



**TOWN OF ABINGDON, VIRGINIA
PLANNING COMMISSION MEETING
MONDAY, SEPTEMBER 23, 2019 – 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, Director of Planning*

C. APPROVAL OF MINUTES

- August 26, 2019

D. PUBLIC COMMENTS

E. PUBLIC HEARINGS

1. Public Hearing: Proposed amendment to Zoning Ordinance ARTICLE 17, Section 17-4.-Uses not provided for.

F. CERTIFICATE OF APPROPRIATENESS

1. Application for Certificate of Appropriateness; Marathon Realty Corp. P.O. Box 1158, Abingdon, VA 24212: Owner. COA for approval of the Final Plat Review for Washington Crossings to subdivide the property into two parcels, 1) containing 8.32± acres, 2) containing 3.22± acres. Located at Cummings Street. Tax Map ID (105A-2-16)

2. Application for Certificate of Appropriateness; GC Pizza Hut REO Holdings LLC, 116 Radio Circle Drive, Suite 200, Mt. Kisco, NY 10549; the Owner. Steven

Hutton: the Representative, Steven K. Hutton and Associates, PC, 245 East New Street, Suite 201, Kingsport, TN 37660. COA for approval of new construction of proposed Pizza Hut restaurant and tenant facility. **Located at Parcel 9, Meadows Development.**

G. DISCUSSION

1. Comprehensive Plan Update

A. Community Meeting – Monday, September 30, 2019, to be held at the Abingdon Community Center, 4:30 PM to 7:00 PM. Topic to be Land Use and Transportation.

H. OLD BUSINESS/MATTERS NOT ON THE AGENDA

I. ANNOUNCEMENTS

J. ADJOURNMENT

**TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, AUGUST 26, 2019 – 5:30 PM
ARTHUR CAMPBELL MEETING ROOM – MUNICIPAL BUILDING**

A meeting of the Abingdon Planning Commission was held on Monday, August 26, 2019, at 5:30 pm in the Arthur Campbell Meeting Room.

A. Chairman Wayne Austin called the meeting to Order

B. Roll Call – Jason Boswell, Director of Planning

Members Present:

Mr. Kirk Sproles
Mr. James Anderson
Mr. Scott Wilson
Mr. Al Bradley
Mr. James Morani
Mr. Kenny Shuman
Mr. Wayne Austin

Members Absent:

Comprising a quorum of the Commission

Administrative Staff Present:

Mr. Jason Boswell – Director of Planning
Mrs. Janice Dornon – Administrative Assistant
Mr. Tony Sullivan – Chief of Police
Mr. Tyler Vencill – Engineer

C. APPROVAL OF MINUTES

Approval of Minutes: Regular Meeting, August 26, 2019

On a motion by Mr. Anderson, seconded by Mr. Morani, the Planning Commission approved the minutes as presented for the July 22, 2019 meeting.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Abstained
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Abstained

The minutes for July 22, 2019, were approved as presented.

D. PUBLIC COMMENTS – None

E. PUBLIC HEARING

1. Public Hearing: Proposed Zoning, Appendix B - Zoning Ordinance Amendment. Consideration of an amendment to the Zoning Ordinance, Article 18, Site Plan Review; Section 18-9 **Historic District Entrance Corridor Overlay District.**

Mr. Austin opened the Public Hearing.

Two drafts of the proposed Zoning Ordinance were presented to the Town Council at their last Town Council Work Session. After reviewing the drafts, the Town Council would prefer to use the draft that has the Design Guideline included as part of the ordinance itself.

Mr. Austin said that he liked the section in the new ordinance that shows where the execution of minor repairs and changes could be completed without having to be presented before the Planning Commission.

Mr. Boswell provided a draft of the new ordinance to all the Planning Commission members for review. Listed below are the roads to be considered as Town boundary roads are:

- East Main Street, from the Historic District to end at Thompson Drive
- West Main Street, from the Historic District to Porterfield Highway
- Cummings Street, from Interstate 81 North to the Historic District.
- Russell Road, (full length)

The State mandates which roads directly access Town and which are arterials roads.

The Planning Commission members were also given an example of the Historic District Entrance Corridor Overlay District Waiver Application to review.

Mr. Austin closed the Public Hearing.

On a motion by Mr. Shuman, seconded by Mr. Bradley the Planning Commission members voted to approve the amendment to the Zoning Ordinance.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Aye
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Aye

The Public Hearing unanimously approved to amend the Zoning Ordinance for Appendix B. The amendment will now be sent to the Town Council for review and approval at the September 3, 2019, Town Council meeting.

F. CERTIFICATE OF APPROPRIATENESS

1. Application for Certificate of Appropriateness; Marathon Realty Corp. P.O. Box 1158, Abingdon, VA 24212: Owner. COA for approval of the Final Plat to subdivide the property into two parcels, 1) containing 1.221± acres, 2) containing 1.461± acres. Located at the Meadows development-Lot 9, Parcel 9A and 9B. Tax Map ID (021-8-9).

A preliminary plat was presented to the Planning Commission on July 22, 2019. The preliminary plat meets all the requirements of the Town ordinances.

Mr. Boswell gave a brief description of the COA as requested by Marathon Realty Corp.

The Town Staff made a request on the Final Plat that the plat should show the residential setbacks.

On a motion by Mr. Shuman, seconded by Mr. Sproles, the Planning Commission members recommended that the COA be approved as presented.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Aye
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Aye

The COA was unanimously approved for the final plat of the Meadows development – Lot 9, Parcel A & B

Mr. Morani suggested that going forward with the process of minor subdividing property that only the final plat be presented to the Planning Commission. There is no reason for an applicant to appear before the Planning Commission twice for the same plat, the preliminary and the final. The Town staff reviews the preliminary plat and requests that corrections be made before the preliminary plat is presented to the board for the first time. This would save time for the board and Town staff. Developers would not have to bring in two separate plats or appear in front of the Planning Commission on two separate occasions.

2. Application for Certificate of Appropriateness; Marathon Realty Corp. P.O. Box 1158, Abingdon, VA 24212: Owner. COA for approval of the Conceptual Preliminary Plat Review for Washington Crossings to subdivide the property into two parcels, 1) containing 8.32± acres, 2) containing 3.22± acres. Located at Cummings Street. Tax Map ID (105A-2-16)

Mr. Boswell gave a brief description of the COA as requested by Marathon Realty Corp, then introduced Mr. Spangler to represent the project for Marathon Realty Corp.

Mr. Spangler noted that the Town should see increased jobs and revenues from the Hampton Inn development. The existing Magic Mart building would be demolished and a new structure will be built. A façade improvement for the remaining buildings is planned. The existing retail space could house restaurants, conference rooms or office space. Parking lot improvements are expected to improve condition and functionality.

K-VA-T retained the services of a traffic engineer to review the impact of the subdivision. If a hotel were to be built on the property, the traffic study shows a 70 to 80% reduction in traffic, having an average of 679 vehicles daily. Should a retail store occupy the space it could create an average traffic count of 3,200 vehicles per day. These statics come from the Land Use Manual.

The proposed subdivision would be 1) a 140,172±square foot retail space and development of the other 362,636 square feet area.

Hampton Inn would like to request access to state right-of-way to place hotel signage in view of the interstate traffic.

On a motion by Mr. Wilson, seconded by Mr. Anderson, the Planning Commission members recommended that the COA be approved as presented.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Aye
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Aye

The COA was unanimously approved to subdivide the property located at Washington Crossing.

F. UPDATES FROM STAFF AND PLANNING COMMISSION MEMBERS

1. Comprehensive Plan Update

The Comprehensive Plan Steering Committee has been contacted and briefed on the next public meeting forum with EPR. The meeting will be held on September 30, 2019, at the Community Center, Abingdon, Virginia at 4:30 P.M. The topic of this installment will be Land Use and Transportation.

2. Zoning Ordinance Update

The Town staff is working with Mt. Rogers, PDC on the revisions.

The Committee is planning to look at the Comprehensive Plan with EPR. This will make for a more comprehensive approach to the zoning revisions.

Mr. Wilson noted that there is a rubble pile at the old Anderson's Barbershop that burned earlier this year that needs to be cleared away.

Mr. Wilson also wanted the committee to be aware of the parking lot situation at the new Beef O Brady's restaurant. On the weekends, the parking lot is

overcrowded. Employees are parking on the Roses parking lot, Mr. Frizzel's property, without the owner's permission.

Mr. Morani mentioned the moving of the Washington County Courthouse. K-VA-T filed an application to have the Town ordinance changed to include the word "Courthouse"; this would allow the Washington County Courthouse to move into the retail shopping center at the Towne Centre Shopping Center. K-VA-T then withdrew their application due to Washington County filing one on the county's behalf.

The staff has consulted the Towns Attorney, Mr. Camron Bell, on the matter of the Courthouse zoning ordinance change. At this time, there are three ways to request a zoning change by a municipality:

1. Resolution from the governing body
2. A motion from the Planning Commission relating to a map or text amendment.
3. A petition from the owner or with the owner's consent. This process can only change the zoning map.

The ordinance pertains to uses not provided for. Below is the zoning ordinance:

ARTICLE 17, - GENERAL PROVISIONS

Section 17.4 - Uses not provided for.

If in any district established under this ordinance a use is not specifically permitted and a property owner makes an application to the administrator for such use, the administrator shall refer the application to the planning commission, which shall make its recommendation within 30 days. If the recommendation of the planning commission is approved by the town council, the ordinance shall be amended to list the use as a permitted use in that district, henceforth. A fee shall be charged as required in section 24-1-5.

Mr. Morani made a motion to remove Section 17.4 of the Zoning Ordinance, seconded by Mr. Bradley.

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Aye
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye

Mr. Wayne Austin

Aye

Upon approval for the removal of section, 17.4 from the zoning amendment the amendment will be heard by the Town Council at their next scheduled meeting on September 3, 2019.

Mr. Austin asked if the tractor-trailer advertisement issue has been addressed. Mr. Morani noted that the hope is to address this issue when the sign ordinances are revised.

G. ADJOURN

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

The roll call vote was as follows:

Mr. Kirk Sproles	Aye
Mr. James Anderson	Aye
Mr. Scott Wilson	Aye
Mr. Al Bradley	Aye
Mr. James Morani	Aye
Mr. Kenny Shuman	Aye
Mr. Wayne Austin	Aye

Adjourn Time: 6:13 P.M

Wayne Austin, Chairman

James Morani, Secretary

The next regularly scheduled meeting will be September 23, 2019, at 5:30 pm in the Arthur Campbell Room, 1st floor of the Town Municipal Building.

- Section 17-4. - Uses not provided for.

[SHARE LINK TO SECTION](#)[PRINT SECTION](#)[DOWNLOAD \(DOCX\) OF SECTION](#)[EMAIL SECTION](#)[COMPARE VERSIONS](#)

If in any district established under this ordinance a use is not specifically permitted and an application is made by a property owner to the administrator for such use, the administrator shall refer the application to the planning commission which shall make its recommendation within 30 days. If the recommendation of the planning commission is approved by the town council, the ordinance shall be amended to list the use as a permitted use in that district, henceforth. A fee shall be charged as required in section 24-1-5.

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 APPROPRIATNESS 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	The Meadows Development - Lot 9	Zoning District	B2
Business Name	Pizza Hut	Tax Map No:	Parcel 9 - Meadows Subdivision

Applicant/Property Owner Name (PRINT) GC Pizza Hut REO Holdings LLC	Representative Agent(s) Name Steven Hutton
Signature <i>[Handwritten Signature]</i> FOR TOMMY MULKEY	Firm Steven K Hutton and Associates, PC
Mailing Address 116 Radio Circle Drive, Suite 200	Mailing Address 245 East New Street, Suite 201
City Mt Kisco	City Kingsport
State/Zip NY 10549	State/Zip Tennessee 37660
Phone/Fax Number: (706) 614-2172	Phone/Fax Number: (423) 378-5592
Email: Slvey@gcpizzahut.com	Email: steve@huttonarchitect.com

(Check the Appropriate Boxes - Check all that Apply)

<input 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 checked="" 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 4th 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 *[Handwritten Signature]* Date 9-13-2019
FOR TOMMY MULKEY

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:

Site work and building of proposed Pizza Hut restaurant and tenant facility as indicated on the submitted drawings.

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.

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

AKH Site plan or plat of property

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

AKH A list of materials that identifies the type and quality of materials to be used in the Proposed Project
As indicated on the submitted documents.

Other (please list)

AKH MAILED CHECK 9.13.18
\$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)

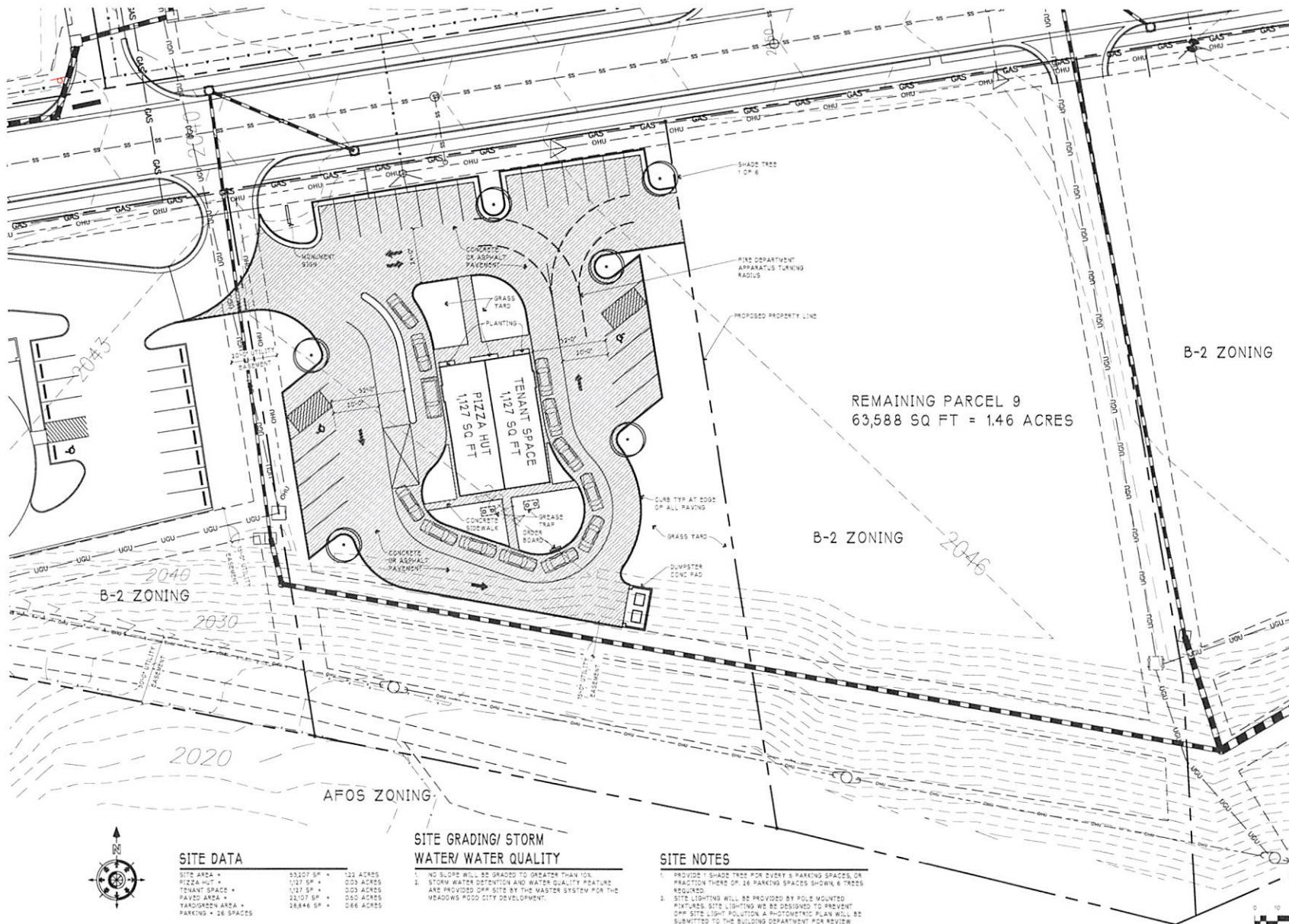
AS COA application has been reviewed and deemed to be complete.

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



REMAINING PARCEL 9
63,588 SQ FT = 1.46 ACRES

SITE DATA

SITE AREA *	53,207 SF *	1.22 ACRES
PIZZA HUT *	1,127 SF *	0.03 ACRES
TENANT SPACE *	1,127 SF *	0.03 ACRES
PAVED AREA *	22,107 SF *	0.50 ACRES
LANDSCAPE AREA *	28,846 SF *	0.66 ACRES
PARKING *	16 SPACES	

SITE GRADING/ STORM WATER/ WATER QUALITY

1. NO SLOPE WILL BE GRADED TO GREATER THAN 10%.
2. STORM WATER DETENTION AND WATER QUALITY FEATURES ARE PROVIDED ON-SITE BY THE MASTER SYSTEM FOR THE MEADOWS ROAD CITY DEVELOPMENT.

SITE NOTES

1. PROVIDE 1 SHADE TREE FOR EVERY 8 PARKING SPACES, OR FRACTION THERE OF. 16 PARKING SPACES SHOWN, 6 TREES REQUIRED.
2. SITE LIGHTING WILL BE PROVIDED BY POLE MOUNTED FIXTURES. SITE LIGHTING TO BE DESIGNED TO PREVENT ON-SITE LIGHT POLLUTION. A PHOTO-METRIC PLAN WILL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW WITH THE CONSTRUCTION DRAWINGS.



PRELIMINARY
NOT FOR
CONSTRUCTION

Steven K.
HUTTON
& Associates, PC
245 East New Street • Suite 201 • Kingsport, Tennessee 37660
Phone (423) 371-8900 • Email: steve@huttonhvac.com

ARCHITECTURAL SITE PLAN



PROPOSED
PIZZA HUT RESTAURANT
ABINGDON, VIRGINIA

Revisions:

Date:
09/11/2019
Project Number:
21920

Sheet Number:
AS1.0



PERSPECTIVE 1
NO SCALE



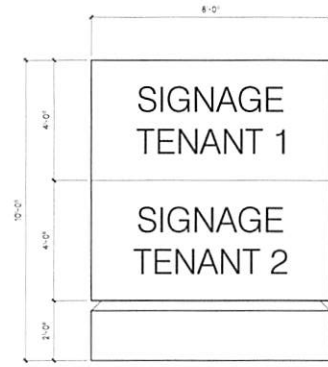
PERSPECTIVE 2
NO SCALE

2016 EXTERIOR MATERIALS

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
11	PRE-FINISHED HARDIE SIDING	11	SQ. YD.	
12	PORCELAIN STONE, STACKED BOND PATTERN	12	SQ. YD.	
13	PRE-FINISHED (3/4") FAH ANODIZED DURA-GUARD METAL COMPRESSION SYSTEM (SEE DETAIL 3, 4 & 5) (NO. 1)	13	SQ. YD.	
14	STANDING SEAM METAL (SERR)	14	SQ. YD.	
15	5X5 PRE-FINISHED METAL GUTTER COLOR: CLEAR ANODIZED	15	LINEAR FT.	
16	WALL LIGHTING SEE SHEET E3.0 & DETAIL 9 & 10	16	EA.	
17	HAM DOOR ANGLE FRAME	17	EA.	
18	HOSE BIB - REFER TO DETAIL 15A & 1 & SHEET P2.0	18	EA.	
19	WINDOW SILL FLASHING, SEE DETAIL 2 & 3 & 6.0	19	EA.	
20	RTU LOCATION BEYOND	20	EA.	
21	SIGNAGE - REF. DETAIL 11A & B AND SCOPE OF WORK UNDER SEPARATE PERMIT	21	EA.	
22	WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR. PAINT MATTE BLACK	22	SQ. YD.	
23	INDICATES ROOF BEYOND	23	EA.	
24	ANNEX PROVIDED & INSTALLED BY ANNEX	24	EA.	
25	GAS METER. DO NOT PAINT METER	25	EA.	

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	PRE-FINISHED HARDIE SIDING	1	SQ. YD.	
2	PORCELAIN STONE, STACKED BOND PATTERN	2	SQ. YD.	
3	PRE-FINISHED (3/4") FAH ANODIZED DURA-GUARD METAL COMPRESSION SYSTEM (SEE DETAIL 3, 4 & 5) (NO. 1)	3	SQ. YD.	
4	STANDING SEAM METAL (SERR)	4	SQ. YD.	
5	5X5 PRE-FINISHED METAL GUTTER COLOR: CLEAR ANODIZED	5	LINEAR FT.	
6	WALL LIGHTING SEE SHEET E3.0 & DETAIL 9 & 10	6	EA.	
7	HAM DOOR ANGLE FRAME	7	EA.	
8	HOSE BIB - REFER TO DETAIL 15A & 1 & SHEET P2.0	8	EA.	
9	WINDOW SILL FLASHING, SEE DETAIL 2 & 3 & 6.0	9	EA.	
10	RTU LOCATION BEYOND	10	EA.	
11	SIGNAGE - REF. DETAIL 11A & B AND SCOPE OF WORK UNDER SEPARATE PERMIT	11	EA.	
12	WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR. PAINT MATTE BLACK	12	SQ. YD.	
13	INDICATES ROOF BEYOND	13	EA.	
14	ANNEX PROVIDED & INSTALLED BY ANNEX	14	EA.	
15	GAS METER. DO NOT PAINT METER	15	EA.	

- 1) PRE-FINISHED HARDIE SIDING
- 2) PORCELAIN STONE, STACKED BOND PATTERN
- 3) PRE-FINISHED (3/4") FAH ANODIZED DURA-GUARD METAL COMPRESSION SYSTEM (SEE DETAIL 3, 4 & 5) (NO. 1)
- 4) STANDING SEAM METAL (SERR)
- 5) 5X5 PRE-FINISHED METAL GUTTER COLOR: CLEAR ANODIZED
- 6) WALL LIGHTING SEE SHEET E3.0 & DETAIL 9 & 10
- 7) HAM DOOR ANGLE FRAME
- 8) HOSE BIB - REFER TO DETAIL 15A & 1 & SHEET P2.0
- 9) WINDOW SILL FLASHING, SEE DETAIL 2 & 3 & 6.0
- 10) RTU LOCATION BEYOND
- 11) SIGNAGE - REF. DETAIL 11A & B AND SCOPE OF WORK UNDER SEPARATE PERMIT
- 12) WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR. PAINT MATTE BLACK
- 13) INDICATES ROOF BEYOND
- 14) ANNEX PROVIDED & INSTALLED BY ANNEX
- 15) GAS METER. DO NOT PAINT METER
- 16) ALL OUTSIDE CORNERS AT PORCELAIN TILE TO RECEIVE (50% LITER GUIDE C. ANTIQUE EPONIZ.)
- 17) STREET NUMBERS, STORE HOURS, SECURITY DECALS PROVIDED BY BKG. IMAGE GRAPHICS AND INSTALLED BY GC
- 18) METAL CANOPY FURNISHED & INSTALLED BY VENDOR. GC TO COORDINATE BLOCKING AS REQUIRED
- 19) BREAK METAL TO MATCH STORE FRONT
- 20) PRE-FINISHED METAL DOWNSPOUTS, EXTEND TOWARDS GROUND OR SIDEWALK WITH LAST 4" AT 45° CONNECT DOWNSPOUTS WITH STORAGE DRAIN IF REQUIRED BY CITY REFER CIVIL DRAWINGS. COLOR: CLEAR ANODIZED
- 21) ROOF LADDER SEE DETAIL 11A & 11B & 11C. MATTE BLACK, PRE-FINISHED
- 22) NATURAL QUARRIED STONE



MONUMENT SIGN
NO SCALE

PRELIMINARY NOT FOR CONSTRUCTION

HUTTON
Steven K. Hutton & Associates, PC
241 East New Street • Suite 201 • Abingdon, Tennessee 37630
Phone: (423) 371-0000 • Email: steven@huttonandassociates.com

RENDERING, ELEVATION, SIGN

PROPOSED PIZZA HUT RESTAURANT
ABINGDON, VIRGINIA

Revisions:

Date: 08/02/2019
Project Number: 21920
Sheet Number: R1.0



SIGNAGE



PIZZAHUT



WELCOME

TRUCK



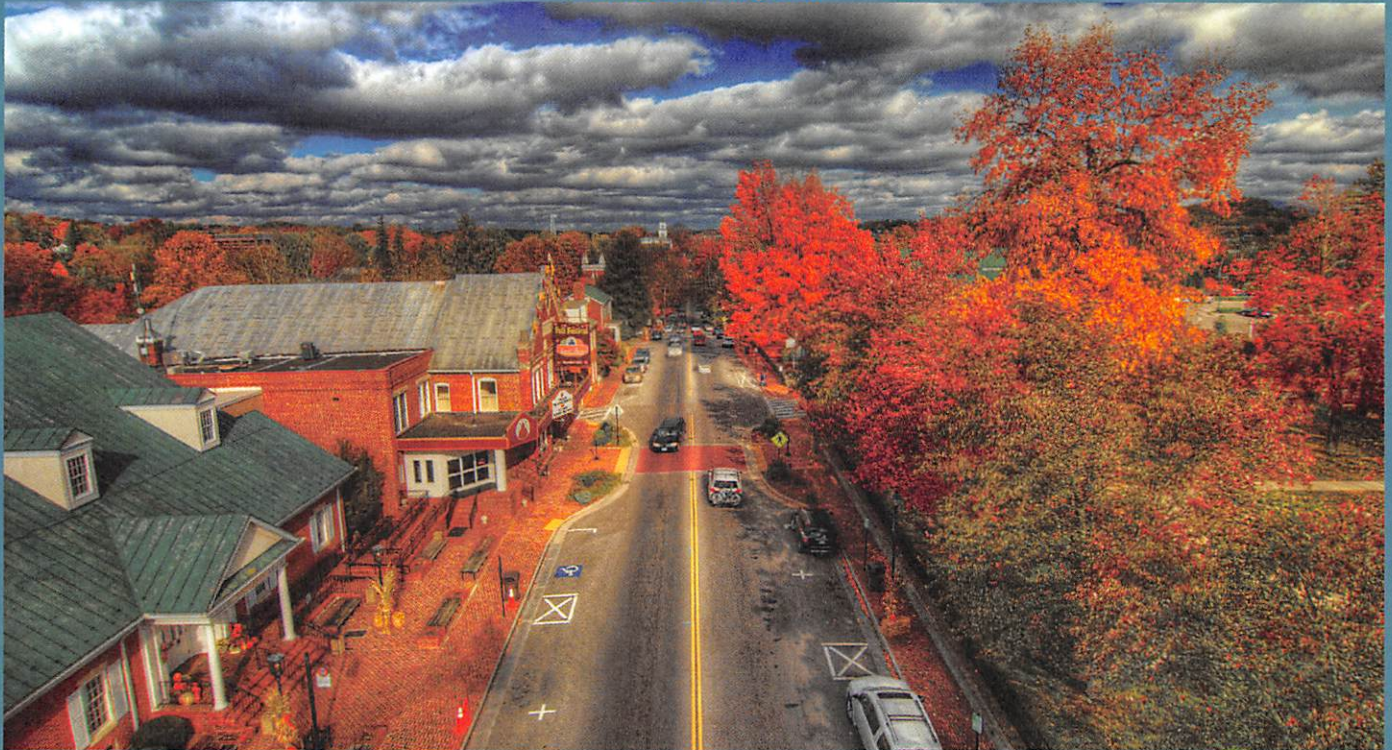
HOW SHOULD ABINGDON GROW AND CONNECT? COMMUNITY MEETING

Monday, September 30 - 4:30 PM - 7:30 PM

(Overview presentation from 5:15 PM - 5:30 PM)

Abingdon Community Center - 300 Senior Drive,

Abingdon, Virginia



The Town of Abingdon is updating our community's Comprehensive Plan. The Plan helps shape where and how our community develops – influencing decisions about investments such as new roads and buildings – in our community over the next 20 years.

As part of this process, the Town is hosting a Community Meeting to share your ideas about how our town should grow and connect in the future. Please join us to learn more – you will be able to see maps and posters that explain current issues and future possibilities for the town for both growth/development and transportation.

What: A community meeting to share ideas on future growth, development and transportation.

How: There will be posters and maps set up to allow you to share your input and ideas and a brief presentation.

When: Monday, September 30th, From 4:30 PM - 7:00 PM (Overview presentation from 5:15 to 5:30)

Where: Abingdon Community Center; 300 Senior Drive, Abingdon, Virginia

For more information about the project, please visit www.envisionabingdon.org.

For any questions regarding the project, please contact the Town's Planning Director, Jason Boswell, at jboswell@abingdon-va.gov.