TOWN OF ABINGDON, VIRGINIA
PLANNING COMMISSION MEETING
MONDAY, DECEMBER 19, 2022 – 5:30 P.M.
REGULAR MEETING – COUNCIL CHAMBERS
MUNICIPAL BUILDING, 133 W. MAIN STREET
CONTACT: GABRIEL CRISTOFARI
email: gcristofari@abingdon-va.gov
Phone: 276-628-3167

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 – Kenny Shuman

B. ROLL CALL – Mayana Rice, Assistant Town Manager

C. APPROVAL OF MINUTES: REGULAR MEETING, NOVEMBER 28, 2022

- November 28, 2022, Regular Meeting

D. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

E. CERTIFICATE OF APPROPRIATENESS/SPECIAL USE PERMIT

1. ***Application for Subdivision; Towne Center of Abingdon, 396 Towne Center Drive, Abingdon, VA 24210. Stephen Spangler; 1 Food City Circle, Abingdon, VA 24210. Representative. Kevin Rasnick; Appalachia Design Services, Surveyor. Application for Final Plat Subdivision Review. Located at 396 Towne Center Drive, Abingdon, VA 24210. Tax Map ID (20-12-5)***

1. **Staff report**
2. **Applicant presentation**
3. **PC discussion and decision**

2. ***Certificate of Appropriateness; Blended Pedaler; 252 W. Main Street, Abingdon, VA 24210. Jesse Owens; Owner. Emily Linderme; Representative. Certificate of Appropriateness for Signage. Located at 252 W Main Street, Abingdon, VA 24210. Tax Map ID (012-1-131)***

    1. **Staff report**
    2. **Applicant presentation**
    3. **PC discussion and decision**

3. ***Special Use Permit; Berry Home Centers; 1090 Ole Berry Drive, Abingdon, VA 24210. Berry Home Centers; Owner. Snyder Signs Inc.; Representative. Special Use Permit Application. Located at 1105 Ole Berry Drive, Abingdon, VA 24210. Tax Map ID (104C2-12-4)***

    1. **Staff report**
    2. **Applicant presentation**
    3. **PC discussion and decision**

F. OLD BUSINESS/MATTERS NOT ON THE AGENDA

- **329 W. Main Street, COA Waiver**

G. ANNOUNCEMENTS

H. ADJOURNMENT

TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, NOVEMBER 28, 2022 5:30 PM
ARTHUR CAMPBELL ROOM, MUNICIPAL BUILDING

A meeting of the Abingdon Planning Commission was held on Monday, November 28, 2022, at 5:30 PM in the Arthur Campbell Room of the Municipal Building.

A. Kenny Shuman - Chairman called the meeting to order

B. Roll Call – Mayana Rice, Assistant Town Manager

Members Present:

Mrs. Donna Quetsch	**Present**
Mr. Jeff Johnson	**Present**
Mr. Kirk Sproles	**Present**
Mr. Kenny Shuman	**Present**
Mr. Chad Pennington	**Present**
Mr. Scott Wilson	**Present**
Mr. Michael Weaver	**Present**

Members Absent: None

Comprising a quorum of the Commission – Yes

Administrative Staff Present:

Mrs. Mayana Rice – Assistant Town Manager
Mr. Gabe Cristofari – Senior Planner/GIS
Mr. Nick Howard – Planning Tech

Guests: None

C. APPROVAL OF MINUTES: REGULAR MEETING, OCTOBER 24, 2022. (VIDEO 3:10 – 3:50)

- October 24, 2022, Regular Meeting

On a motion by Mr. Johnson seconded by Mrs. Quetsch, the Planning Commission approved the Regular Meeting Minutes for October 24, 2022, as presented.

The roll call vote was as follows:

Mrs. Donna Quetsch	**Aye**
Mr. Jeff Johnson	**Aye**
Mr. Michael Weaver	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Kenny Shuman	**Aye**
Mr. Chad Pennington	**Aye**
Mr. Scott Wilson	**Aye**

D. PUBLIC COMMENTS: None

E. CERTIFICATE OF APPROPRIATNESS

1. ***Application for Subdivision****; Towne Center of Abingdon, 396 Towne Center Drive, Abingdon, VA 24210. Stephen Spangler; 1 Food City Circle, Abingdon, VA 24210. Representative. Kevin Rasnick; Appalachia Design Services, Surveyor. Application for Subdivision. Located at 396 Towne Center Drive, Abingdon, VA 24210. Tax Map ID (20-12-5)* (**VIDEO 4:05 – 7:55)**

A. Staff report

B. Applicant presentation

C. PC discussion and decision

Mr. Gabe Cristofari provided the staff report.

Town Center of Abingdon LLC (Owner) and Stephen Spangler (Applicant) has requested the subdivision of 396 Towne Center Drive Abingdon, Virginia (Parcel 020-12-5) into two parcels. Effectively subdividing the old Kmart building from the rest of the shopping plaza.

The applicants have said there will be no visual difference in the parking, access or easements between the two properties. There will be no additional construction. The primary goal for this request is to divide the existing parcel into two pieces in anticipation of a grant being granted to renovate the old Kmart building into a useable space for the community.

The applicants submitted the application and the proposed preliminary plat subdivision for review. The applicant has been informed that upon approval of a Preliminary Plat, a Final Plat must be submitted for review and approval prior to the recording of the subdivision. Preliminary Plats are valid for 5 years.

On a motion by Mr. Wilson, seconded by Mrs. Quetsch, the Planning Commission voted to approve the Subdivision as presented, with the addition that a note on the final plat state any sanitary easements, and addresses Town Engineering Tech comments.

The roll call vote was as follows:

Mrs. Donna Quetsch	**Aye**
Mr. Jeff Johnson	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Kenny Shuman	**Aye**
Mr. Chad Pennington	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Michael Weaver	**Aye**

2. ***Certificate of Appropriateness;*** *Doug's Super Wash. Turnhart Acquisition Corporation, 2506 South Front Street, Richlands, VA 24641. Owner. Conner Williams, Snyder Signs Inc.; Representative. Certificate of Appropriateness for Signage. Located at 140 Cook Street, Abingdon, VA 24210. Tax Map ID (021-8-9A)* **(VIDEO 7:56 – 17:30)**

A. Staff report

B. Applicant presentation

C. PC discussion and decision

Mr. Gabe Cristofari provided the Staff Report

Douglas R. Ratlift (Owner) and Conner Williams of Snyder Sings Inc. (Representative) have requested approval of a Certificate of Appropriateness for a new monument sign, located at 140 Cook Street, Abingdon (Parcel 021-8-9A). The proposed monument sign structure will consist of a masonry brick base, a corrugated metal center accent, and fabricated aluminum caps. Centered on the face of the monument sign structure will be a round logo, face and silhouette lit, and an electric message board directly below the round logo. The property is within the General Business District (B-2) and is under the Meadows Restrictive Covenants and Reciprocal Access Easement Agreement.

There has been no previous sign at the proposed location. The area is a newly developed part of town and is currently in development still. Access to the site will be Cook Street.

The proposed monument sign structure will measure 10 ft. high x 8 ft. In the Meadows Restrictive Covenants and Reciprocal Access Easement Agreement, monument sign structures can have a maximum height of 15 ft., and a maximum width of 10 ft.

Materials used to construct the sign structure and round logo include masonry brick, custom painted aluminum, white .117 acrylic, and 3M vinyl graphics.

The round logo sign has a square footage of 16 sq. ft. The allowable square footage for a sign in a B-2 zone is 60 sq. ft.

The electronic message board will measure 2 ft. 5 in. high x 6 ft. 5 in. wide = 15.5 sq. ft. In the Meadows Restrictive Covenants and Reciprocal Access Easement Agreement, electronic message boards can occupy up to fifty percent of the sign cabinet's overall square footage. The electronic message board sign occupies roughly 5% of the sign cabinet's overall square footage.

The square footage for both the proposed monument structure, round logo sign and electronic message board meets both the Meadows Restrictive Covenants and Reciprocal Access Easement Agreement, Section 2-A-3 and the Abingdon's General Sign Standards.

> *Meadows Restrictive Covenants and Reciprocal Access Easement Agreement.*
>
> *Section 2 Permitted Sign Specifications & Approval Processes.*
>
> *C. Monument Signs.*
>
> *All freestanding signs located on the Parcels shall be limited to monument signs (the "Monument") at the approximate locations shown on the Site Plan and the design options including material, Monument cap, column, accent, and base design specifications of the signage are shown in Exhibit B.*
>
> *Each Parcel over 5 acres in total area shall be allowed three monuments on said parcel with each not exceeding 15 feet in height and ten feet in width. Monuments may be relocated by Owner with Developer's and Town's prior written consent.*

All monument signs may be double faced to aid in visibility from either traffic direction and may incorporate an electronic message board so long as it does not equate to more than fifty percent of the total signage cabinet square footage. Monuments may be single tenant or multi-tenant in appearance.

A representative from Snyder Signs addressed the board.

Mr. Weaver notices that the color of the bricks shown in the model provided to staff is a different color than the brick that will be on the rest of the building.

Snyder Signs representative states that he does not think it would be a problem to match the brick used on the building with the brick on the sign.

On a Motion by Mrs. Quetsch seconded by Mr. Wilson, the board voted to approve the sign as presented.

The roll call vote was as follows:

Mrs. Donna Quetsch	**Aye**
Mr. Jeff Johnson	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Kenny Shuman	**Aye**
Mr. Chad Pennington	**Aye**

Mr. Scott Wilson	**Aye**
Mr. Michael Weaver	**Aye**

3. ***Certificate of Appropriateness;*** *National Bank of Blacksburg, 102 Wall Street, Abingdon, VA 24210. William & Shirley Koyano. 1370 Cristal Court, San Jose, CA 95127. Owner. Certificate of Appropriateness for Signage. Located at 102 Wall Street, Abingdon, VA 24210. Tax Map ID (011-8-22)* **(VIDEO 17:35 – 20:40)**

    1. **Staff report**
    2. **Applicant presentation**
    3. **PC discussion and decision**

Mr. Gabe Cristofari provided the staff report.

National Bank of Abingdon (Owner/Applicant) and Trish Thompson of Skyway Outdoor Inc. (Representative) have requested approval of an Entrance Corridor Certificate of Appropriateness for a monument/freestanding sign. Located on 102 Wall Street SW (Parcel 011-8-22). The property is within the Central Business Zoning District (B-3) and is within the Entrance Corridor.

The proposed monument sign structure and sign faces will replace, the existing monument sign structure and sign faces.

Access to the site will continue to be East Main Street and Wall Street SW.

The existing base and sign cabinet of the monument sign structure is painted a cream color. The sign cabinet has rounded corners. The existing sign faces have a white background with burgundy lettering and orange used for lettering a design elements. The existing sign is located near the intersection of W. Main and Wall Streets.

The proposed base and sign cabinet of the monument sign structure will be prefinished black. The sign cabinet will have squared off corners. The background for the new sign faces will be the same burgundy color seen on the existing sign, orange will be used in the same manner as the existing sign, white will be used for other letting found on the sign faces. The proposed sign measures 8 ft. x 4 ft. = 32 square ft.

The proposed sign will remain internally illuminated using LEDs.

The proposed sign meets all necessary criteria for a freestanding sign located in a B-3 zone according to the Town of Abingdon Zoning Code.

On a motion by Mr. Weaver, seconded by Mr. Wilson, the board voted to approve the sign as presented.

The roll call vote was as follows:

Mrs. Donna Quetsch	**Aye**
Mr. Jeff Johnson	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Kenny Shuman	**Aye**
Mr. Chad Pennington	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Michael Weaver	**Aye**

4. ***Certificate of Appropriateness;*** *Abingdon Olive Oil Company, 335 Cummings Street, Abingdon, VA 24210. Kay C St. Louis, Owner. Certificate of Appropriateness for Fencing. Located at 335 Cummings Street, Abingdon, VA 24210. Tax Map ID (20-1-20)* **(VIDEO 20:41 – 45:37)**

    1. **Staff report**
    2. **Applicant presentation**
    3. **PC discussion and decision**

K.C. St. Louis (Applicant/Owner) have requested approval of an Entrance Corridor Certificate of Appropriateness for fencing throughout various locations on their property and a removable metal pole to be placed in the center of the driveway. Located on 355 Cummings Street. (Parcel 020-11-1).

The property is within the Office & Institutional Zoning District (OI) and is within the Entrance Corridor.

The business is located at the former Town of Abingdon Tourist Center.

Access to the site will continue to be Cummings Street.

The applicant is proposing to install black metal fencing at designated locations (reference plat) around their property. At the south end of the west parking lot, the applicant is proposing to install two 18 ft. sections of fencing with an 18 ft. gate in relatively the same style as the fencing. Other sections of fencing will be installed along northern and southern boundary lines as highlighted in purple on the plat. From the ground to the top of the fencing will measure 5 ft. 5.7 in. tall. The fencing is in an ornate style and is termed according to the applicant's attachment material a "London fence".

In addition to fencing, a removable metal pole will be installed in the middle of the drive at the north entrance to the property as seen on the plat.

During business hours, the gate and pole will need to be removed/open for customers/emergency personal to easily access the property.

Staff recommended a specific date of completion be set for both the fencing proposed here today,

and fencing for the dumpster located on the property.

The board informs K.C. St. Louis that the pole she is requesting along with the fencing is not permissible from a fire/safety standpoint. The board tells her that she will need to talk with the fire department and formulate a plan that will work best for both parties.

On a motion by Mr. Johnson, seconded by Mrs. Quetsch, the board voted to table the discussion until further details regarding construction and planning of the placement of the fence/pole are provided to staff.

The roll call vote was as follows:

Mrs. Donna Quetsch	**Aye**
Mr. Jeff Johnson	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Kenny Shuman	**Aye**
Mr. Chad Pennington	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Michael Weaver	**Aye**

5. ***Public Hearing;*** *The Town of Abingdon Planning Commission will hold a public hearing on November 28, 2022 beginning at 5:30 PM in the Arthur Campbell Room of the Town Hall at 133 West Main Street Abingdon, VA on the proposed comprehensive amendments to the town's zoning and subdivision ordinances. The Town's Zoning and Subdivision Ordinances are both proposed to be holistically repealed and replaced with a new, consolidated Zoning and Subdivision Ordinance that contains the Subdivision Ordinance as Article 10 within it.* **(VIDEO 45:39 – 59:22)**

No public participants attended the meeting to share their comments with the Planning Commission or Berkley Group.

On a motion by Mr. Wilson, seconded by Mr. Johnson, the board voted to recommend approval of the ordinance to the Town Council for its public hearing scheduled for December 5, 2022.

The roll call vote was as follows:

Mrs. Donna Quetsch	**Aye**
Mr. Jeff Johnson	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Kenny Shuman	**Aye**
Mr. Chad Pennington	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Michael Weaver	**Aye**

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA (VIDEO 59:22 – 1:18:25)

- **231 W Main Street, Roof Replacement, COA Waiver**

H. ANNOUNCEMENTS

I. ADJOURNMENT

Mr. Wilson motions to adjourn. Mrs. Quetsch seconds the motion.

The roll call vote was as follows:

Mrs. Donna Quetsch	**Aye**
Mr. Jeff Johnson	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Kenny Shuman	**Aye**
Mr. Chad Pennington	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Michael Weaver	**Aye**

Adjourn Time 6:50 P.M.

_____ _____

Kenny Shuman, Chairman Mayana Rice, Assistant Town Manager

STAFF REPORT

TO: **ABINGDON PLANNING COMMISSION**

FROM: **GABRIEL CRISTOFARI, PLANNER/GIS SPECIALIST**

SUBJECT: **REQUEST FOR PLANNING COMMISSION FINAL PLAT SUBDIVISION REVIEW**

PUBLICATION DATE: **DECEMBER 12, 2022**

MEETING DATE: **DECEMBER 19, 2022**

LOCATION: **COUNCIL CHAMBERS, TOWN HALL**
133 WEST MAIN STREET, ABINGDON, VA

REQUEST:

Town Center of Abingdon LLC (Owner) and Stephen Spangler (Applicant) has requested the subdivision of 396 Towne Center Drive Abingdon, Virginia (Parcel 020-12-5).

The applicants have said that there will be no visual difference in the parking, access or easements between the two properties. There will be no additional construction. The primary goal for this request is to divide the existing parcel into two pieces in anticipation of a grant being granted to renovate the old Kmart building into a useable space for the community.

§ 4.5 ***Consideration by Planning Commission.***

The commission shall, at the next regular meeting after receiving the Town engineer's report, consider said report, and act upon the plat. It shall then set forth its recommendation in writing of approval, modification or disapproval. In case of modification or disapproval, it shall give its reasons therefore. The commission shall forthwith return one copy of the approved, modified or disapproved preliminary plat to the subdivider.

4.6 ***Approval and terms.***

(a)

Upon approval of the preliminary plat by the commission, the subdivider may proceed with the preparation of the final plat and detailed construction drawings and specifications for the improvements required under these regulations.

Staff Finding:
The applicants submitted the application and the proposed subdivision. Staff reviewed the application. The Planning Commission is reviewing this application at a regularly scheduled meeting. The applicant has been informed that upon approval of a Preliminary Plat, a Final Plat must be submitted for review and approval prior to the recording of the division. Preliminary Plats are valid for 5 years.

§ 6.3 ***Grades streets alleys.***

Staff Finding:
None proposed. Already built.

§ 6.4 ***Roadways.***

Staff Finding:
None proposed. Already built.

§ 6.7 ***Sidewalks.***

(a)

Sidewalks of concrete or other approved material with a minimum width of five feet and a minimum thickness of four inches shall be installed on both sides of all streets; provided, however, that where ***warranted, the Town Council may waive these requirements****.*

(b)

Where sidewalks and/or curbs and gutters are installed, drive entrances shall be constructed conforming to Virginia Department of Transportation Standard CG-9B or CG-9D as determined by the Town prior to construction. Where no sidewalk is constructed, an apron two feet wide shall be constructed conforming to Section C-C of CG-9B and Section A-A of CG-9D.

Staff Finding:
None proposed. Already built along storefronts.

*§ 6.8**Water Lines***

Staff Finding:
None proposed. Already built.

*§ 6.9**Sewers.***

Staff Finding:
None proposed. Already built.

*§ 6.10**Storm Drainage.***

Staff Finding:
None proposed. Already built.

*§ 6.11**Street Lighting.***

Staff Finding:
None proposed. Already built.

Staff Finding: Final Plat

The applicant acknowledges at the "party corner", where the old Kmart building and the neighboring structure touch a fire rated wall will be installed. Installation of a fire rated wall was initiated with the subdivision of the old Kmart building from the other structures within the plaza.

The applicant acknowledges the Cook Street Extension (Cook Street extended further West) will go along the old Kmart building's North Elevation, pending grant funds being awarded through SMART Scale.

REQUIRED ACTIONS OF THE PLANNING COMMISSION:

A. **Sample Motions.** The role of the Planning Commission in this instance is to decide on the Final Plat approval and recommend approval or denial to the Town Council.

The following sample motions have been provided by Staff for consideration by the Planning Commission:

Preliminary Plat

- **Sample Motion for Approval of Final Plat:** I recommend **approval** of the Final Plat for Parcel #020-12-5 into two parcels, subject to approval by the Town Council.

- **Sample Motion for Denial of the Final Plat:** I recommend **denial** of the Final Plat for Parcel #020-12-5 into two parcels due to (insert findings that support denial).

- **Sample Motion for Continuance:** I recommend **tabling** of the Final Plat for Parcel #020-12-5 into two parcels due to (insert findings that support denial).

Attachments:

A. Application
B. Memo from Town Engineer
C. Preliminary Plat
D. Final Plat

M E M O

TO:	**GABRIEL CRISTOFARI, TOWN PLANNER**
FROM:	**HEAGON GILL, ENGINEERING TECH.**
SUBJECT:	**PLAT REVIEW – "SUBDIVISION OF: TRACT 5 (PART 1 OF 4) TOWN CENTRE OF ABINGDON LLC"**
PUBLICATION DATE:	**NOVEMBER 14, 2022**
MEETING DATE:	**"TBD"**
LOCATION:	**"TBD"**

As requested, I have reviewed the plat titled "SUBDIVISION OF: TRACT 5 (PART 1 OF 4) TOWN CENTRE OF ABINGDON LLC" and offer the following comments:

I. Please correct chain of title to include correct magisterial district.

II. Please provide instrument numbers for the Stormwater Management Covenants / Declaration of Restrictive Covenants referenced on the plat.

III. Please provide table labeling "existing" lot(s) acreage vs "new" lot(s) acreages.

IV. Please label lot lines as old / new as appropriate.

V. Please correct all references from "Town Centre" to "Towne Centre".

I recommend the above-mentioned changes before Town approval of this subdivision. .

Sincerely,

Heagon Gill

Engineering Technician

TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement

Office Use Only
Fees: $_____

APPLICATION FOR SUBDIVISION

Location of Property

Approximate Street Address Location	Title of Subdivision
396 Towne Center Drive	**Subdivision of Tract 5 (Part 1 of 4) Town Centre of Abingdon, LLC**

Parcel Number(s) (List all that apply)
Part of Tax ID 20-12-5 / Plat Book 75 Page 73

Applicant Information

Name	Phone
Stephen Spangler	276-623-5100

Mailing Address, City, State, Zip Code
1 Food City Circle, Abingdon, VA 24210

Select Applicant Relation to Property below:	Email
Other — Other, specify: Owner Rep	spanglers@foodcity.com

Property Owner Information

Name of Owner	Phone
Town Centre of Abingdon, LLC	276-623-5100

Mailing Address, City, State, Zip Code
P.O. Box 1158, Abingdon, VA 24210

Email
spanglers@foodcity.com

Surveyor Information

Company Name	Surveyor's Name
Appalachia Design Services	Kevin Rasnick P.L.S / Lic. No. 2525

Email	Phone
rasnicksurveying@outlook.com	423-335-9005

Project Description

1) Existing Land Use:
Developed, describe: Commercial Shopping Center

2) Proposed Land Use:
Other, describe: CHILD CARE- Commercial

3) Type of Subdivision:
New Subdivision — If new, Number of Proposed Lots: 2

4) Total Acreage to be Subdivided:
15.826

5) Have you attached the required documents below:

☑ Yes Submit **three (3) hard** copies of the preliminary plat, which is required to include all items listed below. Check that each item is included on the preliminary plat:

- ☐ Engineering Plan for Public & Private Improvements
- ☐ Documentation of Existing Easements
- ☐ Documentation of Legal & Physical Access for each Parcel
- ☐ Water Supply and/or Wastewater Facilities
- ☐ Documentation of Proposed Road Names
- ☐ Existing Covenants & Deed Restricts
- ☐ Abstract of Title or Title Report
- ☐ Topographic Map with Contours
- ☐ Proposed Easements
- ☐ Traffic Impact Study
- ☐ Environmental Assessment
- ☐ Documentation of Zone Change
- ☐ Grading & Drainage Plan
- ☐ Lienholders' Acknowledgement
- ☐ Fire Protection Plan
- ☐ Variances
- ☐ Waivers
- ☐ Area/Vicinity Map

Applicant Signature

I understand that following the approval of the preliminary plat, I must submit a final plat that also will be reviewed by Town staff and certified by the Planning Commission. The final plat must contain all items specified in the Town Code. I further understand the Town allows a subdivision to be reviewed administratively (without Planning Commission review) if no new lots are created and all resulting lots front a minimum of 50 feet on a public street.

I understand code 15.2-2206, Code of Virginia, as amended. I hereby certify that I am the owner of the record herein described property, or that the proposed work has been authorized by the owner of record and that I have been authorized to make this application as a designated agent. I agree to conform to all applicable state and local regulations, rules, and policies. In addition, I certify that an authorized Town representative shall have the authority to enter the area(s) described herein for the purpose of enforcing the provisions of the applicable code(s). I certify all answers to questions and additional statements, within this application, are true, as confirmed by my signature below.

Applicant (Print Name)	Signature of Applicant	Date
Stephen O. Spangler	S O S	10/24/22

Owner Affidavit

My signature below confirms that I am familiar with the Code of Virginia, Title 54.1-1111 which regulates contractors; I am aware that anyone who performs work for me is required to have a state contractor license and trade certification (if applicable); that I may be subject to with-holding taxes for those working on my project; and that I am not subject to licensure as a contractor or subcontractor for this project.

Property Owner (Print Name)	Signature of Property Owner	Date
Stephen O. Spangler	S O S	10/24/22

NOTES:

1. THE INFORMATION SHOWN IS BASED ON A CURRENT FIELD SURVEY

2. THE UNADJUSTED ERROR OF CLOSURE FOR THE FIELD TRAVERSE IS GREATER THAN 1/20,000 (URBAN AREA)

3. THIS SURVEY WAS PERFORMED UNDER THE DIRECT SUPERVISION OF KEVIN R. RASNICK, VA L.S. 2525

4. TOWN CENTER DRIVE RIGHT OF WAY – 50'

5. CUMMINGS STREET RIGHT OF WAY – 80'

6. ALL EASEMENT INFORMATION IS SHOWN AS A COURTESY COMPILED FROM VARIOUS SOURCES PROVIDED BY THE OWNER. THE REFERENCES LISTED MAY OR MAY NOT REPRESENT CURRENT CONDITIONS. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY

7. INDIVIDUAL SHOP LOCATIONS SHOWN AS PER EXTERIOR INDICATIONS. NO PARTY WALL MEASUREMENTS WERE PERFORMED.

8. COORDINATES SHOWN FOR EACH PARCEL ARE VA. STATE PLANE SOUTH AND TIED TO MONUMENT NUMBER 8, TOWN OF ABINGDON CONTROL NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

9. DISCREPANCIES EXIST BETWEEN RECORDED PLAT AND REFERENCE DEED. RECORDED PLAT DOES NOT FORM MATHEMATICAL CLOSURE(S) FOR PART 3 AND PART 4 OF TRACT 5.

10. ITEMS SHOWN IN REGARDS TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

FLOOD ZONE (BY GRAPHICAL PLOTTING ONLY):
F.I.R.M.: 51191C0280C EFFECTIVE DATE: SEPTEMBER 29, 2010

FLOOD ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1% FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

CURRENT ZONING: B-2 (GENERAL BUSINESS DISTRICT)

SETBACK INFORMATION:
FRONT = 25'

REAR = 25' WHEN ADJOINING AN OPEN SPACE OR RESIDENTIAL DISTRICT.

SIDE = 10' WHEN ADJOINING AN OPEN SPACE OR RESIDENTIAL DISTRICT.

PARKING COUNT:
REGULAR SPACES – 791
HANDICAP SPACES – 20
TOTAL SPACES – 807

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°40'37" E	13.17'
L2	S 15°19'23" E	48.30'
L3	S 22°04'33" E	37.93'
L4	N 69°08'15" E	44.00'
L5	N 67°55'27" E	2.43'
L6	S 85°25'27" W	139.67'
L7	S 83°59'27" W	100.03'
L8	N 02°53'27" E	20.17'
L9	N 04°34'33" W	21.73'
L10	N 85°25'27" E	113.12'
L11	N 86°51'27" E	100.03'
L12	N 85°25'27" E	111.22'
L13	N 74°40'37" E	44.54'
L14	S 67°55'27" W	58.82'
L15	N 15°19'23" W	44.80'
L16	S 85°25'27" W	39.10'
L17	N 69°11'02" E	51.01'
L18	N 07°45'29" E	88.08'
L19	N 22°02'02" W	21.59'
L20	S 67°56'52" W	22.27'
L21	N 22°03'08" W	36.22'
L22	N 67°56'52" E	22.14'
L23	N 22°15'20" W	47.11'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	23.37'	S 48°17'33" W	22.53'
C2	2326.83'	16.06'	S 74°52'29" W	16.06'
C3	25.00'	39.27'	S 60°19'23" E	35.36'
C4	29.04'	28.65'	S 39°33'36" W	27.50'
C5	29.00'	46.17'	S 66°28'13" E	41.45'
C6	25.00'	38.74'	N 23°31'47" E	34.98'
C7	546.37'	52.82'	S 18°05'33" E	52.80'
C8	25.00'	31.65'	S 49°09'45" W	29.58'
C9	25.00'	32.87'	S 56°54'34" E	30.55'
C10	25.00'	39.80'	N 66°28'12" W	35.73'
C11	495.37'	47.89'	N 18°05'33" W	47.87'
C12	25.00'	39.27'	N 29°40'37" E	35.36'

LEGEND

- SANITARY SEWER MANHOLE
- UTILITY POLE
- WATER VALVE
- LIGHT POLE
- FIRE HYDRANT
- WATER METER
- CONCRETE
- GUY ANCHOR
- CENTERLINE
- GTMH – GREASE TRAP MANHOLE
- CO – CLEAN OUT
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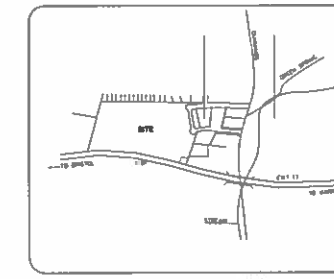
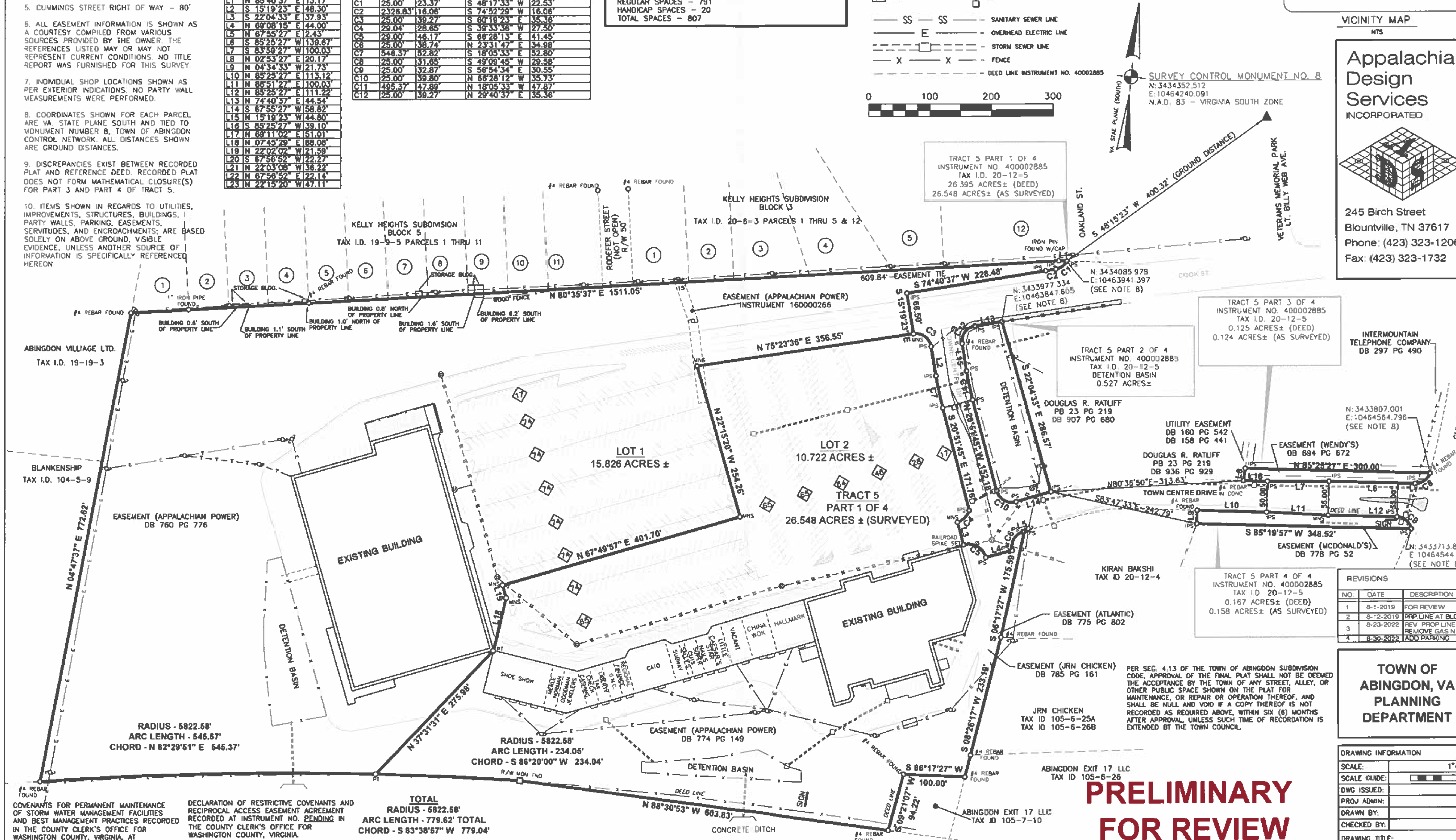
- SITE LIGHTING W/CONCRETE BASE
- LOT NUMBER
- PARKING SPACES (INCLUDING HANDICAP)
- HEDGE ROW
- FLOW – DIRECTION OF STORMWATER RUNOFF
- TELEPHONE/FIBER OPTIC MANHOLE
- IPS – #4 REBAR SET
- SS – SANITARY SEWER LINE
- E – OVERHEAD ELECTRIC LINE
- STORM SEWER LINE
- X – FENCE
- DEED LINE INSTRUMENT NO. 40002885

0 100 200 300


VICINITY MAP
NTS



PER SEC. 4.13 OF THE TOWN OF ABINGDON SUBDIVISION CODE, APPROVAL OF THE FINAL PLAT SHALL NOT BE DEEMED THE ACCEPTANCE BY THE TOWN OF ANY STREET, ALLEY, OR OTHER PUBLIC SPACE SHOWN ON THE PLAT FOR MAINTENANCE, OR REPAIR OR OPERATION THEREOF, AND SHALL BE NULL AND VOID IF A COPY THEREOF IS NOT RECORDED AS REQUIRED ABOVE, WITHIN SIX (6) MONTHS AFTER APPROVAL, UNLESS SUCH TIME OF RECORDATION IS EXTENDED BT THE TOWN COUNCIL.

COVENANTS FOR PERMANENT MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES RECORDED IN THE COUNTY CLERK'S OFFICE FOR WASHINGTON COUNTY, VIRGINIA, AT INSTRUMENT NO. PENDING

DECLARATION OF RESTRICTIVE COVENANTS AND RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED AT INSTRUMENT NO. PENDING IN THE COUNTY CLERK'S OFFICE FOR WASHINGTON COUNTY, VIRGINIA.

TOTAL
RADIUS - 5822.58'
ARC LENGTH - 779.62' TOTAL
CHORD - S 83°38'57" W 779.04'

PRELIMINARY FOR REVIEW

Appalachia Design Services
INCORPORATED
245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206
Fax: (423) 323-1732

REVISIONS

NO.	DATE	DESCRIPTION
1	8-1-2019	FOR REVIEW
2	8-12-2019	PRP LINE AT BLD
3	8-23-2022	REV PROP LINE REMOVE GAS N GO
4	8-30-2022	ADD PARKING

TOWN OF ABINGDON, VA PLANNING DEPARTMENT

DRAWING INFORMATION

SCALE:	1"=100'
SCALE GUIDE:	
DWG ISSUED:	
PROJ ADMIN:	
DRAWN BY:	
CHECKED BY:	KRR

DRAWING TITLE:
SUBDIVISION OF: TRACT 5 (PART 1 OF 4) TOWN CENTRE OF ABINGDON LLC

BEING ALL OF THOSE CERTAIN TRACTS OF LAND LYING IN THE TOWN OF ABINGDON IN THE ABINGDON MAGISTERIAL DISTRICT OF WASHINGTON COUNTY, VA AND RECORDED AT INSTRUMENT NUMBER 2017-3462

DRAWING NO: SUR-1

SURVEYOR'S CERTIFICATE

I HERBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THAT THE LAND PLATTED WAS CONVEYED TO TOWN CENTRE OF ABINGDON LLC BY INSTRUMENT RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF WASHINGTON COUNTY, VIRGINIA AT INSTRUMENT NUMBER 2017-3462 AND PLAT BOOK 75 PAGE 73.

DATE:__________

SURVEYOR__________

OWNER'S STATEMENT

THE PLATTING OR DEDICATION OF LAND AS IT APPEARS ON THIS PLAT (REPLAT) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) OR TRUSTEE(S), IF ANY.
GIVEN UNDER MY (OUR) HAND AND SEAL THIS THE _____ DAY OF _____ 2018.

__________(SEAL)
__________(SEAL)
__________(SEAL)

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, __________,
A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT__________

WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES__________

GIVEN UNDER MY HAND THIS_____DAY OF_____

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, __________,
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MY COMMISSION EXPIRES__________

GIVEN UNDER MY HAND THIS_____DAY OF_____

TOWN MANAGER'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY AND MEETS THE ADMINISTRATIVE APPROVAL REQUIREMENTS OF THE TOWN MANAGER AS PROVIDED IN THE TOWN OF ABINGDON SUBDIVISION ORDINANCE.

DATE:__________

____
TOWN MANAGER, ABINGDON, VIRGINIA

Property Owner:
TOWN CENTRE OF ABINGDON LLC

Deed Reference:
Instrument No. 2017-3462
Plat Book 75, Page 73

Tax I.D.: 020-12-5

NOTES:

1. THE INFORMATION SHOWN IS BASED ON A CURRENT FIELD SURVEY

2. THE UNADJUSTED ERROR OF CLOSURE FOR THE FIELD TRAVERSE IS GREATER THAN 1/20,000 (URBAN AREA)

3. THIS SURVEY WAS PERFORMED UNDER THE DIRECT SUPERVISION OF KEVIN R. RASNICK, VA L.S. 2525

4. TOWN CENTER DRIVE RIGHT OF WAY – 50'

5. CUMMINGS STREET RIGHT OF WAY – 80'

6. ALL EASEMENT INFORMATION IS SHOWN AS A COURTESY COMPILED FROM VARIOUS SOURCES PROVIDED BY THE OWNER. THE REFERENCES LISTED MAY OR MAY NOT REPRESENT CURRENT CONDITIONS. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY

7. INDIVIDUAL SHOP LOCATIONS SHOWN AS PER EXTERIOR INDICATIONS. NO PARTY WALL MEASUREMENTS WERE PERFORMED.

8. COORDINATES SHOWN FOR EACH PARCEL ARE VA. STATE PLANE SOUTH AND TIED TO MONUMENT NUMBER 8, TOWN OF ABINGDON CONTROL NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

9. DISCREPANCIES EXIST BETWEEN RECORDED PLAT AND REFERENCE DEED. RECORDED PLAT DOES NOT FORM MATHEMATICAL CLOSURE(S) FOR PART 3 AND PART 4 OF TRACT 5.

10. ITEMS SHOWN IN REGARDS TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

FLOOD ZONE (BY GRAPHICAL PLOTTING ONLY):
F.I.R.M.: 51191C0280C EFFECTIVE DATE: SEPTEMBER 29, 2010

FLOOD ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1% FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

CURRENT ZONING: B-2 (GENERAL BUSINESS DISTRICT)

SETBACK INFORMATION:
FRONT = 25'

REAR = 25' WHEN ADJOINING AN OPEN SPACE OR RESIDENTIAL DISTRICT.

SIDE = 10' WHEN ADJOINING AN OPEN SPACE OR RESIDENTIAL DISTRICT.

PARKING COUNT:
REGULAR SPACES – 791
HANDICAP SPACES – 20
TOTAL SPACES – 807

LINE TABLE

LINE	BEARING	DISTANCE
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L3	S 22°04'33" E	37.93'
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L5	N 67°55'27" E	2.43'
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LEGEND

- SANITARY SEWER MANHOLE
- UTILITY POLE
- WATER VALVE
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- FIRE HYDRANT
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- GTMH – GREASE TRAP MANHOLE
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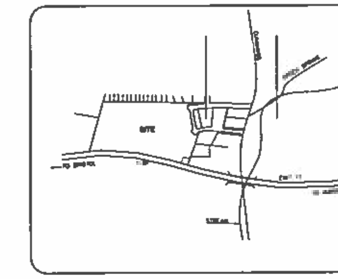
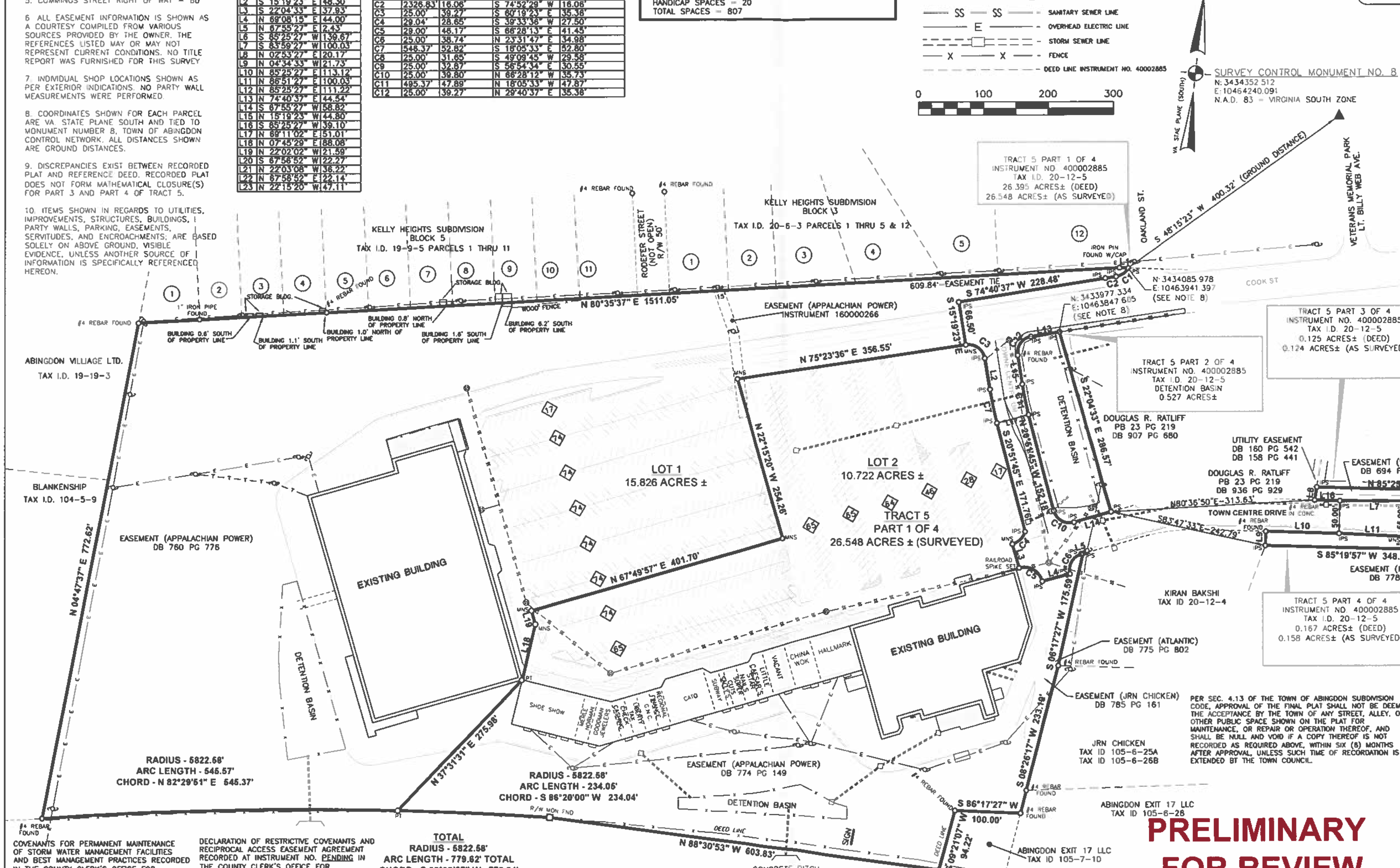


VICINITY MAP
NTS

Appalachia Design Services
INCORPORATED
245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206
Fax: (423) 323-1732



COVENANTS FOR PERMANENT MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES RECORDED IN THE COUNTY CLERK'S OFFICE FOR WASHINGTON COUNTY, VIRGINIA, AT INSTRUMENT NO. PENDING

DECLARATION OF RESTRICTIVE COVENANTS AND RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED AT INSTRUMENT NO. PENDING IN THE COUNTY CLERK'S OFFICE FOR WASHINGTON COUNTY, VIRGINIA.

TOTAL
RADIUS - 5822.58'
ARC LENGTH - 779.62' TOTAL
CHORD - S 83°38'57" W 779.04'

PER SEC. 4.13 OF THE TOWN OF ABINGDON SUBDIVISION CODE, APPROVAL OF THE FINAL PLAT SHALL NOT BE DEEMED THE ACCEPTANCE BY THE TOWN OF ANY STREET, ALLEY, OR OTHER PUBLIC SPACE SHOWN ON THE PLAT FOR MAINTENANCE, OR REPAIR OR OPERATION THEREOF, AND SHALL BE NULL AND VOID IF A COPY THEREOF IS NOT RECORDED AS REQUIRED ABOVE, WITHIN SIX (6) MONTHS AFTER APPROVAL, UNLESS SUCH TIME OF RECORDATION IS EXTENDED BT THE TOWN COUNCIL.

PRELIMINARY FOR REVIEW

REVISIONS

NO.	DATE	DESCRIPTION
1	8-1-2019	FOR REVIEW
2	8-12-2019	PRP LINE AT BLD
3	8-23-2022	REV. PROP LINE REMOVE GAS N GO
4	8-30-2022	ADD PARKING

TOWN OF ABINGDON, VA PLANNING DEPARTMENT

DRAWING INFORMATION

SCALE:	1"=100'
SCALE GUIDE:	
DWG ISSUED:	
PROJ ADMIN:	
DRAWN BY:	
CHECKED BY:	KRR

DRAWING TITLE:

SUBDIVISION OF:
TRACT 5 (PART 1 OF 4)
TOWN CENTRE OF ABINGDON LLC

BEING ALL OF THOSE CERTAIN TRACTS OF LAND LYING IN THE TOWN OF ABINGDON IN THE ABINGDON MAGISTERIAL DISTRICT OF WASHINGTON COUNTY, VA AND RECORDED AT INSTRUMENT NUMBER 2017-3462

DRAWING NO:
SUR–1

SURVEYOR'S CERTIFICATE

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DATE:__________

SURVEYOR__________

OWNER'S STATEMENT

THE PLATTING OR DEDICATION OF LAND AS IT APPEARS ON THIS PLAT (REPLAT) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) OR TRUSTEE(S), IF ANY.
GIVEN UNDER MY (OUR) HAND AND SEAL THIS THE ______ DAY OF ______ 2018.

__________(SEAL)

__________(SEAL)

__________(SEAL)

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, __________
A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT__________

WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES__________

GIVEN UNDER MY HAND THIS______DAY OF______

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DATE:__________

TOWN MANAGER, ABINGDON, VIRGINIA

Property Owner:
TOWN CENTRE OF ABINGDON LLC

Deed Reference:
Instrument No. 2017-3462
Plat Book 75, Page 73

Tax I.D.: 020-12-5

NOTES:

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- X — X — FENCE
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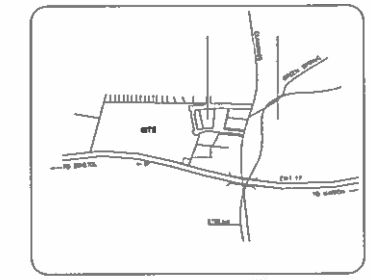

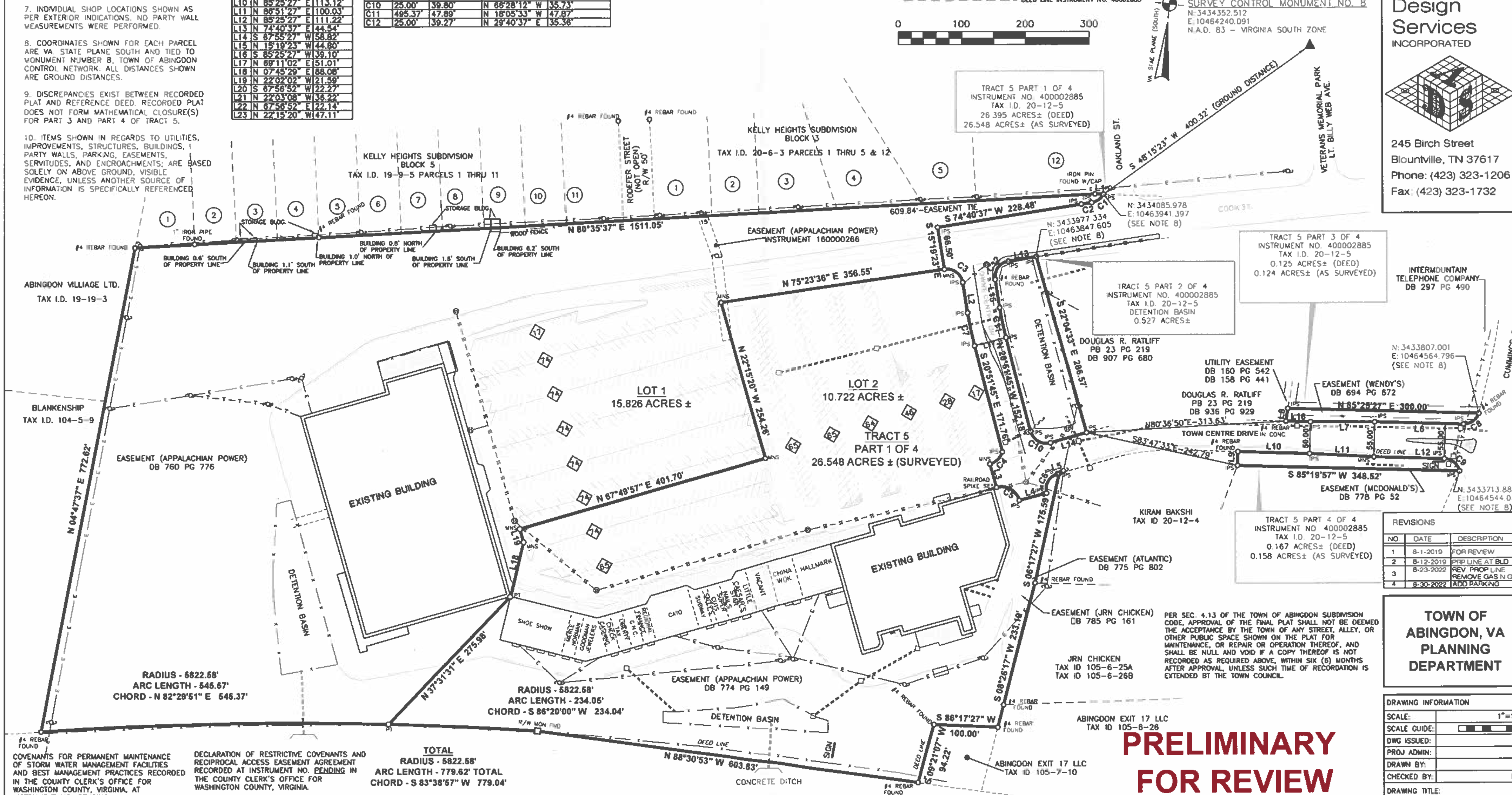

COVENANTS FOR PERMANENT MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES RECORDED IN THE COUNTY CLERK'S OFFICE FOR WASHINGTON COUNTY, VIRGINIA, AT INSTRUMENT NO. PENDING

DECLARATION OF RESTRICTIVE COVENANTS AND RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED AT INSTRUMENT NO. PENDING IN THE COUNTY CLERK'S OFFICE FOR WASHINGTON COUNTY, VIRGINIA.

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PRELIMINARY FOR REVIEW

REVISIONS

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TOWN OF ABINGDON, VA PLANNING DEPARTMENT

SURVEYOR'S CERTIFICATE

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DATE:______________

SURVEYOR______________

OWNER'S STATEMENT

THE PLATTING OR DEDICATION OF LAND AS IT APPEARS ON THIS PLAT (REPLAT) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) OR TRUSTEE(S), IF ANY.
GIVEN UNDER MY (OUR) HAND AND SEAL THIS THE ______DAY OF __________ 2018.

______________(SEAL)
______________(SEAL)
______________(SEAL)

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, ______________,
A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT______________

WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES______________

GIVEN UNDER MY HAND THIS______DAY OF______________

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, ______________,
A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT______________

WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES______________

GIVEN UNDER MY HAND THIS______DAY OF______________

TOWN MANAGER'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY AND MEETS THE ADMINISTRATIVE APPROVAL REQUIREMENTS OF THE TOWN MANAGER AS PROVIDED IN THE TOWN OF ABINGDON SUBDIVISION ORDINANCE.

DATE:______________

____
TOWN MANAGER, ABINGDON, VIRGINIA

Property Owner:
TOWN CENTRE OF ABINGDON LLC

Deed Reference:
Instrument No. 2017-3462
Plat Book 75, Page 73

Tax I.D.: 020-12-5

Appalachia Design Services
INCORPORATED
245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206
Fax: (423) 323-1732

DRAWING INFORMATION

SCALE:	1"=100'
SCALE GUIDE:	
DWG ISSUED:	
PROJ ADMIN:	
DRAWN BY:	
CHECKED BY:	KRR

DRAWING TITLE:

SUBDIVISION OF:
TRACT 5 (PART 1 OF 4)
TOWN CENTRE OF ABINGDON LLC

BEING ALL OF THOSE CERTAIN TRACTS OF LAND LYING IN THE TOWN OF ABINGDON IN THE ABINGDON MAGISTERIAL DISTRICT OF WASHINGTON COUNTY, VA AND RECORDED AT INSTRUMENT NUMBER 2017-3462

DRAWING NO:
SUR-1

NOTES:

1. THE INFORMATION SHOWN IS BASED ON A CURRENT FIELD SURVEY

2. THE UNADJUSTED ERROR OF CLOSURE FOR THE FIELD TRAVERSE IS GREATER THAN 1/20,000 (URBAN AREA)

3. THIS SURVEY WAS PERFORMED UNDER THE DIRECT SUPERVISION OF KEVIN R. RASNICK, VA L.S. 2525

4. TOWNE CENTRE DRIVE RIGHT OF WAY – 50'

5. CUMMINGS STREET RIGHT OF WAY – 80'

6. ALL EASEMENT INFORMATION IS SHOWN AS A COURTESY COMPILED FROM VARIOUS SOURCES PROVIDED BY THE OWNER. THE REFERENCES LISTED MAY OR MAY NOT REPRESENT CURRENT CONDITIONS. NO TITLE REPORT WAS FURNISHED FOR THIS SURVEY.

7. INDIVIDUAL SHOP LOCATIONS SHOWN AS PER EXTERIOR INDICATIONS. NO PARTY WALL MEASUREMENTS WERE PERFORMED.

8. COORDINATES SHOWN FOR EACH PARCEL ARE VA. STATE PLANE SOUTH AND TIED TO MONUMENT NUMBER 8, TOWN OF ABINGDON CONTROL NETWORK. ALL DISTANCES SHOWN ARE GROUND DISTANCES.

9. DISCREPANCIES EXIST BETWEEN RECORDED PLAT AND REFERENCE DEED. RECORDED PLAT DOES NOT FORM MATHEMATICAL CLOSURE(S) FOR PART 3 AND PART 4 OF TRACT 5.

10. ITEMS SHOWN IN REGARDS TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, I PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

FLOOD ZONE (BY GRAPHICAL PLOTTING ONLY):
F.I.R.M.: 51191C0280C EFFECTIVE DATE: SEPTEMBER 29, 2010

FLOOD ZONE X: AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1% FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

CURRENT ZONING: B–2 (GENERAL BUSINESS DISTRICT)

SETBACK INFORMATION:
FRONT = 25'

REAR = 25' WHEN ADJOINING AN OPEN SPACE OR RESIDENTIAL DISTRICT.

SIDE = 10' WHEN ADJOINING AN OPEN SPACE OR RESIDENTIAL DISTRICT.

PARKING COUNT:
REGULAR SPACES – 791
HANDICAP SPACES – 20
TOTAL SPACES – 807

DECLARATION OF RESTRICTIVE COVENANTS AND RECIPROCAL ACCESS EASEMENT AGREEMENT RECORDED AT INSTRUMENT NO. _____ IN THE COUNTY CLERK'S OFFICE FOR WASHINGTON COUNTY, VIRGINIA.

COVENANTS FOR PERMANENT MAINTENANCE OF STORM WATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES RECORDED IN THE COUNTY CLERK'S OFFICE FOR WASHINGTON COUNTY, VIRGINIA, AT INSTRUMENT NO. _____

ACREAGE TABULATION:

LOT 1: 15.826 ACRES +-
LOT 2: 10.722 ACRES +-

TOTAL ACREAGE: 26.548 +-

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 85°40'37" E	13.17'
L2	S 15°19'23" E	48.30'
L3	S 22°04'33" E	37.93'
L4	N 69°08'15" E	44.00'
L5	N 67°55'27" E	2.43'
L6	S 85°25'27" W	139.67'
L7	S 83°59'27" W	100.03'
L8	N 02°53'27" E	20.17'
L9	N 04°34'33" W	21.73'
L10	N 85°25'27" E	113.12'
L11	N 86°51'27" E	100.03'
L12	N 85°25'27" E	111.22'
L13	N 74°40'37" E	44.54'
L14	S 67°55'27" W	58.82'
L15	N 15°19'23" W	44.80'
L16	S 85°25'27" W	39.10'
L17	N 69°11'02" E	51.01'
L18	N 07°45'29" E	88.08'
L19	N 22°02'02" W	21.59'
L20	S 67°56'52" W	22.27'
L21	N 22°03'08" W	36.22'
L22	N 67°56'52" E	22.14'
L23	N 22°15'20" W	47.11'

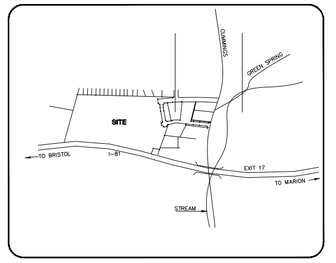
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	23.37'	S 48°17'33" W	22.53'
C2	2326.83'	16.06'	S 74°52'29" W	16.06'
C3	25.00'	39.27'	S 60°19'23" E	35.36'
C4	29.04'	28.65'	S 39°33'36" W	27.50'
C5	29.00'	46.17'	S 66°28'13" E	41.45'
C6	25.00'	38.74'	N 25°31'47" E	34.98'
C7	546.37'	52.82'	S 18°05'33" E	52.80'
C8	25.00'	31.65'	S 49°09'45" W	29.58'
C9	25.00'	32.87'	S 56°54'34" E	30.55'
C10	25.00'	39.80'	N 66°28'12" W	35.73'
C11	495.37'	47.89'	N 18°05'33" W	47.87'
C12	25.00'	39.27'	N 29°40'37" E	35.36'

LEGEND

- (S) – SANITARY SEWER MANHOLE
- – UTILITY POLE
- – WATER VALVE
- – LIGHT POLE
- – FIRE HYDRANT
- (W) – WATER METER
- – CONCRETE
- – GUY ANCHOR
- ℄ – CENTERLINE
- GTMH – GREASE TRAP MANHOLE
- CO – CLEAN OUT
- (ST) – STORM MANHOLE
- – SITE LIGHTING W/CONCRETE BASE
- (2) – LOT NUMBER
- (74) – PARKING SPACES (INCLUDING HANDICAP)
- –HEDGE ROW
- FLOW –DIRECTION OF STORMWATER RUNOFF
- (T) –TELEPHONE/FIBER OPTIC MANHOLE
- IPF–#4 REBAR FOUND
- SS — SS — SANITARY SEWER LINE
- E — OVERHEAD ELECTRIC LINE
- STORM SEWER LINE
- X — X — FENCE
- DEED LINE INSTRUMENT NO. 40002885

0 100 200 300



VICINITY MAP
NTS

SURVEY CONTROL MONUMENT NO. 8
N: 3434352.512
E: 10464240.091
N.A.D. 83 – VIRGINIA SOUTH ZONE

VA. STATE PLANE (SOUTH)

Appalachia Design Services
INCORPORATED
245 Birch Street
Blountville, TN 37617
Phone: (423) 323-1206
Fax: (423) 323-1732

ABINGDON VILLIAGE LTD.
TAX I.D. 19–19–3

BLANKENSHIP
TAX I.D. 104–5–9

EASEMENT (APPALACHIAN POWER)
DB 760 PG 776

KELLY HEIGHTS SUBDIVISION
BLOCK 5
TAX I.D. 19–9–5 PARCELS 1 THRU 11

KELLY HEIGHTS SUBDIVISION
BLOCK 3
TAX I.D. 20–6–3 PARCELS 1 THRU 5 & 12

#4 REBAR FOUND
#4 REBAR FOUND
RODEFER STREET (NOT OPEN) R/W 50'
1" IRON PIPE FOUND
STORAGE BLDG.
STORAGE BLDG.
WOOD FENCE
BUILDING 0.6' SOUTH OF PROPERTY LINE
BUILDING 1.1' SOUTH OF PROPERTY LINE
BUILDING 1.0' NORTH OF PROPERTY LINE
BUILDING 0.8' NORTH OF PROPERTY LINE
BUILDING 1.6' SOUTH OF PROPERTY LINE
BUILDING 6.2' SOUTH OF PROPERTY LINE
N 80°35'37" E 1511.05'
N 04°47'37" E 772.62'
EASEMENT (APPALACHIAN POWER) INSTRUMENT 160000266
609.84'–EASEMENT TIE
S 74°40'37" W 228.48'
IRON PIN FOUND W/CAP
OAKLAND ST.
S 48°15'23" W 400.32' (GROUND DISTANCE)
VETERANS MEMORIAL PARK LT. BILLY WEB AVE.
N: 3434085.978
E: 10463941.397
(SEE NOTE 8)
COOK ST.
N: 3433977.334
E: 10463847.605
(SEE NOTE 8)
S 15°19'23" E 66.50'
N 75°23'36" E 356.55'
NEW PROPERTY LINE
LOT 2
10.722 ACRES ±
N 22°15'20" W 254.26'
NEW PROPERTY LINE
LOT 1
15.826 ACRES ±
TRACT 5
PART 1 OF 4
26.548 ACRES ± (SURVEYED)
N 67°49'57" E 401.70'
NEW PROPERTY LINE
NEW PROPERTY LINE
15' WIDE PRIVATE SANITARY SEWER EASEMENT (CREATED BY THIS PLAT) CENTERED ON EXISTING SEWER LINE FOR THE BENEFIT OF LOT 1
EXISTING BUILDING
EXISTING BUILDING
DETENTION BASIN
NEW PROPERTY LINE
N 37°31'31" E 275.98'
RADIUS - 5822.58'
ARC LENGTH - 545.57'
CHORD - N 82°29'51" E 545.37'
RADIUS - 5822.58'
ARC LENGTH - 234.05'
CHORD - S 86°20'00" W 234.04'
TOTAL
RADIUS - 5822.58'
ARC LENGTH - 779.62' TOTAL
CHORD - S 83°38'57" W 779.04'
N 88°30'53" W 603.83'
R/W MON FND
DEED LINE
SIGN
CONCRETE DITCH
EASEMENT (APPALACHIAN POWER) DB 774 PG 149
DETENTION BASIN
SHOE SHOW
PIERCE NEWMAN GOODMAN JEWELERS
CHECK CASHING
LIBERTY TAX
REGIONAL FINANCE
G.N.C.
CATO
SUBWAY
CUTS
SUPER NAILS
CAESAR'S
LITTLE CAESAR'S
VACANT
CHINA WOK
HALLMARK
TRACT 5 PART 1 OF 4
INSTRUMENT NO. 400002885
TAX I.D. 20–12–5
26.395 ACRES± (DEED)
26.548 ACRES± (AS SURVEYED)
TRACT 5 PART 2 OF 4
INSTRUMENT NO. 400002885
TAX I.D. 20–12–5
DETENTION BASIN
0.527 ACRES±
TRACT 5 PART 3 OF 4
INSTRUMENT NO. 400002885
TAX I.D. 20–12–5
0.125 ACRES± (DEED)
0.124 ACRES± (AS SURVEYED)
TRACT 5 PART 4 OF 4
INSTRUMENT NO. 400002885
TAX I.D. 20–12–5
0.167 ACRES± (DEED)
0.158 ACRES± (AS SURVEYED)
INTERMOUNTAIN TELEPHONE COMPANY DB 297 PG 490
DOUGLAS R. RATLIFF PB 23 PG 219 DB 907 PG 680
DOUGLAS R. RATLIFF PB 23 PG 219 DB 936 PG 929
UTILITY EASEMENT DB 160 PG 542 DB 158 PG 441
EASEMENT (WENDY'S) DB 694 PG 672
N 85°25'27" E 300.00'
N80°36'50"E–313.63'
S83°47'33"E–242.79'
TOWN CENTRE DRIVE
#4 REBAR IN CONC.
DEED LINE
SIGN
S 85°19'57" W 348.52'
EASEMENT (MCDONALD'S) DB 778 PG 52
N: 3433807.001
E: 10464564.796
(SEE NOTE 8)
N: 3433713.881
E: 10464544.038
(SEE NOTE 8)
CUMMINGS STREET
S 22°04'33" E 286.57'
N 20°51'45" W 154.15'
S 20°51'45" E 171.76'
S 06°47'27" W 175.59'
S 08°26'17" W 233.19'
KIRAN BAKSHI
TAX ID 20–12–4
EASEMENT (ATLANTIC) DB 775 PG 802
EASEMENT (JRN CHICKEN) DB 785 PG 161
JRN CHICKEN
TAX ID 105–6–25A
TAX ID 105–6–26B
ABINGDON EXIT 17 LLC
TAX ID 105–6–26
S 86°17'27" W 100.00'
S 09°21'07" W 94.22'
ABINGDON EXIT 17 LLC
TAX ID 105–7–10

PER SEC. 4.13 OF THE TOWN OF ABINGDON SUBDIVISION CODE, APPROVAL OF THE FINAL PLAT SHALL NOT BE DEEMED THE ACCEPTANCE BY THE TOWN OF ANY STREET, ALLEY, OR OTHER PUBLIC SPACE SHOWN ON THE PLAT FOR MAINTENANCE, OR REPAIR OR OPERATION THEREOF, AND SHALL BE NULL AND VOID IF A COPY THEREOF IS NOT RECORDED AS REQUIRED ABOVE, WITHIN SIX (6) MONTHS AFTER APPROVAL, UNLESS SUCH TIME OF RECORDATION IS EXTENDED BT THE TOWN COUNCIL.

REVISIONS		
NO.	DATE	DESCRIPTION
1	8-1-2019	FOR REVIEW
2	8-12-2019	PRP.LINE AT BLD
3	8-23-2022	REV. PROP LINE REMOVE GAS N GO
4	8-30-2022	ADD PARKING
5	11-30-2022	TOWN COMMENTS

TOWN OF ABINGDON, VA PLANNING DEPARTMENT

FOR REVIEW

DRAWING INFORMATION	
SCALE:	1"=100'
SCALE GUIDE:	
DWG ISSUED:	11-30-2022
PROJ ADMIN:	
DRAWN BY:	
CHECKED BY:	KRR

DRAWING TITLE:
FINAL PLAT
SUBDIVISION OF:
TRACT 5 (PART 1 OF 4)
TOWNE CENTRE OF ABINGDON LLC

BEING ALL OF THOSE CERTAIN TRACTS OF LAND LYING IN THE TOWN OF ABINGDON IN REGION 1, DISTRICT 28 OF WASHINGTON COUNTY, VA AND RECORDED AT INSTRUMENT NUMBER 2017–3462

DRAWING NO:
SUR-1

SURVEYOR'S CERTIFICATE

I HERBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THAT THE LAND PLATTED WAS CONVEYED TO TOWNE CENTRE OF ABINGDON LLC BY INSTRUMENT RECORDED IN THE OFFICE OF THE CIRCUIT COURT OF WASHINGTON COUNTY, VIRGINIA AT INSTRUMENT NUMBER 2017–3462 AND PLAT BOOK 75 PAGE 73.

DATE:_____

SURVEYOR_____

OWNER'S STATEMENT

THE PLATTING OR DEDICATION OF LAND AS IT APPEARS ON THIS PLAT (REPLAT) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), PROPRIETOR(S) OR TRUSTEE(S), IF ANY.
GIVEN UNDER MY (OUR) HAND AND SEAL THIS THE _____DAY OF _____ 2022.

_____(SEAL)

_____(SEAL)

_____(SEAL)

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, _____,
A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT_____
_____
WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES_____

GIVEN UNDER MY HAND THIS_____DAY OF_____

NOTARY STATEMENT

STATE OF VIRGINIA
COUNTY OF WASHINGTON TO WIT:

I, _____,
A NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT_____
_____
WHOSE NAME(S) IS (ARE) SIGNED TO THE FOREGOING STATEMENT, PERSONALLY APPEARED BEFORE ME IN MY STATE AND COUNTY AND ACKNOWLEDGED THE SAME.

MY COMMISSION EXPIRES_____

GIVEN UNDER MY HAND THIS_____DAY OF_____

TOWN MANAGER'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED BY AND MEETS THE ADMINISTRATIVE APPROVAL REQUIREMENTS OF THE TOWN MANAGER AS PROVIDED IN THE TOWN OF ABINGDON SUBDIVISION ORDINANCE.

DATE:_____

_____
TOWN MANAGER, ABINGDON, VIRGINIA

Property Owner:
TOWNE CENTRE OF ABINGDON LLC

Deed Reference:
Instrument No. 2017-3462
Plat Book 75, Page 73

Tax I.D.: 020-12-5

S T A F F R E P O R T

TO: **ABINGDON PLANNING COMMISSION**

FROM: **GABRIEL CRISTOFARI, SENIOR PLANNER/GIS SPECIALIST**

SUBJECT: **REQUEST FOR AN ENTERANCE CORRIDOR CERTIFICATE OF APPROPRIATENESS FOR A SIGN**

PUBLICATION DATE: **DECEMBER 12, 2022**

MEETING DATE: **DECEMBER 19, 2022**

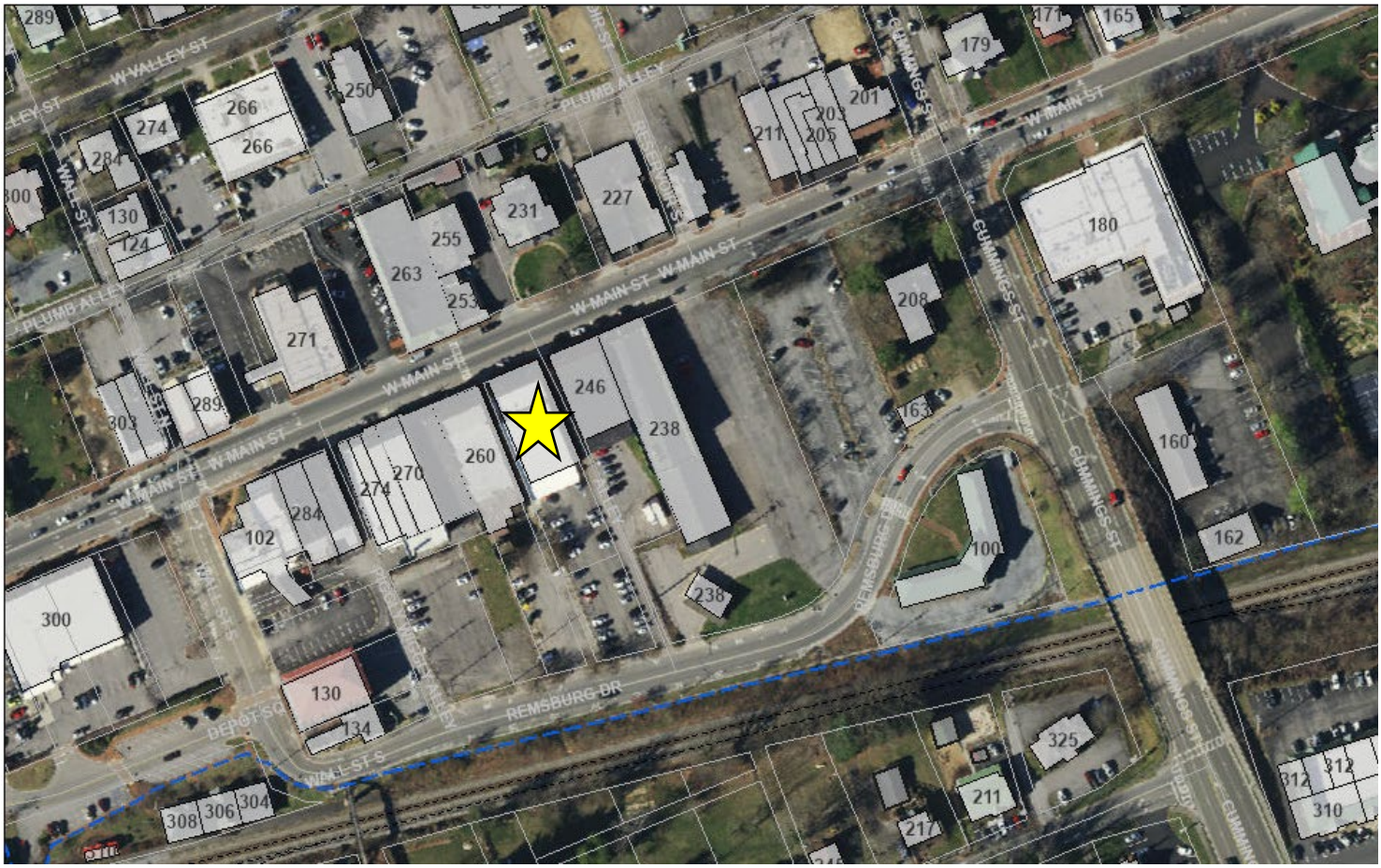
LOCATION: **COUNCIL CHAMBERS, TOWN HALL**
133 WEST MAIN STREET, ABINGDON, VA

REQUEST:

Emily Linderme of Blended Pedaler (Applicant) have requested approval of an Entrance Corridor Certificate of Appropriateness for a wall sign. Located on 252 W. Main Street (Parcel 012-1-131).

The property is within the Central Business Zoning District (B-3) and is within the Entrance Corridor therefore requiring the approval of the Planning Commission prior to completion.

VICINITY MAP:

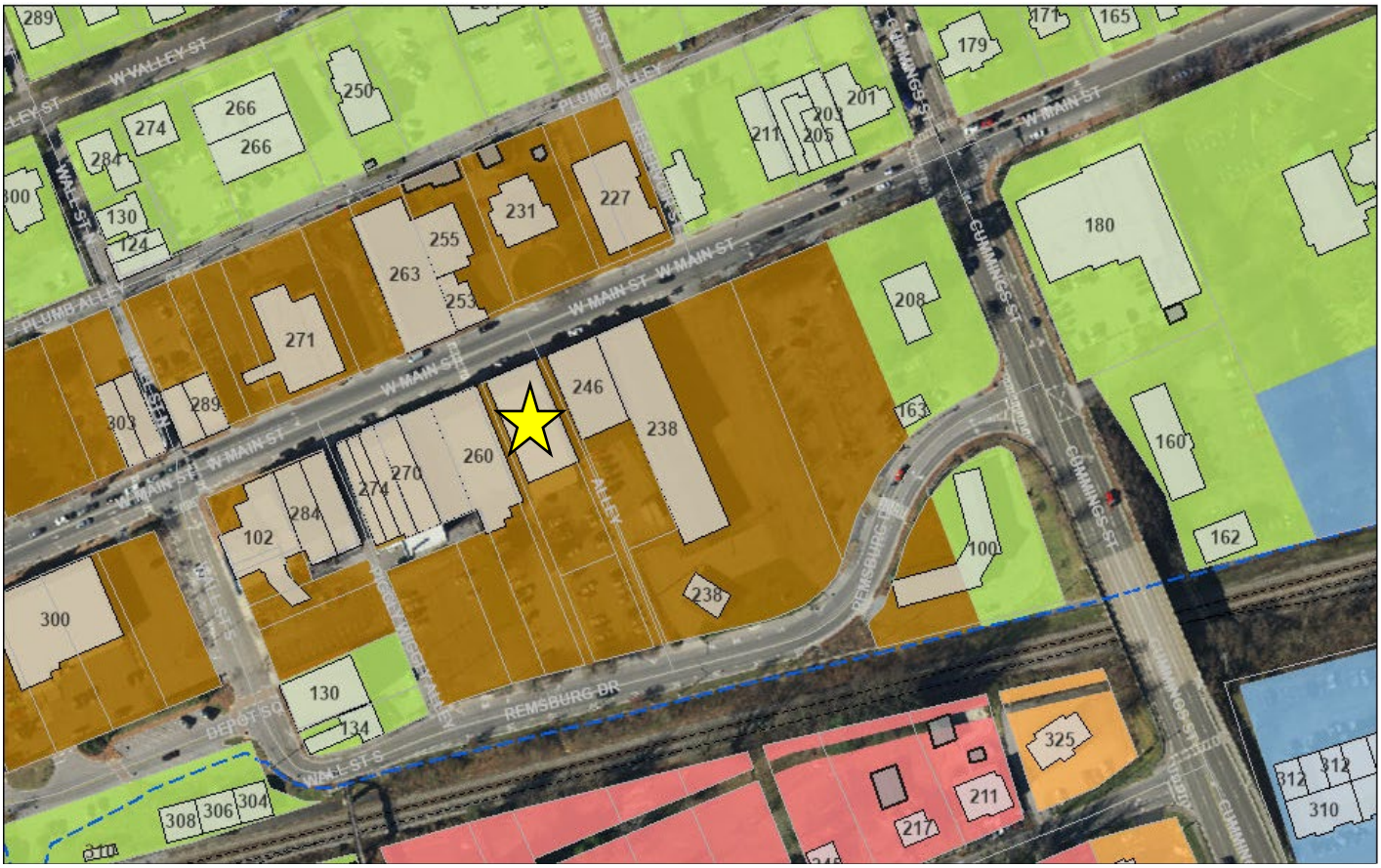


ENTRANCE CORRIDOR:

View of W. Main Street looking East

View of W. Main Street looking West

ZONING MAP:


W VALLEY ST
W MAIN ST
PLUMB ALLEY
WALL ST
CUMMINGS ST
REMSBURG DR
DEPOT SQ
ALLEY
289
274
266
250
284
130
124
255
263
253
231
227
271
303
246
238
260
270
102
300
134
308
306
304
179
171
165
201
203
205
211
180
208
163
160
162
100
325
217
312
310

STAFF FINDINGS:

1. **<u>Location.</u> The Subject Property contains approximately .406 acres and is legally described as W MAIN ST (Tax Map No. 012-1-131). Generally, the Subject Property is located at 252 W. Main Street.**

2. **<u>Background.</u> The proposed wall sign was approved at staff level in July 2022 for 130 Pecan Street. The sign has been at the previous location since July 2022. The Blended Pedelar is planning to move into a shared space located in 252. W. Main Street. A sign for the General Store is already located on the primary elevation of the structure facing North.**

3. **<u>Access.</u> Access to the site will continue to be West Main Street.**

4. **<u>Adjacent Land Uses/Zoning.</u> Adjoining properties on three sides are zoned B-3 (Central Business Zoning District). To the South is the railroad. Beyond the railroad are parcels zoned R-3 (Residential).**

5. **<u>Applicable Requirements of the Zoning Ordinance.</u>**

<u>Entrance Corridor District.</u>

18-9-2. Area created, boundaries. In order to execute the intent of this article, there is hereby created an entrance corridor overlay district:

(a) The boundaries of the entrance corridor overlay district shall be the boundaries of the office and business zoning districts and limited industrial districts (B-1, B-2, B-3, M-1 and O&I), as they are found on the following streets of the Town:

- *East Main Street, from historic district to Thompson Drive.*
- *West Main Street, from historic district to Porterfield Highway.*
- *Cummings Street, from Interstate 81 to historic district.*
- *Russell Road [full length].*

18-9-3. Permitted uses. A building and/or land shall be used for the following purposes:

(a) Unless otherwise specified herein, uses which are permitted in the underlying districts shall be permitted in the EC district.

18-9-6. Certificate of appropriateness required to erect, construct, reconstruct, alter, restore, move or demolish a building.

(a) Certificates of appropriateness. No building or structure within the Historic District Entrance Corridor Overlay District may be demolished or moved in whole or in part, nor may any architectural features of said building or structure which are subject to

public view from any public street, right-of-way or place be altered in any way that affects the external appearance of the building or structure without (i) prior approval of an application to the Planning Commission ("commission") hereinafter created, and (ii) the commission's issuance of a certificate of appropriateness. Neither shall any building or structure hereafter be erected, constructed, reconstructed, altered, restored, moved or demolished within the Historic District Entrance Corridor Overlay District without the same prior approval and issuance of a certificate of appropriateness.

(f) No changes shall be made to the exterior color or colors of a building or sign until a certificate of appropriateness or waiver has been issued in accordance with Section 18-9-6 for such color changes.

18-9-7. Administration.

(a) The Planning Commission shall be responsible for the issuance of certificates of appropriateness as required by this article. Application for a certificate of appropriateness shall be filed with the zoning administrator. Materials submitted shall include a preliminary site plan, landscaping plan, elevations of all buildings, facades visible from public streets, samples of proposed building materials, lighting plan and details and scale drawings of proposed signage to include materials, colors and proposed lighting. Architectural and landscaping plans should include elevations and renderings that depict colors, materials and designs. The Planning Commission shall review the application and, if approved, shall issue a certificate of appropriateness, with or without conditions, together with any modifications deemed necessary to ensure compliance with this section. Failure of the Planning Commission to act within 60 days from the date of application shall constitute approval of the application.

(b) In making its determinations, the Planning Commission may consider any architectural feature which influences appearance, such as, but not limited to motif and style, color, texture and materials, configuration, orientation, mass, shape, height and location of buildings, location and configuration of parking areas, landscaping and buffering. The zoning administrator and/or the Town Manager or their designees shall approve signs.

18-9-9. Role of design review guidelines. In reviewing each project, the Planning Commission must follow the suggestions and requirements of the design review guidelines, as such document now exists and may hereafter be revised and amended by the commission. Provided, by either a six-to-one or unanimous vote the commission may elect to disregard any guideline it considers unimportant or inappropriate to a particular project.

18-9-10. Review of design review guidelines. The commission shall periodically review the design review guidelines in the context of the experience gained since the last review of that kind and make all such revisions that seem, in their judgment, to be necessary or advisable

18-9-11. Matters the Commission shall and shall not consider. The commission shall not consider interior arrangement of the building or structure or features not subject to view

from a public street, right of way or place. In addition to those specified in the design review guidelines, the commission shall consider the following matters in passing on the appropriateness of a particular project:

(b) Signage. In addition to the limitations on the numbers and sizes of signs imposed under Article 21 of this ordinance are the following:

(1) Each parcel shall have an overall sign plan which reflects a consistent style and specifies the size(s), and color scheme for proposed signage.

(2) Materials used in signs and their support structures should reflect the building served by the sign.

(3) Sign colors should be harmonious with the building which they serve

General Sign Standards.

21-2-2. Application & Permit.

(a) Sign Permit Required.

(1) No sign shall be erected, installed, altered, modified, refaced, re-hung, or replaced, without obtaining a permit pursuant to this article, except as otherwise provided in this article.

(2) Signs within the Town's old and historic district shall conform to the requirements of such district and require a certificate of appropriateness issued by the board of architectural review.

(3) For signs within the Town's entrance corridor, such permit shall conform to the requirements of such district and require a permit issued by the zoning administrator and/or Town Manager.

(4) No permit shall be issued by the zoning administrator except upon a determination that a proposed sign is in conformity with the requirements of this article and, where applicable, in conformity with the requirements of an approved site plan for the property upon which the sign is to be placed. Appeals from decisions of the administrator shall be taken to the Town's Board of Zoning Appeals.

(5) More than one sign on one building or group of buildings located on the same parcel of land may be included on one application provided that all such signs are applied for at one time.

(6) After the issuance of an approved sign permit, the applicant may install and display the approved sign(s). Once installed, the administrator may inspect the sign(s) for conformance with the approved sign permit and this ordinance.

(b) An application for such a permit shall:

(1) Specify the type of sign to be constructed and the zoning district in which this sign is to be located.

(2) Be accompanied with plans including a sketch of the property indicating the lot frontage.

(3) Indicate the square footage and location of all existing signs on the property.

(4) The area, size, structure, design, location, lighting, and materials for the sign.

(5) Contain written consent of the owner or lessee of the land or building upon which the sign is to be erected.

21-5-1. Standards.

(a) Any sign displayed in the Town of Abingdon, shall comply with:

(1) All provisions of this article;

(2) All applicable provisions of the Uniform Statewide Building Code and all amendments thereto; and,

(3) All state and federal regulations pertaining to the display of signage.

21-5-2. Sign area calculations.

(a) The following method shall be utilized in the calculations of sign area:

1. The sign area permitted under this article is determined by measuring the entire face of the sign including any wall work incidental to its decoration but excluding support elements for the sole purpose of supporting the sign.

2. For signs that are regular polygons or circles, the area shall be calculated by the mathematical formula for that polygon or circle. For signs that are not regular polygons or circles, the sign area shall be calculated using the area within up to three rectangles that enclose the sign face.

3. The surface area of any sign made up only of individual letters or figures shall include the space between such letters or figures.

4. Whenever one sign contains information on both sides, sign area shall be calculated based on the largest sign face. Sides are not totaled.

21-5-3. Minimum setback. The minimum setback from any right-of-way, unless otherwise specified, is half the height of the sign.

21-5-4. Illumination.

(a) All permitted signs may be indirectly lighted. Non-residential signs within a residential district may be illuminated as outlined in Section 21-6. Signs within a business or industrial district may be internally lighted, unless such lighting is specifically prohibited in this article.

(b) No sign shall be illuminated in such a way that light may shine into on-coming traffic, affect highway safety, or shine directly into a residential dwelling unit zoned.

(c) Any electrical sign shall display the required UL, ETL, CSA, or ULC label.

(d) Illumination shall be no greater than 10,000 nits or foot candles from sunrise to sunset or 700 nits or foot candles from sunset to sunrise and be equipped with automatic brightness control which can dim the display brightness when ambient conditions exist.

(e) Electronic service lines shall be underground

21-6-1. District regulations.

a. The following requirements shall apply in the designated district, as appropriate, to permitted uses by right and special uses as may be permitted, subject to all other requirements of this ordinance.
b. Sign area square footage requirements are provided per sign unless specified as a total. Total area is calculated as an aggregate of all signs of that type.

Maximum Sign Dimensions: B-1, B-2, B-3, M-1, OI, and PTD Districts			
Sign Type	**Number**	**Area**	**Height**
Freestanding	1 per street frontage	60 square feet, except 200 square feet allowed within 660 feet of I-81	15 feet, except 50 feet allowed within 660 feet of I-81
Projecting	1 per business per street frontage	12 square feet	See Section 21-5-7
Wall	1 per business per street frontage	Front: 2 square feet for every 1 LF of building face on which the sign is located; Side and Rear: 1 square feet for every 1 LF of building face on which the sign is located	N/A
Canopy	1 per street frontage	0.5 square feet per LF of canopy fascia on which the sign is mounted	Sign shall not extend above or be suspended below the horizontal plane of the canopy fascia
Portable	1 per business	12 square feet	4 feet
Temporary	Not limited	32 square feet total	4 feet
Minor	Not limited	3 square feet	4 feet

Staff Findings:

The proposed aluminum wall sign is a rectangle and measures 18 in. x 46 in. = 5.75 sq. ft. The allowable square footage for a sign located on this building is 120 sq. ft. The background of the sign is a blue purplish color with various types of designs interspersed throughout. The upper lettering (Blended Pedaler) is rainbow color, and the lower lettering is a pink color. There is a design of an individual on a bicycle in the bottom right corner of the sign.

A wall sign for the Abingdon General Store is already located at this property. The proposed sign will be located beside the Abingdon General Store circular wall sign.

No illumination was proposed, staff is assuming sign will not be illuminated.

REQUIRED ACTIONS OF THE PLANNING COMMISSION:

A. **Sample Motions.** The role of the Planning Commission in this instance is to decide on the Certificate of Appropriateness request. The following sample motions have been provided by Staff for consideration by the Planning Commission:

- **Sample Motion for Approval:** Having reviewed and considered the application materials, staff report, and public comment, in accordance with the requirements of Section 19-9-6 of the Town of Abingdon Zoning Ordinance, I move to approve the Certificate of Appropriateness, with approval subject to all applicable laws and regulations, staff findings and staff recommended conditions (or with staff recommended conditions with the following modifications…)

- **Sample Motion for Denial:** Having reviewed and considered the application materials, staff report, and public comment, in accordance with the requirements of Section 19-9-6 of the Town of Abingdon Zoning Ordinance, I move to deny the Certificate of Appropriateness.

- **Sample Motion for Continuance:** Having reviewed and considered the application materials, staff report, and public comment, I move to continue the Certificate of Appropriateness for the purpose of (explain reason for continuance, and if applicable, specify any additional information that is being requested) until (state the date when the item will be heard again).

B. The Planning Commission's decision must be supported by findings related to the below determinations.

1. To provide findings in support of the above determinations, the Planning and Commission may wish to adopt in whole or in part the findings in the staff report.

2. The Planning and Commission also should make original findings based on other relevant information entered into the record during the meeting, including the applicant's presentation and public comment.

TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement

Office Use Only
Fees: $_____

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS for ENTRANCE CORRIDOR

Location of Property	Street Address 252 west Main street	
	City, State, Zip Code Abingdon, VA , 24210	Parcel Number
Applicant Information	Name Emily Linderme	Phone 2764944033
	Mailing Address, City, State, Zip Code	
	Select Applicant Relation to Property below: Manager ☐ Property Owner ☐ Lessee ☐ Other:	Email elinderme@yahoo.ocm
Owner Information	Name of Owner Jesse Owens	Phone 2763563731
	Mailing Address, City, State, Zip Code	
	Name of Business (if applicable) Blended Pedaler	Email

Project Description	1)	Is this property located in the Entrance Corridor? ☐ Yes ☐ No Yes
	2)	Have you completed and attached the following required items: ☐ Yes Site Plan for New Construction (more details below in number 3) N/A ☐ Yes Drawings for Alterations and New Construction (more details below in number 4) N/A
	3)	Does your Site Plan contain the following required items: ☐ Yes Location(s) of all proposed and current structures on property ☐ Yes Proposed landscape alterations denoted with callouts denoting what the alteration(s) are and the material(s) used
	4)	Does your Drawings contain the following required items: ☐ Yes Drawings for structures with all four elevations showing what the completed proposed project would appear as ☐ Yes Drawings for landscape features (walls & fences) and signs ☐ Yes Dimensions (length, width & height) are required on all drawings for all structures ☐ Yes Drawing callouts to distinguish what is being proposed compared to what is existing ☐ Yes Callouts need to note the material(s) and color(s), if applicable, of any architectural feature related to the proposed project
	5)	Have you attached the following related to your Standard Materials required: (use additional sheets as necessary) ☐ Yes Photos showing the current proposed area for alteration and/or new construction. N/A ☐ Yes An overall and a detail of any architectural feature or building system (foundation, walls, windows, etc.) We will just be adding a Blended Pedaler Sign to the front of the building ☐ Yes Samples are highly recommended concerning specific types of materials such as brick type and color, mortar type and color, roofing sheathing material, and paint or sealant colors N/A

TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement

Applicant Signature

I understand that the deadline for applications are due on the first Monday of the month in order for the application to be placed on that month's agenda. The staff needs to have sufficient time to review site plans and post public notices per VA code section 15.2-2204. Applications received after the deadline will be heard at the following month's meeting. If applications is not complete, it will not be included on the next meeting's agenda. To avoid delays, it is recommended that applicants meet with staff before the deadline to review the COA application. Applicants need to submit a complete application with sufficient information to enable clear understanding of the proposal by the Planning Commission members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations, or changes will result in delays.

I understand that I must be present at the Planning Commission Meeting on the date assigned by staff to present my proposal and that failure to attend may result in denial of my proposal by the members due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before received Certificate of Appropriateness. I further understand that approval by the Planning Commission for any modification to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from that date of approval.

I understand if any changes to previously approved drawings or materials occurs for any reason, the applicant and/or representative must submit another Certificate of Appropriateness with the revised plans and materials for review by the HPRB. I further understand not complying will result in a stop work order.

I hereby certify that I am the owner of the record herein described property, or that the proposed work has been authorized by the owner of record and that I have been authorized to make this application as a designated agent. I agree to conform to all applicable state and local regulations, rules, and policies. In addition, I certify that an authorized Town representative shall have the authority to enter the area(s) described herein for the purpose of enforcing the provisions of the applicable code(s). I further authorize Town Staff to notify any adjoining property owners of this application for Certificate of Appropriateness. I certify all answers to questions and additional statements, within this application, are true, as confirmed by my signature below.

Applicant (Print Name)	**Signature of Applicant**	**Date**
Emily Linderme		November 22, 2022

Owner Affidavit

My signature below confirms that I am familiar with the Code of Virginia, Title 54.1-1111 which regulates contractors; I am aware that anyone who performs work for me is required to have a state contractor license and trade certification (if applicable); that I may be subject to with-holding taxes for those working on my project; and that I am not subject to licensure as a contractor or subcontractor for this project.

Property Owner (Print Name)	Signature of Property Owner	Date
Jesse Owens		November 22, 2022

Attachment for the Site Plan: , MB

Attachment for Drawings: , MB

Attachment for Photos: , MB

Blended Pedaler
AÇAÍ + SUPERFOOD BOWLS + SMOOTHIES
276-477-1600

S T A F F R E P O R T

TO: **ABINGDON PLANNING COMMISSION**

FROM: **GABRIEL CRISTOFARI, SENIOR PLANNER/GIS SPECIALIST**

SUBJECT: **REQUEST FOR A SPECIAL USE PERMIT TO CONSTRUCT A MONUMENT TENANT SIGN STRUCTURE AT THE NORTHEAST CORNER OF THE INTERSECTION OF OLE BERRY DRIVE AND JONESBORO ROAD, AT THE APPROXIMATE ADDRESS OF 1105 OLE BERRY DRIVE.**

PUBLICATION DATE: **DECEMBER 12, 2022**

MEETING DATE: **DECEMBER 19, 2022**

LOCATION: **COUNCIL CHAMBERS, TOWN HALL**
133 WEST MAIN STREET, ABINGDON, VA

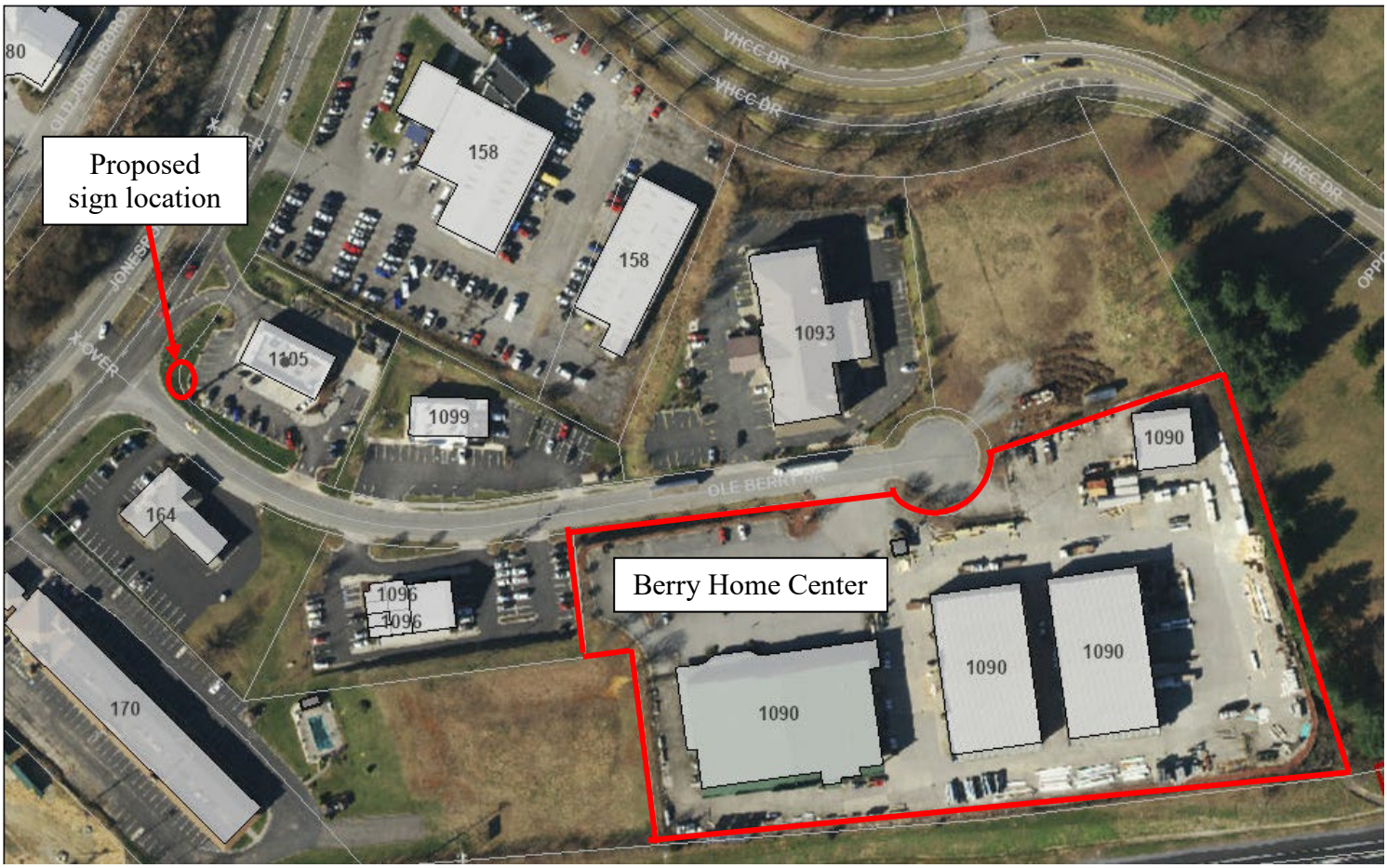
REQUEST:

Berry Home Center (Applicant) and Snyder Signs (Representative) have requested approval of a Special Use Permit per Section 15-9 of the Town of Abingdon Zoning Ordinance to construct a monument tenant sign structure at the northeast corner of the intersection of Ole Berry Drive and Jonesboro Road, The SUP is for a Comprehensive Sign Plan per Section 21-22-23 of Article 21 Signs. The existing signs within subdivision known as Oakstone Properties are not currently proposed to change. The only sign that will be added as part of a Comprehensive Plan is this primary entrance sign, which will have identifiers for all of the existing and future business within the subdivision.

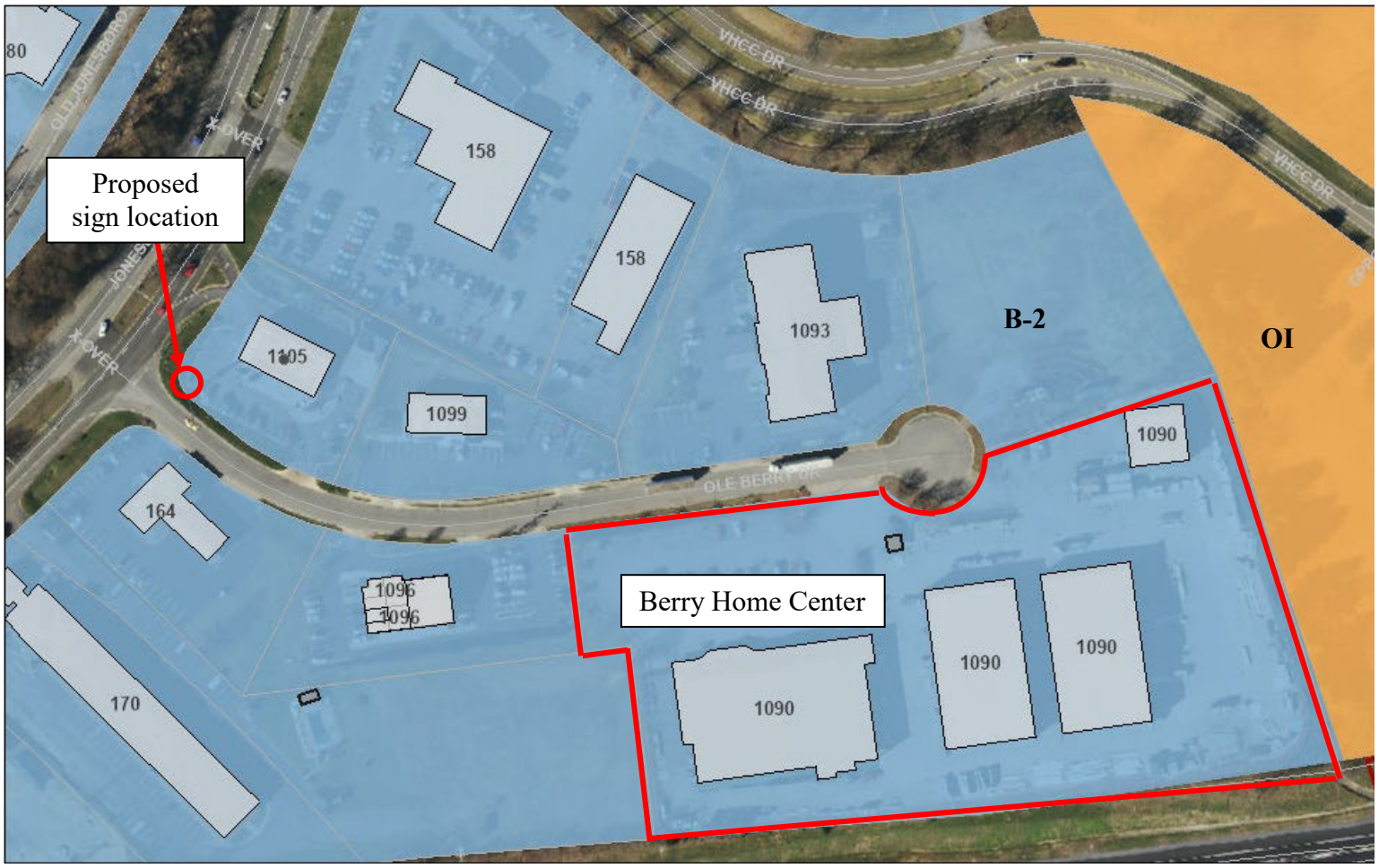
The location is located at 1105 Ole Berry Drive Abingdon VA (Parcel 104C2-12-4).

The property is currently General Business District (B-2).

VICINITY MAP:



ZONING MAP:

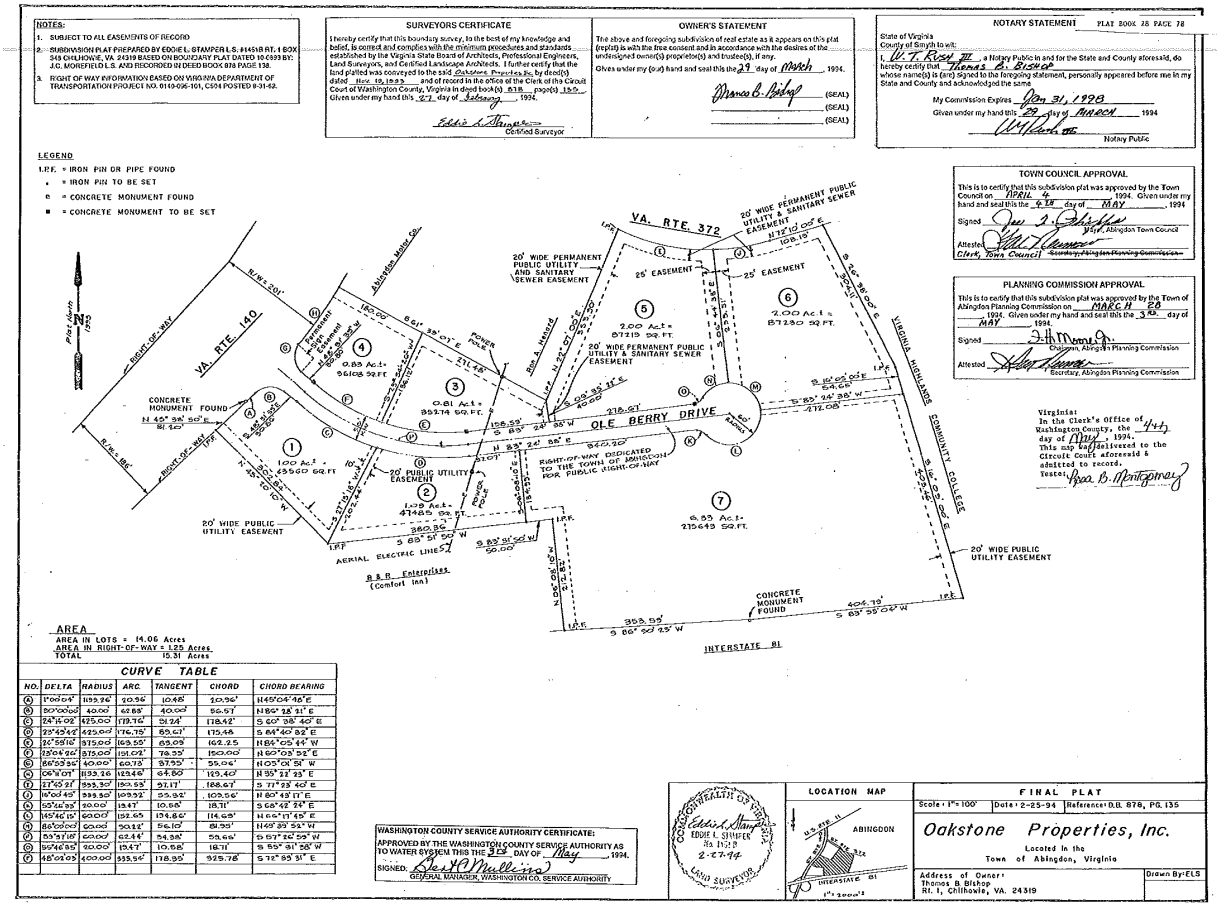

Proposed sign location
158
158
1093
B-2
OI
1105
1099
1090
164
Berry Home Center
1096
1096
1090
1090
1090
170
VHCC DR
VHCC DR
VHCC DR
OLE BERRY DR
DOVER
DOVER
JONES

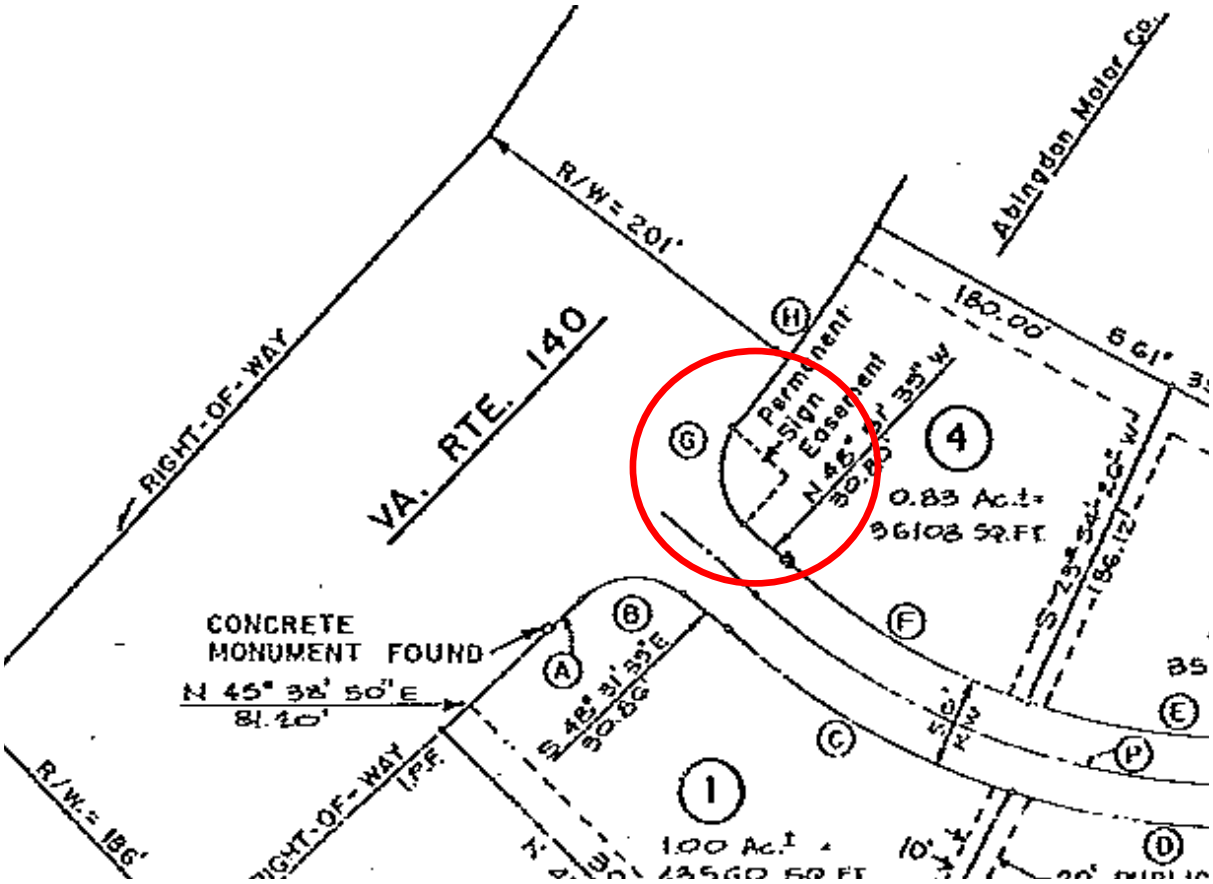
STAFF FINDINGS:

1. **Location.** Monument tenant sign is proposed to be located at the northeast corner of the intersection of Ole Berry Drive and Jonesboro Road, at the approximate address of 1105 Ole Berry Drive, Berry Home Center is located at 1090 Ole Berry Drive.

2. **Background.**

   In May 1994 (28 years ago), a plat was approved for the subdivision of a parcel owned by Oakstone Properties into seven individual parcels. After approval, a variety of businesses took up residence in the newly created subdivision. On the final plat, a permanent sign easement can be seen in the fourth parcel's southwest corner.





Berry Home Center requested a singular Berry Home Center sign be allowed to be placed on the Oakstone Properties permanent sign easement, the request was brought to the Town of Abingdon Community Development Director approximately 3 years ago. As the location of the permanent sign, easement is not on the parcel where Berry Home Center is located – it was determined to be off premise signage.

In the correspondence there was further discussion regarding ownership of said easement.

The issues concerning ownership of the permeant sign easement is due to no language identified on the final plat or any accompanying documentation indicating that this sign easement is owned by Berry Home Center. It also did not lay out the ability for any one parcel in the subdivision to have the right over any other parcel for a singular sign. After the town's legal counsel asked for further clarification from the applicant on why the permanent sign easement belonged to Berry Home Center, no further dialogue was had until this year when the request was brought up once more for an individual sign for Berry Home Center.

3. **Access.** Access to the site will continue to be Ole Berry Drive.

4. **Adjacent Land Uses/Zoning.** Adjoining properties when looking at the location of the monument tenant sign structure (approximately 1105 Ole Berry Drive) are zoned General Business (B-2).

5. **Topography.** The parcel is relatively flat in this location with a general slope to the North towards W. Main Street. The parcel is located on a slight hill near the intersection of Ole Berry Drive and Jonesboro road

6. **Applicable Requirements of the Zoning Ordinance.**

STAFF FINDINGS:

Article 21 Signs

21-22- 23 Special exceptions.

a. Comprehensive sign plan.

1. Special exceptions to this article may be granted in B, M, and PTD districts as a comprehensive sign plan approved by special use permit. Special exceptions to the maximum height requirements in this article shall not be permitted.

2. The comprehensive sign plan is intended to promote consistency among signs within a development and enhance the compatibility of signs with the architectural and site design features within a development.

b. Contents of plan.

1. A comprehensive sign plan, which may be a written document or drawings adequate to depict the proposed signs, shall include:

a. The proposed general locations for freestanding signs on a lot as well as the proposed location(s) for building signs on a building facade.

b. Types of signs proposed.

c. A listing of materials proposed for all sign structures and sign surfaces.

d. The maximum number and maximum size of proposed signs.

e. The type of illumination, if any, proposed for all signs, including whether internally illuminated or external illuminated and describing the type of light fixture proposed.

f. A description of any ornamental structure upon which a sign face is proposed to be placed.

g.

c. Amendment of plan.

1. *A comprehensive sign plan may be amended by submitting a revised comprehensive sign plan for consideration and determination through the special use permit process. Upon approval, the amended plan shall have the same force and effect as an approved comprehensive sign plan.*

Due to the lack of ownership proof and the lack of allowance for off premise signage the applicant is proposing to construct a tenant sign structure only at the northeast corner of the intersection of Ole Berry Drive and Jonesboro Road, at the approximate address of 1105 Ole Berry Drive. McDonalds is located at 1105 Ole Berry Drive.

Initially the applicant wanted to place a sign at the previously mentioned location as a sign only for Berry Home Center. However, the Town of Abingdon's Zoning Code does not allow off premise signage. Staff informed the applicant they could have a sign at the proposed location if the sign was a tenant sign for all businesses located on Ole Berry Drive.

The Town's Counsel has provided an in depth review of the plat, the title and the ability for the applicants to be allowed to pursue this option for signage. Please see attached legal opinion. The ability for Berry Home Center to be able to utilize that permanent sign easement is not the responsibility of the Town of Abingdon nor the Planning Commission. Therefore, this approval or denial is not evidence of ownership.

The Planning Commission's responsibility it to determine if the signage existing and proposed make up a Comprehensive Sign Plan that is compatible with the standards and can be approved through a Special Use Permit.

The signs that currently exist for each of the other tenants is provided in an attachment for review. The tenant sign structure will be constructed of masonry (bricks). In total, the tenant sign structure will accommodate seven tenant spaces. There are six businesses

within the seven-lot subdivision. An empty lot is located at the end of Ole Berry Drive for a possible seventh business in the future. The freestanding structure will measure 10 ft. x 8 ft. Signage will measure 8 ft. x 6 ft. 4.5 in. = 51 sq. ft. The allowable square footage for a freestanding sign in a B-2 zone is 60 sq. ft.; the allowable height is 15 ft. unless the property is within 660 ft. of I-81, then signage can have a height of 50 ft.

If the Planning Commission chooses to approve the Comprehensive Sign Plan there are several suggested conditions staff is requesting be part of the motion for approval.

Staff Suggested Conditions:

1. **Upon acquiring an agreement to utilize the permanent easement, the applicant shall submit the agreement to the Town of Abingdon Community Development to add to the Special Use Permit file.**

2. **The applicants must maintain tenant space on the proposed entrance sign for each tenant within the Oakstone Subdivision.**

3. **The applicants must apply for and obtain a Sign Permit through the Town of Abingdon's Community Development Department.**

4. **No lighting was proposed. Therefore, this Special Use Permit does not permit lighting.**

REQUIRED ACTIONS OF THE PLANNING COMMISSION:

A. **Sample Motions.** The role of the Planning Commission in this instance is to decide on the Certificate of Appropriateness request. The following sample motions have been provided by Staff for consideration by the Planning Commission:

- **Sample Motion for Approval:** Having reviewed and considered the application materials, staff report, and public comment, in accordance with the requirements of Section 19-9-6 of the Town of Abingdon Zoning Ordinance, I move to approve Berry Home Center Special Use Permit with staff's recommended conditions

- **Sample Motion for Denial:** Having reviewed and considered the application materials, staff report, and public comment, in accordance with the requirements of Section 19-9-6 of the Town of Abingdon Zoning Ordinance, I move to deny the Berry Home Center Special Use Permit.

- **Sample Motion for Continuance:** Having reviewed and considered the application materials, staff report, and public comment, I move to continue Berry Home Center Special Use Permit.

B. The Planning Commission's decision must be supported by findings related to the below determinations.

1. To provide findings in support of the above determinations, the Planning and Commission may wish to adopt in whole or in part the findings in the staff report.

2. The Planning and Commission also should make original findings based on other relevant information entered into the record during the meeting, including the applicant's presentation and public comment.

NOTICE OF PUBLIC HEARING
for the
Town of Abingdon Planning Commission

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

Location: Northeast corner of the intersection of Ole Berry Drive and Jonesboro Road, at the approximate address of 1105 Ole Berry Drive.

Proposal: Proposed special use permit to construct a 12' W x 8' H, brick monument multi-tenant sign. Tax Map ID 104C2-12-4 at the approximate address of 1105 Ole Berry Drive, Abingdon VA.

Owner: Oakstone Properties Inc.
Applicant: Berry Home Center
Representative: Snyder Signs Inc.

You are receiving this notice because public records indicate that you own property 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 hearing 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.

If you would like more information about this request, you could contact the Town of Abingdon at (276) 628-3167 prior to the hearing.

PLANNING COMMISSION MEETING

MEETING DATE: December 19, 2022 TIME: 5:30 PM
LOCATION: Town of Abingdon Town Hall, 133 W. Main St., Council Chambers – 2nd Floor

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

October 27, 2022

VIA EMAIL
Kyra Bishop

Re: Sign Application

Dear Kyra:

The Town was presented with the attached application and sign drawing with Berry Home Centers, Inc., 1090 Ole Berry Drive, as applicant depicting a sign for Berry Home Centers, Inc. ("Berry"). The proposed location of the sign is on the northeast corner of the intersection of Ole Berry Drive and Jonesboro Road, at the approximate address of 1105 Ole Berry Drive.

In a series of prior communication, Berry submitted a subdivision plat recorded at Plat Book 28, Page 78. In particular on that plat, Berry refers to a portion of Lot 4 of the subdivision containing a notation "Permanent Sign Easement." In addition, Berry provided a deed with Oakstone Properties, Inc., ("Oakstone") as grantor and System Capital Real Property Corporation as grantee. In particular, that conveyance is made subject to "permanent sign easement located on the southwest corner of said property as shown on recorded plat of Oakstone Properties, Inc., in Plat Book 28, Page 78…" Berry states that the plat and subsequent deed created and demonstrate a permanent sign easement in favor of Oakstone in the southwest corner of Lot 4 of the subdivision.

In 2020, I had expressed questions to Berry's counsel regarding whether the plat or deed had in fact created a permanent sign easement. Although I continue to have those questions[1], the Town will not conduct a title examination or opine on the legal creation or ownership of an easement. If Berry submits that Oakstone owns a permanent sign easement as depicted on the plat, then the Town will accept that position for purposes of an application.

---

[1] S*ee, e.g., Beach v. Turim*, 287 Va. 223, 229, 754 S.E.2d 295, 298 (2014) ("To constitute a grant, the instrument of conveyance must sufficiently describe the grantees 'so as to be distinguished from all others.' The deed in this case, including the plat, fails to identify to whom the easement is granted."); *Burdette v. Brush Mountain Ests., LLC*, 278 Va. 286, 299, 682 S.E.2d 549, 556 (2009) ("While the Plat was incorporated into both deeds for descriptive purposes, there still must be an instrument of conveyance. . . in order to grant an express easement. Also, the instrument must contain operative words of conveyance sufficient to demonstrate the manifest intention to grant an easement.")

But accepting that Oakstone has a permanent sign easement would not allow Berry to place its sign in that location. Rather, Berry's application for a sign on Oakstone's easement, which is off premise from Berry's location, is prohibited under Abingdon's Zoning Ordinance.

Off premise (off-site) signs are prohibited in the Town. *See* Abingdon Zoning Ordinance 21-4-1(h). An off premise sign is defined as a "sign which directs attention to a business, commodity, service, activity, or entertainment conducted, sold or offered on a parcel of land other than the one on which the sign is located." Abingdon Zoning Ordinance 21-4-9. In other words, signs may only refer to businesses on the property where that business is physically located.

A potential alternative, however, would be for Oakstone to submit an application for a comprehensive sign plan obtained by a special use permit. Abingdon Zoning Ordinance 21-2-3. A comprehensive sign plan would allow a master plan for all the signs in the subdivision to be reviewed - including an entrance sign that would include Oakstone and other businesses located in the subdivision.

The special use permit process requires:

1. Application (https://survey123.arcgis.com/share/25f439c33b5841fb82ffede167f19afe)
2. Advertisement paid by the applicants (approximately $800)
3. Noticing of the surrounding property owners
4. Public Hearing at Planning Commission / Town Council
5. Approval by Planning Commission and Town Council

The specifics of the comprehensive sign plan process are below but may also be found at https://ecode360.com/37181020.

I apologize if you took my response to be frustrating. To the contrary, I was attempting to provide an explanation of the Town's ordinances and processes and a potential solution to you. If you have any questions, please contact me or the Director of Community Development, Mayana Rice at 628-3167.

Comprehensive sign plan.

(1) Special exceptions to this article may be granted in B, M, and PTD districts as a comprehensive sign plan approved by special use permit. Special exceptions to the maximum height requirements in this article shall not be permitted.

(2) The comprehensive sign plan is intended to promote consistency among signs within a development and enhance the compatibility of signs with the architectural and site design features within a development.

(b) Contents of plan.

(1) A comprehensive sign plan, which may be a written document or drawings adequate to depict the proposed signs, shall include:

a. The proposed general locations for freestanding signs on a lot as well as the proposed location(s) for building signs on a building facade.

b. Types of signs proposed.

c. A listing of materials proposed for all sign structures and sign surfaces.

d. The maximum number and maximum size of proposed signs.

e. The type of illumination, if any, proposed for all signs, including whether internally illuminated or external illuminated and describing the type of light fixture proposed.

f. A description of any ornamental structure upon which a sign face is proposed to be placed.

(c) Amendment of plan.

(1) A comprehensive sign plan may be amended by submitting a revised comprehensive sign plan for consideration and determination through the special use permit process. Upon approval, the amended plan shall have the same force and effect as an approved comprehensive sign plan.

Tritt Insurance Signage:

Tritt Insurance existing signage includes directional signage, and freestanding sign with electronic message board

McDonalds Signage:

McDonald's existing signage includes a wall sign, freestanding sign, and directional signs

Moon Dog Signage:

Moon Dog existing signage includes a wall sign and a hanging sign

United Way Signage: None

Comfort Suites Signage:

Comfort Suites existing signage includes a wall sign, freestanding sign, and directional signs

Berry Home Center Signage:

Berry Home Center existing signage includes wall signs located on the front and back of the structure.

TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement

Office Use Only
Fees: $_____

APPLICATION FOR SPECIAL USE PERMIT

Location of Property	Street Address Northeast corner of the intersection of Ole Berry Drive and Jonesboro Road, at the approximate address of 1105 Ole Berry Drive	
	City, State, Zip Code Abingdon, VA 24210	Parcel Number 104C2-12-4
Applicant Information	Name Snyder Signs, Inc.	Phone 423-282-6221
	Mailing Address, City, State, Zip Code 2918 Creekmore Dr, Johnson City, TN, 37601, USA	
	Select Applicant Relation to Property below: Sign Contractor ☐ Property Owner ☐ Lessee ☐ Other:	Email charity@snydersigns.com
Owner Information	Name of Owner Berry Home Centers	Phone 276-698-1651
	Mailing Address, City, State, Zip Code 1090 Ole Berry Rd, Abingdon, VA, 24210, USA	
	Name of Business Berry Home Centers	Email cbrewer@berryhomecenter.com

Project Description	1)	A Special Use Permit is required under:	
		Section Number:	15.2-2204
		Zoning Ordinance in Zone:	B2
		For the Use Of:	construct a monument sign
	2)	Describe the proposed improvements and give details of operation(s). Describe operations thoroughly, as required by section 17-3-2 of the Zoning Ordinance and attach separate sheets if necessary: Brick monument, multi-tenant sign, 12'Wx8'H Sign design graphic will be emailed to Gabriel Cristofari Senior Planner/GIS Specialist.	
	3)	Is this a new development: ☐ Yes ☐ No No If Yes, a site plan must be attached showing boundaries and dimensions of property, width of internal and external streets, location and size of building(s) on the site, roadways, walks, off street parking, landscaping, and signs. (Ref. Article 18 of the Town of Abingdon Zoning Ordinance. If yes, have you attached the site plan? ☐ Yes ☐ N/A	

Applicant Signature	I understand that the deadline for applications for special use permits are due on the first Monday of the month in order for the application to be placed on that month's agenda. The staff needs to have sufficient time to review site plans and post public notices per VA code section 15.2-2204. Applications received after the deadline will be heard at the following month's meeting. If applications is not complete, it will not be included on the next meeting's agenda.
	I understand code 15.2-2206, Code of Virginia, as amended. I hereby certify that I am the owner of the record herein described property, or that the proposed work has been authorized by the owner of record and that I have been authorized to make this application as a designated agent. I agree to conform to all applicable state and local regulations, rules, and policies and such shall be deemed a condition entering into the exercise of the permit. In addition, if a permit is issued, I certify that the code official or his authorized representative shall have the authority to enter the area(s) described herein for the purpose of enforcing the provisions of the applicable code(s). I certify all answers to questions and additional statements, within this application for permit, are true, as confirmed by my signature below.

133 West Main Street • PO Box 789 • Abingdon, VA 24212
P: 276-628-3167 • F: 276-698-3412

TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement

	Applicant (Print Name) Charity Sparks, Snyder Signs, Inc / Crystal Lewis	**Signature of Applicant** 	**Date** December 5, 2022
Owner Affidavit	My signature below confirms that I am familiar with the Code of Virginia, Title 54.1-1111 which regulates contractors; I am aware that anyone who performs work for me is required to have a state contractor license and trade certification (if applicable); that I may be subject to with-holding taxes for those working on my project; and that I am not subject to licensure as a contractor or subcontractor for this project.		
	Property Owner (Print Name)	Signature of Property Owner	Date

ADJACENT PROPERTY OWNERS

- List ALL adjacent property owners, street addresses, and parcels.
- Adjacent property means a parcel of land which shares all or part of a common property line with another parcel of land.
- This includes properties that immediately join yours AND properties across streets, highways, bridges, sidewalks, railroads, etc.

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P: 276-628-3167 • F: 276-698-3412

North adjacent property:
PALMETTO PROPERTIES LLC
20507 GOLDEN VIEW DR
BRISTOL, VA 24202
104C2-5-12

East adjacent property:
OAKSTONE PROPERTIES INC
P O BOX 350
CHILHOWIE, VA 24319
104C2-12-3

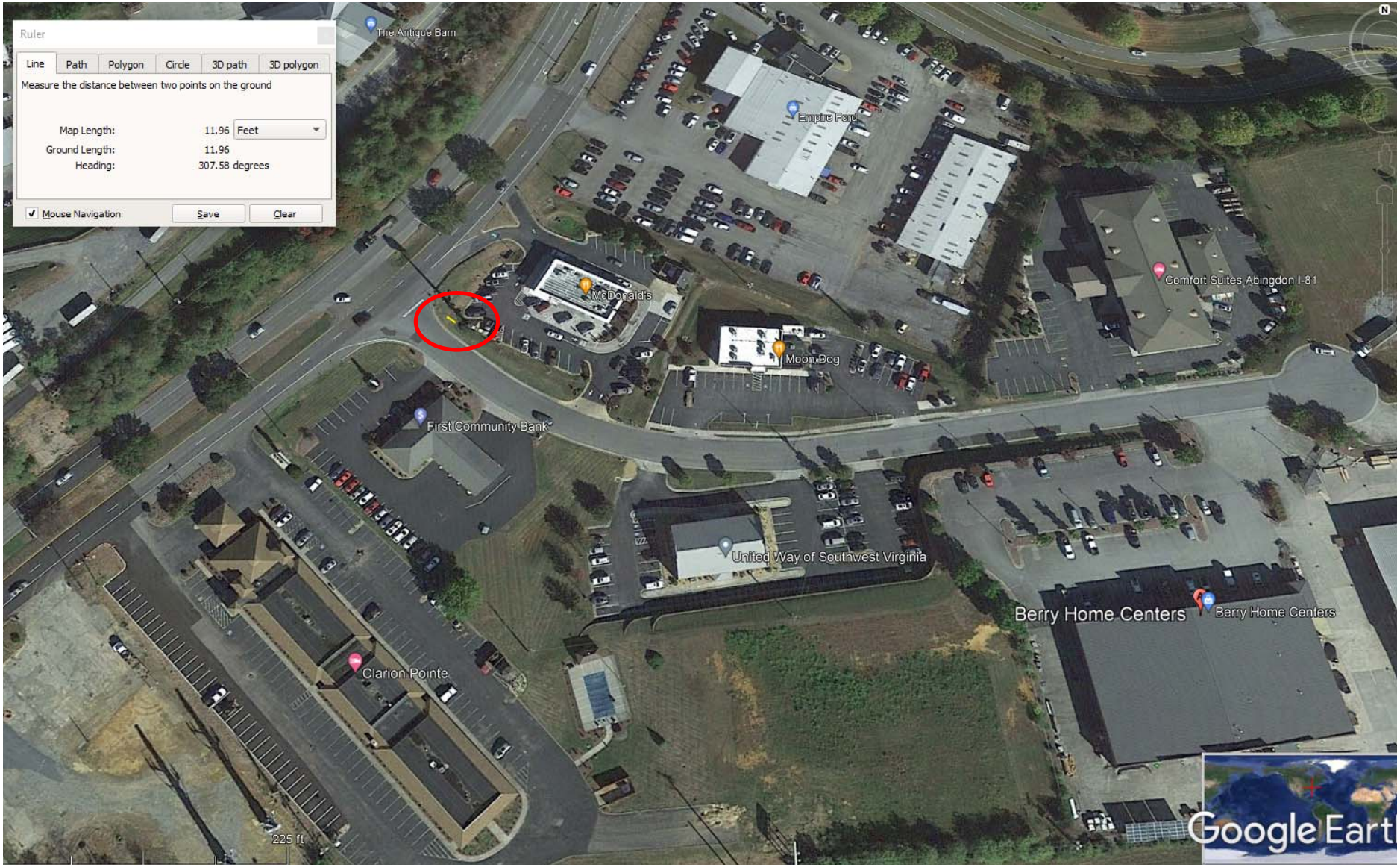
South:
Jonesboro Road

West:
Ole Berry Drive

Attachment for Site Plan: , MB

133 West Main Street • PO Box 789 • Abingdon, VA 24212
P: 276-628-3167 • F: 276-698-3412

Adjacent Owners	Addresses
Palmetto Properties LLC	20507 Golden View Drive Bristol, VA 24202
Oakstone Properties Inc	P.O. Box 350 Chilhowie, VA 24319
Archland Property I LLC	P.O. Box 1288 Bristol, TN 37621
Tritt Enterprises Inc	164 Jonesboro Road Abingdon, VA 24210
United Way Virginia Highlands Inc	P.O. Box 644 Abingdon, VA 24212
Mk Hotels LLC	1093 Ole Berry Drive Abingdon, VA 24210


Ruler
Line
Path
Polygon
Circle
3D path
3D polygon
Measure the distance between two points on the ground
Map Length: 11.96 Feet
Ground Length: 11.96
Heading: 307.58 degrees
Mouse Navigation
Save
Clear
The Antique Barn
Empire Ford
McDonald's
Moon Dog
Comfort Suites Abingdon I-81
First Community Bank
United Way of Southwest Virginia
Berry Home Centers
Berry Home Centers
Clarion Pointe
225 ft
Google Earth

Berry Home Centers

1090 Ole Berry Drive
Abingdon, VA 24210 United States

Project No.:	**220236-05**
Sales Rep.:	Charity Sparks
Designer:	TMT
Date:	*12-12-22*

Revisions

Customer Approval: Date:

Landlord Approval: Date:

Printed Landlord's Name:

Landlord's Phone Number:

Snyder Signs INC.
2918 CREEKMORE DRIVE, JOHNSON CITY, TN 37601
423-282-6221 snydersigns.com

This design is the exclusive property of Snyder Signs, Inc., and is not to be used in whole or in part without written permission from Snyder Signs, Inc.

Scale: 1/2"=1'

Page: 1 of 1

PLAT BOOK 28 PAGE 78

NOTES:

1. SUBJECT TO ALL EASEMENTS OF RECORD
2. SUBDIVISION PLAT PREPARED BY EDDIE L. STAMPER L.S. #14518 RT. 1 BOX 345 CHILHOWIE, VA 24319 BASED ON BOUNDARY PLAT DATED 10-0893 BY: J.C. MOREFIELD L.S. AND RECORDED IN DEED BOOK 878 PAGE 138.
3. RIGHT OF WAY INFORMATION BASED ON VIRGINIA DEPARTMENT OF TRANSPORTATION PROJECT NO. 0140-096-101, C504 POSTED 8-31-62.

SURVEYORS CERTIFICATE

I hereby certify that this boundary survey, to the best of my knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors, and Certified Landscape Architects. I further certify that the land platted was conveyed to the said Oakstone Properties Inc. by deed(s) dated Nov. 19, 1993 and of record in the office of the Clerk of the Circuit Court of Washington County, Virginia in deed book(s) 818 page(s) 135
Given under my hand this 27 day of January, 1994.

Eddie L. Stamper
Certified Surveyor

OWNER'S STATEMENT

The above and foregoing subdivision of real estate as it appears on this plat (replat) is with the free consent and in accordance with the desires of the undersigned owner(s) proprietor(s) and trustee(s), if any.

Given under my (our) hand and seal this the 29 day of March, 1994.

Thomas B. Bishop (SEAL)
(SEAL)
(SEAL)

NOTARY STATEMENT

State of Virginia
County of Smyth to wit:

I, W. T. Rush III, a Notary Public in and for the State and County aforesaid, do hereby certify that Thomas B. Bishop whose name(s) is (are) signed to the foregoing statement, personally appeared before me in my State and County and acknowledged the same.

My Commission Expires Jan 31, 1998
Given under my hand this 29 day of MARCH 1994

W T Rush III
Notary Public

TOWN COUNCIL APPROVAL

This is to certify that this subdivision plat was approved by the Town Council on APRIL 4, 1994. Given under my hand and seal this the 4th day of MAY, 1994

Signed Jan J. Shiffe
Mayor, Abingdon Town Council

Attested Phil Summers
Clerk, Town Council ~~Secretary, Abingdon Planning Commission~~

PLANNING COMMISSION APPROVAL

This is to certify that this subdivision plat was approved by the Town of Abingdon Planning Commission on MARCH 28, 1994. Given under my hand and seal this the 3rd day of MAY, 1994.

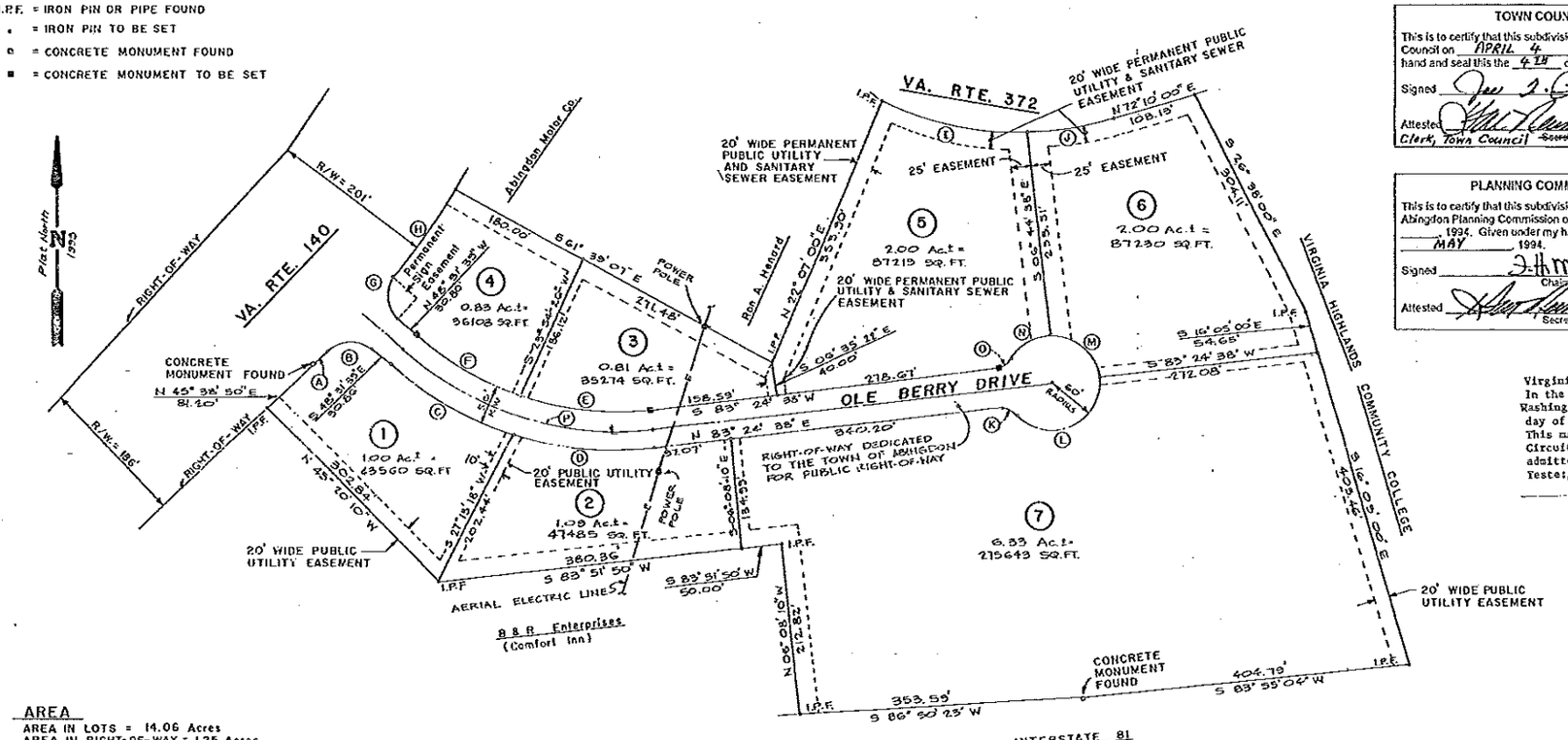
Signed J. H. Morris Jr.
Chairman, Abingdon Planning Commission

Attested Phil Summers
Secretary, Abingdon Planning Commission

Virginia:
In the Clerk's Office of Washington County, the 4th day of May, 1994.
This map was delivered to the Circuit Court aforesaid & admitted to record.
Teste: Brea B. Montgomery

LEGEND

I.P.F. = IRON PIN OR PIPE FOUND
• = IRON PIN TO BE SET
○ = CONCRETE MONUMENT FOUND
■ = CONCRETE MONUMENT TO BE SET



AREA

AREA IN LOTS = 14.06 Acres
AREA IN RIGHT-OF-WAY = 1.25 Acres
TOTAL 15.31 Acres

CURVE TABLE

NO.	DELTA	RADIUS	ARC.	TANGENT	CHORD	CHORD BEARING
Ⓐ	1°00'04"	1193.26'	20.96'	10.48'	20.96'	N45°04'46"E
Ⓑ	90°00'00"	40.00'	62.83'	40.00'	56.57'	N86° 28' 21" E
Ⓒ	24°15'02"	425.00'	179.76'	91.24'	178.42'	S 60° 38' 40" E
Ⓓ	23°45'42"	425.00'	176.15'	89.41'	175.48	S 84°40' 32" E
Ⓔ	24°58'16"	375.00'	163.55'	83.09'	162.25	N 84°05' 44" W
Ⓕ	23°06'26"	375.00'	151.02'	76.35'	150.00'	N 60°08' 52" E
Ⓖ	86°59'36"	40.00'	60.73'	37.95'	55.06'	N 05°01' 51" W
Ⓗ	06°11'01"	1193.26	129.46'	64.80'	129.40'	N 35° 22' 23" E
Ⓘ	27°49.21'	393.30'	190.93'	97.17'	188.67'	S 77°23' 40" E
Ⓙ	16°00'45"	393.30'	109.92'	55.32'	109.56'	N 80° 43' 17" E
Ⓚ	55°46'35"	20.00'	19.47'	10.58'	18.71'	S 68°42' 24" E
Ⓛ	165°46'15"	60.00'	152.65	194.86'	114.69'	N 66° 17' 45" E
Ⓜ	86°00'00"	60.00'	90.12'	56.10'	81.95'	N 49° 39' 52" W
Ⓝ	53°57'18"	60.00'	62.44'	34.38'	59.66'	S 57° 26' 59" W
Ⓞ	55°46'35"	20.00'	19.47'	10.58'	18.71'	S 55° 31' 38" W
Ⓟ	48°01'05"	400.00'	335.54'	178.35'	325.78'	S 72° 33' 31" E

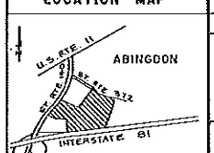
WASHINGTON COUNTY SERVICE AUTHORITY CERTIFICATE:

APPROVED BY THE WASHINGTON COUNTY SERVICE AUTHORITY AS TO WATER SYSTEM THIS THE 31st DAY OF May, 1994.

SIGNED: Bert A. Mullins
GENERAL MANAGER, WASHINGTON CO. SERVICE AUTHORITY

COMMONWEALTH OF VIRGINIA
Eddie L. Stamper
EDDIE L. STAMPER
No. 14518
2-27-94
LAND SURVEYOR

LOCATION MAP



FINAL PLAT

Scale: 1"= 100' | Date: 2-25-94 | Reference: D.B. 878, PG. 135

Oakstone Properties, Inc.

Located in the
Town of Abingdon, Virginia

Address of Owner:
Thomas B Bishop
Rt. 1, Chilhowie, VA. 24319

Drawn By: ELS

THIS DEED, made and entered into this the 16th day of December, 1999 by and between **OAKSTONE PROPERTIES, INC.**, a Virginia Corporation, party of the first part, and **SYSTEM CAPITAL REAL PROPERTY CORPORATION**, a Delaware Corporation, party of the second part;

WITNESSETH

That for and in consideration of the sum of TEN ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby grant, transfer and convey unto the party of the second part, with covenants of General Warranty and with English Covenants of title, "all that certain lot or parcel of real estate, situate and being in the Town of Abingdon, Washington County, Virginia known and designated as **LOT NO. 4, containing 0.845 acre,** as the same is shown and designated on that certain plat entitled "OAKSTONE PROPERTIES, INC." dated February 25, 1994 and of record in the Office of the Clerk of the Circuit Court of Washington County, Virginia in Plat Book 28, Page 78, and which lot is further described on a recent plat by Stamper Surveying and Land Planning Services dated October 1, 1996 and revised August 1, 1999 as follows:

BEGINNING at an iron pin found near the southern end of a concrete curb in the eastern right of way line of Virginia State Route No. 140 and corner to the Abingdon Motor Company property; thence with the Abingdon Motor Company, S 61 39 07 E. 180.00 feet to an iron pin found corner to Lot 3; thence leaving the Abingdon Motor Company property and with the line of Lot 2, S 21 35 20 W. 185.36 feet to an iron pin found in the northern right of way line of Ole Berry Drive; thence with the said right of way and on a curve with a radius of 375.00 feet, an arc length of 159.11 feet, a chord bearing of N 60 40 58 W. and a chord length of 157.92 feet to an iron pin found; thence with a curve having a radius of 40.00 feet, an arc length of 60.72 feet, and a chord bearing of N 05 02 14 W. to an iron pin found in the eastern right of way line of Virginia State Route 140; thence with said right of way of Route 140 and on a curve with a radius of 1,199.26 feet, an arc length of 129.60 feet and a chord bearing of N. 35 21 27 E. to the point of BEGINNING."

BEING a portion of the property conveyed to the party of the first part by Joseph K. Barker, James M. Barker, Jr., and Loretta P. Barker, by deed dated the 19th day of November, 1993 and of record in the Washington County Circuit Court Clerk's Office in Deed Book 878, at page 135.

This conveyance is made subject to restrictions, conditions, covenants and easements appearing of record in the abovesaid Clerk's Office in Deed Book 401, page 293 and Deed Book 900, at page 822; easement to Virginia & Tennessee Telephone Company of record in Deed Book 73, at

Scruggs & Austin, P.C.
ATTORNEYS AT LAW
150 VALLEY STREET
ABINGDON, VA 24210
(540) 628-7167

page 615; easement to Edmondson Electric Company of record in Deed Book 173, page 272; easement granted to Holston River Power Co. of record in Deed Book 224, page 272; easement granted to Appalachian Electric Power Co. Of record in Deed Book 258, page 385; easement granted to the City of Bristol, Virginia of record in Deed Book 263, page 389; easements granted to Washington County Sanitary District # 1 of record in Deed Book 279, page 470 and Deed Book 477, page 235; easements to Appalachian Power Company of record in Deed Book 557, page 7 and Deed Book 763, page 610; and Deed Book 903, page 665; easement to the Commonwealth of Virginia of record in Deed Book 361, p age 651; and utility easements along the northern and eastern boundary lines and permanent sign easement located on the southwest corner of said property as shown on recorded plat of Oakstone Properties, Inc. in Plat Book 28, page 78 of the abovesaid Clerk's Office.

The 1999 real estate taxes on said property shall be paid by the party of the first part.

WITNESS the following signatures and seals:

OAKSTONE PROPERTIES, INC.

By: Thomas B. Bishop (SEAL)
Thomas B. Bishop, President

STATE OF VIRGINIA,

COUNTY OF WASHINGTON, to-wit:

The foregoing Deed was acknowledged to before me this the 7th day of March, ~~1999~~ 2000 by Thomas B. Bishop, President of Oakstone Properties, Inc., a Virginia Corporation, on behalf of said corporation.

Rebecca D Ellis
Notary Public
Whose commission expires 12-31-2003

ADDRESS OF GRANTEE:
PO Box 66207
AMF O'Hare
Chicago, Ill. 60666

INSTRUMENT #000001586
RECORDED IN THE CLERK'S OFFICE OF
WASHINGTON COUNTY ON
MARCH 7, 2000 AT 02:18PM
$340.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $170.00 LOCAL: $170.00
KATHY P. CRANE, CLERK
BY: _____ (DC)

Singleton & Associates, P.C.
ATTORNEYS AT LAW
180 VALLEY STREET
ABINGDON, VA 24210
(540) 628-7167

TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement

Office Use Only
Fees: $_____

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS for ENTRANCE CORRIDOR

Location of Property	Street Address 329 W. Main St		
	City, State, Zip Code Abingdon, VA	Parcel Number	
Applicant Information	Name Andy Broyles	Phone 4235521158	
	Mailing Address, City, State, Zip Code		
	Select Applicant Relation to Property below: Property Owner ☐ Property Owner ☐ Lessee ☐ Other:	Email broylesproperties@outlook.com	
Owner Information	Name of Owner Thomas A Broyles	Phone 4235521158	
	Mailing Address, City, State, Zip Code		
	Name of Business (if applicable) Broyles Properties	Email broylesproperties@outlook.com	
Project Description	1)	Is this property located in the Entrance Corridor? ☐ Yes ☐ No Yes	
	2)	Have you completed and attached the following required items: ☐ Yes Site Plan for New Construction (more details below in number 3) N/A ☐ Yes Drawings for Alterations and New Construction (more details below in number 4) N/A	
	3)	Does your Site Plan contain the following required items: ☐ Yes Location(s) of all proposed and current structures on property ☐ Yes Proposed landscape alterations denoted with callouts denoting what the alteration(s) are and the material(s) used	
	4)	Does your Drawings contain the following required items: ☐ Yes Drawings for structures with all four elevations showing what the completed proposed project would appear as ☐ Yes Drawings for landscape features (walls & fences) and signs ☐ Yes Dimensions (length, width & height) are required on all drawings for all structures ☐ Yes Drawing callouts to distinguish what is being proposed compared to what is existing ☐ Yes Callouts need to note the material(s) and color(s), if applicable, of any architectural feature related to the proposed project	

TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

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	5)	Have you attached the following related to your Standard Materials required: (use additional sheets as necessary) ☐ Yes Photos showing the current proposed area for alteration and/or new construction. Yes ☐ Yes An overall and a detail of any architectural feature or building system (foundation, walls, windows, etc.) We intend to replace the shutters on the side of the building to make them match. Currently the shutters on the 1st floor and second floor are different colors, (green and black). We would like to replace all shutters with standard black raised panel shutters. We also intend to paint all of the railing along the retaining wall black. Another necessary repair is to the mortar on the brick retaining wall along the parking area. The final repair to the property would be to repair the woodwork on the existing sign with similar materials and colors. ☐ Yes Samples are highly recommended concerning specific types of materials such as brick type and color, mortar type and color, roofing sheathing material, and paint or sealant colors N/A

Applicant Signature

I understand that the deadline for applications are due on the first Monday of the month in order for the application to be placed on that month's agenda. The staff needs to have sufficient time to review site plans and post public notices per VA code section 15.2-2204. Applications received after the deadline will be heard at the following month's meeting. If applications is not complete, it will not be included on the next meeting's agenda. To avoid delays, it is recommended that applicants meet with staff before the deadline to review the COA application. Applicants need to submit a complete application with sufficient information to enable clear understanding of the proposal by the Planning Commission members and Planning Department staff. Applications that do not clearly communicate the proposed new construction, alterations, or changes will result in delays.

I understand that I must be present at the Planning Commission Meeting on the date assigned by staff to present my proposal and that failure to attend may result in denial of my proposal by the members due to insufficient information. No material change in the appearance of my property, that is viewable from any public street, shall be performed before received Certificate of Appropriateness. I further understand that approval by the Planning Commission for any modification to homes, buildings, landscaping, or grounds including fences, driveways, and parking areas shall expire 12 months from that date of approval.

I understand if any changes to previously approved drawings or materials occurs for any reason, the applicant and/or representative must submit another Certificate of Appropriateness with the revised plans and materials for review by the HPRB. I further understand not complying will result in a stop work order.

I hereby certify that I am the owner of the record herein described property, or that the proposed work has been authorized by the owner of record and that I have been authorized to make this application as a designated agent. I agree to conform to all applicable state and local regulations, rules, and policies. In addition, I certify that an authorized Town representative shall have the authority to enter the area(s) described herein for the purpose of enforcing the provisions of the applicable code(s). I further authorize Town Staff to notify any adjoining property owners of this application for Certificate of Appropriateness. I certify all answers to questions and additional statements, within this application, are true, as confirmed by my signature below.

Applicant (Print Name)	**Signature of Applicant**	**Date**
Thomas A Broyles		November 30, 2022

Owner Affidavit

My signature below confirms that I am familiar with the Code of Virginia, Title 54.1-1111 which regulates contractors; I am aware that anyone who performs work for me is required to have a state contractor license and trade certification (if applicable); that I may be subject to with-holding taxes for those working on my project; and that I am not subject to licensure as a contractor or subcontractor for this project.

TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement

	Property Owner (Print Name)	Signature of Property Owner	Date
	Thomas A Broyles		November 30, 2022

Attachment for the Site Plan: , MB

Attachment for Drawings: , MB

Attachment for Photos: repairs.pdf, 2.16MB

This Entrance Corridor COA Application has requests that fall under general maintenance for the property. Staff has deemed all requests stated within application to be waiver eligible. All repairs or replacements will be done with like for like materials and will not result in the enlargement of any architectural features.

Signature: Gabe Cristofari Date: 12/7/2022

ABINGDON
ACUPUNCTURE
628-3486
Gastroenterology
Associates
Abingdon
276-525-1769
Bristol
423-274-6350