TOWN OF ABINGDON, VIRGINIA
PLANNING COMMISSION MEETING
MONDAY, MAY 22, 2023 – 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, APRIL 24, 2023

- **APRIL 24, 2023, Regular Meeting**

D. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

E. CERTIFICATE OF APPROPRIATENESS / SPECIAL USE PERMIT

1. ***Certificate of Appropriateness – Shaked!, 284 W Main Street, Abingdon, VA 24210. Certificate of Appropriateness for Signage. Located at 284 W Main Street, Abingdon, VA 24210. (Tax Map 011-8-25)***

2. ***Certificate of Appropriateness – Papa Julios, 735 E Main Street, Abingdon, VA 24210. Certificate of Appropriateness for Signage. Located at 735 E Main Street, Abingdon, VA 24210. (Tax Map 007-1-1)***

3. ***Certificate of Appropriateness – 260 Main LLC, 260 W Main Street, Abingdon, VA 24210. Certificate of Appropriateness for Exterior Changes. Located at 260 W Main Street, Abingdon, VA 24210. (Tax Map 011-8-4)***

F. OLD BUSINESS/MATTERS NOT ON THE AGENDA

G. ANNOUNCEMENTS

H. ADJOURNMENT

TOWN OF ABINGDON
PLANNING COMMISSION
MONDAY, APRIL 24, 2023 5:30 PM
COUNCIL CHAMBERS, MUNICIPAL BUILDING

A meeting of the Abingdon Planning Commission was held on Monday, April 24, 2023, at 5:30 PM in the Council Chambers of the Municipal Building.

A. Scott Wilson – Vice Chairman called the meeting to Order

B. Roll Call – Mayana Rice, Assistant Town Manager

Members Present:

Mr. Kirk Sproles	**Present**
Mr. Chad Pennington	**Present**
Mr. Scott Wilson	**Present**
Mr. Jeff Johnson	**Present**
Mr. Wayne Austin	**Present**

Members Absent: **Mr. Kenny Shuman**
Mr. Michael Weaver

Comprising a quorum of the Commission – Yes

Administrative Staff Present:

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

Guests: None

C. APPROVAL OF MINUTES: REGULAR MEETING, MARCH 27, 2023. (VIDEO 6:25 – 6:46)

- March 27, 2023, Regular Meeting

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

The roll call vote was as follows:

Mr. Wayne Austin	**Aye**
Mr. Jeff Johnson	**Aye**
Mr. Chad Pennington	**Aye**
Mr. Kirk Sproles	**Aye**
Mr. Scott Wilson	**Aye**

D. PUBLIC COMMENTS: None

E. CERTIFICATE OF APPROPRIATNESS

1. ***Certificate of Appropriateness – Los Dorados, 414 Cummings Street, Abingdon, VA 24210. Certificate of Appropriateness for Signage. Located at 414 Cummings Street, Abingdon, VA 24210. (Tax Map 020-13-1)*** **(VIDEO 7:13 – 10:30)**

Mr. Cristofari provided the staff report.

Angel Cardenas (Applicant/Owner) and Jerry's Signs (Representative) have requested approval of a Certificate of Appropriateness for a new wall sign, and tenant panel installed into an existing open space on the tenant monument sign structure located near the entrance into the shopping plaza, located at 414 Cummings Street, Abingdon (Parcel 020-13-1).

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

Generally, the Subject Property is located at 414 Cummings Street. 414 Cummings Street is one of many structures housed within the 16.43-acre parcel. Other businesses within the parcel include a Kroger, UPS Store, Advanced Auto Parts, Aaron's, and various eateries.

Los Dorados will be occupying Los Arcos former location. The proposed signage will be placed in the same location Los Arcos had their signage.

The proposed "Los Dorados" portion of the wall sign measures 250 in. x 24 in. = 41.6 sq. ft., the "Mexican Restaurant" portion of the wall sign measures 190 in. x 20 in. = 26.3 sq. ft., giving a total square footage for the proposed wall sign to be 67.9 sq. ft. The total length of the primary elevation is roughly 38.2 ft. making the allowable square footage 76.4 sq. ft. The square footage for the proposed wall sign meets Abingdon's General Sign Standards. The proposed wall signage will be fabricated out of channel letters with acrylic faces and metal surrounds as seen in the rendering provided. This type of signage is found on either side of 414 Cummings Street at Charley's and Swirled. Signage will be internally illuminated using the existing electrical connection previously utilized by Los Arcos.

There will be two 4 ft. x 8 ft. acrylic signs with vinyl graphics installed into the existing tenant monument sign structure located near the entrance of the shopping plaza.

On a motion by Mr. Pennington, seconded by Mr. Sproles, the board voted to approve the application as presented.

The roll call vote was as follows:

Mr. Kirk Sproles	**Aye**
Mr. Chad Pennington	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Jeff Johnson	**Aye**
Mr. Wayne Austin	**Aye**

2. ***Special Use Permit – Katherine Brown Pernell, 1301 Checkerberry Drive, Morrisville, NC 27560. Special Use Permit. Located at 142 E Main Street, Abingdon, VA 24210. (Tax Map 013-1-117)*** **(VIDEO 10:40 – 20:46)**

A. Staff report

B. Applicant presentation

C. PC discussion and decision

Mr. Cristofari provided the staff report.

Rebecca W. Brown Revocable Trust, LLC (Owner) and Katherine Brown Pernell (Applicant) have requested approval of a Special Use Permit per Section 15-9 of the Town of Abingdon Zoning Ordinance to convert the site from a single family to multifamily use (3 units), located at 142 E. Main Street, Abingdon VA (Parcel 013-1-117).

The property is currently zoned Old & Historic District (OH).

The Subject Property contains approximately .343 acres and contains one structure addressed as 142 E. Main Street and one auxiliary structure. The parcel is located in OH Civic/Business- Focused Subdistrict (Subdistrict 1).

The structure currently is utilized as a single-family rental property described as the Fountain Inn on Main Street. In order to allow the structure to be compatible with the requirements of the zoning, the applicant must obtain a Special Use Permit.

The parcel is relatively flat in this location with a general slope to the South. The parcel is located on a slight hill directly near the intersection of E. Main Street and Pecan Street.

The application indicates the applicant wishes to:

- *Provide short term rentals for area using both the main and accessory structure.*
    - *Ground floor apartment will be the 1st unit.*
    - *First and Second floor will now be a 2nd unit.*
    - *Accessory structure will be converted into a 3rd unit.*

No exterior aspects of the structures concerning the conversion from a single family to multifamily use are proposed. Therefore there is no requirement for HPRB review of the design. This is strictly a decision for the Planning Commission on the use.

The applicant has finished renovating the other rooms located throughout the structure started by the previous owner. The applicant is using the existing floor plan of the structures (main and accessory) not creating any additions to the structure.

In the main structure, there will be two units with one being on the ground floor/basement level and the other occupying the first and second floors. The accessory structure is proposed to be converted into an accessory dwelling unit.

There are two kitchens within the main structure. A kitchen will be installed in the proposed accessory dwelling unit upon approval of this request.

The parking standards indicated there is a requirement for 6 parking spaces. The site has a garage located at the back of the parcel fronting Troopers Alley that can accommodate three cars. The driveway into the garage can accommodate one to two additional vehicles. Another driveway connecting to Pecan Street leads to a small parking space for a vehicle. In addition to the six parking spaces associated with the garage area an additional two parking spots directly in front of the structure can be found on Main Street, which cannot be counted but do exist. The applicant has enough parking according to the zoning code.

Landscaping on the site is prevalent with a significant amount of trees, bushes and other types of foliage adorning the front and sides of the parcel.

No change to garbage collection will occur with the conversion to a multi-family property.

Staff Conditions:

1. Any exterior changes must apply for a Certificate of Approval from the HPRB.
2. Change of occupancy is required for the accessory structure.
   Building permits are required for all renovations.

The board inquired more about the accessory structure.

Mr. Cristofari explains that the accessory structure contains just one room, which is less than 800 square feet.

The board stated that any approval will be contingent upon installation of a kitchen sink at a later date.

The applicant's intention is to use the garage as a parking area.

After the applicant addressed the Planning Commission, Mr. Wilson opens the public hearing.

On a motion by Mr. Johnson, seconded by Mr. Austin, the board voted to approve the Special Use Permit as presented, with the stipulation that staff follow up to ensure the improvements required for the dwelling unit on the accessory building are completed and complied with.

The roll call vote was as follows:

Mr. Kirk Sproles	**Aye**
Mr. Chad Pennington	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Jeff Johnson	**Aye**
Mr. Wayne Austin	**Aye**

F. PUBLIC HEARINGS (PC must open a public hearing) – ZONING TEXT ORDINANCE AMENDMENT

1. ***Public Hearing – Zoning Text Amendment. Zoning Text Amendment to add language allowing an HPRB board member to have a possible third consecutive term.*** **(VIDEO 20:54 – 26:31)**

   A. Staff report
   B. Applicant presentation
   C. PC discussion and decision

Mr. Austin raised the question of if 30 days is a sufficient amount of time to allow for more applicants to apply for a vacant position. He feels that 60 days may be more appropriate.

Mr. Wilson suggested applying this to all boards.

Mr. Austin motions to approve the zoning text amendment with the change to allow 60 days for applicants to apply. Seconded by Mr. Sproles.

G. OLD BUSINESS/MATTERS NOT ON THE AGENDA

H. ANNOUNCEMENTS

I. ADJOURNMENT

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

The roll call vote was as follows:

Mr. Kirk Sproles	**Aye**
Mr. Chad Pennington	**Aye**
Mr. Scott Wilson	**Aye**
Mr. Jeff Johnson	**Aye**
Mr. Wayne Austin	**Aye**

Adjourn Time 5:54 P.M.

_____ _____

Scott Wilson, Vice Chairman **Mayana Rice, Assistant Town Manager**

S T A F F R E P O R T

TO: ABINGDON PLANNING COMMISSION

FROM: GABRIEL CRISTOFARI, SENIOR TOWN PLANNER/GIS

SUBJECT: REQUEST FOR ENTERANCE CORRIDOR CERTIFICATE OF APPROPRIATENESS SIGNAGE

PUBLICATION DATE: MAY 15, 2023

MEETING DATE: MAY 22, 2023

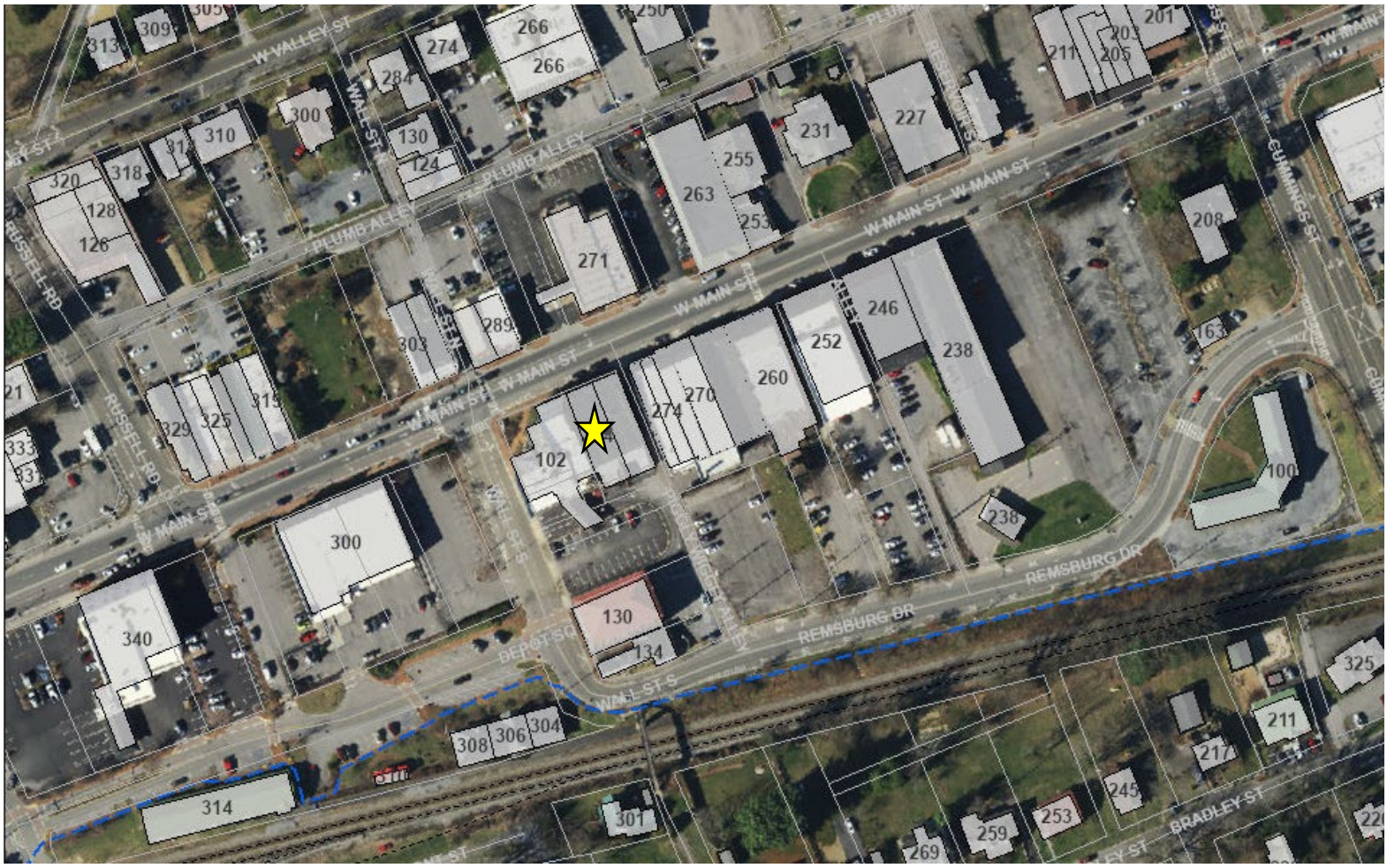
LOCATION: COUNCIL CHAMBERS, TOWN HALL
133 WEST MAIN STREET, ABINGDON, VA

REQUEST:

Cassie Edward (Applicant/Owner) and Jerry's Signs (Representative) have requested approval of a Certificate of Appropriateness for a new wall sign, located at 284 W. Main Street, Abingdon (Parcel 011-8-25).

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

VICINITY MAP:



ENTRANCE CORRIDOR:

View of W. Main Street looking East

View of W. Main Street looking West

ZONING MAP:

W VALLEY ST
PLUMB ALLEY
W MAIN ST
REMSBURG DR
DEPOT SQ
WALL ST S
BRADLEY ST
RUSSELL RD
CUMMINGS ST
313
309
305
274
266
266
250
284
300
310
314
318
320
128
126
130
124
231
227
255
263
253
271
289
303
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319
333
331
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340
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134
308
306
304
314
301
269
259
253
245
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211
325
208
163
100
238
211
203
205
201

STAFF FINDINGS:

1. **<u>Location.</u> The Subject Property contains approximately 0.159 acres and is legally described as DIANA ROMANICK ACR 0.159 (Tax Map 011-8-25). Generally, the Subject Property is located at 284 W. Main Street.**

2. **<u>Background.</u> Shaked! Bakes and Couture Milkshakes will be occupying Anthony's Desserts' former location. The proposed signage will be placed in the same location Anthony's Desserts had their signage.**

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

4. **<u>Adjacent Land Uses/Zoning.</u> Adjoining properties on all sides are zoned B-3 (Central Business District).**

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

<u>General Sign Standards.</u>

Division 4. Signs.

Section 8-4-1. Purpose and Intent.

(a) These sign regulations are intended to define, permit, and control the size, material, location, and condition of signs in a manner that as its first priority protects those who travel in and through the Town. Town Council has adopted these regulations in order to achieve the following community goals and objectives:

(1) Protect the health, safety, and welfare of the public.

(2) Equitably distribute the privilege of using the public environs to communicate private information.

(3) Safeguard the public use and nature of the streets and sidewalks.

(4) Protect and enhance the visual environment of the Town.

(5) Discourage the diminishing of property values in the Town.

(6) Minimize visual distractions to motorists using the public streets.

(7) Promote the economic growth of the Town by creating a community image that is conducive to attracting new business and industrial development.

(8) Permit reasonable effectiveness of signs and to prevent their over-concentration, improper placement and excessive height, bulk, density, and area.

(9) Promote the safety of persons and property by requiring that signs not create a hazard due to collapse, fire, decay, or abandonment.

(10) Ensure that signs do not obstruct fire-fighting efforts or create traffic hazards by confusing or distracting motorists or by impairing drivers' ability to see pedestrians, obstacles, other vehicles, or traffic signs.

(11) Promote commerce and trade, with recognition of the effects of signage on the character of the community.

(b) The Town Council finds that the regulations in this Article advance the significant government interests identified herein and are the minimum amount of regulation necessary to achieve those interests.

Section 8-4-2. Administration.

(a) Interpretation, conflict, and severability.

(1) The regulations set forth in this Article shall apply to all new signs, replacement signs, and their modification(s) established after the effective date of the Ordinance.

(2) Signs not expressly permitted are prohibited.

(3) Signs containing noncommercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations of such signs.

(4) This Article shall be interpreted in a manner consistent with the First Amendment guarantee of free speech.

(5) Where this Article differs in any manner from the provisions of the Virginia Uniform Statewide Building Code, the Town Code, or any other ordinance or regulation of the Town, the ordinance, code, or regulation imposing the greatest restriction upon the use of any sign shall control.

(6) Should any Article, Section, subsection, sentence, clause, or phrase of this Ordinance, for any reason, be held unconstitutional or invalid, such decision or holding shall not affect the validity of the remaining portions hereof. It being the intent of the Town of Abingdon to enact each Section and portion thereof, individually, and each such Section shall stand alone, if necessary, and be in force regardless of the determined invalidity of any other Section or provision.

(b) Application and permit

(7) Sign Permit Required

a. 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. 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 Historic Preservation Review Board (HPRB).

b. For signs within the Town's entrance corridor, such permit shall conform to the requirements of such district and require Certificate of Appropriateness issued by the Planning Commission.

c. No permit shall be issued by the 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.

d. 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.

e. 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.

(2) An application for such a permit shall:

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

b. Be accompanied with plans including a sketch of the property indicating the lot frontage.

c. Indicate the square footage and location of all existing signs on the property.

d. The area, size, structure, design, location, lighting, and materials for the sign.

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

(3) Fee Required.

a. Applications for sign permits shall be submitted to the Administrator, and shall be accompanied by the required fee, as set forth within the uncodified fee schedule adopted by Town Council.

(4) Duration and Revocation of Permit.

a. Any sign permit shall be null and void if any sign for which the permit was issued is not installed in accordance with the permit within six months of the date of approval.

b. A sign permit shall become null and void if the use to which it pertains is not commenced within six months after the date the sign permit is issued. Upon written request and for good cause shown, the Administrator may grant one six- month extension.

c. Whenever the use of a building or land is discontinued by the specific business, the sign permit shall expire and all signs pertaining to that business shall be removed by the property owner within 30 calendar days of the discontinuance.

d. The Administrator shall revoke a sign permit if the sign does not comply with applicable regulations of this Article, building code, or other applicable law, regulation, or ordinance.

(c) Special Exceptions.

(1) Comprehensive Sign Plan.

a. 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.

b. 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.

(2) Contents of Plan.

a. A Comprehensive Sign Plan, which may be a written document or drawings adequate to depict the proposed signs, shall include:

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

2. Types of signs proposed.

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

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

5. 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.

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

(3) Amendment of Plan.

a. 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.

Section 8-4-3. Exemptions.

(a) Signs not requiring permit.

(1) The following signs are allowed and do not require a permit:

a. Signs erected by the Town of Abingdon or required by law, including official traffic signs, wayfinding and topic specific signs, provisional warning signs, or sign structures, and temporary signs indicating danger.

b. Creeper Trail Signage.

i. Trailhead signage shall serve as a welcome point at the trailheads managed by the Town of Abingdon. Signage can vary in size and message but should be compatible with other trailhead signage along the trail.

ii. Trail Kiosks. Trail kiosks along the trail should be consistent in nature, including but not limited to map for location, rules and regulations, and both emergency and non-emergency contact numbers for the Town of Abingdon.

iii. Mile Marker Signage. Work with partners on the trail (Damascus and the Forest Service) to provide a consistent mile marker system and signage. Utilizing GPS/GIS mapping to pinpoint markers will allow for easier location during emergencies.

c. Roadway and Safety Signage.

d. Wayfinding signage. The Town of Abingdon shall support tourist destinations, outdoor recreation, emergency management and other points of interest through a Master Wayfinding Plan.

e. Memorial plaques and building cornerstones not exceeding six square feet in area and cut or carved into a masonry surface or other noncombustible material and made an integral part of the building or structure.

f. On a property under construction or renovation, for sale, or for rent, temporary signs not exceeding four square feet for single-family detached properties or 18 square feet for all other residential, nonresidential, or mixed-use properties.

g. Window signs on the interior of the window.

h. Signs displayed on an operable truck, bus, or other vehicle while in use in the normal conduct of business. This Section shall not be interpreted to permit the parking for display purposes a vehicle to which a sign is attached or the use of such a vehicle as a portable sign.

i. House number, mailbox number, decorative yard signage.

j. Signs affixed to the interior of a permanent fence of a recreational or sports facility. Such signs shall be displayed only during the regular season of the individual sport.

k. Yard sale signs. Must be removed upon the completion of the sale / permit.

Section 8-4-4. Prohibited.

Prohibited signs.

(1) Any sign affixed to, hung, placed, or painted on any other sign, fence, cliff, rock, tree, natural feature, public utility pole or structure supporting wire, cable, or pipe, or radio, television, or similar tower provided that this prohibition shall not affect official traffic, parking, or informational signs placed on utility poles by the Town government.

(2) Any sign or banner within or across a public right-of-way, unless specifically approved by the Town Manager, or his designee.

(3) Any sign that, due to its size, illumination, location, or height, obstructs the vision of motorists or pedestrians at any intersection, or similarly obstructs the vision of motorists entering a public right-of-way from private property.

(4) Signs simulating, or which are likely to be confused with, a traffic control sign or any other sign displayed by a public authority. Any such sign is subject to immediate removal and disposal by an authorized Town official as a nuisance.

(5) Signs which obstructs any window or door opening used as a means of egress, prevents free passage from one part of a roof to any other part thereof, or interferes with an opening required for ventilation.

(6) Signs attached, painted, or mounted to unlicensed, inoperative, or generally stationary vehicles. Vehicles and trailers shall not be used primarily as static displays, advertising a business, product or service, nor utilized as storage, shelter, or distribution points for commercial products or services for the general public.

(7) Signs on the roof surface or extending above the roofline of a structure, building, or parapet wall.

(8) Off-premise signs, unless specifically permitted by this chapter.

(9) Any flashing sign, except those officially erected for safety purposes.

(10) Signs that emit sound, smoke, flame, scent, mist, aerosol, liquid, fluorescent colors, or gas.

(11) Signs commonly referred to as wind signs, consisting of one or more banners, pennants, ribbons, spinners, streamers or captive balloons, or other devises fastened in such a manner as to move upon being subjected to pressure by wind, and including inflatable signs.

(12) Signs that violate any provision of any federal or state law relative to outdoor advertising.

(13) Any sign representing or depicting specified sexual activities or specified anatomical areas or sexually oriented goods. Any sign containing obscene text or pictures as defined by the Virginia Code.

Section 8-4-5. General.

(a) Standards.

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

a. All provisions of this Article;

b. All applicable provisions of the Uniform Statewide Building Code and all amendments thereto; and,

c. All state and federal regulations pertaining to the display of signage.

d. Sign area calculations.

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

a. 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.

b. 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.

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

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

(b) Minimum setback. The minimum setback from any right-of-way, unless otherwise specified, is half (1/2) the height of the sign.

(c) Illumination.

(1) All permitted signs may be indirectly lighted. Non-residential signs within a residential district may be illuminated as outlined in Section 8-4-6. Signs within a Business or Industrial district may be internally lighted, unless such lighting is specifically prohibited in this Article.

(2) 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.

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

(4) 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.

(5) Electronic service lines shall be underground.

(d) Changeable signs.

(1) Within any Business or Industrial district, one freestanding or wall-mounted sign per lot may be replaced with a changeable message sign subject to the following requirements:

(2) Location, area, and height, requirements shall be the same as for freestanding or wall signs.

(3) The message shall not be changed more than once every 12 seconds, move, flash, or display animation, as prohibited in this Article.

(4) Any changeable message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, thereby causing motion, movement, flashing or any other similar effects, shall be repaired, covered, or disconnected by the owner or operator of such sign within 24 hours of notice of violation.

(5) Light emitted from changeable signs shall not exceed three-tenths (0.3) foot candles over ambient light.

(6) Existing non-conforming billboards cannot be converted to changeable signs.

(e) Projecting signs.

(1) Signs projecting over public walkways shall be a minimum height of 8 feet from grade level to the bottom of the sign.

(2) Projecting signs shall not extend more than six feet beyond the face of the building or beyond a vertical plane two feet inside the curbline.

(3) Signs, architectural projections, or sign structures projecting over vehicular access areas must conform to the minimum height clearance limitations imposed by the Town for such areas.

(g) Temporary signs.

(1) Each temporary sign shall be maintained in good, safe condition, securely affixed to a building or the ground.

(2) A temporary sign shall not be illuminated.

(3) A temporary sign permit shall be applied for and approval obtained prior to the installation of all temporary signs, pennants and streamers.

(4) Temporary sign permits shall be issued for no more than 30 days per quarter.

(5) Individual homeowners cannot advertise for businesses or events as that is considered off premise signage.

(6) Portable signs subject to the dimension requirements in this Article and provided they in no way obstruct vehicular travel, public parking and/or pedestrian movement along sidewalks and are removed when the establishment is closed for business, must apply for and obtain approval of a sidewalk encroachment permit if applicable.

(7) Residential parcels. Temporary signage shall be permitted on residential parcels for off-premise advertising granted they comply with the temporary sign square footage and duration.

a. No permitting is required.

b. Temporary off-premise signage is not to exceed 32 square feet.

c. Signs shall be allowed no more than fourteen (14) days prior to the event and no more than three (3) days after its termination.

(8) Construction sites. Signs shall be permitted beginning when permits are issued for site preparation or construction and for the duration of actual construction and shall be removed within 15 days following the issuance of a certificate of occupancy, completion or abandonment of work, whichever occurs first.

a. Such signs shall not exceed an area of 16 square feet and a height of six feet.

b. Each sign shall be at least 20 feet from contiguous property lines of adjacent landowners and at least five feet from any right-of-way.

c. Only one sign per street frontage shall be allowed.

d. Temporary signage may include off-premise information.

Section 8-4-6. Districts.

(a) District regulations

(1) 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.

(2) Sign area square footage limits are provided per sign unless specified as a total. Total area is calculated as an aggregate of all signs of that type.

Staff Findings:

The proposed wall sign measures 90 in. x 28 in. = 17.5 sq. ft. The total length of the primary elevation is roughly 30.2 ft. making the allowable square footage 60.4 sq. ft. The square footage for the proposed wall sign meets Abingdon's General Sign Standards.

Table 8.4.6(C) Maximum Sign Dimensions: B-1, B-2, B-3, M-1, OI, and PTD Districts

Sign Type	Number	Area	Height
1. Freestanding	1 per street frontage	60 SF, except 200 SF allowed within 660 ft of I-81	15 ft, except 50 ft. allowed within 660 ft. of I-81
2. Projecting	1 per business per street frontage	12 SF	See Section 8-4-5
3. Wall	1 per business per street frontage	Front: 2 SF for every 1 LF of building face on which the sign is located; Side and Rear: 1 SF for every 1 LF of building face on which the sign is located	N/a
4. Canopy	1 per street frontage	0.5 SF 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
5. Portable	1 per business	12 SF	4 ft.
6. Temporary	Not limited	32 SF total	4 ft.
7. Minor	Not limited	3 SF	4 ft.

The proposed wall signage will be fabricated out of 0.063 aluminum and have black vinyl lettering. The background of the sign will be white with a black and gold border. The proposed wall sign appears to be roughly the same size as Wolf Hills Antiques' sign found almost immediately to the East. The proposed wall sign appears to be the same size and placed in the same location as Anthony's Desserts' signage when located at 284 W. Main Street. Anthony's Desserts signage previously attached to the primary elevation of 284 W. Main Street was fabricated out of aluminum.

284 W. Main Street October 2021 via Google Maps

Proposed Signage

REQUIRED ACTIONS OF THE PLANNING COMMISSION:

A. **<u>Sample Motions.</u>** 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).

TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement

Office Use Only

Fees: $_____

APPLICATION FOR SIGN PERMIT

Location of Property

Street Address: 284 W. Main St	
City, State, Zip Code: Abingdon, VA 24210	Parcel Number: 011-8-25

Applicant Information

Name: Jerry's Signs Inc.	Phone: 276-676-2304
Mailing Address, City, State, Zip Code: 15775 Porterfield Hwy, Abingdon, VA 24210	
Select Applicant Relation to Property below: Sign Contractor ☐ Property Owner ☐ Lessee ☐ Other:	Email: office@jerryssignsinc.com

Owner Information

Name of Owner: Cassie	Phone: 276-676-2304
Mailing Address, City, State, Zip Code: 15775 Porterfield Hwy, Abingdon, VA, 24210, USA	
Name of Business: Shaked! Bakes and Couture Milkshakes	Email: office@jerryssignsinc.com

Sign Contractor

Note: Owners doing their own work do not need to complete the Sign Contractor section.

Company Name: Jerry's Signs Inc.	License Number: 23-00057
Mailing Address, City, State, Zip Code: 15775 Porterfield Hwy, Abingdon, VA, 24210, USA	Phone: 276-676-2304
Email: office@jerryssignsinc.com	Value of Project: 1000.00

Project Description

1) Which district will your sign be located?

B-1, B-2, B-3, M-1, OI, or PTD

☐ AFOS District
☐ Residential District (R-1, R-2, R-3, R-4)
☐ B-1, B-2, B-3, M-1, OI, or PTD District
☐ Old and Historic District and/or Entrance Corridor

2) What is the type of sign? (Choose multiple if needed)

Wall

☐ Freestanding ☐ Temporary
☐ Wall ☐ Internally Illuminated
☐ Minor ☐ Projecting
☐ Portable ☐ Canopy

3) If your sign is located in the Entrance Corridor or Old and Historic District a Certificate of Appropriateness (COA) is required.
Have you completed the COA application?

N/A

☐ Yes ☐ N/A

4) How many square feet is the sign?

17.5

5) Is the sign electric? ☐ Yes ☐ No

No

6) Specify all materials (e.g. metal, wood, acrylic) to be used for the sign:

This is a single-sided flat aluminum sign with black and gold vinyl lettering.

7) Have you attached the required full color design of the sign? ☐ Yes

Yes

8) Have you attached the required items below to this application:

☐ Yes ☐ N/A Map showing the location of the property

N/A

☐ Yes ☐ N/A Pictures showing the property and street views in question

Yes

☐ Yes ☐ N/A Site Plan as required under section 18-1 of the Zoning Ordinance

N/A

☐ Yes ☐ N/A Plans, sketches, drawings, elevations, or designs as required under Article 21 of the Zoning Ordinance

Yes

TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement

Applicant Signature	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.		
	Applicant (Print Name) Jerry's Signs Inc.	**Signature of Applicant**	**Date** May 3, 2023
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

Attachment of full color design: Shaked wall sign proof r2 _2_.pdf, 0.77MB

Attachement of map showing location of property: , MB

Attachment of pictures showing the property and street views: Shaked wall sign proof r2 _2_.pdf, 0.77MB

Attachment of site plan: , MB

Attachment of designs: Shaked wall sign proof r2 _2_.pdf, 0.77MB

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 284 W. Main St, Abingdon, VA 24210	
	City, State, Zip Code Abingdon, VA 24210	Parcel Number 011-8-25
Applicant Information	Name Jerry's Signs Inc	Phone 276-676-2304
	Mailing Address, City, State, Zip Code	
	Select Applicant Relation to Property below: Sign Contractor ☐ Property Owner ☐ Lessee ☐ Other:	Email admin@jerryssignsinc.com
Owner Information	Name of Owner Cassie Edward	Phone 276-676-2304
	Mailing Address, City, State, Zip Code	
	Name of Business (if applicable) Shaked! Bakes and Couture Milkshakes	Email admin@jerryssignsinc.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) Yes ☐ 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 ☐ Yes Proposed landscape alterations denoted with callouts denoting what the alteration(s) are and the material(s) used N/A
	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. Yes ☐ Yes An overall and a detail of any architectural feature or building system (foundation, walls, windows, etc.) 0.063 Aluminum sign-Borders of black and gold, white background, black vinyl lettering. Sign is the same size of the neighboring tenants- no change to size. ☐ 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) Jerry's Signs Inc.	**Signature of Applicant**	**Date** April 14, 2023
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

Attachment for the Site Plan: Shaked wall sign proof r2 _1_.pdf, 0.77MB

Attachment for Drawings: Shaked wall sign proof r2 _1_.pdf, 0.77MB

Attachment for Photos: Shaked wall sign proof r2 _1_.pdf, 0.77MB

*Final Colors And Product
May Vary From Image Shown

File Name: shaked working file.fs
Directory Name: Z:\Restaurants\Shaked
Current Date: 4/13/2023
Rev. 2

Greg Keith - DESIGN
gregkeithjerryssigns@gmail.com

15775 Porterfield Hwy
Abingdon, VA 24210

276-676-2304 800-827-9637
Fax 276-676-4511

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This firm abides by the Code Of Fair Practice Guidelines outlined in accordance with the Graphic Arts Guild of America.

S T A F F R E P O R T

TO: **ABINGDON PLANNING COMMISSION**

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

SUBJECT: **REQUEST FOR ENTERANCE CORRIDOR CERTIFICATE OF APPROPRIATENESS SIGNAGE**

PUBLICATION DATE: **MAY 15, 2023**

MEETING DATE: **MAY 22, 2023**

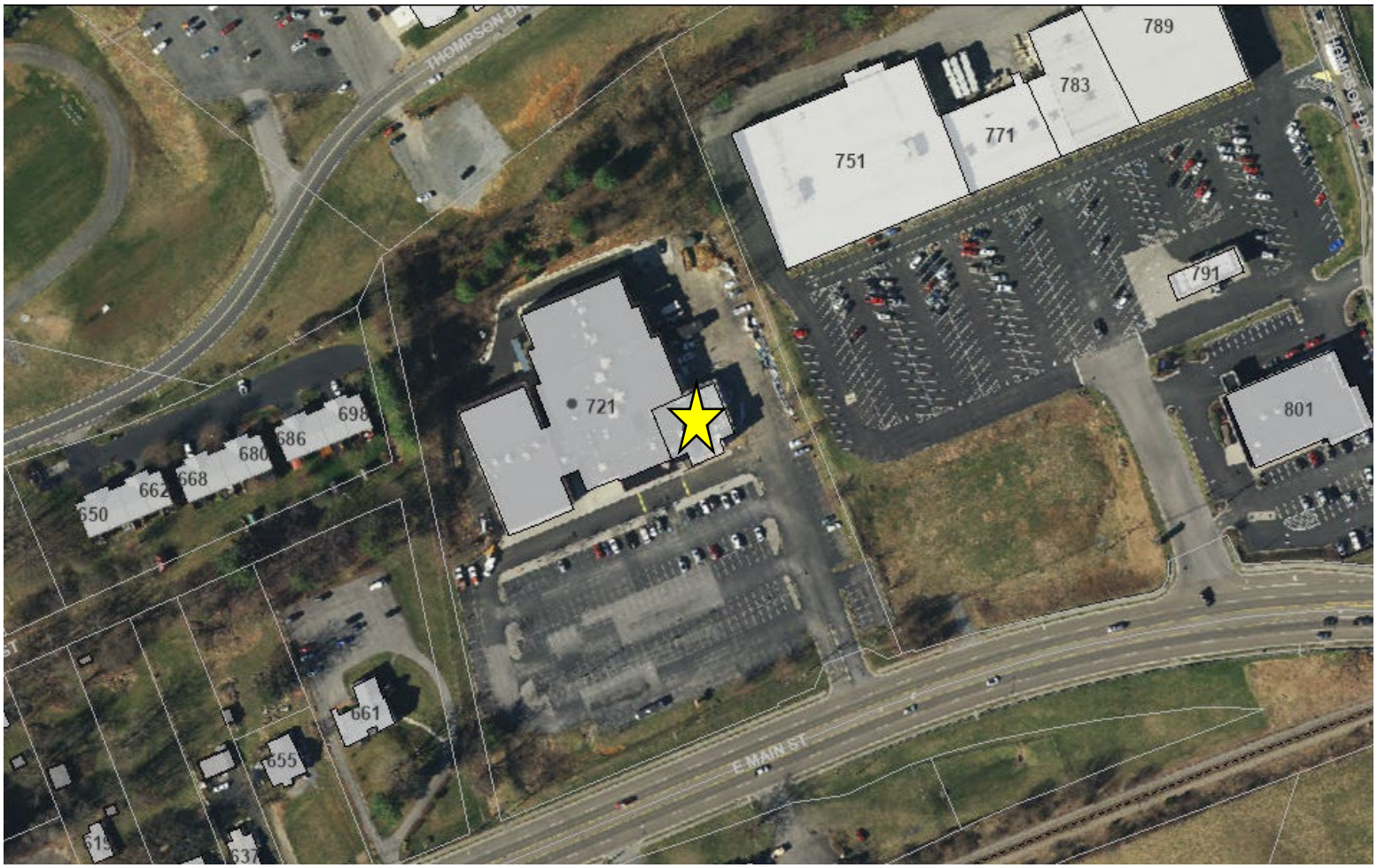
LOCATION: **COUNCIL CHAMBERS, TOWN HALL**
133 WEST MAIN STREET, ABINGDON, VA

REQUEST:

Papa Julio's (Applicant/Owner) and Jason Rust (Representative) have requested approval of a Certificate of Appropriateness for a new wall sign, located at 735 E. Main Street, Abingdon (Parcel 007-1-1).

The property is within the General Business District (B-2) and is within the Entrance Corridor therefore requiring the approval of the Planning Commission prior to completion.

VICINITY MAP:

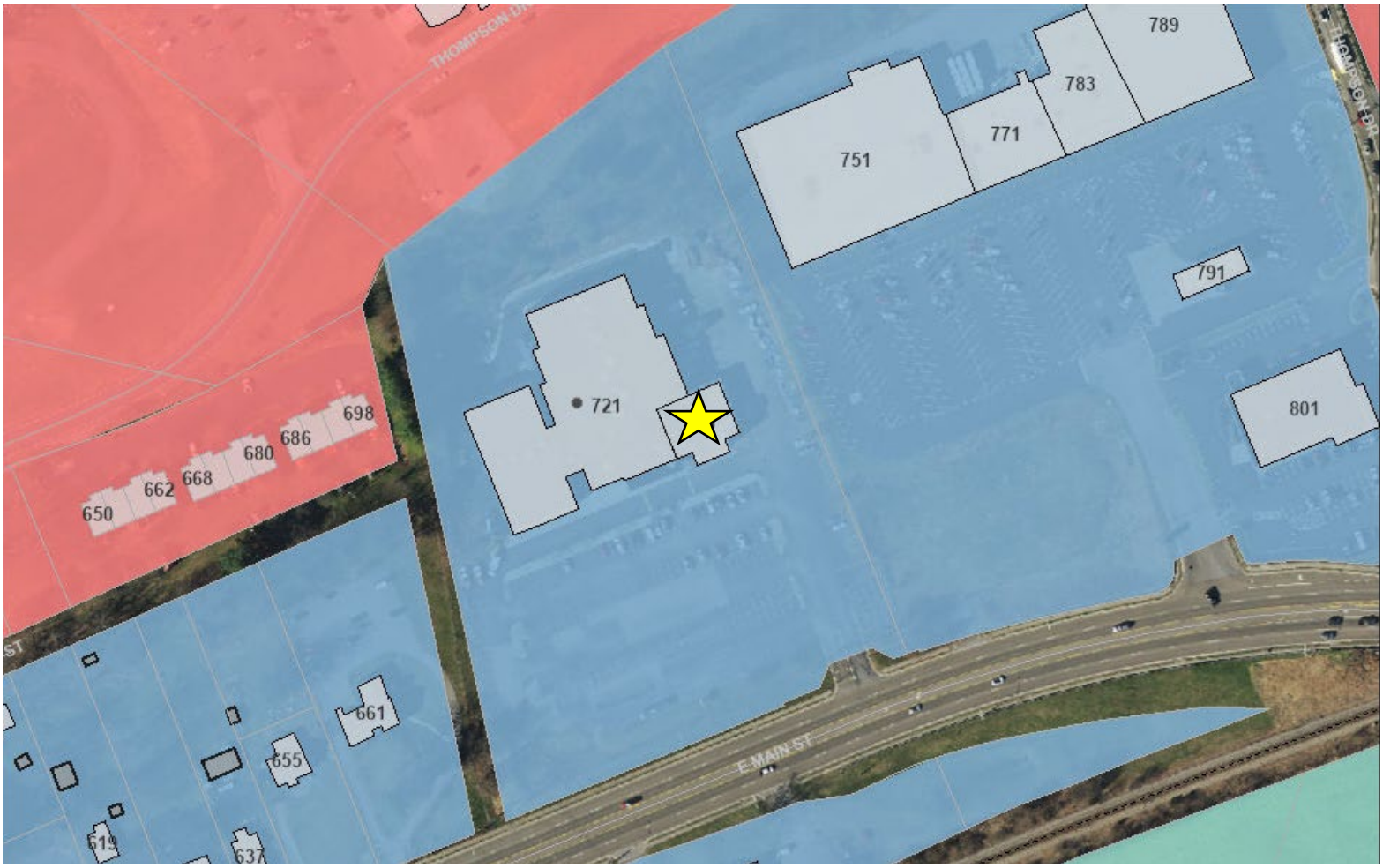


ENTRANCE CORRIDOR:

View of E. Main Street looking East

View of E. Main Street looking West

ZONING MAP:


THOMPSON DR
789
783
771
751
791
721
801
698
686
680
668
662
650
661
655
619
637
E MAIN ST

STAFF FINDINGS:

1. **<u>Location.</u> The Subject Property contains approximately 6.06 acres and is legally described as THE ROY F CULLOP LANDS ACR 6.06 (Tax Map 007-1-1). Generally, the Subject Property is located at 735 E. Main Street.**

2. **<u>Background.</u> Papa Julio's will be occupying Tenderloins Steaks & Seafood's former location. The proposed signage will be placed in the same location Tenderloins Steaks & Seafood had their signage.**

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

4. **<u>Adjacent Land Uses/Zoning.</u> Adjoining properties on three sides are zoned B-2 (General Business District). To the North are parcels zoned R-3 (Residential).**

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

<u>General Sign Standards.</u>

Division 4. Signs.

Section 8-4-1. Purpose and Intent.

(a) These sign regulations are intended to define, permit, and control the size, material, location, and condition of signs in a manner that as its first priority protects those who travel in and through the Town. Town Council has adopted these regulations in order to achieve the following community goals and objectives:

> *(1) Protect the health, safety, and welfare of the public.*
>
> *(2) Equitably distribute the privilege of using the public environs to communicate private information.*
>
> *(3) Safeguard the public use and nature of the streets and sidewalks.*
>
> *(4) Protect and enhance the visual environment of the Town.*
>
> *(5) Discourage the diminishing of property values in the Town.*
>
> *(6) Minimize visual distractions to motorists using the public streets.*
>
> *(7) Promote the economic growth of the Town by creating a community image that is conducive to attracting new business and industrial development.*
>
> *(8) Permit reasonable effectiveness of signs and to prevent their over-concentration, improper placement and excessive height, bulk, density, and area.*

(9) Promote the safety of persons and property by requiring that signs not create a hazard due to collapse, fire, decay, or abandonment.

(10) Ensure that signs do not obstruct fire-fighting efforts or create traffic hazards by confusing or distracting motorists or by impairing drivers' ability to see pedestrians, obstacles, other vehicles, or traffic signs.

(11) Promote commerce and trade, with recognition of the effects of signage on the character of the community.

(b) The Town Council finds that the regulations in this Article advance the significant government interests identified herein and are the minimum amount of regulation necessary to achieve those interests.

Section 8-4-2. Administration.

(a) Interpretation, conflict, and severability.

(1) The regulations set forth in this Article shall apply to all new signs, replacement signs, and their modification(s) established after the effective date of the Ordinance.

(2) Signs not expressly permitted are prohibited.

(3) Signs containing noncommercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations of such signs.

(4) This Article shall be interpreted in a manner consistent with the First Amendment guarantee of free speech.

(5) Where this Article differs in any manner from the provisions of the Virginia Uniform Statewide Building Code, the Town Code, or any other ordinance or regulation of the Town, the ordinance, code, or regulation imposing the greatest restriction upon the use of any sign shall control.

(6) Should any Article, Section, subsection, sentence, clause, or phrase of this Ordinance, for any reason, be held unconstitutional or invalid, such decision or holding shall not affect the validity of the remaining portions hereof. It being the intent of the Town of Abingdon to enact each Section and portion thereof, individually, and each such Section shall stand alone, if necessary, and be in force regardless of the determined invalidity of any other Section or provision.

(b) Application and permit

(7) Sign Permit Required

a. 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. 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 Historic Preservation Review Board (HPRB).

b. For signs within the Town's entrance corridor, such permit shall conform to the requirements of such district and require Certificate of Appropriateness issued by the Planning Commission.

c. No permit shall be issued by the 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.

d. 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.

e. 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.

(2) An application for such a permit shall:

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

b. Be accompanied with plans including a sketch of the property indicating the lot frontage.

c. Indicate the square footage and location of all existing signs on the property.

d. The area, size, structure, design, location, lighting, and materials for the sign.

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

(3) Fee Required.

a. Applications for sign permits shall be submitted to the Administrator, and shall be accompanied by the required fee, as set forth within the uncodified fee schedule adopted by Town Council.

(4) Duration and Revocation of Permit.

a. Any sign permit shall be null and void if any sign for which the permit was issued is not installed in accordance with the permit within six months of the date of approval.

b. A sign permit shall become null and void if the use to which it pertains is not commenced within six months after the date the sign permit is issued. Upon written request and for good cause shown, the Administrator may grant one six- month extension.

c. Whenever the use of a building or land is discontinued by the specific business, the sign permit shall expire and all signs pertaining to that business shall be removed by the property owner within 30 calendar days of the discontinuance.

d. The Administrator shall revoke a sign permit if the sign does not comply with applicable regulations of this Article, building code, or other applicable law, regulation, or ordinance.

(c) Special Exceptions.

(1) Comprehensive Sign Plan.

a. 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.

b. 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.

(2) Contents of Plan.

a. A Comprehensive Sign Plan, which may be a written document or drawings adequate to depict the proposed signs, shall include:

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

2. Types of signs proposed.

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

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

5. 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.

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

(3) Amendment of Plan.

a. 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.

Section 8-4-3. Exemptions.

(a) Signs not requiring permit.

(1) The following signs are allowed and do not require a permit:

a. Signs erected by the Town of Abingdon or required by law, including official traffic signs, wayfinding and topic specific signs, provisional warning signs, or sign structures, and temporary signs indicating danger.

b. Creeper Trail Signage.

i. Trailhead signage shall serve as a welcome point at the trailheads managed by the Town of Abingdon. Signage can vary in size and message but should be compatible with other trailhead signage along the trail.

ii. Trail Kiosks. Trail kiosks along the trail should be consistent in nature, including but not limited to map for location, rules and regulations, and both emergency and non-emergency contact numbers for the Town of Abingdon.

iii. Mile Marker Signage. Work with partners on the trail (Damascus and the Forest Service) to provide a consistent mile marker system and signage. Utilizing GPS/GIS mapping to pinpoint markers will allow for easier location during emergencies.

c. Roadway and Safety Signage.

d. Wayfinding signage. The Town of Abingdon shall support tourist destinations, outdoor recreation, emergency management and other points of interest through a Master Wayfinding Plan.

e. Memorial plaques and building cornerstones not exceeding six square feet in area and cut or carved into a masonry surface or other noncombustible material and made an integral part of the building or structure.

f. On a property under construction or renovation, for sale, or for rent, temporary signs not exceeding four square feet for single-family detached properties or 18 square feet for all other residential, nonresidential, or mixed-use properties.

g. Window signs on the interior of the window.

h. Signs displayed on an operable truck, bus, or other vehicle while in use in the normal conduct of business. This Section shall not be interpreted to permit the parking for display purposes a vehicle to which a sign is attached or the use of such a vehicle as a portable sign.

i. House number, mailbox number, decorative yard signage.

j. Signs affixed to the interior of a permanent fence of a recreational or sports facility. Such signs shall be displayed only during the regular season of the individual sport.

k. Yard sale signs. Must be removed upon the completion of the sale / permit.

Section 8-4-4. Prohibited.

Prohibited signs.

(1) Any sign affixed to, hung, placed, or painted on any other sign, fence, cliff, rock, tree, natural feature, public utility pole or structure supporting wire, cable, or pipe, or radio, television, or similar tower provided that this prohibition shall not affect official traffic, parking, or informational signs placed on utility poles by the Town government.

(2) Any sign or banner within or across a public right-of-way, unless specifically approved by the Town Manager, or his designee.

(3) Any sign that, due to its size, illumination, location, or height, obstructs the vision of motorists or pedestrians at any intersection, or similarly obstructs the vision of motorists entering a public right-of-way from private property.

(4) Signs simulating, or which are likely to be confused with, a traffic control sign or any other sign displayed by a public authority. Any such sign is subject to immediate removal and disposal by an authorized Town official as a nuisance.

(5) Signs which obstructs any window or door opening used as a means of egress, prevents free passage from one part of a roof to any other part thereof, or interferes with an opening required for ventilation.

(6) Signs attached, painted, or mounted to unlicensed, inoperative, or generally stationary vehicles. Vehicles and trailers shall not be used primarily as static displays, advertising a business, product or service, nor utilized as storage, shelter, or distribution points for commercial products or services for the general public.

(7) Signs on the roof surface or extending above the roofline of a structure, building, or parapet wall.

(8) Off-premise signs, unless specifically permitted by this chapter.

(9) Any flashing sign, except those officially erected for safety purposes.

(10) Signs that emit sound, smoke, flame, scent, mist, aerosol, liquid, fluorescent colors, or gas.

(11) Signs commonly referred to as wind signs, consisting of one or more banners, pennants, ribbons, spinners, streamers or captive balloons, or other devises fastened in such a manner as to move upon being subjected to pressure by wind, and including inflatable signs.

(12) Signs that violate any provision of any federal or state law relative to outdoor advertising.

(13) Any sign representing or depicting specified sexual activities or specified anatomical areas or sexually oriented goods. Any sign containing obscene text or pictures as defined by the Virginia Code.

Section 8-4-5. General.

(a) Standards.

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

a. All provisions of this Article;

b. All applicable provisions of the Uniform Statewide Building Code and all amendments thereto; and,

c. All state and federal regulations pertaining to the display of signage.

d. Sign area calculations.

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

a. 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.

b. 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.

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

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

(b) Minimum setback. The minimum setback from any right-of-way, unless otherwise specified, is half (1/2) the height of the sign.

(c) Illumination.

(1) All permitted signs may be indirectly lighted. Non-residential signs within a residential district may be illuminated as outlined in Section 8-4-6. Signs within a Business or Industrial district may be internally lighted, unless such lighting is specifically prohibited in this Article.

(2) 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.

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

(4) 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.

(5) Electronic service lines shall be underground.

(d) Changeable signs.

(1) Within any Business or Industrial district, one freestanding or wall-mounted sign per lot may be replaced with a changeable message sign subject to the following requirements:

(2) Location, area, and height, requirements shall be the same as for freestanding or wall signs.

(3) The message shall not be changed more than once every 12 seconds, move, flash, or display animation, as prohibited in this Article.

(4) Any changeable message sign that malfunctions, fails, or ceases to operate in its usual or normal programmed manner, thereby causing motion, movement, flashing or any other similar effects, shall be repaired, covered, or disconnected by the owner or operator of such sign within 24 hours of notice of violation.

(5) Light emitted from changeable signs shall not exceed three-tenths (0.3) foot candles over ambient light.

(6) Existing non-conforming billboards cannot be converted to changeable signs.

(e) Projecting signs.

(1) Signs projecting over public walkways shall be a minimum height of 8 feet from grade level to the bottom of the sign.

(2) Projecting signs shall not extend more than six feet beyond the face of the building or beyond a vertical plane two feet inside the curbline.

(3) Signs, architectural projections, or sign structures projecting over vehicular access areas must conform to the minimum height clearance limitations imposed by the Town for such areas.

(g) Temporary signs.

(1) Each temporary sign shall be maintained in good, safe condition, securely affixed to a building or the ground.

(2) A temporary sign shall not be illuminated.

(3) A temporary sign permit shall be applied for and approval obtained prior to the installation of all temporary signs, pennants and streamers.

(4) Temporary sign permits shall be issued for no more than 30 days per quarter.

(5) Individual homeowners cannot advertise for businesses or events as that is considered off premise signage.

(6) Portable signs subject to the dimension requirements in this Article and provided they in no way obstruct vehicular travel, public parking and/or pedestrian movement along sidewalks and are removed when the establishment is closed for business, must apply for and obtain approval of a sidewalk encroachment permit if applicable.

(7) Residential parcels. Temporary signage shall be permitted on residential parcels for off-premise advertising granted they comply with the temporary sign square footage and duration.

a. No permitting is required.

b. Temporary off-premise signage is not to exceed 32 square feet.

c. Signs shall be allowed no more than fourteen (14) days prior to the event and no more than three (3) days after its termination.

(8) Construction sites. Signs shall be permitted beginning when permits are issued for site preparation or construction and for the duration of actual construction and shall be removed within 15 days following the issuance of a certificate of occupancy, completion or abandonment of work, whichever occurs first.

a. Such signs shall not exceed an area of 16 square feet and a height of six feet.

b. Each sign shall be at least 20 feet from contiguous property lines of adjacent landowners and at least five feet from any right-of-way.

c. Only one sign per street frontage shall be allowed.

d. Temporary signage may include off-premise information.

Section 8-4-6. Districts.

(a) District regulations

(1) 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.

(2) Sign area square footage limits are provided per sign unless specified as a total. Total area is calculated as an aggregate of all signs of that type.

Staff Findings:

The proposed wall sign measures 86.71 in. x 139.77 in. = 84.16 sq. ft. The total length of the bump out is roughly 38.6 ft. making the allowable square footage 77.2 sq. ft., or if you count the bump out as an extension of the primary elevation and not its own separate entity then the primary elevation measures 74.7 ft. making the allowable square footage 154.4 sq. ft. The square footage for the proposed wall sign meets Abingdon's General Sign Standards depending on how the primary elevation is interpreted.

Table 8.4.6(C) Maximum Sign Dimensions: B-1, B-2, B-3, M-1, OI, and PTD Districts

Sign Type	Number	Area	Height
1. Freestanding	1 per street frontage	60 SF, except 200 SF allowed within 660 ft of I-81	15 ft, except 50 ft. allowed within 660 ft. of I-81
2. Projecting	1 per business per street frontage	12 SF	See Section 8-4-5
3. Wall	1 per business per street frontage	Front: 2 SF for every 1 LF of building face on which the sign is located; Side and Rear: 1 SF for every 1 LF of building face on which the sign is located	N/a
4. Canopy	1 per street frontage	0.5 SF 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
5. Portable	1 per business	12 SF	4 ft.
6. Temporary	Not limited	32 SF total	4 ft.
7. Minor	Not limited	3 SF	4 ft.

The proposed wall signage will be fabricated out of aluminum, have an acrylic face, and be internally illuminated. The proposed wall sign will be placed in the same location as Tenderloins Steaks & Seafood's signage when located at 735 E. Main Street.

Tenderloins Steaks & Seafood's Signage

Proposed Signage

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).

TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement

Office Use Only

Fees: $_____

APPLICATION FOR SIGN PERMIT

Location of Property	Street Address 735 E Main Street	
	City, State, Zip Code Abingdon, VA 24210	Parcel Number Do not know
Applicant Information	Name Jason Rust	Phone 423-956-7411
	Mailing Address, City, State, Zip Code 14334 Old Jonesboro Rd. Bristol, VA 24202	
	Select Applicant Relation to Property below: Sign installer ☐ Property Owner ☐ Lessee ☐ Other:	Email jason@prosignandcrane.com
Owner Information	Name of Owner Jorge Chavez	Phone 828-390-1693
	Mailing Address, City, State, Zip Code 721 E Main St, Abingdon, VA, 24210, USA	
	Name of Business Papa Julios	Email
Sign Contractor	Note: Owners doing their own work do not need to complete the Sign Contractor section.	
	Company Name Pro Sign & Crane of Bristol	License Number VA 2705163596
	Mailing Address, City, State, Zip Code 14334 Old Jonesboro Rd, Bristol, VA, 24202, USA	Phone 423-956-7411
	Email jason@prosignandcrane.com	Value of Project $9250

Project Description

1) Which district will your sign be located?

B-1, B-2, B-3, M-1, OI, or PTD

☐ AFOS District
☐ Residential District (R-1, R-2, R-3, R-4)
☐ B-1, B-2, B-3, M-1, OI, or PTD District
☐ Old and Historic District and/or Entrance Corridor

2) What is the type of sign? (Choose multiple if needed)

Wall

☐ Freestanding ☐ Temporary
☐ Wall ☐ Internally Illuminated
☐ Minor ☐ Projecting
☐ Portable ☐ Canopy

3) If your sign is located in the Entrance Corridor or Old and Historic District a Certificate of Appropriateness (COA) is required.
Have you completed the COA application?

N/A

☐ Yes ☐ N/A

4) How many square feet is the sign?

84.6

5) Is the sign electric? ☐ Yes ☐ No

Yes

6) Specify all materials (e.g. metal, wood, acrylic) to be used for the sign:

Aluminum & sign grade acrylic

7) Have you attached the required full color design of the sign? ☐ Yes

Yes

8) Have you attached the required items below to this application:

☐ Yes ☐ N/A Map showing the location of the property

Yes

☐ Yes ☐ N/A Pictures showing the property and street views in question

Yes

☐ Yes ☐ N/A Site Plan as required under section 18-1 of the Zoning Ordinance

Yes

☐ Yes ☐ N/A Plans, sketches, drawings, elevations, or designs as required under Article 21 of the Zoning Ordinance

Yes

TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

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Applicant Signature	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.		
	Applicant (Print Name) Jason Rust	**Signature of Applicant**	**Date** April 21, 2023
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

Attachment of full color design: Papa Julio_s Mockup.pdf, 1.49MB

Attachement of map showing location of property: Papa Julios Map.pdf, 0.49MB

Attachment of pictures showing the property and street views: Papa Julios Before Photo.pdf, 4.47MB

Attachment of site plan: Papa Julios Map.pdf, 0.49MB

Attachment of designs: Papa Julios Mounting Method.pdf, 0.13MB

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 735 E Main Street	
	City, State, Zip Code Abingdon, VA 24210	Parcel Number
Applicant Information	Name Jason Rust	Phone 423-956-7411
	Mailing Address, City, State, Zip Code	
	Select Applicant Relation to Property below: Install Conctractor ☐ Property Owner ☐ Lessee ☐ Other:	Email jason@prosignandcrane.com
Owner Information	Name of Owner Papa Julios	Phone 828-390-1693
	Mailing Address, City, State, Zip Code	
	Name of Business (if applicable)	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) Yes ☐ 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 ☐ Yes Proposed landscape alterations denoted with callouts denoting what the alteration(s) are and the material(s) used N/A
	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.) n/a ☐ 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) Jason Rust	**Signature of Applicant**	**Date** April 24, 2023
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

Attachment for the Site Plan: Papa Julios Map.pdf, 0.49MB

Attachment for Drawings: , MB

Attachment for Photos: Papa Julio_s Mockup.pdf, 1.49MB

PAPA
JULIO'S
GRILL
139.77"
86.71"
INFINITI
TXB-6433

S T A F F R E P O R Tssssssssss

TO:	**ABINGDON PLANNING COMMISSION**
FROM:	**GABRIEL CRISTOFARI, TOWN PLANNER/GIS SPECIALIST**
SUBJECT:	**REQUEST FOR A ENTERANCE CORRIDOR CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR CHANGES**
PUBLICATION DATE:	**MAY 16, 2022**
MEETING DATE:	**MAY 22, 2022**
LOCATION:	**COUNCIL CHAMBERS, TOWN HALL 133 WEST MAIN STREET, ABINGDON, VA**

REQUEST:

Douglas Beatty (Applicant/Owner) has requested approval of an Entrance Corridor Certificate of Appropriateness for exterior changes. Located at 260 W. Main Street. (Parcel 011-1-86A).

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

VICINITY MAP:

260 W. Main Street

ENTRANCE CORRIDOR:

View of Remsburg Drive looking East

View of Cummings Street looking West

ZONING MAP:

260 W. Main Street

STAFF FINDINGS:

1. **<u>Location.</u> The Subject Property contains approximately .599 acres and is legally described as WITHERS HDWE LT-WAREHOUSE (Tax Map No. 011-1-86A). Generally, the Subject Property is located at 260 W. Main Street.**

2. **<u>Background.</u> According to "Places In Time Volume II" by Nanci C. King, the structure was built in 1914.**

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

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

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

<u>Entrance Corridor District.</u>

5-3-1. Boundaries. *The boundaries of the EC District shall be the boundaries of the Office and Institutional District, Business Districts, and Limited Industrial Districts (OI, B-1, B-2, B-3, and M-1), as they are found on the following streets of the Town:*

(1) East Main Street, from the OH District to Thompson Drive;
(2) West Main Street from the OH District to Porterfield Highway;
(3) Cummings Street, from Interstate 81 to the OH District; and
(4) Russel Road (full length).

5-3-2. 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.

(b) Uses permitted with a special use permit in the underlying districts shall be permitted with a special use permit in the EC District.

(c) When otherwise permitted in the underlying district, any newly constructed building intended to be occupied with greater than 50,000 square feet of floor area devoted to retail use shall require a special use permit in the EC District.

(d) Temporary, mobile and modular structures. No temporary, mobile or modular structure, including portable storage containers, may be placed or used in this Zoning District, with the exception that temporary structures may be placed upon property within this District by

contractors for their use during development and construction upon property within this District.

5-3-4. Certificate of appropriateness required to erect, construct, reconstruct, alter, restore, move or demolish a building.

A certificate of appropriateness is required to erect, construct, reconstruct, alter, restore, move, or demolish a building as dictated by Article III, Permits and Applications.

3-6-2. Applicability.

(a) *In accordance with Code of Virginia, § 15.2-2306, as amended, and unless exempted by this section:*

> ***(1)*** *No building or structure, historic landmark, or historic structure within the Old and Historic (OH) District and visible from the public right-of-way, including signs, shall be erected, reconstructed, altered, restored, razed, demolished, or moved unless a certificate of appropriateness has been issued by the HPRB or, on appeal, by the Town Council in accordance with this article.*
>
> ***(2)*** *No building or structure, historic landmark, or historic structure within the Historic District Entrance Corridor Overlay (EC) District and visible from the public right-of-way, excluding signs, shall be erected, reconstructed, altered, restored, razed, demolished, or moved unless a certificate of appropriateness has been issued by the Planning Commission or, on appeal, by the Town Council in accordance with this article.*
>
> ***(3)*** *Proposed accessory structures within the OH Districts, which will not be visible from the public right-of-way due to vegetation, shall first obtain a certificate of appropriateness issued by the HPRB or, on appeal, by the Town council in accordance with this article.*
>
> ***(4)*** *No architectural feature of a building or structure within the OH District or EC Cistrict which are subject to public view from any public street, right-of-way or place shall be altered in any way that affects the external appearance of the building or structure, including such items as roofs, chimneys, fences and color changes, unless a certificate of appropriateness has been issued by the HPRB/Planning Commission or, on appeal, by the Town Council in accordance with this article.*

(b) *Upon written application, the Administrator may determine that certain minor actions involving buildings and structures within the OH District or EC District will have no permanent effect on the character of the district and, by written waivers issued to the parties wishing to take the minor actions, exempt them from review by the HPRB/Planning Commission as outlined in Section 3-6-5, Waiver of requirements.*

(f) Standards for Planning Commission review within the EC Overlay District and associated projects.

(1) The Planning 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 Planning Commission shall consider the following matters in passing on the appropriateness of a particular project:

a. *The following recommendations are provided for architectural styles and general building characteristics:*

    1. *Materials, colors and general style of buildings within a development should be coordinated.*

    2. *Heating and air-conditioning units, ventilation units, and mechanical equipment shall be screened from view from public streets.*

    3. *Loading docks, trash containers, mechanical equipment and any sites for storage facilities shall be screened from view from public streets.*

    4. *The effective visual mass of large buildings should be reduced by variations in roofline, building angles, dimension, relief, color, architectural detailing and landscaping.*

b. *Design review guidelines. New buildings or exterior alterations to existing structures should include one or a combination of the following materials/methods of construction:*

    1. *Wood frame (or fiber cement board), with brick, stone, or concrete foundations; brick construction or brick facing; finished concrete block; roof materials of standing seam metal, asphalt shingle, and rubber membrane/parapet for flat roof forms.*

    2. *Windows should be used to provide interest and surface variations on building elevations. Blank building walls are discouraged for most commercial applications.*

    3. *The design of gas station canopies, building canopies and other accessory structures should be compatible with the scale, color, materials, and detail of the buildings they serve.*

    4. *Site walls and retaining walls should be comprised of brick, or concrete; brick facing on a concrete or concrete masonry unit wall is permitted. The use of segmental/modular concrete block is discouraged. Site walls should be considered as part of site terracing in increments; site walls out of proportion with building foundations or the human figure are discouraged.*

5. *Roof forms may be single gable, cross gable, gambrel, hip, parapet, or flat forms. Mansard roof forms are not recommended on modern-styled buildings.*

6. *Site materials shall be limited to local stone, asphalt, concrete, and exposed aggregate concrete.*

7. *Facade colors preferably shall be of low reflectance white, earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material. The use of high-intensity, metallic, fluorescent, day glow, or neon colors are discouraged.*

8. *Trademark buildings and related features including signs shall be modified to meet these design standards.*

9. *Parking lots will be interconnected on adjacent parcels whenever possible.*

10. *Small, landscaped and interconnected parking lots, rather than large, central parking lots shall be encouraged.*

11. *Parking lots shall not dominate the image of a site.*

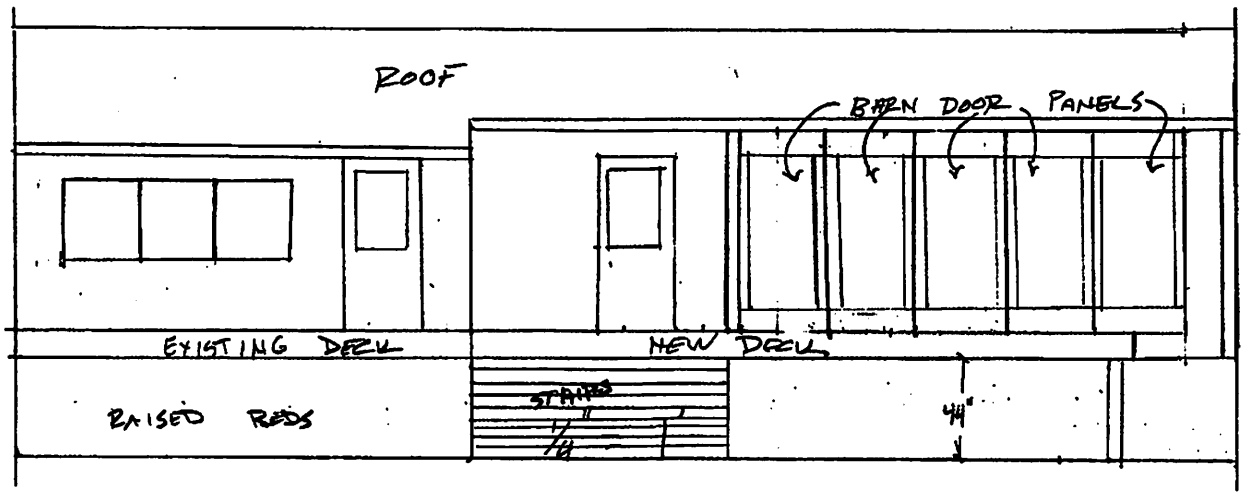
12. *Where sidewalks exist adjacent to individual project sites pedestrian access from the sidewalk into individual project sites as well as within sites and between sites shall be provided.*

13. *Lighting, landscaping, parking, and sign requirements of Article VIII shall be followed.*

14. *The Planning Commission is permitted to reduce the parking space requirement when the interests of the Town are better served.*

Staff Findings:

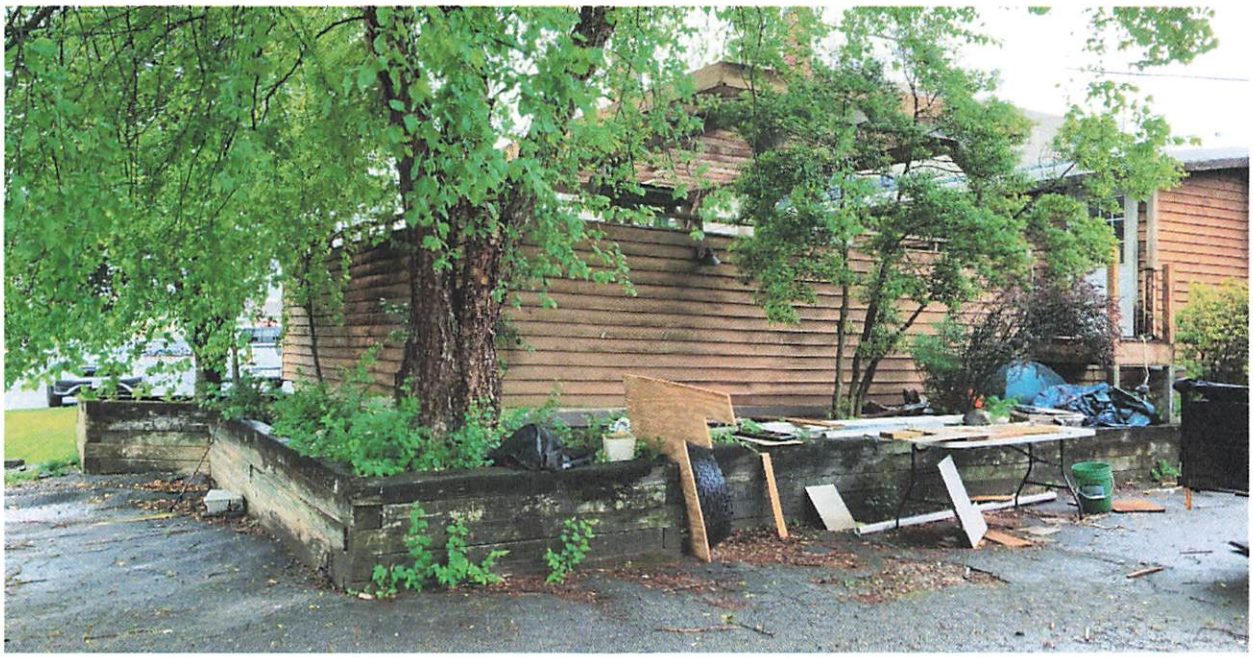
The applicant proposes to construct a wooden rear deck extension and patio area for dining and entertaining purposes. Currently there is an existing wooden deck attached to a wood frame addition, however the existing deck is only accessible to the public through an existing catering kitchen. The proposed pressure treated wooden deck would tie into the existing deck to ensure the deck connects to the rear entrance, and not directly to the existing catering kitchen. The decking would have a metal railing prefinished black. Screening in the form of barn doors will be used to shield the existing smoker and associated wood debris.



Proposed South (Rear) Elevation Rendering

260 W. Main Street

Photos of Existing South (Rear) Elevation



Photos of Existing Wooden Deck Area

Metal Railing Example

Barn Door Example

Concerning windows, the applicant proposes to replace all windows with new windows that will match the existing in appearance according to this 1950 photograph. The only difference between the existing and proposed windows can be found when comparing materials. The original windows were only wood construction. The applicant is proposing wood clad with aluminum. Both the existing and proposed would be finished white.

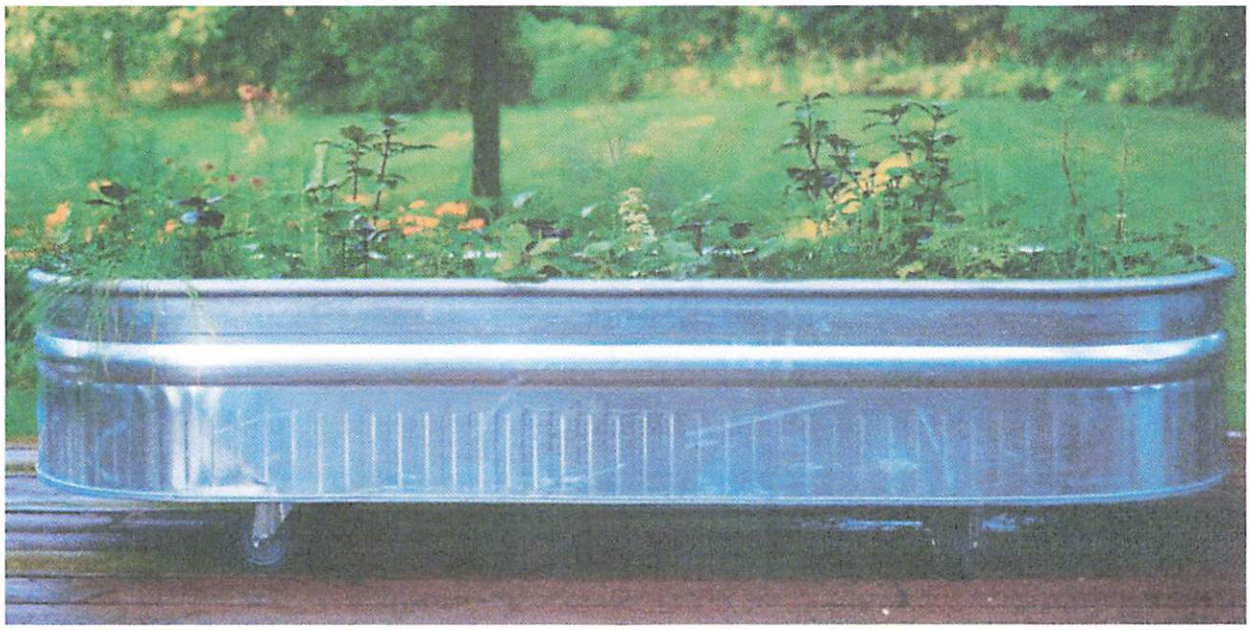
On the primary elevation the applicant proposes to restore the existing "ABINGDON HARDWARE & SUPPLY CO." painted signage and the "WITHERS" stone name plate to match existing.

1950 Photo of Primary Elevation

The applicant proposes to install a wrought iron fence and masonry raised garden beds. These two forms of barriers will help define the intended seating area from the parking area. Raised garden beds on wheels will be utilized as well to provide flexibility in laying out the outdoor space as needed on a day-to-day basis. The new patio seating area will be paved with concrete and brick pavers.

Permanent Raised Garden Bed Example

Wrought Iron Fencing Example



Portable Raised Gard Bed Example

Upon conducting a site visit staff observed a dumpster unscreened on the property. Per zoning code, dumpsters must be screened from public view.

Unscreened Dumpster

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).

TOWN OF ABINGDON

COMMUNITY DEVELOPMENT

Building • Planning • Code Enforcement

Office Use Only

Fees: $_____

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS for ENTRANCE COORIDOR

Location of Property	Street Address: 260 W MAIN ST	
	City, State, Zip Code: ABINGDON VA 24210	Parcel Number
Applicant Information	Name: 260 MAIN LLC	Phone
	Mailing Address, City, State, Zip Code: 260 W MAIN ST ABINGDON, VA 24210	
	Select Applicant Relation to Property below: ☐ Property Owner ☐ Lessee ☐ Other:	Email
Owner Information	Name of Owner: 260 MAIN LLC	Phone
	Mailing Address, City, State, Zip Code: 260 W MAIN ST ABINGDON, VA 24210	
	Name of Business (if applicable)	Email

Project Description

1) Is this property located in the Entrance Corridor? ☒ Yes ☐ No

2) Have you completed and attached the following required items:
- ☑ Yes Site Plan for New Construction (more details below in number 3)
- ☑ Yes Drawings for Alterations and New Construction (more details below in number 4)
- ☑ Yes Description of Submittal Materials (more details below in number 5)

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.
- ☑ Yes An overall and a detail of any architectural feature or building system (foundation, walls, windows, etc.)
- ☐ 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

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.

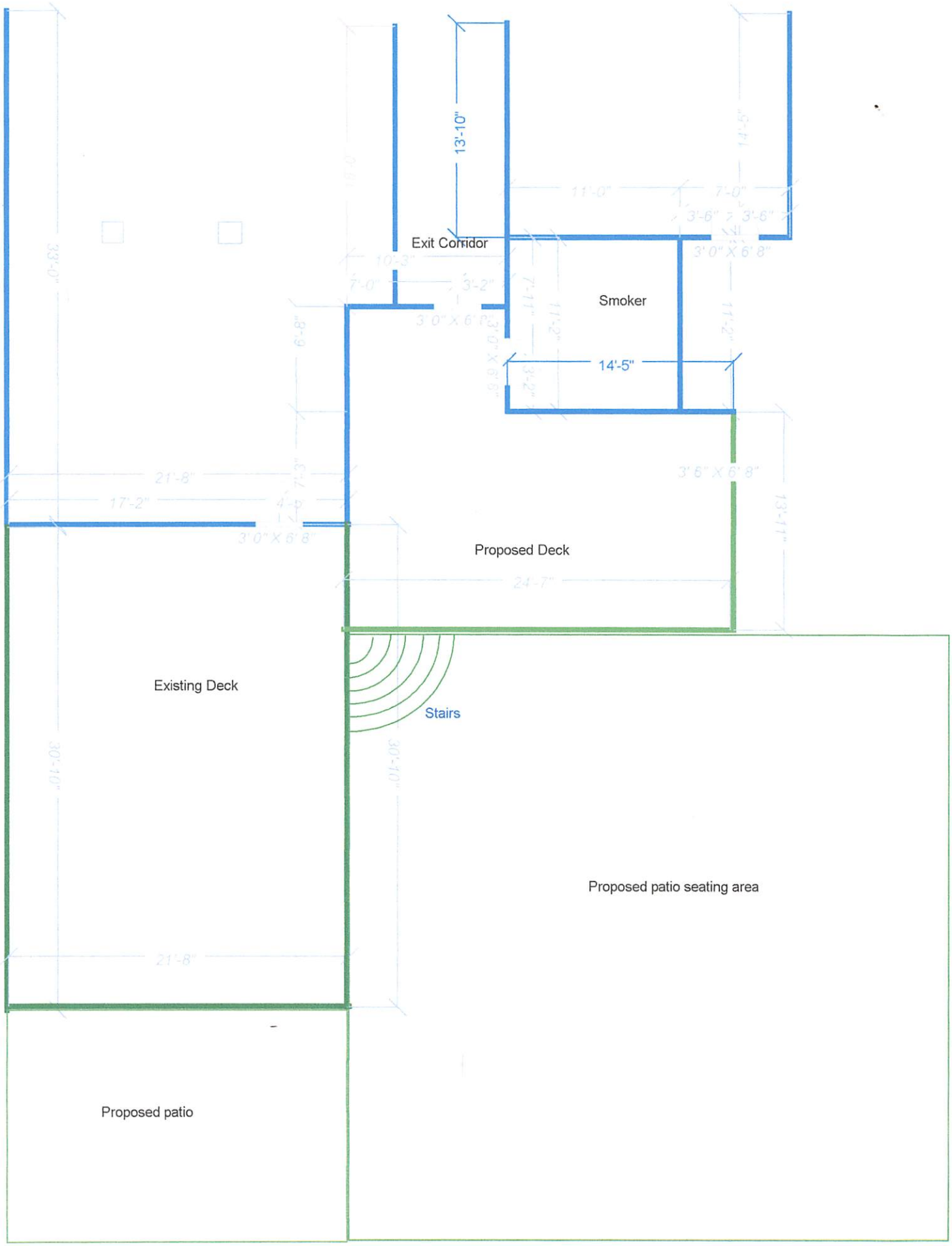
Applicant (Print Name)	Signature of Applicant	Date
DOUGLAS BEATTY	[signature]	3/1/2023

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
DOUGLAS BEATTY	[signature]	3/1/2023

260 Main Street Rear



Raised masonry bed

Wrought iron detail

Deck railing detail

#1 Home Improvement Retailer

You're shopping
Bristol, VA
OPEN until 9 pm

Delivering to
24202

Search

Cart | 0 items

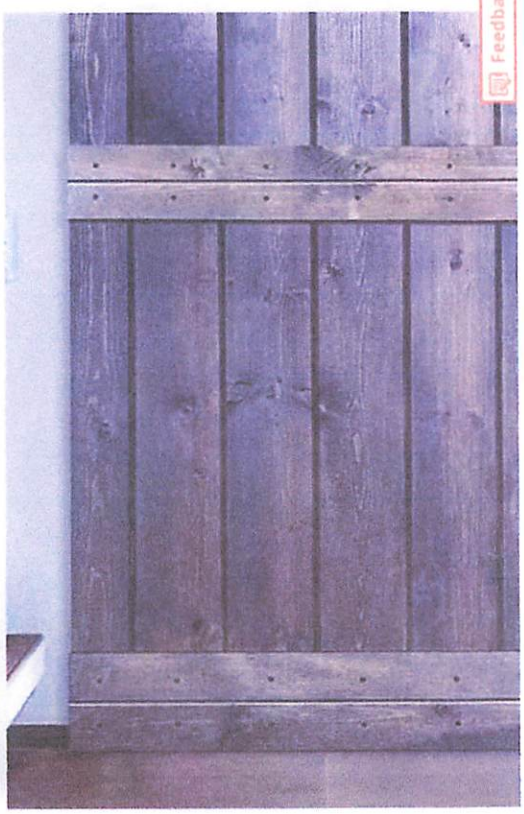
Internet #323880971 Model #MBARG42B Store SKU #1008993368

AIOPOP HOME

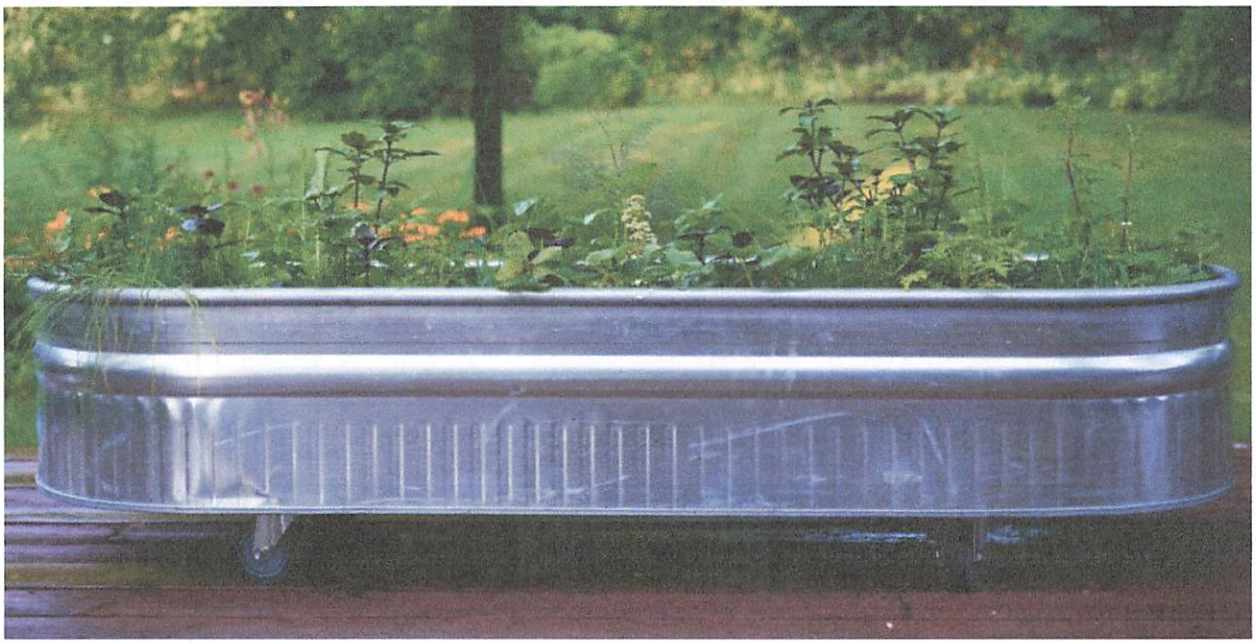
Mid-Bar Serie 42 in. x 84 in. Otter Brown Knotty Pine Wood DIY Sliding Barn Door with Hardware Kit

Questions & Answers (1)

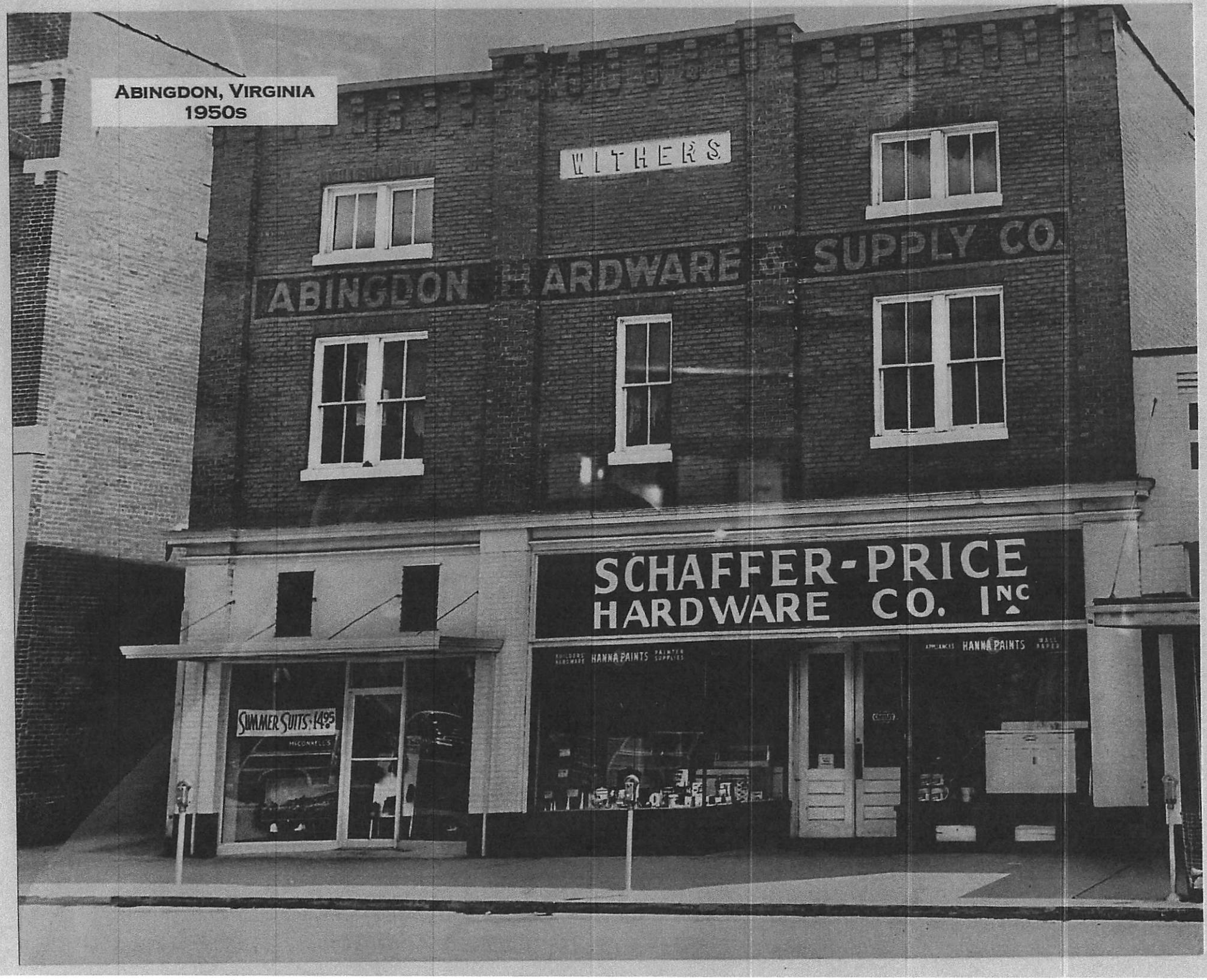
Live Chat
Feedback



Hover Image to Zoom



Portable Raised Beds


ABINGDON, VIRGINIA
1950s
WITHERS
ABINGDON HARDWARE SUPPLY CO.
SCHAFFER-PRICE
HARDWARE CO. INC
HANNA PAINTS
HANNA PAINTS
SUMMER SUITS 14.95

Lowe's Custom Order Quote

Quote # 775199827

Quote Name: Pella Lifestyle black out/unfinished in

Date Printed: 4/11/2023

Customer:	ROB CARNEAL	**Store:**	(2974) LOWE'S OF ABINGDON, VA	**Item Total:**	54
Email:	OFFICE@WELKINDEVELOPMENTS.COM	**Associate:**	CHRISTINA HAWS (1933613)	**PreSavings Total:**	$18,956.10
Address:	466 COURT ST	**Address:**	24500 FALCON PLACE BLVD	**Freight Total:**	$0.00
	ABINGDON, VA 24210		ABINGDON, VA 24211-0000	**Labor Total:**	$0.00
Phone:	(540) 623-7298	**Phone:**	(276) 623-4032	**Pre-Tax Total:**	$16,112.73
				Savings Total:	($2,843.37)

Lifestyle | Double Hung | 39.5 X 71.5 | Without HGP | Black
Room Location: exact size is 39-1/2 x 75

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-1	Lifestyle | Double Hung | 39.5 X 71.5 | Without HGP | Black	72 days	$1,233.95	$1,048.86	6	($1,110.54)	$6,293.16
			Valid thru: 04/12/2023				

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-2	Screen Full Screen Black InView	72 days	$96.06	$81.65	6	($86.46)	$489.90
			Valid thru: 04/12/2023				

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-3	Hardware Options Champagne Sash Lift (0F370003)	72 days	$11.02	$9.37	6	($9.90)	$56.22
			Valid thru: 04/12/2023				

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-4	Hardware Options Champagne Sash Lift (0F370003)	72 days	$11.02	$9.37	6	($9.90)	$56.22
			Valid thru: 04/12/2023				

Begin Line 100 Descriptions

---- Line 100-1 ----

A1: Unit: 39 1/2 || Frame: 39 1/2-in || RO: 40 1/4-inUnit: 71 1/2 || Frame: 71 1/2-in || RO: 72 1/4-in Double Hung Equal. Frame Size: 39 1/2 X 71 1/2. Lifestyle Series. No Package Without Hinged Glass Panel North Central	Clad Pine 5" 3 11/16" Jambliner Color: Black. Standard Enduraclad Black. Unfinished Interior. Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock Champagne No Limited Opening Hardware Order Sash Lift No Integrated Sensor. Full Screen Black InView™. Combination U-Factor 0.26 U-Factor 0.26 Combination SHGC 0.26 SHGC 0.26 VLT 0.49 CPD PEL-N-35-00430-00002 Satisfied Energy Star Zones Northern,North Central Clear Opening Width 36.312 Clear Opening Height 32.5 Clear Opening Area 8.195416 Egress Meets Typical 5.7 sqft (E) (United States Only).	Remake: No In-Store Pick-up EA 03/03/2023 False True 877-473-5527 . 72 Days. 943063 WTS Pella LS Window. 33070. Grille: GBG No Custom Grille 3/4" Contour Traditional (2W2H / 2W2H) Black Black Wrapping Information: Foldout Fins Factory Applied Branch Supplied 6 11/16" 8" Standard Four Sided Jamb Extension Factory Applied Pella Recommended Clearance Perimeter Length = 222".

---- Line 100-2 ----

Screen Full Screen Black InView		

---- Line 100-3 ----

Hardware Options Champagne Sash Lift (0F370003)		

---- Line 100-4 ----

Hardware Options Champagne Sash Lift (0F370003)		

End Line 100 Descriptions

Lifestyle | 2-Wide Double Hung | 74 X 71 |
Without HGP | Black
Room Location: exact size is 75-1/8 x 73-1/4

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-1	Lifestyle | 2-Wide Double Hung | 74 X 71 | Without HGP | Black	74 days	$2,437.64	$2,071.99	3	($1,096.95)	$6,215.97
			Valid thru: 04/12/2023				

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-2	Screen Full Screen Black InView	74 days	$92.63	$78.74	3	($41.67)	$236.22
			Valid thru: 04/12/2023				

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-3	Hardware Options Champagne Sash Lift (0F370003)	74 days	$0.00	$0.00	3	($0.00)	$0.00
			Valid thru: 04/12/2023				

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-4	Hardware Options Champagne Sash Lift (0F370003)	74 days	$22.05	$18.74	3	($9.93)	$56.22
			Valid thru: 04/12/2023				

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-5	Screen Full Screen Black InView	74 days	$92.63	$78.74	3	($41.67)	$236.22
			Valid thru: 04/12/2023				

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-6	Hardware Options Champagne Sash Lift (0F370003)	74 days	$0.00	$0.00	3	($0.00)	$0.00
			Valid thru: 04/12/2023				

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-7	Hardware Options Champagne Sash Lift (0F370003)	74 days	$22.05	$18.74	3	($9.93)	$56.22
			Valid thru: 04/12/2023				

Begin Line 200 Descriptions

---- Line 200-1 ----

A1: Unit: 37 || Frame: 74-in || RO: 74 3/4-inUnit: 71 || Frame: 71-in || RO: 71 3/4-in
Double Hung
Equal. Frame Size: 37 X 71. Lifestyle Series.
No Package
Without Hinged Glass Panel
North Central
Clad
Pine
5"
3 11/16"
Jambliner Color: Black. Standard Enduraclad Black. Unfinished Interior. Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock
Champagne
No Limited Opening Hardware
Order Sash Lift
No Integrated Sensor. Full Screen
Black
InView™. Combination U-Factor 0.26
U-Factor 0.26
Combination SHGC 0.26
SHGC 0.26
VLT 0.49
CPD PEL-N-35-00430-00002
Satisfied Energy Star Zones Northern,North Central
Clear Opening Width 33.812
Clear Opening Height 32.25
Clear Opening Area 7.572479
Egress Meets Typical 5.7 sqft (E) (United States Only). Remake: No
In-Store Pick-up
EA
03/03/2023
False
True
877-473-5527
. 74 Days. 943063
WTS Pella LS Window. 33070.
Grille: GBG
No Custom Grille
3/4" Contour
Traditional (2W2H / 2W2H)
Black
Black
MV1: FactoryMull
Standard Joining Mullion
Mull Design Pressure- 20
Overall Thru Direction- Vertical
B1: Unit: 37 || Frame: 74-in || RO: 74 3/4-inUnit: 71 || Frame: 71-in || RO: 71 3/4-in
Double Hung
Equal. Frame Size: 37 X 71. Lifestyle Series.
No Package
Without Hinged Glass Panel
North Central
Clad
Pine
5"
3 11/16"
Jambliner Color: Black. Standard Enduraclad Black. Unfinished Interior. Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock
Champagne
No Limited Opening Hardware
Order Sash Lift
No Integrated Sensor. Full Screen
Black
InView™. Combination U-Factor 0.26
U-Factor 0.26
Combination SHGC 0.26
SHGC 0.26
VLT 0.49
CPD PEL-N-35-00430-00002
Satisfied Energy Star Zones Northern,North Central
Clear Opening Width 33.812
Clear Opening Height 32.25
Clear Opening Area 7.572479
Egress Meets Typical 5.7 sqft (E) (United States Only). Remake: No
In-Store Pick-up
EA
03/03/2023
False
True
877-473-5527
. 74 Days. 943063
WTS Pella LS Window. 33070.
Grille: GBG
No Custom Grille
3/4" Contour
Traditional (2W2H / 2W2H)
Black
Black
Wrapping Information: Foldout Fins
Factory Applied
Branch Supplied
6 11/16"
8"
Standard Four Sided Jamb Extension
Factory Applied
Pella Recommended Clearance
Perimeter Length = 290".

---- Line 200-2 ----

Screen Full Screen Black InView

---- Line 200-3 ----

Hardware Options Champagne Sash Lift (0F370003)

---- Line 200-4 ----

Hardware Options Champagne Sash Lift (0F370003)

---- Line 200-5 ----

Screen Full Screen Black InView

---- Line 200-6 ----

Hardware Options Champagne Sash Lift (0F370003)

---- Line 200-7 ----

Hardware Options Champagne Sash Lift (0F370003)

End Line 200 Descriptions

Lifestyle | Double Hung | 33 X 71 | Without HGP | Black
Room Location: exact size is 33-3/4" x 73-1/2"

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
300-1	Lifestyle | Double Hung | 33 X 71 | Without HGP | Black	72 days	$1,125.02	$956.27	1	($168.75)	$956.27
			Valid thru: 04/12/2023				

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
300-2	Screen Full Screen Black InView	72 days	$89.20	$75.82	1	($13.38)	$75.82
			Valid thru: 04/12/2023				

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
300-3	Hardware Options Champagne Sash Lift (0F370003)	72 days	$13.28	$11.29	1	($1.99)	$11.29
			Valid thru: 04/12/2023				

Begin Line 300 Descriptions

---- Line 300-1 ----

A1: Unit: 33 || Frame: 33-in || RO: 33 3/4-inUnit: 71 || Frame: 71-in || RO: 71 3/4-in
Double Hung
Equal. Frame Size: 33 X 71. Lifestyle Series.
No Package
Without Hinged Glass Panel
North Central

Clad
Pine
5"
3 11/16"
Jambliner Color: Black. Standard Enduraclad Black. Unfinished Interior. Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock
Champagne
No Limited Opening Hardware
Order Sash Lift
No Integrated Sensor. Full Screen
Black
InView™. Combination U-Factor 0.26
U-Factor 0.26
Combination SHGC 0.26
SHGC 0.26
VLT 0.49
CPD PEL-N-35-00430-00002
Satisfied Energy Star Zones Northern,North Central
Clear Opening Width 29.812
Clear Opening Height 32.25
Clear Opening Area 6.676646
Egress Meets Typical 5.7 sqft (E) (United States Only).

Remake: No
In-Store Pick-up
EA
03/03/2023
False
True
877-473-5527
. 72 Days. 943063
WTS Pella LS Window. 33070.
Grille: GBG
No Custom Grille
3/4" Contour
Traditional (2W2H / 2W2H)
Black
Black
Wrapping Information: Foldout Fins
Factory Applied
Branch Supplied
6 11/16"
8"
Standard Four Sided Jamb Extension
Factory Applied
Pella Recommended Clearance
Perimeter Length = 208".

---- Line 300-2 ----

Screen Full Screen Black InView

---- Line 300-3 ----

Hardware Options Champagne Sash Lift (0F370003)

End Line 300 Descriptions

Lifestyle | Double Hung | 33 X 35 | Without HGP | Black
Room Location: exact size is 35 x 38-3/4

Product Warranty

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
400-1	Lifestyle | Double Hung | 33 X 35 | Without HGP | Black	72 days	$736.05	$625.64	2	($220.82)	$1,251.28
			Valid thru: 04/12/2023				

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
400-2	Screen Full Screen Black InView	72 days	$58.32	$49.57	2	($17.50)	$99.14
			Valid thru: 04/12/2023				

Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
400-3	Hardware Options Champagne Sash Lift (0F370003)	72 days	$13.28	$11.29	2	($3.98)	$22.58
			Valid thru: 04/12/2023				

Begin Line 400 Descriptions

---- Line 400-1 ----

A1: Unit: 33 || Frame: 33-in || RO: 33 3/4-inUnit: 35 || Frame: 35-in || RO: 35 3/4-in
Double Hung
Equal. Frame Size: 33 X 35. Lifestyle Series.
No Package
Without Hinged Glass Panel
North Central

Clad
Pine
5"
3 11/16"
Jambliner Color: Black. Standard Enduraclad Black. Unfinished Interior. Glass: Insulated Low-E AdvancedComfort Low-E Insulating Glass Argon Non High Altitude. Cam-Action Lock
Champagne
No Limited Opening Hardware
Order Sash Lift
No Integrated Sensor. Full Screen
Black
InView™. Combination U-Factor 0.26
U-Factor 0.26
Combination SHGC 0.26
SHGC 0.26
VLT 0.49
CPD PEL-N-35-00430-00002
Satisfied Energy Star Zones Northern,North Central
Clear Opening Width 29.812
Clear Opening Height 14.25
Clear Opening Area 2.950146
Egress Does not meet typical United States egress
but may comply with local code requirements.

Remake: No
In-Store Pick-up
EA
03/03/2023
False
True
877-473-5527
. 72 Days. 943063
WTS Pella LS Window. 33070.
Grille: GBG
No Custom Grille
3/4" Contour
Traditional (2W2H / 2W2H)
Black
Black
Wrapping Information: Foldout Fins
Factory Applied
Branch Supplied
6 11/16"
8"
Standard Four Sided Jamb Extension
Factory Applied
Pella Recommended Clearance
Perimeter Length = 136".

---- Line 400-2 ----

Screen Full Screen Black InView

---- Line 400-3 ----

Hardware Options Champagne Sash Lift (0F370003)

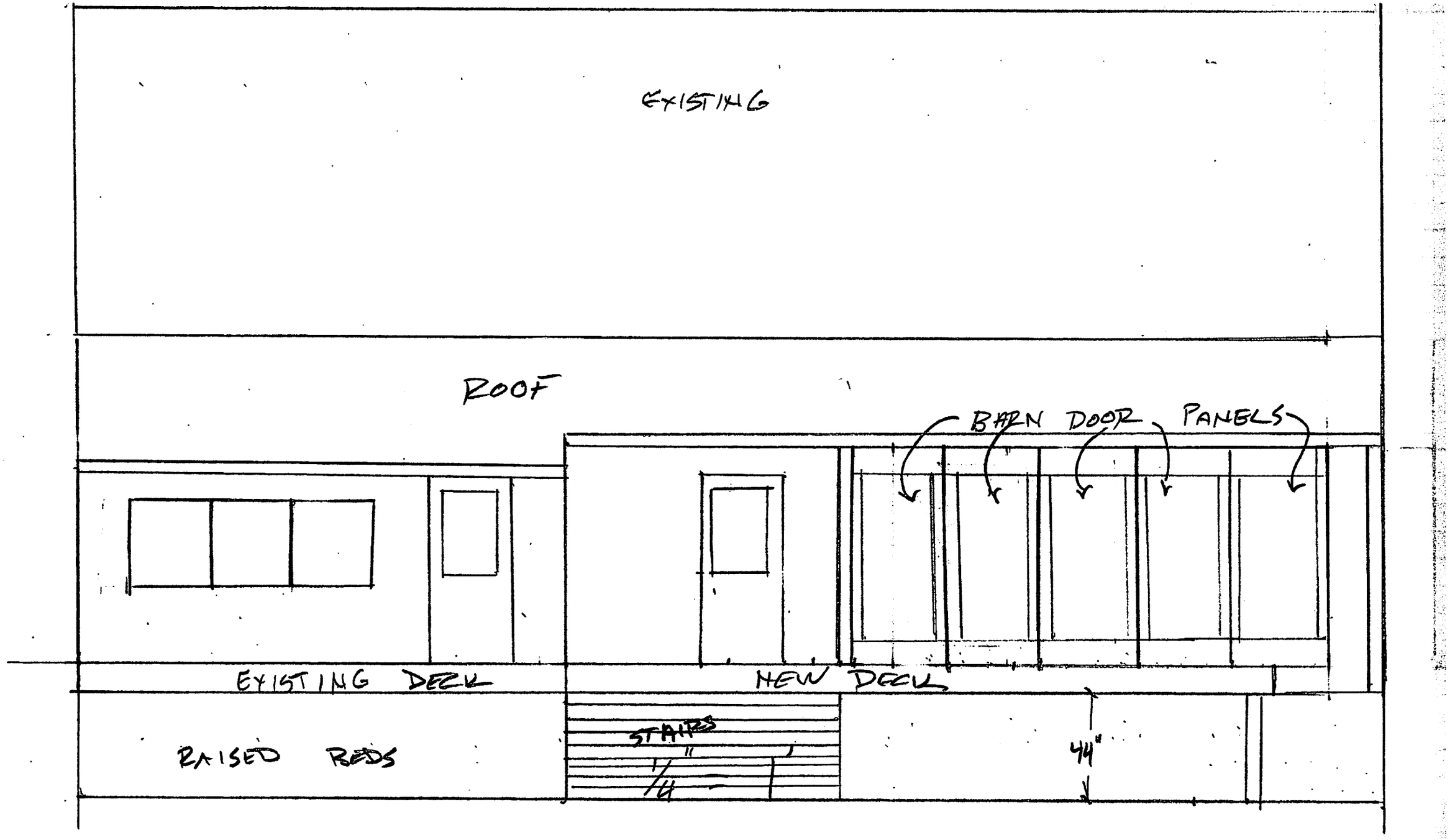
End Line 400 Descriptions

Accepted by: _____ Date: 4/11/2023

Pre-Tax Total	$16,112.73

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above. This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

****** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ******


EXISTING
ROOF
BARN DOOR PANELS
EXISTING DECK
NEW DECK
RAISED BEDS
STAIRS
1/4"
44"