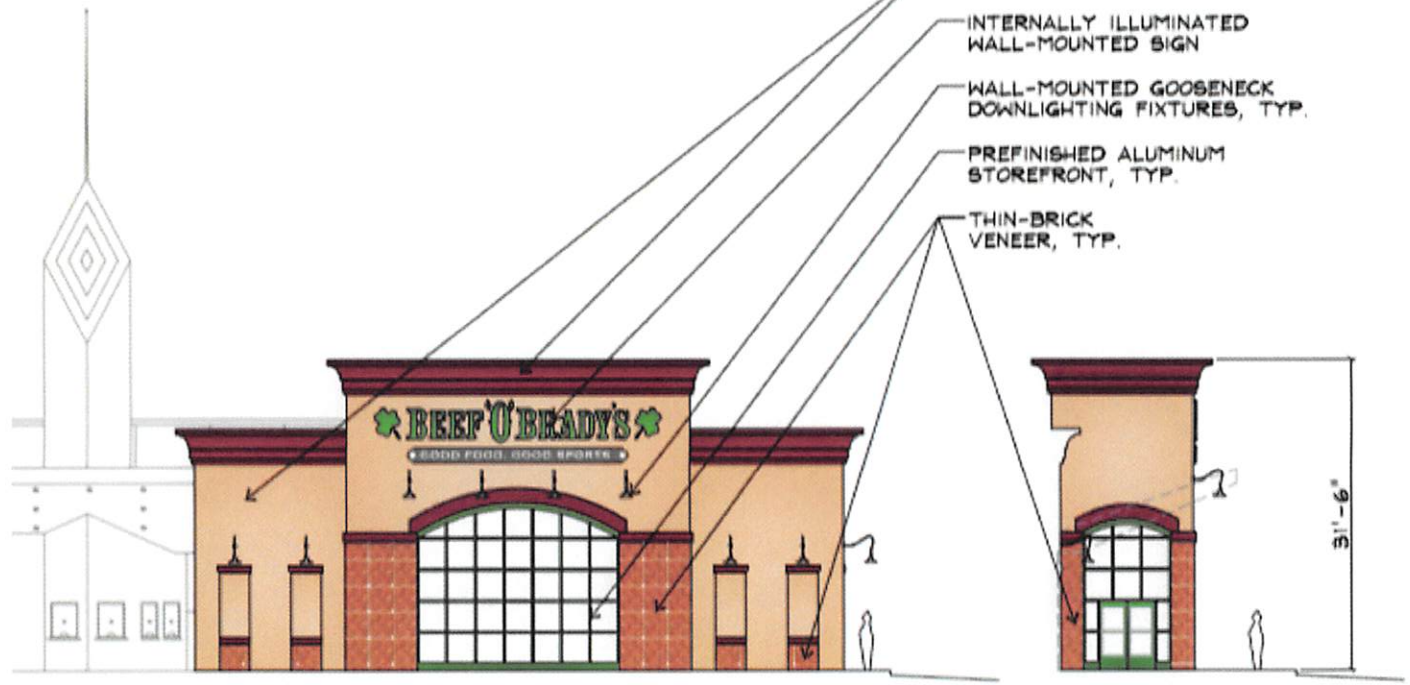
DATE: 06/25/10  
DRAWN BY: JFD  
CHECKED BY: JFD

DESIGNED BY:  
**DDPLAN**

*Revised*



- PAINTED EXTERIOR INSULATION & FINISHING SYSTEM (SIMULATED STUCCO), TYP.
- INTERNALLY ILLUMINATED WALL-MOUNTED SIGN
- WALL-MOUNTED GOOSENECK DOWNLIGHTING FIXTURES, TYP.
- PREFINISHED ALUMINUM STOREFRONT, TYP.
- THIN-BRICK VENEER, TYP.



**A FRONT ELEVATION**  
DD1 SCALE 3/32" = 1'-0"

**B ENTRY ELEVATION**  
DD1 SCALE 3/32" = 1'-0"

BurWil  
design Group

2000  
1000  
1000  
1000

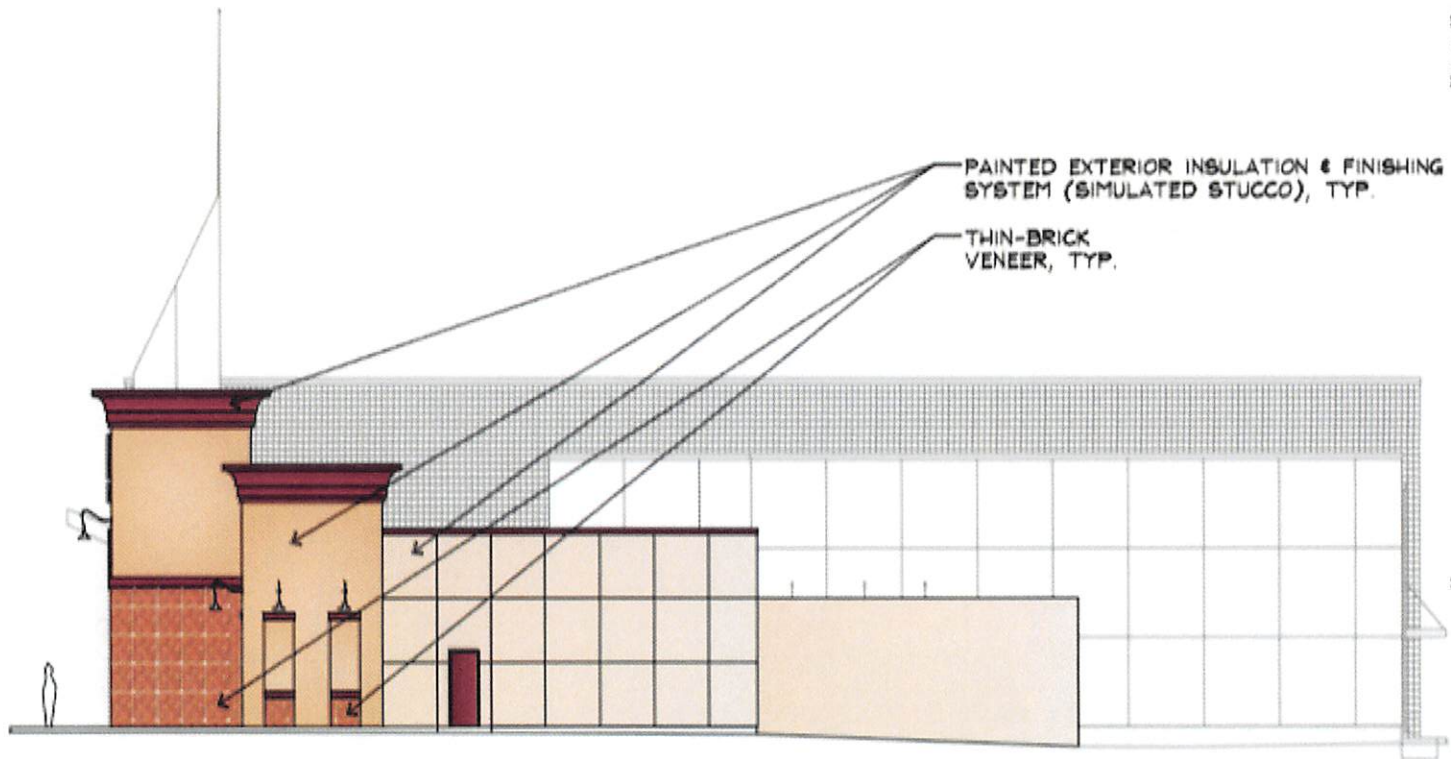
ARCHITECT  
1000  
1000  
1000

ABINGDON CINEMALL  
**BEEF OBRADY'S EXPANSION**  
721 EAST MAIN STREET  
ABINGDON, VA 24210

FRONT ELEVATION  
SCALE 3/32" = 1'-0"

DATE: 06/15/10  
REVISION: 12/11  
DRAWN BY: HEP  
CHECKED BY:

DD2



**A** SIDE ELEVATION  
DD2 SCALE 3/32" = 1'-0"

Revised



NOTICE OF MEETING  
for the  
Town of Abingdon Planning Commission

A request for modifications to a property located at within the Historic District Entrance Corridor Overlay has been filed with the Town of Abingdon's Planning Commission. The request is described below:

Location: **721 East Main Street**

Proposal: **Addition to existing structure to accommodate a restaurant**

Applicant: **Steve Weston**

Applicant's Contact: **Michael Haslam, Burwil Construction Co. (423) 968-4158**

You are receiving this notice because public records indicate that you own property near or adjacent to the property listed in this request, which has been scheduled for a hearing before the Planning Commission. Recipients of this notice may wish to share it with their neighbors whose property is nearby the above noted location.

The purpose of the meeting is to allow citizens to comment regarding potential impacts the proposed changes would have on their properties or on the area in general, and to identify issues or concerns related to the appropriateness of the request. The meeting is not the appropriate setting to learn about a proposal for the first time. It is difficult to gain understanding of a proposal and offer well thought out comments during the relatively short time of the meeting.

If you would like more information about this request, you could contact the Town of Abingdon Planning Department at (276) 628-3167 prior to the meeting. You may also contact the applicant's contact person listed above.

**PLANNING COMMISSION MEETING**

MEETING DATE: June 25, 2018 TIME: 5:30 PM

LOCATION: Town of Abingdon Town Hall, 133 W. Main St., Arthur Campbell Room – 1<sup>st</sup> Floor

The meeting facilities of the Town of Abingdon are accessible to people with disabilities. Anyone needing special accommodations should call 276-628-3167.

---

~~21ST CENTURY CINEMA INC LLC~~  
~~P O BOX 2220~~  
~~ABINGDON VA 24212~~

FRIZZELL BEN M JR  
P O BOX 3292  
BRISTOL TN 37625

FARMERS WAREHOUSE INC  
P O BOX 613  
ABINGDON VA 24212

~~WATSON RANDY FRANCIS & WA~~  
~~636 THOMPSON DR~~  
~~ABINGDON VA 24210~~

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~~FRYE LOWELL H~~  
~~P O BOX 1477~~  
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~~636 THOMPSON DR~~  
~~ABINGDON VA 24210~~

~~COMM OF VA~~  
~~ABINGDON VA 24210~~

~~721~~ 721 E. MAIN ST.  
ADJACENT PROPERTY OWNER LIST  
BEEF O' BRADY'S

**BURKE TIMOTHY**  
650 THOMPSON DR  
ABINGDON VA 24210

**SPENCE LAURA JEAN**  
690 THOMPSON DR  
ABINGDON VA 24210

**GILMER PEGGY J & FRANKLIN JI**  
C/O JENNY FIELDS  
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**KEENE JANICE**  
206 CREEKS EDGE  
CHAPEL HILL NC 27514

**LYALL DEREK N**  
872 THOMPSON DR  
ABINGDON VA 24210

**CLIFTON DONALD A & DONNA R**  
676 THOMPSON DR  
ABINGDON VA 24210

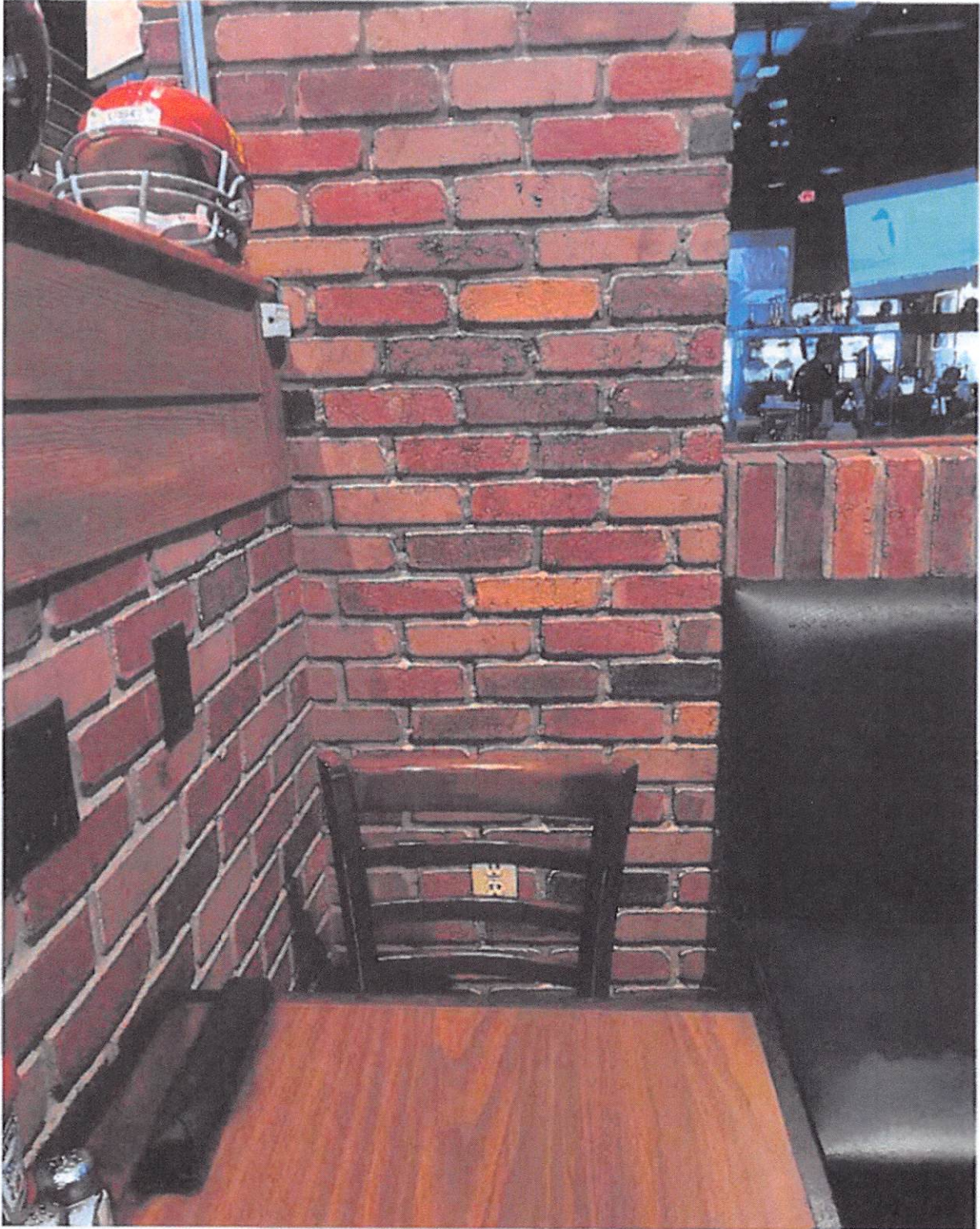
**MARSH WILLIAM W & MARSH MI**  
680 THOMPSON DR  
ABINGDON VA 24210

**MANTHEY BRETT A**  
22130 MISTY RD  
ABINGDON VA 24211

0



Exterior Brick Veneer To Match ↘





## Signs

Below are approved signs for the Brass Tap. Any alternatives must be approved in writing by FSC Franchise Co.

### Channel Letter Sign:

Recommended Use: Buildings with Light Color Stucco

CHANNEL LETTERS AND CAPSULE WITH REMOTE POWER SUPPLIES

MODEL	A	B	C	D	E	BOXED SQ. FEET
B-15-CLA	15"	9'-6"	8"	2 1/2"	2'-1 1/2"	20.20
B-18-CLA	18"	11'-4 1/2"	10"	3"	2'-7"	29.40
B-21-CLA	21"	13'-3"	11"	3 1/2"	2'-11 1/2"	39.20
B-24-CLA	24"	15'-2"	12"	4"	3'-5"	51.80
B-27-CLA	27"	17'-1"	13"	4 1/2"	3'-10 1/2"	68.20
B-30-CLA	30"	19'-0"	14"	5"	4'-5"	80.75
B-33-CLA	33"	20'-10"	15"	5 1/2"	4'-8 1/2"	98.00
B-36-CLA	36"	22'-0"	16"	6"	5'-3"	117.60
B-39-CLA	39"	24'-0"	17"	6 1/2"	5'-8 1/2"	136.70

**MATERIAL DESCRIPTION**

M1 ALUMINUM RETURNS AND BACKS. FINISH TO BE BLACK. INSIDE OF LETTERS TO BE WHITE.

M2 1" BLACK JEWELITE TRIM-CAPS.

M3 WHITE PLASTIC FACES WITH VINYL ON FIRST SURFACE.

M4 WHITE L.E.D. STRIPS MOUNTED INSIDE OF LETTERS.

M5 SEALITE CONDUIT.

M6 L.E.D. STRIPS TO BE MOUNTED TO RETURNS ON BACKS OF CHANNEL LETTERS WITH 1/4" LD. TAPE AND SILICONE.

M7 1/4" WEEP HOLES AS REQUIRED (EXTERIOR LOCATIONS ONLY).

M8 MOUNTING HARDWARE (TYPE TO BE DETERMINED BY WALL CONSTRUCTION).

M9 (120 VOLT) L.E.D. POWER SUPPLIES.

M10 DISCONNECT SWITCH.

M11 PRIMARY ELECTRICAL LEADS, POWER TO SIGN BY OTHERS.

M12 WEATHERPROOF METAL BOX(ES) BEHIND WALL IF EXPOSED.

WHITE  
PLASTIC  
FACES

3M VINYL  
#3630-26  
GREEN

3M VINYL  
#3630-22  
BLACK

BLACK  
RETURNS &  
JEWELITE

<p>INTERNATIONAL C &amp; C CORPORATION - DBA: SIGN X-PRESS</p> <p>10831 Canal Street Largo, FL 33777 1-727-541-5573 Fax: 1-727-544-7745 LIC. #ES 12000418 www.IntSign.com</p>	<p>Client: BEEF O' BRADY'S</p> <p>Date: JANUARY 25, 2018</p> <p>Scale: AS NOTED</p> <p>Sales Person: ROCK BACONDA</p>	<p>Drawing Number: BEEF O' BRADY'S LETTERS</p> <p>Revisions:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td>01/25/18</td><td>REV</td></tr> <tr><td>01/25/18</td><td>REV</td></tr> <tr><td>01/25/18</td><td>REV</td></tr> <tr><td>01/25/18</td><td>REV</td></tr> <tr><td>01/25/18</td><td>REV</td></tr> <tr><td>01/25/18</td><td>REV</td></tr> </table>	DATE	DESCRIPTION	01/25/18	REV	01/25/18	REV	01/25/18	REV	01/25/18	REV	01/25/18	REV	01/25/18	REV	<p>CLIENT/LANDLORD APPROVAL</p> <p>CHANGED AS NOTED</p> <p>CHANGED AND RECALC'D!</p> <p>DATE: _____</p> <p>SIGNATURE: _____</p> <p>THIS IS AN ORIGINAL BUSINESS PROCESS AS PART OF A PLANNED PROJECT AND IS NOT TO BE REPRODUCED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL C &amp; C CORPORATION. SEE COMPANY SALES APPROVED SIGNAGE, ALL RIGHTS RESERVED.</p>
DATE	DESCRIPTION																
01/25/18	REV																
01/25/18	REV																
01/25/18	REV																
01/25/18	REV																
01/25/18	REV																
01/25/18	REV																

PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE NOTED.

ALL LETTERS MUST BE 1/2" MIN. THICK.

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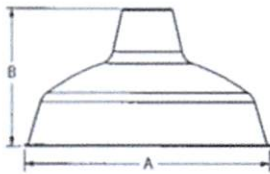
SHEET NO. 101

**B - SHADE & SHADE SIZE**

All shades are constructed in our Titusville, Florida-based manufacturing facility. Beginning as a flat piece of metal, each shade is spun and carefully worked into its necessary shape. This entire process is completed by hand, giving our shades an unmatched quality and attention to detail. The edges are rolled, and the resulting shade is highly durable and stylish. 1100-0 Aluminum — ranging from 0.050" to 0.125" — is used for many shade styles. Our galvanized steel option is crafted from 20 Ga Sheet Metal.

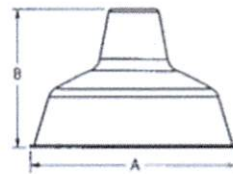
**WAREHOUSE SERIES**

**ASHLAND/AVALON**



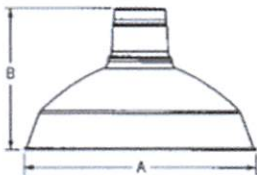
	Diameter (A)	Height (B)
WHA12	12"	6.75"
WHA14	14"	7.75"
WHA16	16"	8.5"

**BANTAM ARTESIA**



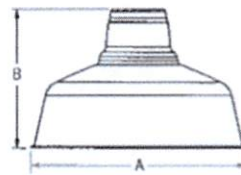
	Diameter (A)	Height (B)
WHBA8	8"	5.3"
WHBA10	10"	6"

**DRAKE/DINO**



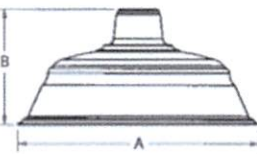
	Diameter (A)	Height (B)
WHD12	12"	7.75"
WHD14	14"	8.5"

**ECLIPSE/ESSO**



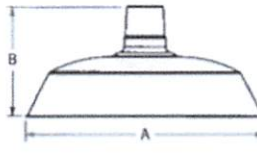
	Diameter (A)	Height (B)
WHE08	8"	5.25"
WHE10	10"	6.5"

**OLD DIXIE/BOMBER**



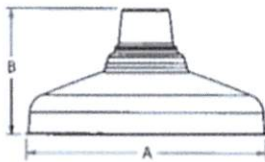
	Diameter (A)	Height (B)
WHB11	11"	6"
WHB13	13"	6"
WHB15	15"	7"
WHB17	17"	8.25"

**ORIGINAL/SKY CHIEF**



	Diameter (A)	Height (B)
WHS12	12"	7"
WHS14	14"	7.5"
WHS16	16"	7.75"
WHS18	18"	8.5"
WHS20	20"	9.25"
WHS24	24"	10.75"
WHS28	28"	11"

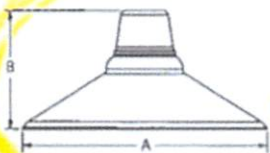
**UNIVERSAL/UNION**



	Diameter (A)	Height (B)
WHU10	10"	7"
WHU12	12"	7"
WHU14	14"	7.5"

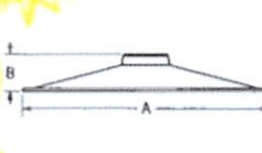
**SHALLOW BOWL SERIES**

**ASTRO/AERO**



	Diameter (A)	Height (B)
SBA12	12"	6.25"
SBA14	14"	7"
SBA16	16"	7.75"

**CIRCLE B/CONOCO**



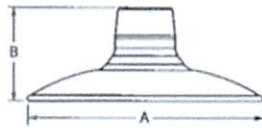
	Diameter (A)	Height (B)
FCC10	10"	1.75"
FCC12	12"	1.75"
FCC15	15"	2.25"



**B - SHADE & SHADE SIZE (CONTINUED)**

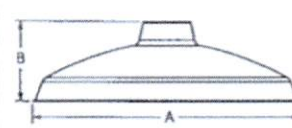
**SHALLOW BOWL SERIES (CONTINUED)**

**DISTRICT/DOMINION**



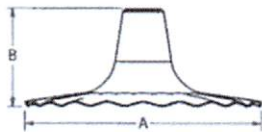
	Diameter (A)	Height (B)
SBD12	12"	5.25"
SBD14	14"	6"
SBD16	16"	6.75"

**MARATHON/MARITIME**



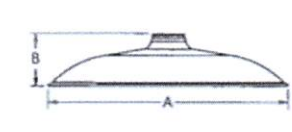
	Diameter (A)	Height (B)
YDM12	12"	3.5"
YDM14	14"	4.25"
YDM16	16"	5"

**SEASIDE/STARFIRE**



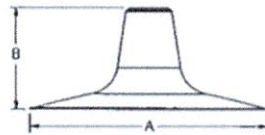
	Diameter (A)	Height (B)
RWS12	12"	5.75"
RWS14	14"	6.25"
RWS16	16"	7"

**SKYLARK/SINCLAIR**



	Diameter (A)	Height (B)
SBS10	10"	3.25"
SBS12	12"	3.25"
SBS14	14"	3.25"
SBS16	16"	3.25"

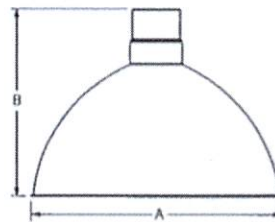
**SUMMIT/STERLING**



	Diameter (A)	Height (B)
DCS12	12"	5.75"
DCS14	14"	6.25"
DCS16	16"	7"

**DEEP BOWL SERIES**

**WESCO/WILCOX**



	Diameter (A)	Height (B)
DBW8	8"	8.25"
DBW10	10"	9"
DBW12	12"	9.75"
DBW14	14"	11.25"
DBW16	16"	12.75"
DBW20	20"	16.3"

**C - SHADE FINISH**

Coating shades with porcelain enamel dates back to the earliest lighting manufacturers, but this process eventually fell out of favor when companies began mass producing their fixtures. Drawn to this material because of its unmatched durability, we revived the use of porcelain in our fixtures. Multiple layers of porcelain are applied to our handmade steel shades, providing additional protection not found in other options. All finish colors feature a white interior and a black outer rim. Along with its many years of service and bright finish colors, porcelain is easily cleaned with soap and water.

**PORCELAIN FINISHES**



**C - SHADE FINISH (CONTINUED)**

Similar to the other stages in our manufacturing process, we apply the powder coat finish by hand. Ranging from bright and lively to more subdued colors, there's a finish matching any space's needs. The interior of every shade is completed with a white finish. Select shades are available with the "Paint to Match" option, which replicates the colors of our porcelain finishes. The powder coat is durable, able to withstand installation in outdoor settings and high traffic commercial venues.

**POWDER COAT FINISHES**



Available in copper and brass, these shades show off the natural look of these elegant metals. Handspun from solid metal, these shades are constructed with a careful attention to detail. The raw copper develops into a patina in time, but with regular care, the shade maintains its initial glistening surface. Both copper and brass are offered with finish options, which are intended enhance the metal's natural charms.

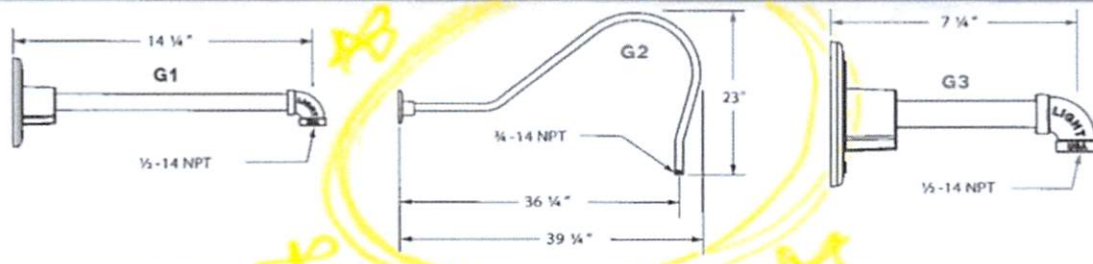
**NATURAL FINISHES**



**D - MOUNTING**

Five different mounting options — gooseneck, cord hung, stem mount, chain hung, and flush mount — allow our shades to be installed in a variety of applications.

**GOOSENECKS**



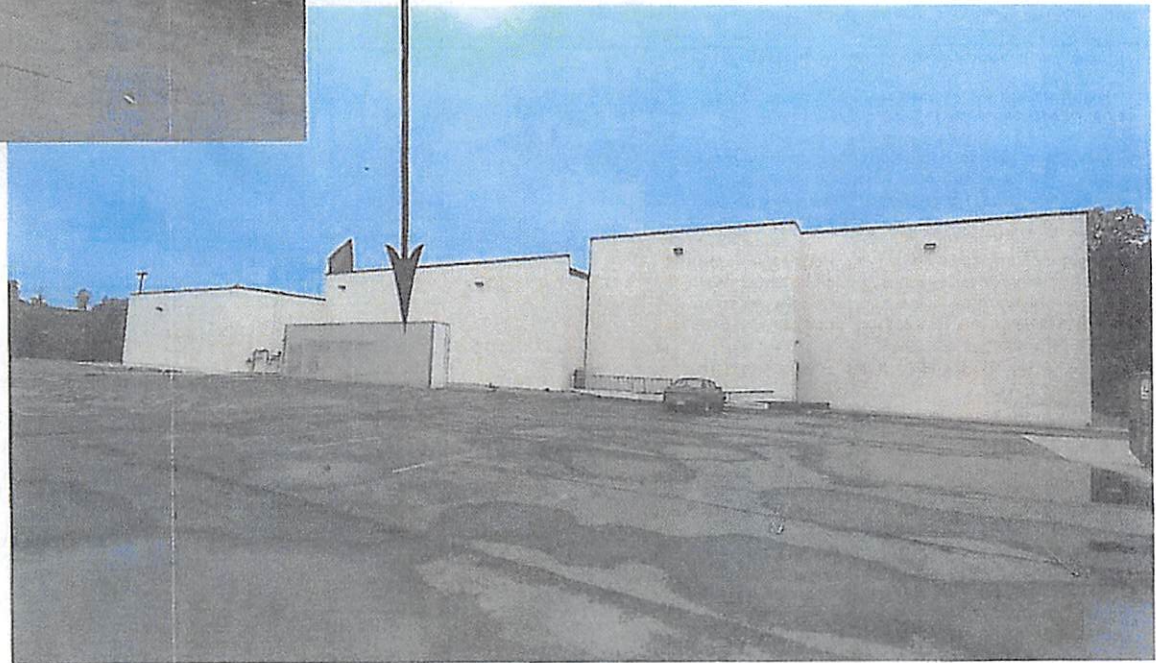


PHOTOGRAPHS  
OF SITE



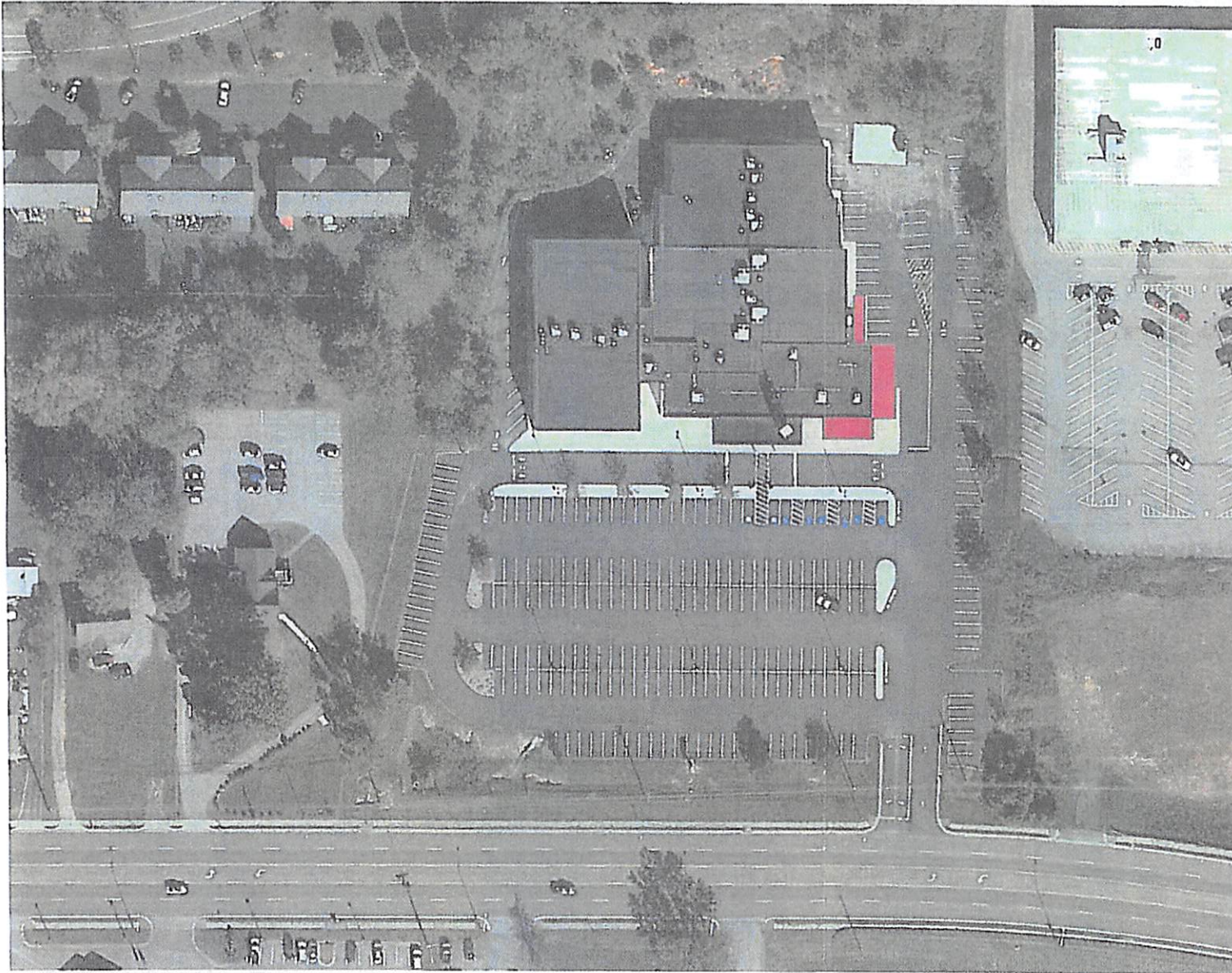
VIEW FROM FRONT

PROPOSED BUILDING ADDITIONS



VIEW FROM BACK CORNER NEAR ROSES





Refer to Article 11 - B-2 General Business District of the Code of The Town of Abingdon, Virginia for setback requirements. This addition meets all required regulations.

#### Section 11-4. - Setback regulations.

11-4-1. Structures shall be located 25 feet or more from any street right-of-way which is 50 feet or greater in width, or 35 feet or more from the centerline of any street right-of-way less than 50 feet in width. This shall be known as the "setback line".

11-4-2. Structures shall be located 15 feet or more from the property line along any existing alley.

#### Section 11-5. - Frontage regulations.

None.

#### Section 11-6. - Yard regulations.

11-6-1. Side. None, except that the minimum side yard for each main structure adjoining or adjacent to a residential or open space district shall be ten feet. Note: see Article 17, section 17-12 for corner lot provisions.

11-6-2. Rear. None, except that the minimum rear yard for each main structure adjoining or adjacent to a residential or open space district shall be 25 feet.

11-6-3. [ Accessory building. ] No accessory building shall be closer than five feet to any property line.

#### Section 11-7. - Height regulations.

11-7-1. None, except that no accessory structure which is within ten feet of any party lot line shall be more than one story high. All accessory structures shall be no greater than the main structure in height.

BurW  
desiGn  
Group

603 Locust Street  
P.O. Box 637  
Bristol, TN 37621  
Tel: (423) 568-4158  
Fax: (423) 953-0199

www.burwig.com

THIS DRAWING IS THE PROPERTY OF BURWIG DESIGN GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF BURWIG DESIGN GROUP IS STRICTLY PROHIBITED.



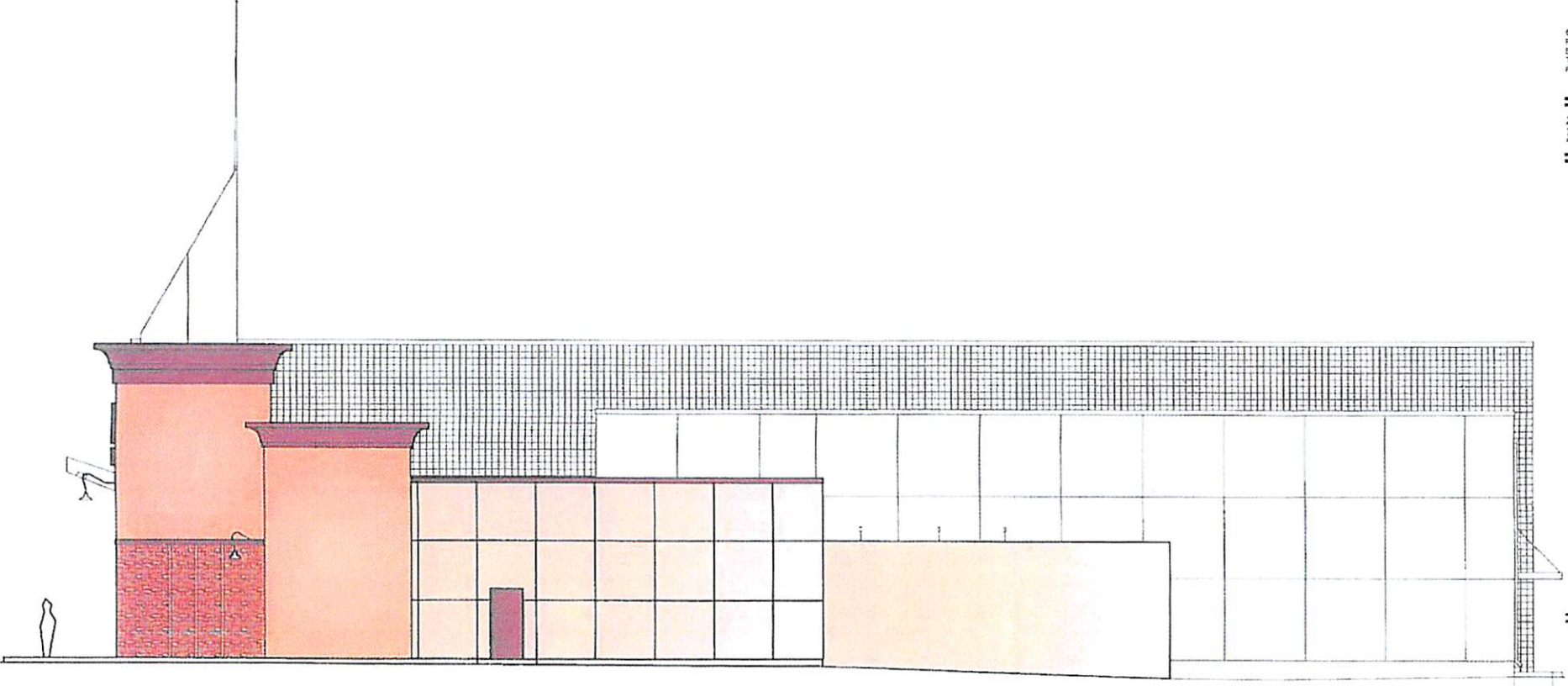
ABINGDON CINEMALL  
BEEF O'BRADY'S EXPANSION  
721 EAST MAIN STREET  
ABINGDON, VA 24210

FRONT ELEVATION  
SCALE: 3/32" = 1'-0"

DATE: 06/11  
DRAWN BY: r  
CHECKED BY: h  
PROJECT NO:

SD7





ABINGDON CINEMALL  
**BEEF O'BRAIDY'S EXPANSION**  
721 EAST MAIN STREET  
ABINGDON, VA 24010

SIDE ELEVATION  
SCALE: 3/32" = 1'-0"

DATE: 06/1  
DRAWN BY: T  
CHECKED BY: J  
PROJECT:

SD8

ABINGDON CINEMALL  
BEEF O'BRADY'S EXPANSION  
721 EAST MAIN STREET  
ABINGDON, VA 24010

FLOOR PLAN  
SCALE: 3/32" = 1'-0"

DATE: 06/1  
DRAWN BY: r  
CHECKED BY: r  
PROJECT #:

SDPLA





Refer to Article 11 - B-2 General Business District of the Code of The Town of Abingdon, Virginia for setback requirements. This addition meets all required regulations.

**Section 11-4. - Setback regulations.**

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**Section 11-7. - Height regulations.**

11-7-1. None, except that no accessory structure which is within ten feet of any party lot line shall be more than one story high. All accessory structures shall be no greater than the main structure in height.





**BurWil**  
Construction Company, Inc.  
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### Virginia Tech - Lane Stadium Parking Lot

Example of suggested site work to add additional trees to parking surface.

## Janice Dornon

---

**From:** Jason Boswell  
**Sent:** Tuesday, July 10, 2018 8:23 AM  
**To:** Janice Dornon  
**Cc:** Abingdon Town Manager  
**Subject:** FW: [External]July Planning Commission Meeting Application & Advance Materials  
**Attachments:** BOB Abingdon COA App\_070918.pdf; BOB Abingdon Parking Narrative\_070918.pdf; BOB Abingdon Signage Plan\_070918.pdf; Site Plan 070918.pdf; Virginia Tech Example Photo 070618.pdf

Janice,

Here is the COA for Beef O' Brady's to be added to the July PC agenda. We will also need to resend the adjacent property owner notices.

Thank you,

Jason C. Boswell, CZO, CPMO, CPMI  
Interim Director of Planning/Zoning  
Town of Abingdon  
P. O. Box 789  
Abingdon, VA 24212  
276.492.2137 (o)  
[jboswell@abingdon-va.gov](mailto:jboswell@abingdon-va.gov)

---

**From:** Michael Haslam <mhaslam@burwil.com>  
**Sent:** Monday, July 9, 2018 9:41 PM  
**To:** Jason Boswell <jboswell@abingdon-va.gov>  
**Cc:** Heather Anders <handers@burwil.com>; WHPrince <whprince@burwil.com>; Steve Weston <1@sjw1.com>  
**Subject:** [External]July Planning Commission Meeting Application & Advance Materials

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jason,

Please find attached all the materials I owe you for our reappearance before the planning commission this month. I have assumed (as I'm sure you already confirmed) that they will be added to what the commission has already been given (with the exception of the application itself and the site plan, which replace previous drafts).

I believe this is everything we talked about that needed to be submitted in advance of the meeting. If I have forgotten anything, if you have any questions, or if you need anything else, you can either reach out to me after I get back in the office on Thursday or you can contact Heather Anders in the meantime if something cannot wait. She will be by your office sometime tomorrow to drop off the check for this round too.

Thanks, Jason.

Talk to you soon.



Sincerely,

**Michael Haslam, AIA**  
Architect



Office: (423) 968.4158  
Direct: (423) 274.2337  
Fax: (423) 968.3199  
Mobile: (276) 206.0828

[www.BurWil.com](http://www.BurWil.com)

---

**From:** Jason Boswell [<mailto:jboswell@abingdon-va.gov>]  
**Sent:** Monday, July 09, 2018 4:38 PM  
**To:** Michael Haslam  
**Subject:** RE: [External]RE: [External]July Planning Commission Meeting Prep

Michael,

Sounds good, let her know that we are open from 8:00am-5:30pm. Safe travels.

Thank you,

Jason C. Boswell, CZO, CPMO, CPMI  
Interim Director of Planning/Zoning  
Town of Abingdon  
P. O. Box 789  
Abingdon, VA 24212  
276.492.2137 (o)  
[jboswell@abingdon-va.gov](mailto:jboswell@abingdon-va.gov)

---

**From:** Michael Haslam <[mhaslam@burwil.com](mailto:mhaslam@burwil.com)>  
**Sent:** Monday, July 9, 2018 4:30 PM  
**To:** Jason Boswell <[jboswell@abingdon-va.gov](mailto:jboswell@abingdon-va.gov)>  
**Cc:** Heather Anders <[handers@burwil.com](mailto:handers@burwil.com)>  
**Subject:** [External]RE: [External]July Planning Commission Meeting Prep

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Jason,

I'm working on the site plan (which shows our proposed landscaping plan for the parking lot along with the proposed new location for accessible parking and the proposed areas of expanding the building's footprint) with the signage plan and the written requests for waiver of parking requirements. I will e-mail all of those to you this afternoon/evening. Heather Anders from my office will be running a check to you and would like to know what hours Town Hall will be open tomorrow.

**Michael Haslam, AIA**

Architect



Office: (423) 968.4158  
Direct: (423) 274.2337  
Fax: (423) 968.3199  
Mobile: (276) 206.0828

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---

**From:** Michael Haslam  
**Sent:** Monday, July 09, 2018 10:49 AM  
**To:** Jason Boswell  
**Subject:** RE: [External]July Planning Commission Meeting Prep

Also, I've been directed to change the name of the applicant from "Steve Weston" to "Family Sports Restaurants, LLC". I suppose we would want to also change the Business name to "Beef O Brady's" instead of "Abingdon Cinemall/Beef O Brady's (21<sup>st</sup> Century Cinema Inc. LLC)."

What would be the best way for me to go about that? Should I do a whole new application or is there some way I could just amend the one that's already on file so as not to further complicate the situation where there are some items we are not planning to resubmit?

**Michael Haslam, AIA**  
Architect



Office: (423) 968.4158  
Direct: (423) 274.2337  
Fax: (423) 968.3199  
Mobile: (276) 206.0828

[www.BurWil.com](http://www.BurWil.com)

---

**From:** Michael Haslam  
**Sent:** Monday, July 09, 2018 10:41 AM  
**To:** 'Jason Boswell'  
**Subject:** RE: [External]July Planning Commission Meeting Prep

Jason,

Do we need to submit another check for a separate \$50.00 administrative fee along with the amendments to our application for COA this week?

Thanks.

Sincerely,



Michael Haslam, AIA  
Architect



Office: (423) 968.4158  
Direct: (423) 274.2337  
Fax: (423) 968.3199  
Mobile: (276) 206.0828

[www.BurWil.com](http://www.BurWil.com)

---

**From:** Jason Boswell [<mailto:jboswell@abingdon-va.gov>]  
**Sent:** Thursday, July 05, 2018 4:05 PM  
**To:** Michael Haslam  
**Subject:** RE: [External]July Plannning Commission Meeting Prep

Michael,

The deadline for application submittals is July 10, by 5PM. You do not have to resubmit any of the items to which there will be no change. The Commission agreed that they had no issues with the addition so that portion will carry over. The revised site plan with the written requests for waivers for parking and signage along with a landscaping plan for the parking lot will need to be submitted and reviewed. If you have any questions or concerns, please let me know.

Thank you,

Jason C. Boswell, CZO, CPMO, CPMI  
Interim Director of Planning/Zoning  
Town of Abingdon  
P. O. Box 789  
Abingdon, VA 24212  
276.492.2137 (o)  
[jboswell@abingdon-va.gov](mailto:jboswell@abingdon-va.gov)

---

**From:** Michael Haslam <[mhaslam@burwil.com](mailto:mhaslam@burwil.com)>  
**Sent:** Thursday, July 5, 2018 12:38 PM  
**To:** Jason Boswell <[jboswell@abingdon-va.gov](mailto:jboswell@abingdon-va.gov)>  
**Cc:** Steve Weston <[1@sjw1.com](mailto:1@sjw1.com)>; WHPrince <[whprince@burwil.com](mailto:whprince@burwil.com)>  
**Subject:** [External]July Plannning Commission Meeting Prep

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Jason,

What is my deadline this month for getting materials to you that will be addressed in the July Planning Commission meeting (which I have on my calendar for Monday July 23<sup>rd</sup> at 5:30pm).

Also, since this is continuing a discussion that began last month, what materials do I need to resubmit and what will carry over from the last collection of files I gave you in advance of the previous meeting? I already know I'm making a change to the way the owner/applicant was named on the previous application and the amended relocation of

accessible parking spaces will also be addressed in a revised resubmittal of the site plan. We will be providing the supplemental written requests for waivers of parking and signage requirements as they are written in the ordinance (or rather, in the case of the signage, we will be writing out our rationale for why the proposed signage is neither free-standing, nor projecting and is therefore never specifically addressed or regulated by the ordinance). Do I need to resubmit any of the items to which there will be no change in what we were showing last time around?

**Michael Haslam, AIA**  
Architect



Office: (423) 968.4158  
Direct: (423) 274.2337  
Fax: (423) 968.3199  
Mobile: (276) 206.0828

[www.BurWil.com](http://www.BurWil.com)

---

**From:** Jason Boswell [<mailto:jboswell@abingdon-va.gov>]  
**Sent:** Wednesday, June 27, 2018 1:14 PM  
**To:** Michael Haslam  
**Subject:** RE: [External]RE: [External]RE: [External]Planning Commission Meeting Tonight

That sounds great. I will see you tomorrow at 9am.

---

**From:** Michael Haslam <[mhaslam@burwil.com](mailto:mhaslam@burwil.com)>  
**Sent:** Wednesday, June 27, 2018 1:13 PM  
**To:** Jason Boswell <[jboswell@abingdon-va.gov](mailto:jboswell@abingdon-va.gov)>  
**Subject:** [External]RE: [External]RE: [External]Planning Commission Meeting Tonight

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

How does 9am sound?

**Michael Haslam, AIA**  
Architect



Office: (423) 968.4158  
Direct: (423) 274.2337  
Fax: (423) 968.3199  
Mobile: (276) 206.0828

[www.BurWil.com](http://www.BurWil.com)

---

**From:** Jason Boswell [<mailto:jboswell@abingdon-va.gov>]  
**Sent:** Wednesday, June 27, 2018 1:10 PM  
**To:** Michael Haslam  
**Subject:** RE: [External]RE: [External]Planning Commission Meeting Tonight

Michael,

I am available anytime tomorrow. What is a good time for you?

Thank you,

Jason C. Boswell, CZO, CPMO, CPMI  
Interim Director of Planning/Zoning  
Town of Abingdon  
P. O. Box 789  
Abingdon, VA 24212  
276.492.2137 (o)  
[jboswell@abingdon-va.gov](mailto:jboswell@abingdon-va.gov)

---

**From:** Michael Haslam <[mhaslam@burwil.com](mailto:mhaslam@burwil.com)>  
**Sent:** Wednesday, June 27, 2018 11:33 AM  
**To:** Jason Boswell <[jboswell@abingdon-va.gov](mailto:jboswell@abingdon-va.gov)>  
**Cc:** [1@sjw1.com](mailto:1@sjw1.com); WHPrince <[whprince@burwil.com](mailto:whprince@burwil.com)>  
**Subject:** [External]RE: [External]Planning Commission Meeting Tonight

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Jason,

Thank you for your ongoing support as we try to move Beef O'Brady's past the Planning Commission. It's my understanding now that after Monday night's conversation, we will be back again at next month's hearing with applications for a waiver and/or variance of signage restrictions and a waiver and/or variance of parking requirements.

Is there a time when I may meet with you to nail down the correct procedures I'll need to show for both of those items of concern at the next meeting?

Thanks.

Sincerely,

**Michael Haslam, AIA**  
Architect

**BurWil**  
Construction Company

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Direct: (423) 274.2337  
Fax: (423) 968.3199  
Mobile: (276) 206.0828

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---

**From:** Jason Boswell [<mailto:jboswell@abingdon-va.gov>]  
**Sent:** Monday, June 25, 2018 12:03 PM  
**To:** Michael Haslam  
**Subject:** RE: [External]Plannning Commission Meeting Tonight

Michael,

I was out of the office last week but the information you provided was submitted to the Planning Commission. I will have them pulled up for you during the meeting.

Thank you,

Jason C. Boswell, CZO, CPMO, CPMI  
Interim Director of Planning/Zoning  
Town of Abingdon  
P. O. Box 789  
Abingdon, VA 24212  
276.492.2137 (o)  
[jboswell@abingdon-va.gov](mailto:jboswell@abingdon-va.gov)

---

**From:** Michael Haslam <[mhaslam@burwil.com](mailto:mhaslam@burwil.com)>  
**Sent:** Monday, June 25, 2018 10:33 AM  
**To:** Jason Boswell <[jboswell@abingdon-va.gov](mailto:jboswell@abingdon-va.gov)>  
**Subject:** [External]Planning Commission Meeting Tonight

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jason,

Looking forward to presenting our proposal for Beef O'Brady's to the Planning Commission tonight.

Can you confirm for me that the updated materials I sent last week have found their way through the proper channels and will be the ones featured in projected large format as I speak before the commission? I just want to be sure I know which version of the drawings are going to appear on the big screen as I prepare to "sell" the merits of the project.

Thanks!

Sincerely,

Michael Haslam, AIA  
Architect

**BurWil**  
ConstructionCompany

Office: (423) 968.4158  
Direct: (423) 274.2337  
Fax: (423) 968.3199  
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# Abingdon, Virginia



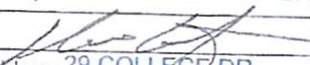
## IMPORTANT NOTE:

The complete application along with \$50.00 administrative fee must be filed with the Town of Abingdon's Office of Planning & Zoning no later than the Second Tuesday of the month to be heard at that month's Planning Commission meeting. Applications received after the Second Tuesday of the month will be heard at the following month's meeting. If an application is not **complete**, it will not be included on the meeting agenda. To avoid delays, it is recommended that applicants meet with staff **before the deadline** to review the COA application.

## APPLICATION FOR ENTRANCE CORRIDOR, CERTIFICATE OF APPROPRIATENESS Town of Abingdon, Virginia

Town of Abingdon Planning Commission  
133 East Main Street • Abingdon, VA 24212  
Phone: (276) 628-3167 • Fax: (276) 698-3412

Location of Property	271 W MAIN ST	Zoning District	B-3
Business Name	FIRST COMMUNITY BANK	Tax Map No:	011-1-84

Applicant/Property Owner Name (PRINT)	FIRST COMMUNITY BANK	Representative Agent(s) Name	JAMES C. BUNDY
Signature		Firm	BUNDY ARCHITECTURE AND ENGINEERING INC.
Mailing Address	29 COLLEGE DR	Mailing Address	190 E MAIN ST 2ND FLOOR
City	BLUEFIELD, VA 24605	City	ABINGDON
State/Zip	VA 24605	State/Zip	VA
Phone/Fax Number:	(276)676-5067	Phone/Fax Number:	24210
Email:	msratliff@fcbinc.com	Email:	dfulwider@bundyae.com

(Check the Appropriate Boxes - Check all that Apply)

<input checked="" type="checkbox"/>	Exterior Change	<input type="checkbox"/>	Addition	<input type="checkbox"/>	Relocation
<input type="checkbox"/>	Wall/Fence	<input type="checkbox"/>	Deck/Porch	<input type="checkbox"/>	Demolition
<input type="checkbox"/>	Driveway/Parking Area	<input type="checkbox"/>	New Structure/Building	<input type="checkbox"/>	Grounds/Landscaping
<input type="checkbox"/>	Dumpster/HVAC Screen, etc.	<input type="checkbox"/>	Other _____	<input type="checkbox"/>	Other _____

The above named person(s)/firm has permission to represent me regarding this request for site plan and architectural review. I understand that I or my representative agent(s) must be present at the Planning Commission Meeting on the date assigned by staff, typically the 4<sup>th</sup> Monday of the month, to present my proposal and that failure to attend may result in the denial of my proposal by the Commission due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before receiving a Certificate of Appropriateness. I further understand that approval by the Planning Commission for any modifications to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from the date of approval. I hereby authorize town staff and/or members of the Planning Commission the right to enter onto my property during normal business hours for the purposes of investigating my request for a Certificate of Appropriateness. I further authorize Town staff to notify any adjoining property owners of this application for Certificate of Appropriateness.

Signed \_\_\_\_\_

Date 6-11-18



**PLEASE READ:**

Applicants are encouraged to submit complete applications with sufficient information to enable a clear understanding of the proposal by Planning Commission members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations or changes will result in delays. Planning Department staff will periodically inspect properties for compliance with the COA. Failure to comply may also result in delays in the issuance of a Certificate of Occupancy, fines, or other enforcement actions.

**FULL DESCRIPTION OF PROPOSAL:**

Change to windows and facade of existing bank building. See attached drawings and renderings.

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**REQUIRED INFORMATION TO BE SUBMITTED WITH APPLICATION:**

Each item submitted is to be INITIALED by the applicant. If you are not submitting any of the requested information, please indicate not applicable and explain in the space provided why it is not necessary for this project.

Sketch, drawing and/or elevations showing the proposed changes or improvements

Site plan or plat of property

Photographs showing property, work in question, and the area of the proposed project

A list of materials that identifies the type and quality of materials to be used in the Proposed Project

Synthetic stucco, Vinyl Clad Windows, Brick

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Other (please list)

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\$50.00 application fee

Applicants may refer to typical submissions kept at the Department of Planning and Zoning of the Town of Abingdon, on the Lower floor of Town Hall, located at 133 East Main Street for illustrations of how to present the required information.

To be Completed by Planning Department Staff (please Initial)

COA application has been reviewed and deemed to be complete.

List of adjoining property owners notified of this COA application has been attached to this application.

An administrative fee of \$50.00 is attached with this application


All modifications requiring further review: \$25.00


Code: 011/Budget line item: 100-3-13-030-0400



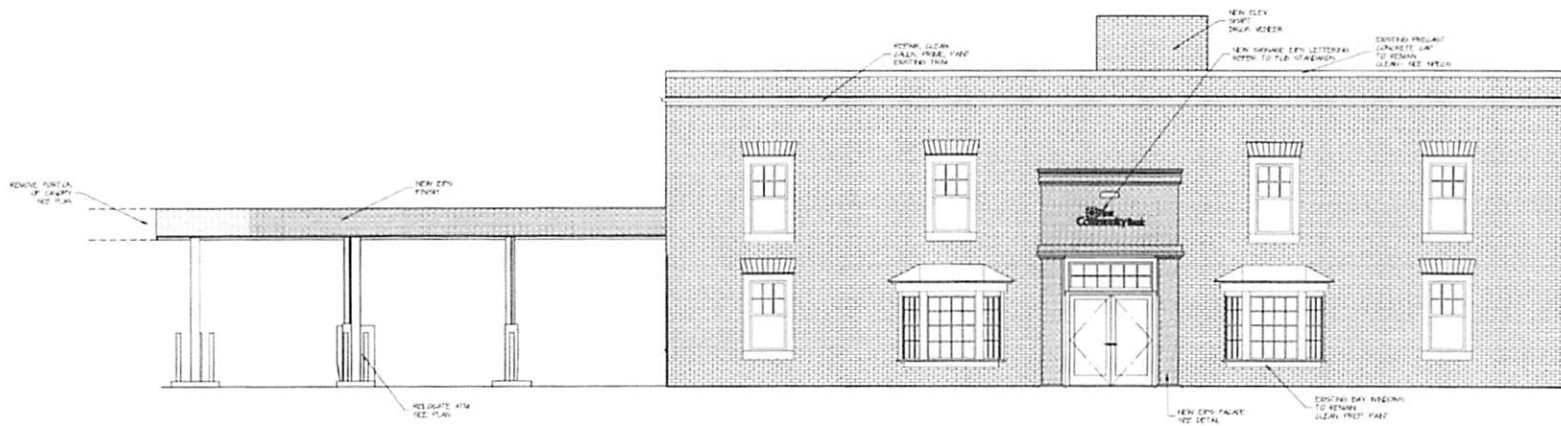




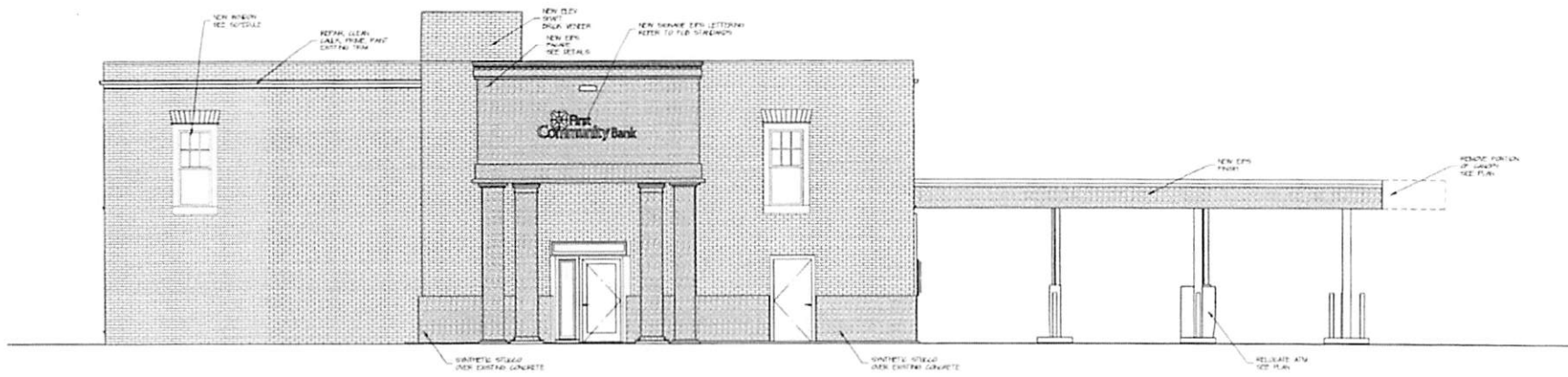


 First  
Community Bank





FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



BACK ELEVATION  
SCALE: 1/4" = 1'-0"

EPS SHALL BE 1/2" MINIMUM, OR APPROVED EQVA.



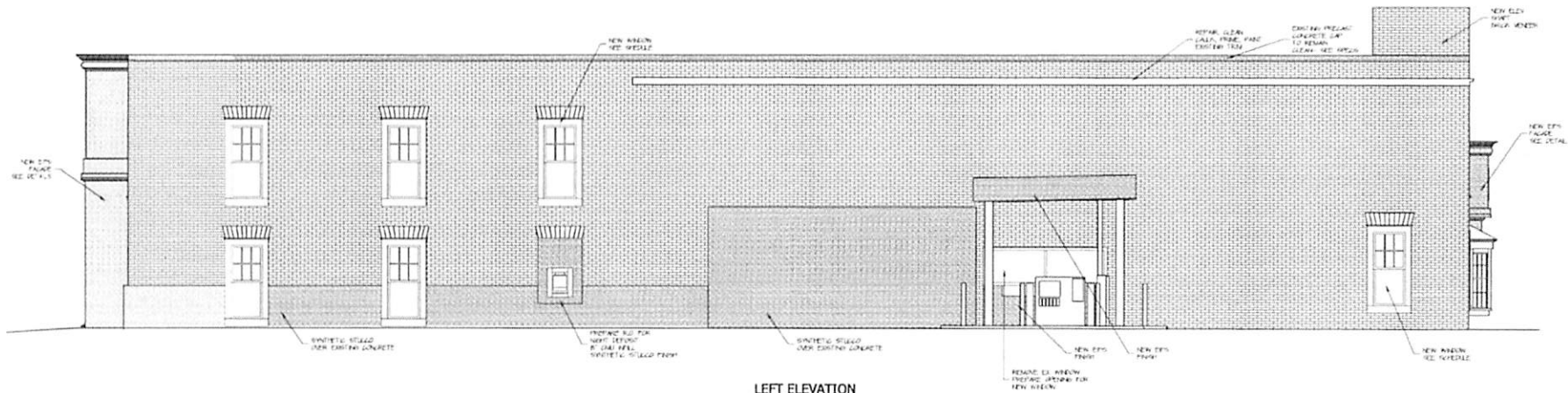
**FIRST COMMUNITY BANK**  
**ABINGDON, VA**

Date:	Description:
3/8/24	

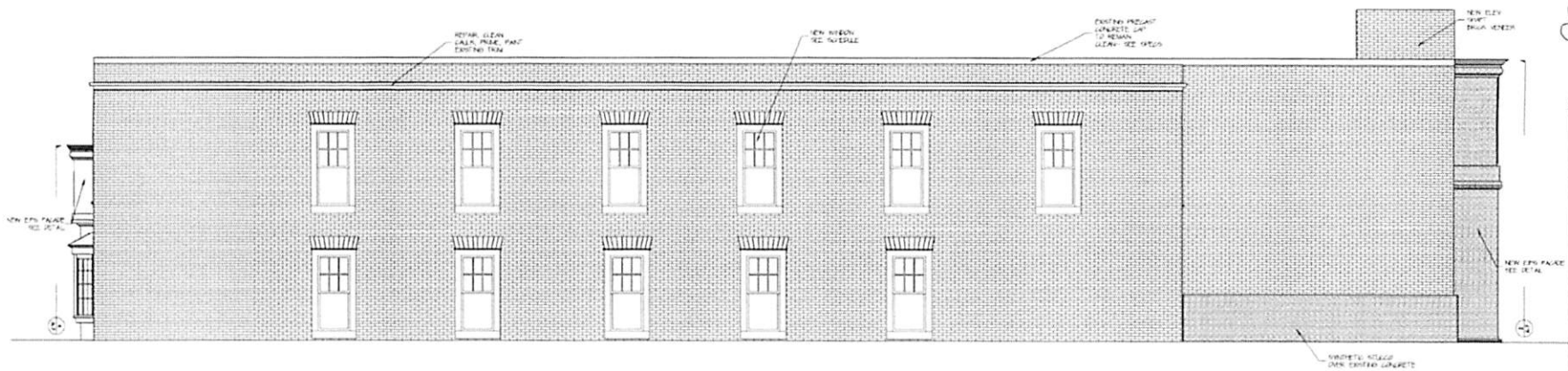
**BUNDY**  
**ARCHITECTURE &**  
**ENGINEERING, INC.**  
 190 E. MAIN STREET ABINGDON, VIRGINIA 24210  
 276-628-1067 FAX 276-698-3088

SHEET NO.  
**A3**





LEFT ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"

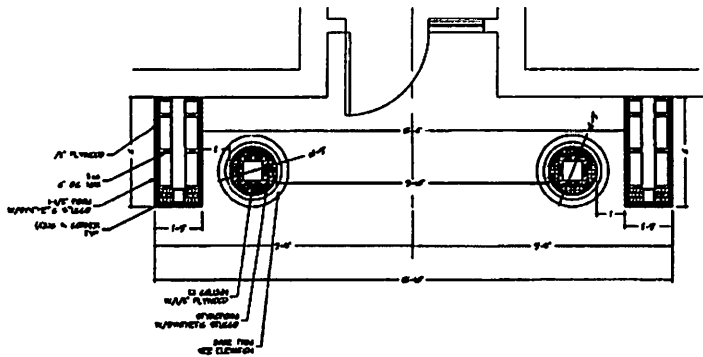


**FIRST COMMUNITY BANK  
ABINGDON, VA**

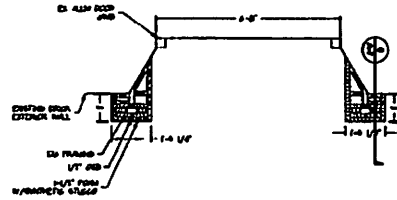
Date	Description
2/2/18	

**BUNDY**  
ARCHITECTURE &  
ENGINEERING, INC.  
190 E. MAIN STREET ABINGDON, VIRGINIA 24210  
276-628-1067 FAX 276-698-3088

BYT. NO.  
**A4**



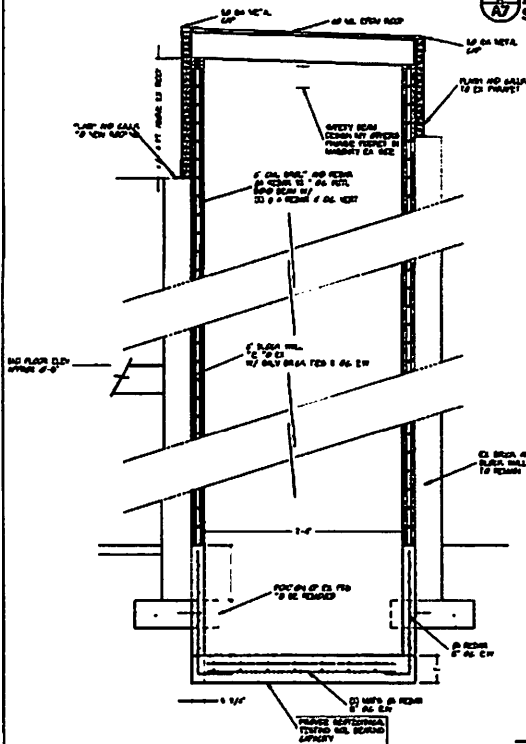
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SCALE: 1/2" = 1'-0"



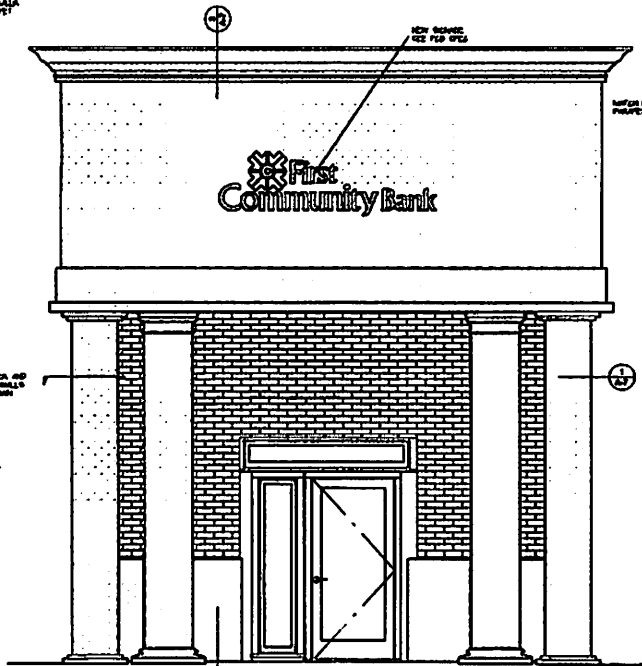
5 PLAN @ FRONT FACADE  
SCALE: 1/2" = 1'-0"



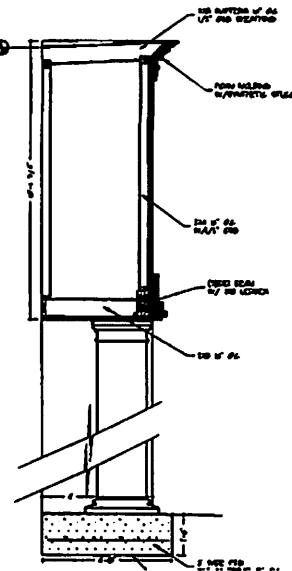
4 ELEV. @ FRONT FACADE  
SCALE: 1/2" = 1'-0"



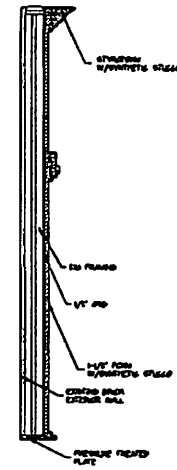
7 ELEVATOR SHAFT SECTION  
SCALE: 1/2" = 1'-0"



2 ELEV. @ REAR FACADE  
SCALE: 1/2" = 1'-0"



3 SECT. @ REAR FACADE  
SCALE: 1/2" = 1'-0"



6 SECT. @ FRONT FACADE  
SCALE: 1/2" = 1'-0"

FIRST COMMUNITY BANK  
ABINGDON, VA

**SUNDY ARCHITECTURE & ENGINEERING, INC.**  
150 S. MAIN STREET ABINGDON, VIRGINIA 24210  
252-525-1067 FAX: 252-668-3053

**A7**





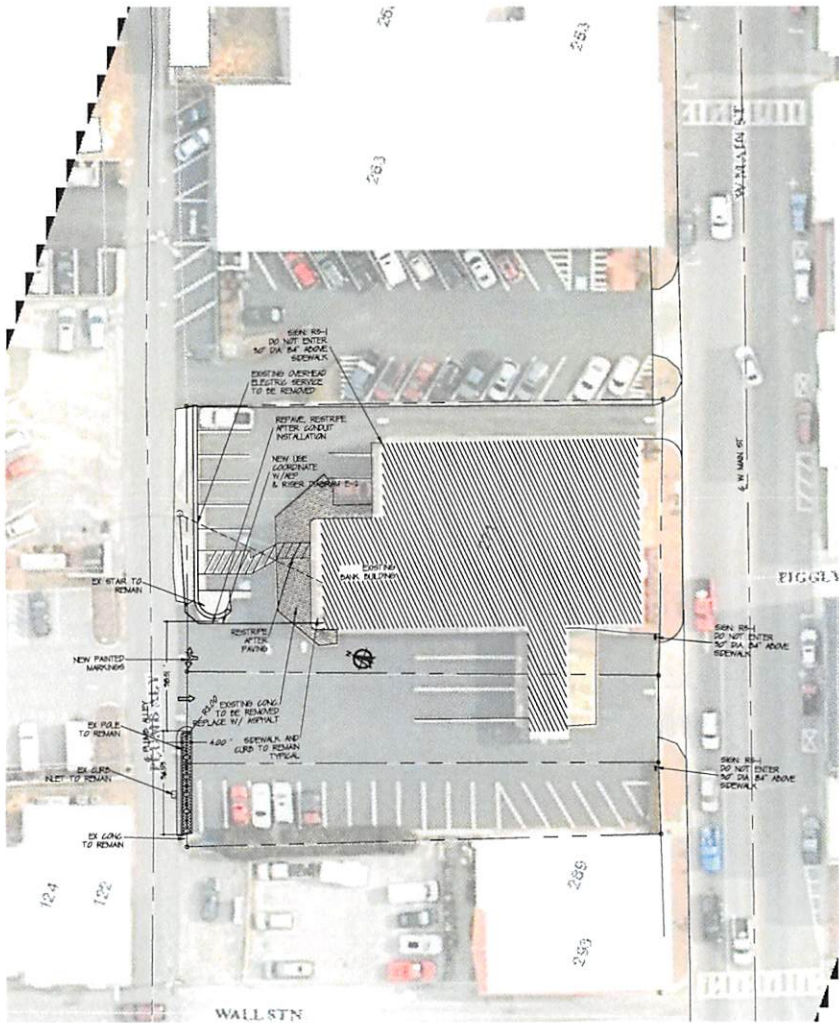
Jason-

Please bring the following 2 items to the attention of the Planning Commission regarding the approval of the First Community Bank site.

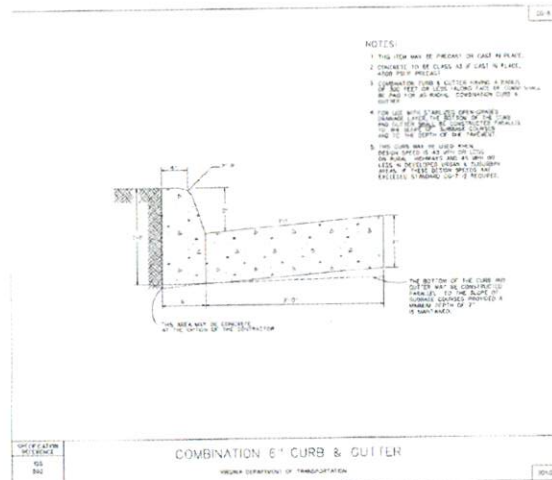
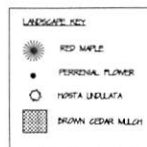
1. Required – Proper signage on West Main Street regarding Entrance Only/Exit Only signs.
2. Recommended – Please narrow the existing entrance from Plumb Alley. Recommend this entrance match the Highland Bank entrance on the other side of Plumb Alley. This would include curb and gutter and additional landscaping.

Thank you. I will be at the Planning Commission meeting to answer any questions.

Matthew Bolick, P.E.  
Director of Public Services and Construction  
Town of Abingdon  
P. O . Box 789  
Abingdon, VA 24212  
(276) 628-3167  
[mbolick@abingdon-va.gov](mailto:mbolick@abingdon-va.gov)



**SITE PLAN**  
SCALE: 1" = 20'-0"



**FIRST COMMUNITY BANK**  
**ABINGDON, VA**

Date	Description
3/6/18	
3/22/18	ADDENDUM 1
4/8/18	BUILD OFF.
7/11/18	RECTIFY

**BUNDY ARCHITECTURE & ENGINEERING, INC.**  
150 E. MAIN STREET ABINGDON, VIRGINIA 24210  
276-628-1067 FAX 276-698-3088

Drawn by: DMP  
Checked by: WTB  
Project Number: 17021

SHT. NO.  
**C1**