



**CITY OF OPELIKA
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING AGENDA**

300 Martin Luther King Blvd.

July 12, 2022

TIME: 9:00 AM

A. APPROVAL OF MINUTES

B. VARIANCE

1. RaceTrac Petroleum, Inc., 1107 Columbus Parkway, Requesting a 40 foot height variance from the maximum 20-foot sign height requirement for a freestanding sign.

“In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-5130.”



ZONING BOARD OF ADJUSTMENT MINUTES

300 Martin Luther King Blvd.

June 14, 2022

TIME: 9:00 AM

A. APPROVAL OF MINUTES

The City of Opelika Zoning Board of Adjustments held the regular meeting June 14, 2022 in the Meeting Chambers located at the Opelika Municipal Court, 300 MLK Boulevard. Certified letters were mailed out to all adjacent property owners for related issues for meeting dates.

MEMBERS PRESENT: Mrs. Tipi Miller, Mrs. Raven Harvis, Mr. Chris Nunn, Mr. Chris Anthony, Chairman Wilbert Payne, Mrs. Angela George, and Mr. Jay Walters.

MEMBERS ABSENT: None.

STAFF PRESENT: Mr. Marty Ogren, Planning Assistant Director
Mrs. Claire Barber, Planning and Zoning Technician

CALL TO ORDER: Chairman Payne called the meeting to order at 9:02 a.m.

ROLL CALL: Miller, Anthony, Nunn, Harvis, Chairman Payne, George, and Walters.

Approval of Zoning Board of Adjustment minutes March 8, 2022

RESULT:	Passed
MOVER:	Tipi Miller
SECONDER:	Chris Nunn
AYES:	Miller, Walters, Nunn, Harvis, George, Payne, Anthony
NAYS:	None
ABSTAIN:	None

B. VARIANCE

1. Barbara H. Agricola (Agricola Law), 127 South 8th Street, C-1 zoning district, Requesting a 35 square foot sign variance from the maximum 16 square foot sign area requirement for a projecting sign

Mr. Ogren reported Agricola Law, the applicant's office, is located on the corner of 8th Street and Avenue A. The building is three floors, and the law office occupies the first and second floors. (The third floor will be remodeled to office space at a later time.). The law office fronts on two streets so the building is allowed to have one wall sign on each street. Instead of installing wall signs the applicant desires one projecting sign installed near the corner of the building (see sign drawing attached) The projecting sign will be visible from South 8th Street and Avenue A. The proposed projecting sign is 51 square feet.

The Sign Regulations state that “*one projecting sign is allowed for each ground floor building unit with an external entrance*”. The maximum square foot area for a projecting sign is the lessor of 16 square feet or one square foot per linear foot of building frontage along the street. The building frontage is 24.5 feet along South 8th Street and 100 feet along Avenue A. The maximum sign area for a projecting sign is 16 square feet.

The applicant believes since the law office fronts on two streets and one projecting sign is desired instead of a wall sign for each street, then a larger 51 square foot sign should be allowed. (The Sign Regulations are silent about allowing two projecting signs for a business on a corner lot that faces two streets.) Also, the larger 51 square foot projecting sign is an adequate size so the sign is visible from both streets. If wall signs were proposed for each street instead of the one projecting sign, the maximum wall signage allowed could be 24.5 square feet along South 8th Street and 160 sf along Avenue A.

Recommendations: There are no exceptional difficulties with the property or unusual problems concerning visibility of the sign that justifies an increase in the square footage from 16 square foot maximum allowed to 51 sf. The buildings in the downtown area are only 10 to 15 feet from the street, and motorist and pedestrians have excellent visibility of signs. The applicant’s building on a corner has an advantage concerning visibility fronting on two streets and the sign visible from two streets. **Planning staff recommends the request be denied.**

Chairman Payne opened the public hearing.

Barbi Agricola, applicant, stated I have put together a packet for each one of you so you can be as informed as possible prior to making your decision on this. I am not the owner of the building, so the first page on your packet is an email from the owner, Mr. Deke Hilyer, who was sent the specifications of the sign as well as a picture of the sign, which I'll go through each thing with you. He is approving it, as you see he says simple and bold, he thinks it's awesome. He wants it to be the Agricola building.

So let me kind of go through just a few things. I'm not sure if everyone is familiar with where the building is. It's on the corner of Avenue A and South 8th. It's right next to Fringe Consignment shop, across the street from First Choice Personnel and then across Avenue A is Alabama Office Supply. It's kind of a burnt orange colored building. It's actually three sided. I think it's the only building downtown that's not just a corner, but have actual corners. It's three sided which will come up later in the presentation. So, the owner is on board. From the front of the building, it looks like it's three stories. From the back of the building, it's four stories. Page two on your packets is the proposed specifications and as you can see, where we're proposing to place the projecting sign, it's 20 feet total tall and includes the circle "A". The circle "A" is currently already there; however, we will change out the colors to make it match. So, we're just adding the top that says Agricola Law. Now, I do want to note that this is not drawn to scale. It shows, for example, that it's on the third-floor window. That's actually not correct. It'll be closer to the second-floor window. I occupy all of the floors except the top floor. There's a main floor, which is accessible from the street, there's a basement area on the back which I also utilize for storage, and then there's a half floor. I occupy the half floor and then I occupy the second floor, so the only floor remaining is the third floor. In discussions with the current owner, Mr. Hilyer, my goal and his goal as well, is that I occupy the whole building eventually. If you'll turn to the next page of your packet, this is the building from South Eighth Street. You can see that's the 24.5 square foot long side, the short side, and that's marked as A-1. You'll flip to it and there's the sign currently with the A with the gold background. If you'll flip to the next page, A-2, that is the Avenue A side, which if we were to do a wall sign that the sign code allows, it could be

up to 160 square feet, which is rather large. On the South Eighth side, it could be up to 24.5 square feet. So, I could have two very large and obnoxious signs there that is permitted within the sign code. I would prefer to keep in line with the beautiful, historic, and classy nature of the building and the surrounding area and I don't want to do that. That's why I'm here today. If you go to the next page marked B-1, you'll see this is standing on the sidewalk and I took these yesterday. That's down Avenue A and you can't see the sign. You can see just a little bit of the little bubble out from the front and there's a tree there. It's not obstructed by the tree from where I'm standing on the sidewalk, but you can't see it. If the sign that I'm proposing was added, you would be able to see the Agricola Law part above it. If you flip to the next page, this is from across the street and you see the tree completely obstructs the circle "A". So again, if the sign that I'm proposing is placed and approved by the Board, you would be able to see it. I must state that all of this is because we do have many, many, many calls each day from clients and prospective clients who are looking for directions, even though we say we're on the corner of South Eighth and Avenue A, there's not an obvious sign. There are signs on the window that say Agricola Law, but the "A" apparently is not big enough because we get calls all the time and I actually have a witness here to testify if the Board believes that that's necessary. If you look to B-3, this is from South Eighth Street. I'm standing near MischMasch and the Zazu area. I might be standing in the middle of the street, honestly, but as you can see here, the shop local sign on the light pole obstructs the circle "A" sign. So, if you're not familiar with the area or you're coming to the business for the first time and you're looking around for signs, it's not really obvious unless you're familiar with the area. So, for prospective clients who are my customers, it's not easy if you haven't been there before. This is on the sidewalk of South 8th and again, you cannot see the sign at all because there's an awning for Fringe as well as Café 123.

Again, I think the sign that we are proposing will just make it a lot clearer and it's higher, so a lot of the things that obstruct the view currently would be below what we're proposing. Now C-1, is a good illustration of the three-sided nature of the building. If it was an actual corner to the building, we could put the proposed projected sign on the corner that way as well, but the building is unique in that it has three sides. The sign code is silent as to projected signs on a corner building. It actually has nothing in the sign code about whether this is permitted. Being a lawyer, I wanted to go through the right process and get your approval prior to doing it to make sure that you all were on board with it. Just so you're aware of what I'm going for, what I want is to do something that is in keeping with the entire nature of the downtown area. It's not bright colors, it's not lit up, it's not turning, and there are no internal lights. It's literally just going to be a dark brown or black sign with white letters that you can see on the second page of the packet. C-1 shows that it's three sided.

Technically, the sign code is silent as to a projected sign on a corner building. I could put two projected signs that are the lesser of the square footage or 16 square feet, so that would be the 16 square feet in my case. So, if I did a 16 feet tall by 1 foot projected sign to be within the sign code, the sign that I proposed as you can see on page two of the whole packet is 20 feet. So, we are really not asking for substantially more outside of what is already permitted. Again, the sign code is silent as to this situation. C-2 is another angle. It is from the South 8th Side. Then you can see the sign on the window which, when people are driving, is not visible when they're trying to find the business. So, looking at C-2, it could be the 24 square feet and I could put a wall sign across that entire one side, the whole width of the building, and then I could do it all the way down the other side, 160 square feet on the other side of the building. But I personally think it would be more attractive and in keeping with the overall purpose and goals of the sign code and the ordinance altogether if we did one that was in the middle, that met the purpose of the whole thing instead of two very large maximum signs on each side of the building. I can certainly do that if y'all turn me down. I'd hate to, I don't want to do that. I really would like to

do the vertical sign. I think it's really cool and very in keeping with the nature of the area. C-3 is another angle that shows how tall the building is.

I was going through the sign ordinance regarding everything today and just noted a couple of things on page six of the Zoning Ordinance which is specific to the signs. The sign regulations have been prepared with the intent of enhancing the visual environment of the City and promoting its continued well-being. It's intended to encourage the effective use of signs as a means of communication for the City. I think the proposed sign that I'm asking for effectively communicates where we're located. It gives prospective clients and customers for my business a better way to find us. It would be visible from both sides, as opposed to doing two different signs on each side of the building. I think it'd be better and cleaner to do just one sign, and then the uniqueness of the building having that flat corner allows it to be visible from both sides. It's not obnoxious, the proposed sign is not over the top.

The second goal is to maintain and enhance the aesthetic environment of the City and the City's ability to attract sources of economic development and growth. Obviously, I'm a business here in town. I'm on the Chamber of Commerce Board of Directors. I contribute to this City, I love this City, I love my business being here, and I want to continue to grow my business here in Opelika and take the whole building and it be the Agricola Law building which as you can see on page one of the packet, the owner says that's what he wants for it as well. Ultimately, I would love to buy the building from Mr. Hilyer. To date, he does not want to sell it to me, but he has said that he might change his mind about that in the future.

Number 4 of the sign code is, improve pedestrian and traffic safety. Obviously, if you have got people who are driving looking for a building and they're looking for signs and street signs, which are on the corner presently, having the large vertical sign will be a lot more visible, make parking maybe a little faster and not hold up traffic. So, I think the proposed sign that I'm requesting allows that and helps toward that goal.

Number 6 is a big one, "Foster the integration of signage with architectural and landscape designs." I was specifically looking for a sign that would not be obnoxious but get the point across. I think the fact that it's vertical would be really neat and kind of old-timey. You can go to Angel's and there's a booth that has pictures of different cities in Alabama from like the 1900's or the 1800's. I have several of those cityscapes from my intersection that shows the building that used to be the bank building. I have those throughout my office because I think it's just so neat. I love being in the building, so I thought that the vertical sign would be really cool and go with the old-timey feel of the Historic District.

Number 8 and number 7 of the sign code are talking about lessening the visual clutter, no illuminated signs or anything like that, preclude the placement of signs that contribute to sign clutter or that conceal or obstruct adjacent land uses or signs. So obviously, I think having one sign versus two very large signs across the building contributes to reducing sign clutter or anything that would go against that. I really hope that you all agree with me.

The Planning staff does not, but really the goal is to make it a cleaner look that helps my prospective clients find my business easily, goes in keeping with the architectural design and the cityscape of historic downtown Opelika as well. The recommendation of the Planning staff said that there's no exceptional difficulties with the property or unusual problems concerning visibility of the sign that justifies an increase. Well, that's just simply false. That's why I'm here today is because we have people call constantly because they can't find the building. The A logo, I guess I could put a four-by-four projecting a sign, but Agricola is unfortunately a long name, and so a vertical sign I think will just be very clean and clear. Additionally, the cost of

putting a 160 square foot sign on one wall and then a 24 square foot sign on the other wall would be exceptionally expensive. I'd rather do a medium cost that is less than those two combined, but do a medium cost for one sign that covered both angles. Again, all the obstructive views that you see in the B exhibits would be resolved if this vertical sign were placed on there and 16 square feet is what's within the code and this is only an additional 4 feet taller. The sign code is silent as to the situation, not that I would do anything without your permission, but technically there's nothing that speaks to really require me to ask for a variance here. This was just the procedure that I was advised to go by, and because I love having my business here and working downtown, I want everybody to be happy with me as well as the business. So, I wanted to go through this process just so everybody was on board and knew what was going on. That is my presentation. I have a witness here who is an employee of my business who can testify to the calls we get. I'll leave that to the Board if y'all want to hear me ask five or ten questions about that, but that's totally your call Mr. Chair.

Chairman Payne asked do you have anything else you want to add?

Barbi Agricola stated well, I was just going to ask if you wanted me to ask questions for my employee about the calls we get regarding directions.

Chairman Payne stated not at this time, no. Is there anyone else from downtown maybe that is against this?

Barbi Agricola stated no. I haven't done a poll or anything to be completely candid with you, but everybody who's seen it has been on board with it. I think the big concern was, is it going to be a whole height of the building, which it's absolutely not. It's 20 feet tall from the bottom of the A to the top, and currently it could be up to 16 feet so it's truly only 4 feet more. The owner is on board, it's not lit up, it's not twirling, there's no crazy lights or electrical issues, so to my knowledge, everybody has been in favor of it.

Chairman Payne stated all right. Thank you, ma'am.

Mr. Walters stated I know you said nobody has offered you any criticism of it. Has anybody seen it? I'm assuming that a notice was sent out to the property owners adjacent. I didn't know if any others have given you positive feedback that were downtown.

Barbi Agricola stated no, I haven't. I submitted to the Planning board and Ricky Doris of Doris Signs did the initial drawing. He couldn't be here today because he's installing a sign in Dothan. He had to leave at 4 this morning, but from what he relayed to me, he said that everybody from the Planning staff liked it aesthetically. Of course, I'm sure the Planning folks can give you an understanding of that. But no, I have not received anything from any of the neighbors about what they did or did not like about it.

Mr. Walters stated ok, I was just curious. Thank you.

Chairman Payne closed the public hearing.

Mr. Walters stated I have a couple of questions for Marty. Is the sign ordinance written as an either or? Miss Agricola was talking about the projection sign that could be 16 square feet or one square foot per linear foot of building frontage along the street, but then there's also a provision for building frontage for the wall signs.

Mr. Ogren stated yes if she didn't like the projecting sign, then she goes to the wall sign one on

each side which, like she was saying, it could be much, much larger and that would be in keeping with the sign regulations.

Mr. Walters asked and is that one square foot per linear?

Mr. Ogren stated actually it's 1.6 times the linear.

Mr. Walters asked is that an either or? Either you get the projecting sign or is that cumulative?

Mr. Ogren stated it's either a projecting sign or a wall sign, but not both.

Mr. Nunn asked Mr. Ogren, it says that the building can only have one projecting sign. So, if the current one that's there is taken down and replaced by this one that she's interested in, is that a possibility?

Mr. Ogren stated they're going to attach them so that it's going to appear like its one sign, and we're okay with that. If they had a projected sign on each side of the street, then you couldn't do that. They're going to modify what's there and put the Agricola type above that circular sign and just attach it.

Mrs. George asked there's only two buildings that actually have a corner where it's three-sided right? So, there's not any other comparison or that somebody else has a sign like this?

Mr. Ogren stated I don't think so.

Mrs. George stated I think the other one is where Niffer's is or the Gatherings used to be, and then there's that one corner building. So if I'm right, I think it's just these two. I think that this is obviously unique in the fact that she is the only operating business at this time that has this three-sided wall. I just wanted to state that when I drove around, I don't think that there's anything else, so there's nothing else that we could even compare that to. Is there a way that we could look at it because of the architectural difference of any other building? I'm just saying that that's something that we need to probably look at.

Mrs. Harvis stated I noticed that. I think the main thing that we're always trying to do here is not create a precedent, but I don't think we will because this is the only one. I do think from looking at all the pictures, I see the obstruction and that can be difficult. I have honestly been behind people trying to find locations downtown before and had to direct people and give them my phone number. Even where we are downtown has a similar issue with signage not being as prominent. I'm recommending that we approve the variance.

Motion to approve the 35 square foot sign variance from the maximum 16 square foot sign area requirement for a projecting sign

RESULT:	Passed
MOVER:	Raven Harvis
SECONDER:	Angela George
DISCUSSION:	Mr. Walters stated I will add one thing to that in the consideration of hardship. One of the things we look at is hardship. Not just is there a hardship but is it a hardship that is different than the other buildings around it, which I think Mrs. Harvis's point and Mrs. George's point makes, but I think there may be one other. When you look at this building there are a lot of windows in it and when you talk about wall signs and square footage of wall signs, while Miss Agricola or any tenant there would have the ability to put a large sign there, it could

prove a little more difficult just by the architecture and design of the building for her to do that. One concern I do have, and this is not for us to decide, but this is a large building and I think one thing for the applicant to consider is if there are other tenants to this and you use up all the signage square footage, correct me if I'm wrong, Marty, but I don't think there's any more square footage to be taken by another tenant if they're in this building.

Mr. Ogren stated that's right.

Mr. Walters stated I was just pointing that out. What's being proposed is a very permanent sign with not a lot of ability to be altered. I just wanted to make those points and kind of add to what I see there as another possible hardship with the amount of square footage on the frontage of the building with a large sign, which the applicant would be allowed.

Mrs. Miller stated I also think this is an opportunity, as we're constantly looking at sign regulations to address these issues, because there are a lot of barriers. I heard you say the barrier of the trees, the banner and the awnings, and those are barriers, but there are barriers to probably most businesses downtown. I've had an office downtown and I would agree, people get lost down there all the time. I think from a planning point of view, it would be great to strengthen our sign regulations so that people who submit signs, it's already in writing instead of having to go through us.

AYES: Miller, Walters, Nunn, Harvis, George, Payne, Anthony

NAYS: None

ABSTAIN: None

2. Barrett-Simpson Inc, authorized representative for McOne Development, LLC, 807 Torbert Blvd, C-3, GC-S zoning district, Requesting a 15 foot front yard setback variance from the 25 foot front yard setback requirement.

Mr. Ogren reported the applicant is requesting a 15-foot front yard variance to allow five (5) townhomes to be up to 10 feet from the front property line. The subject property is located on an irregular property between Torbert Blvd and Martin Luther King Blvd. Prior to the realignment of the street Torbert Blvd cut through the area just to the east of this property. The right-of-way is still present, but the road has been removed from this section.

Due to the realignment of the street, the age of the surrounding developments (many pre-zoning), and location close to downtown, many of the surrounding properties are located between 0-25 feet from the right-of-way. The road in front of the subject property is five (5) lanes and transitions along this property to three (3) lanes. The right-of-way is approximately 100 feet. The City Engineer does not believe that additional right-of-way would need to be acquired to continue the five lane section. He has not expressed any issues with the proposed proximity of the units adjacent to the street.

The proposed townhomes would have brick courtyards along the rear of the property across the street from the single-family homes on Torbert Blvd. It is possible that a single home could be built on this property without a variance, however this property would be one of the few single-family homes to face the major street. From a planning perspective, it does make more sense to have a light commercial (office/retail) or medium density residential type at this location.

Recommendation

Staff believes that this request would allow the development to be more in character to the existing neighborhood. Due to the unique nature of the lot created during the realignment of the street, staff recommends approval of the proposed variance based on the site plan presented. If

granted by the ZBA, the use would still require Planning Commission approval for the townhome use and subdivision of the individual lots.

Chairman Payne opened the public hearing.

Blake Rice, Barrett-Simpson, stated this is about my 30th site plan on this piece of property. We've been messing with this for about two years now trying to figure out what to do with it and how to do it. At the end of the day, I've been with Planning staff so many times about this tiny, tiny piece of triangular property. You've got a situation with this piece of property where you've got to dual frontage on both Columbus Parkway and on Torbert Boulevard and so, when you look at it, I think everyone's thought process leans towards a residential use of this property. So then you try to figure out how to utilize that. From a townhome perspective, if we turn these townhomes around and face Torbert Boulevard, now we've got backyards facing Columbus Parkway. So, the Planning staff and I looked at how to do this and face these towards Columbus Parkway with rear access off of Torbert, so that you don't have any driveways, you don't have any access other than pedestrian, onto Columbus Parkway. When you do that and you try to make the existing front set back on this piece of property, you can tell very quickly that it pretty much just eats the property up. We came up with this idea to kind of stay in line with what's going on in a lot of the Historic Downtown area, which is to take these residential properties and get it closer to the road and give it a better presence to the road for an attractive set of buildings or an attractive single building, and then utilize the rear for parking and actual family space. What you have here today is our best effort at trying to utilize this property in a manner that kind of solves the majority of the problems that we've come up with.

Troy Booth, BNB & Associates Real Estate Brokerage Firm, stated I built my residence at 108 Columbus Parkway. It is so mindful what I had to go through in order to build my building. I love Opelika. Out of everybody in the room, I probably have more time downtown, 40 years. My building has been at 108 Columbus Parkway for 17 years. What my concerns are is what is the overall picture here? What is Opelika doing? What we have agreed to do, what that path would be based on the feasibility studies that we have done and the partnerships we have created over time. I was told what I could not do at 108 Columbus Parkway. So, what did I do? I looked at the rules and I went by the rules. The Historic District told me what I could do and what I could not do. I looked at their rules. What did I do? I followed those rules as well. The City also required me to put retention at my property. So, my concerns are this, if we're going to have a set of rules, everyone should abide by those rules, everyone should follow the guidelines. If we're going to make changes collectively as a collaboration, the City and the officials and the leadership need to do that first, because it's not fair for those of us who have spent money and resources over the years to make sure that we follow the rules. I'm totally for growth. I was in downtown Opelika on 8th Street and Avenue A and I worked my way to Columbus Parkway and built my new location. My concerns are, what is the City's position? As a real estate investor, I'm in the process of doing my plans for right next door to my property to bring in a mixed-use property that will complement downtown. We'll have commercial at the bottom and residential at the top. What am I doing? I'm following the rules. I spent the money to do this. So, if this change comes about, that means the work I have done following the rules is in vain. But other than that, I am for all growth in the City of Opelika and I look forward to continuing to invest in Opelika. Thank you.

Mrs. Miller stated I have a question for Blake. Do you have any plans for the other triangle area? Will that remain green space?

Blake Rice stated it's scheduled to remain green space. There is an old right of way that comes through the property. We looked at the possibility of vacating that right-of-way because when

you vacate a right-of-way, the right-of-way once vacated by the City it reverts to the property owner on each side, which in this case would be both sides of this property. So, we looked at vacating it and making use of the entirety of both these triangles and the vacated right-of-way and, at the end of the day, this made more sense and that right-of-way is green space now. That triangular area on the eastern side, we kind of had the idea of maybe putting a little gazebo there or something like that, something maybe for the residents to use, or maybe for the surrounding residents to use. I don't really know, but yes, it will remain open space.

Mrs. Harvis asked Blake is the reason for five units to keep it commercial instead of four at the townhomes? Is that why they're doing that? I know four or less is considered residential and I'm just assuming that you guys can't put anything residential at that intersection.

Blake Rice stated no, this is residential.

Mrs. Harvis stated no, I know it's residential living, but when you do four or less in a townhome space it's considered residential. Is that why you all are doing five buildings? Are they requesting to do that?

Brian Stone, BC Stone Homes, stated that's for a licensing standpoint. Alabama has four units or more for commercial license and four or under you can do residential.

Mrs. Harvis stated ok because I was thinking for a zoning issue, I would think that they couldn't do it if it was less than five for a zoning issue. My other question is, if it were four then you wouldn't have need for the variance.

Brian Stone stated we discussed that in our planning and part of the reason is it's such a large lot for four owners to maintain. It would cost so much more for that because we want to put a lot of green space and keep. We have that other triangle down there, so the more units you can spread across it, obviously it's going to be a lot cheaper for these residents to maintain it. I don't know if y'all have seen pictures of the architecture and all that, but I think the building would certainly look a lot better. You'd have more presence, architecturally speaking, with a little more width as opposed to being kind of a dinky building with just four.

Mrs. Harvis asked Mr. Booth you spoke about the rules that were set in place for you. Can you tell us what it was that you feel like this would take away from your financial investment for your property?

Troy Booth stated we know that this is C-3, general commercial not residential. I know this is not a conditional hearing, we're here talking about zoning. But, as a collaborative effort representing the City and what the City business is all about, we need to know more about what the plan is. So as a developer myself, if I'm doing something and when I present that, I need to show the entire picture regardless of the process that we're going through. My property is commercial and I'm planning to build a mixed-use that will be supported under the C-3. When it comes to appraised value and it comes to complimenting properties, the library that was just built across the street complements my building. I also have residential that's down on Martin Luther King. I will not build residential on this end of Columbus Parkway, but I will build residential properties on the other end, which is closer to Martin Luther King. So, the investments that I'm making here in Opelika, I'm staying within the guidelines. I do meet with the City as well, several times. Me and Marty have a very good working business relationship. I'm just concerned about what our direction has been. I have been involved in the feasibility studies and have talked with the Mayor about many different things. I am confused here, to be honest with you, to see that we have townhomes on Columbus Parkway. Now, if it was a street

over, no problem, none whatsoever. But to take residential and put it into C-3, as an investor myself, I have a serious problem with that. As an ex-appraiser that is going to impact my property value because now, once someone comes out to do an appraisal on my property, they have to take into consideration the townhomes across from it. So, when you do these values, you're looking for comparables, not just dwellings that have individuals in them. I'm very concerned. I'm concerned about the plan that I've been a part of, the things that have been told to me by leadership, and that's why the money that we're investing up and down Columbus Parkway is for a reason. It's based on what was being told to me. So as a resident and a business owner for 30 plus years here in Opelika, I just want a clear direction. I don't want something to happen and then something be taken away. I was put in a position where Marty told me you're going to have to put a retention pond on your property. You cannot do this Troy, it's got to be 25 feet. Planning told me all these things.

Mrs. Harvis asked was your plan previously to put something like a commercial residential property?

Troy Booth stated I was going to build a commercial building that was going to house about eight units on the second floor and we had to make those changes and we met with the City. I met with my architect, and we went through those changes and City said, this is what you have to do. Not only that, but I also had to go before the Historic District. They said you're going to have to increase the width of your windows, you have to do these things, you have to do those things. Then, they made me cut another entrance into my parkway so you can come into my property from Torbert and Columbus Parkway. That was a requirement. I didn't complain. I did it. So, what my concerns are is, really what are the rules here? Because that impacts my pocket, my bottom line. If somebody can do anything around my investment, then as an investor here in this City, I'm going to take a second, third, and a fourth look before I spend anything else. That's just good business. That's just my only concern, but other than that, I'm all about growth here in Opelika. I didn't know that Brian was doing this project. I didn't know Blake was. I know these guys, they are good people, but I'm just concerned with what I was required to do.

Mrs. Harvis stated that's why I asked him a question about it being commercial, because I knew that was C-3. Because we're in a public hearing and to help us make a better decision, as an adjacent property owner, do you find any problems with the approval of a variance for them to continue building since it's still commercial?

Troy Booth stated that's a very tough question because I'm for Opelika and these are good people, but as a business owner, I had to take a direction based on leadership and requirements from the City. I've changed my plans. I spent thousands of dollars changing my plans because of what was required by the City. So, it's a bad taste in my mouth that other people don't have to do the same. So, whatever the rules are, let's just be clear on that. I heard you guys talk about other things here as a Board. Let me just give you this advice, we are a great City, but I think it should be a collaborative effort from the bottom to the top with everything so that when we have good people that come before these Boards, they don't have to hear from their colleagues and people they see at the football games at a baseball game saying oh, no, I don't like that. Because it's not comfortable to do this. Thank you.

Blake Rice stated I appreciate everything Troy just brought up. I was a little confused, obviously, about what Mrs. Harvis was asking just a second ago, but you've got two items working here as far as residential and commercial and I've got 10 or 12 iterations of the commercial use. The problem is the geometric limitations of the property. When you start trying put a commercial use on it, the major problem becomes parking. Commercial uses like that have to have dedicated parking. What we have here is public parking. This is right-of-way

parking that will be put on the roadway and theoretically would be available to anybody that lives on that street or anybody in the vicinity. Where it's located that really won't happen, but if we have commercial use there that parking has to be limited to the property itself. When you start looking at the geometrics of the property, where are you going to park? So, one way or the other, to utilize this property from a residential or commercial standpoint, that is going to end up in front of you. You're going to need a variance to utilize this property. There's just no way around it. I've got layouts where we brought a one-way parking lot in off of Torbert and back out onto Torbert. I've got another one where we brought it out onto 8th Street. There are all kinds of geometric issues here and that's where we got into first looking at vacating that right-of-way. At the end of the day, working with Planning staff we realized that a residential use along with the thought process that downtown residential living is still a desired use by the majority of Opelika, it's just a question of how to get there to do it, that this was a good use for the property without causing any other issues around it. So, be it residential or commercial, whatever happens with this property it's going to be before this Board for some type of variance. So, with the rest of that thought process, there's the question of commercial versus residential, which this project would still have to go through that same process that Troy is talking about. It's got to go to Planning Commission to get approved. It's got to go the Historic Preservation Commission for final approval. That entire process is part of it. None of that is a by right approval, but this is the first step. Without this, we're starting over again at the drawing board with something completely different which would mean we're probably just going to come back with something else, because the limits of the property are the limits of the property. It really cannot be utilized without some type of variance. But we'll have that same process ahead of us if the Board sees fit to grant this variance. This is just the first step.

Mr. Walters asked, we're here just to talk about setbacks, which I think we understand. So, my question is, what is actually encroaching in the setback here? Is it the backyard courtyard?

Blake Rice stated it's the front of the buildings themselves. We're asking for a variance along Columbus Parkway.

Mr. Walters asked ok so the question is, and you may not be able to answer this because you may have to lay it out, but if you put four to one of the other Board member's points, do you think you'd still be required to ask for a variance?

Blake Rice stated I would have to ask for a variance on the back side. If I put four, you push it far enough back to meet the front yard variance that I won't meet the rear yard variance.

Mrs. Harvis asked can four be built on this property?

Blake Rice stated it can.

Mr. Walters stated I think what they were saying is from a building license standpoint.

Blake Rice stated but one way or the other, if I push these further back, what you're doing is you're doing two things. You're pushing it into the rear yard setback so, I'm going to need rear yard variance at that point or along with that, what you're doing is you're taking the useable unit outdoor space from the rear and putting it in the front. Right now, what we've done is push these units up closer to the road to give it road presence and then also have useable rear yard that's going to be brick walled in and in keeping with downtown Opelika.

Mr. Walters stated so just to be clear, if you put four, you're not talking about turning the buildings around. You're just saying you need to push them back and the variance request

would be on the backyard.

Blake Rice stated that's correct. Another option was to spin them around facing Torbert, but nobody really liked that idea because now you're riding down Columbus Parkway looking at the backyards.

Chairman Payne closed the public hearing.

Motion to approve the 15-foot front yard variance from the 25-foot front yard setback requirement

RESULT:	Passed
MOVER:	Tipi Miller
SECONDER:	Raven Harvis
DISCUSSION:	Mr. Walters asked is there a reason it's coming to us before it goes to Planning Commission? Mr. Ogren stated it can go either way. I think it's just the way it fell in place with application deadlines and everything else. Mr. Walters asked so if we approve this variance that carries forward, right? Mr. Ogren stated that the variance carries forward if the variance is approved and then you ask for Conditional Use. Blake Rice stated it does not carry forward as a uniform variance approval. Mr. Ogren stated it's subject to it. Mr. Walters asked if the variance is approved and this doesn't get approved or it's decided not to do this or whatever, is it project specific? Blake Rice stated it's project specific. Mr. Walters stated so the default would go back to the current setback requirements. Mr. Ogren stated yes. Blake Rice stated if the Historic Preservation Commission or Planning Commission decided to turn this project down, your approval would be null and void. It is project specific. Mr. Ogren stated it is pending subject to.
AYES:	Miller, Walters, Nunn, Harvis, George, Payne, Anthony
NAYS:	None
ABSTAIN:	None

C. ADJOURN

Motion to adjourn at 10:05 a.m.

RESULT:	Passed
MOVER:	Tipi Miller
SECONDER:	Chris Nunn
AYES:	Miller, Walters, Nunn, Harvis, George, Payne, Anthony
NAYS:	None
ABSTAIN:	None

_____ Wilbert Payne, Chairman

_____ Matt Mosley, Secretary

RE: AGRICOLA TO MARTY



Deke Hilyer

To: Barbara Agricola

Jun 1, 2022 at 6:32 PM

Simple and bold. I think it's awesome. From now on that's the Agricola Building. Let me know if I need to sign anything.

From: Barbara Agricola <barbara@agricolalaw.com>

Sent: Wednesday, June 1, 2022 2:36 PM

To: Deke Hilyer <deke@dhilyer.com>

Subject: Fwd: AGRICOLA TO MARTY

This is the sign specs. We are asking the city to do a variance so we can do this. Do we have your authorization?

Barbara H. Agricola

Martindale-Hubbell®



Agricola Law

127 South Eighth Street

Opelika, Alabama 36801

ph: 334.759.7557

fax: 334.759.7558

www.agricolalaw.com

www.barbilaw.com

----- Forwarded message -----

From: RICKY DORRIS <rickydorris@outlook.com>

Date: Jun 1, 2022 at 12:47:14 PM

Subject: AGRICOLA TO MARTY

To: Barbara Agricola <barbara@agricolalaw.com>

Ricky Dorris

Dorris Signs

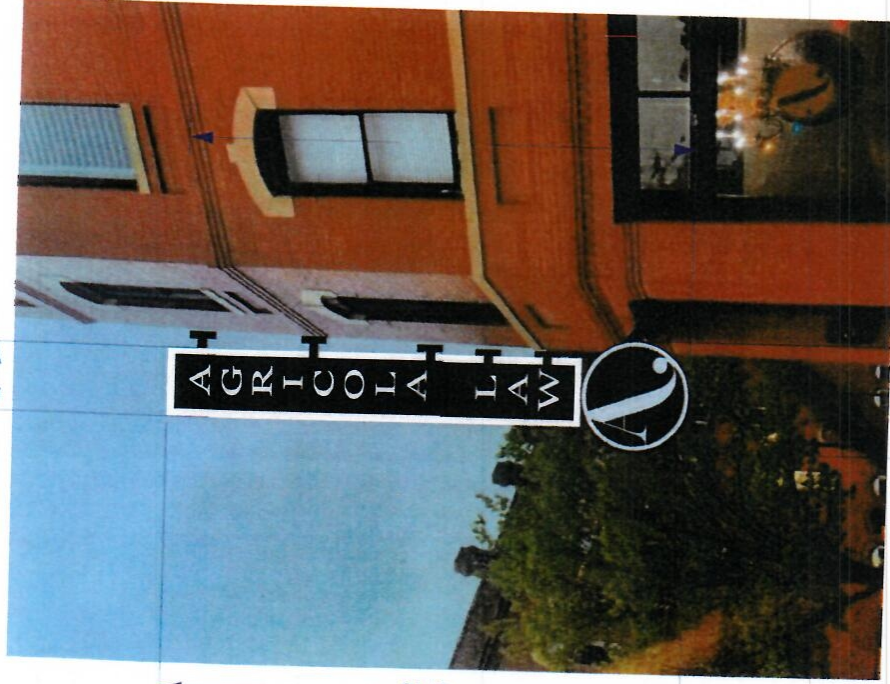
409 Ermine Street

Opelika, AL 36801

W: 334-745-2645

C: 334-524-0924

30 INCHES



20 FT

3.45"

42 INCHES

bottom of circle 9 ft above side walk

2 ft



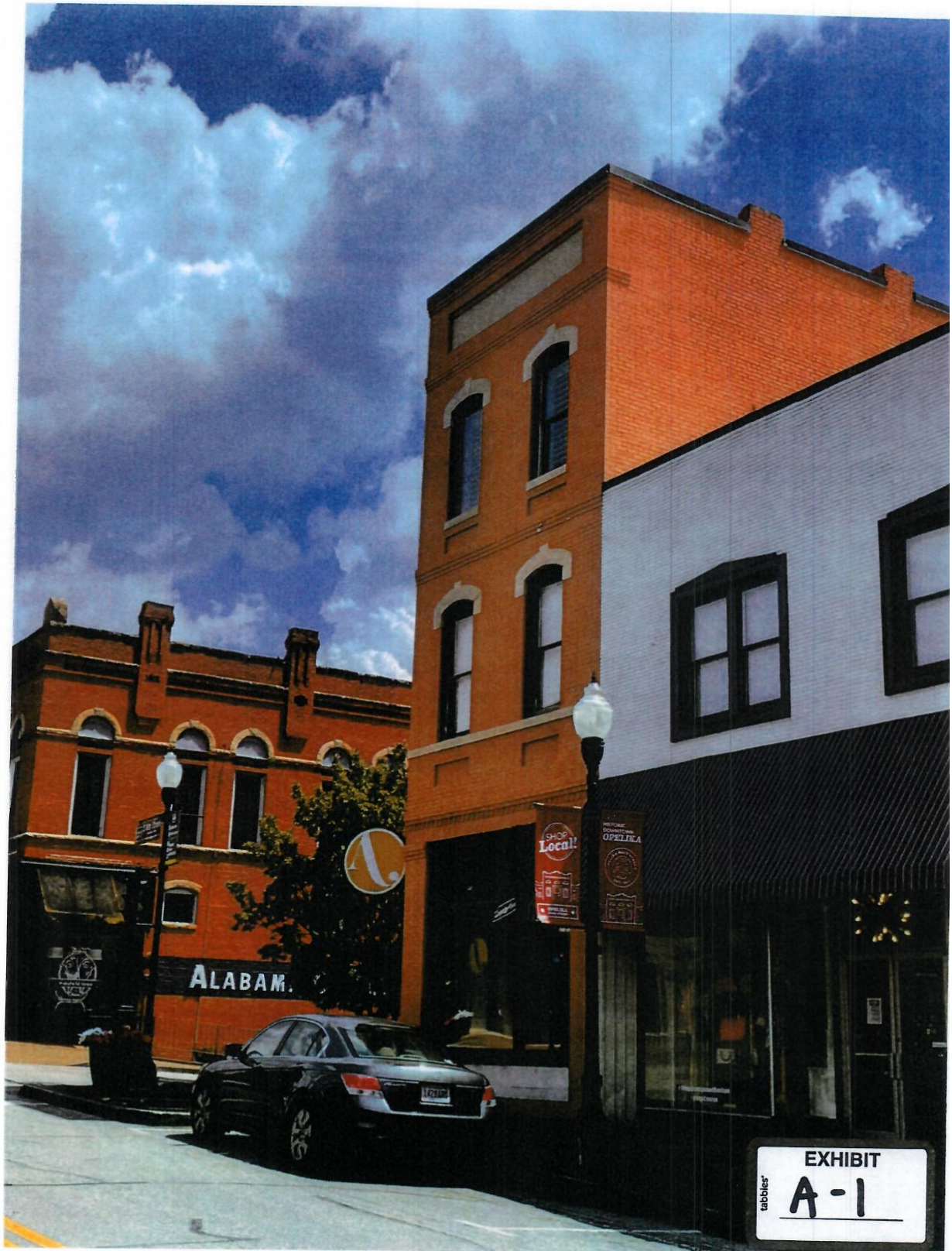
metal double sided sign
with push-thru plastic letters
attached to wall with 4 lags and anchors

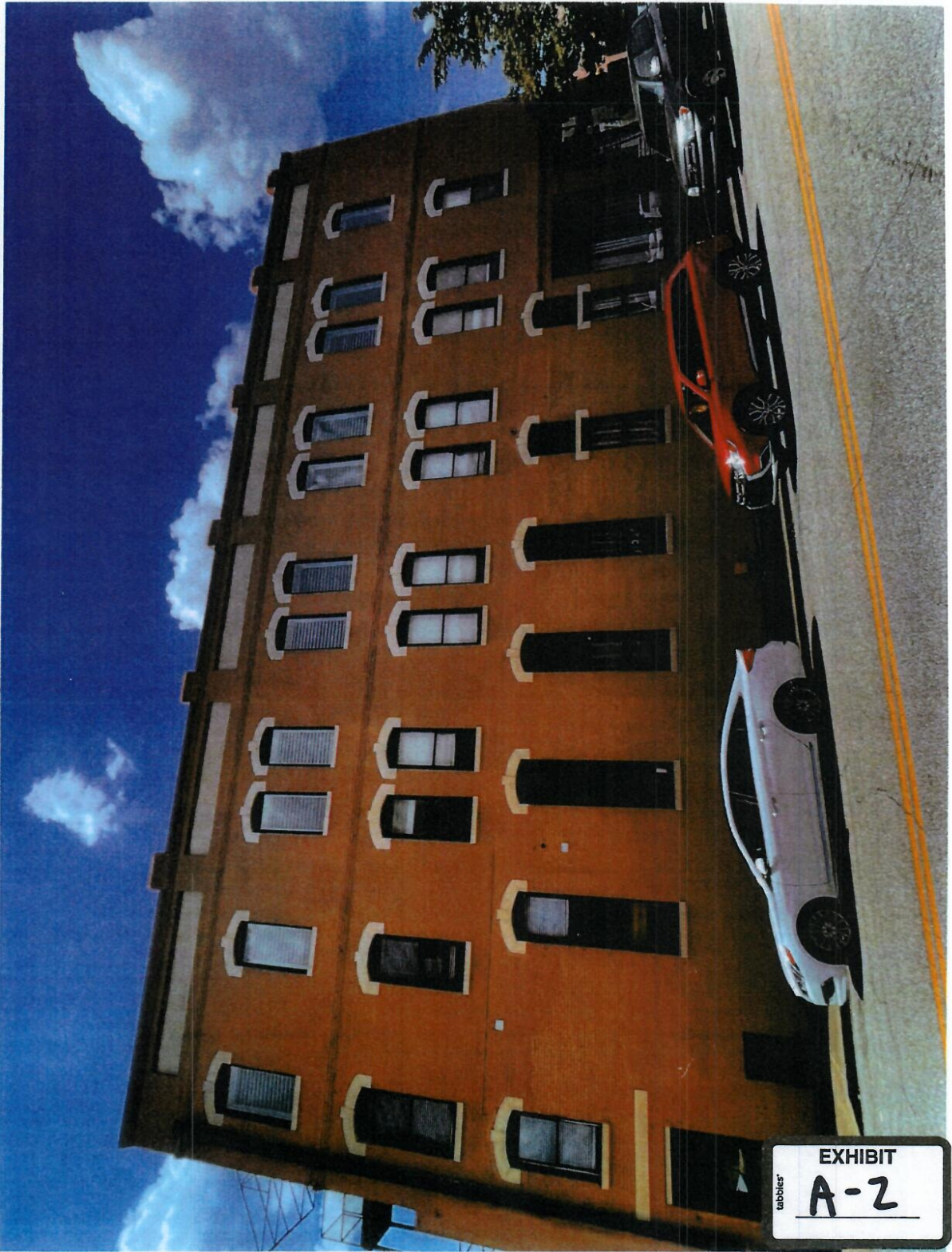
SIDE VIEW

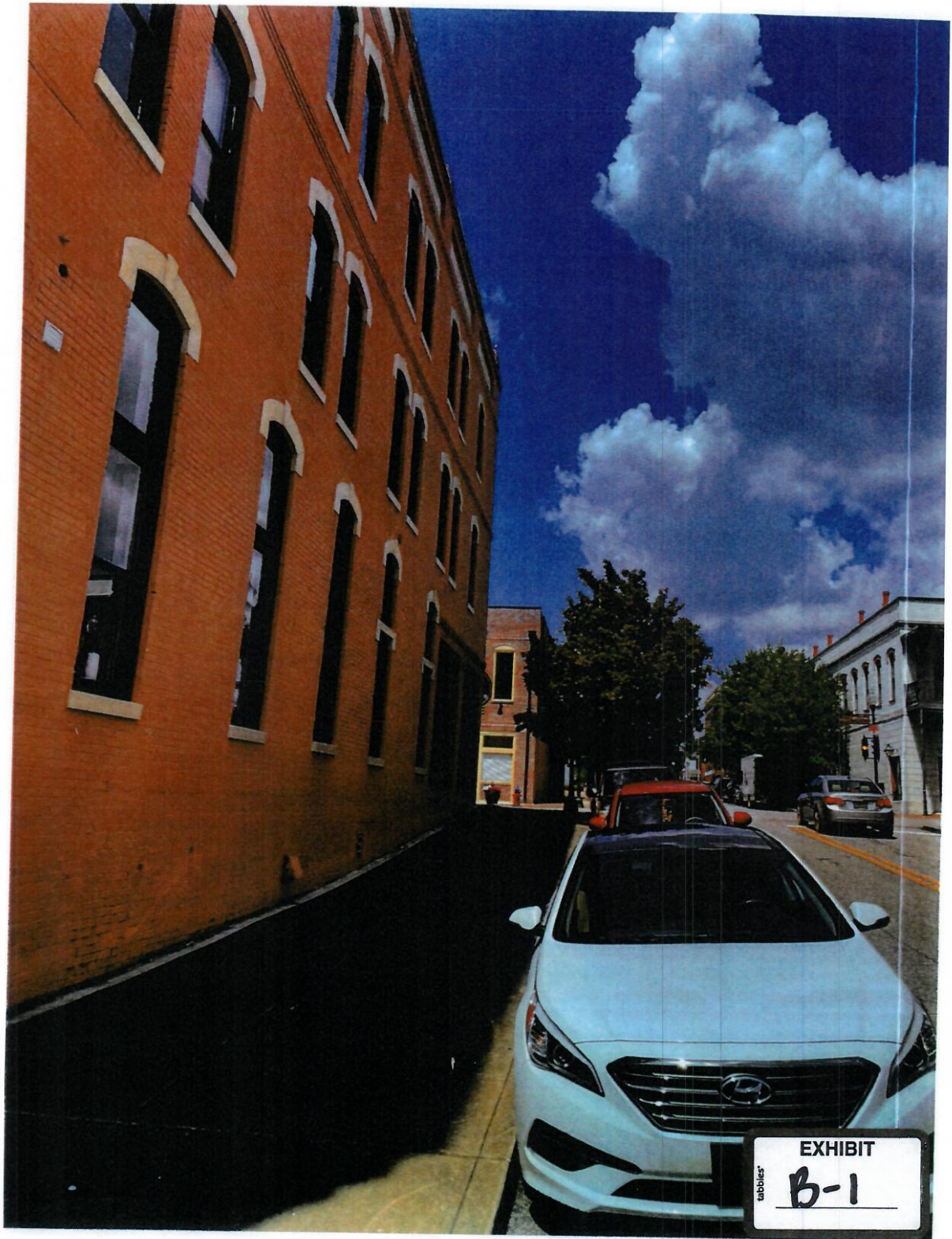


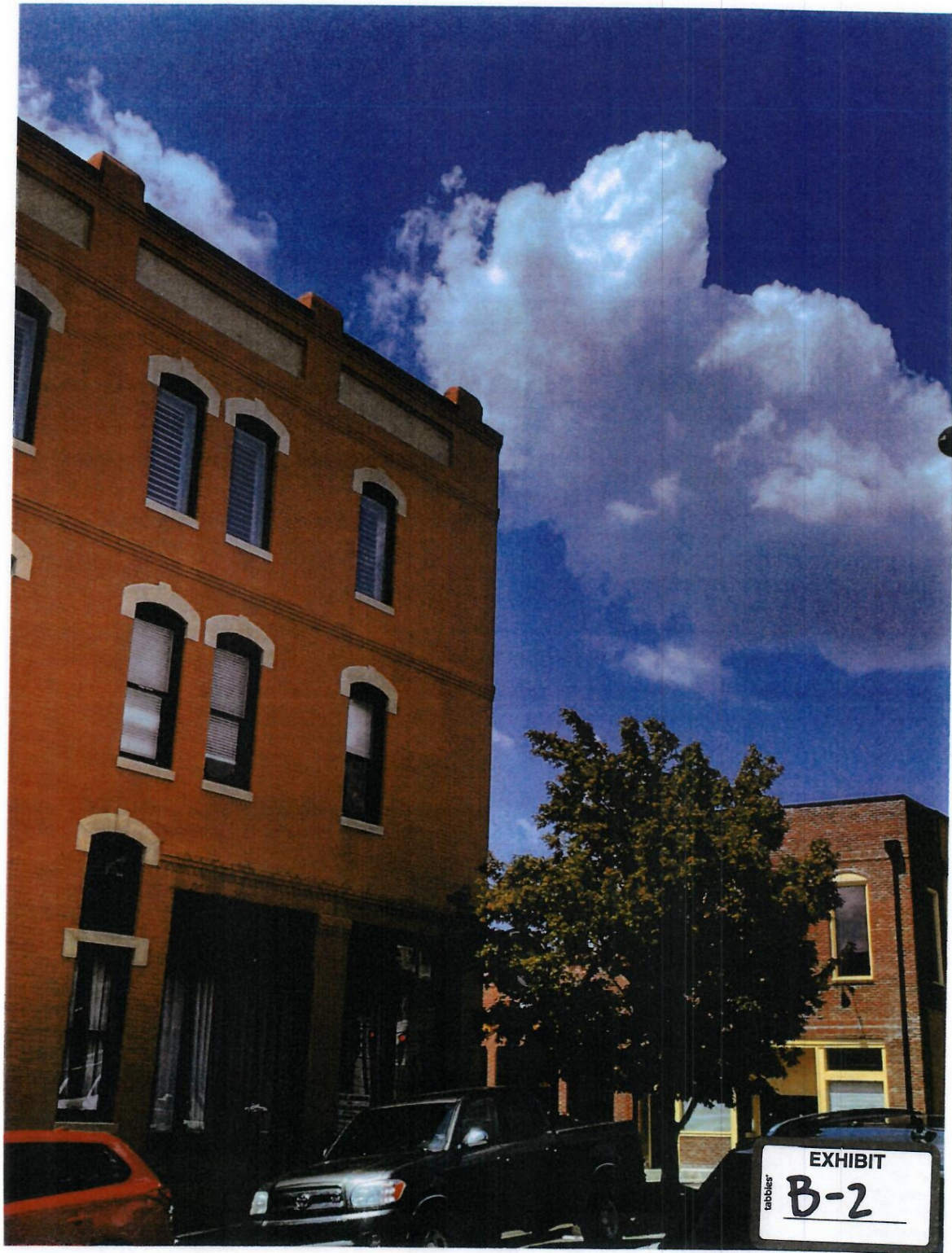
DORRIS SIGNS
409 Ermine St. Opelika, Alabama 36801

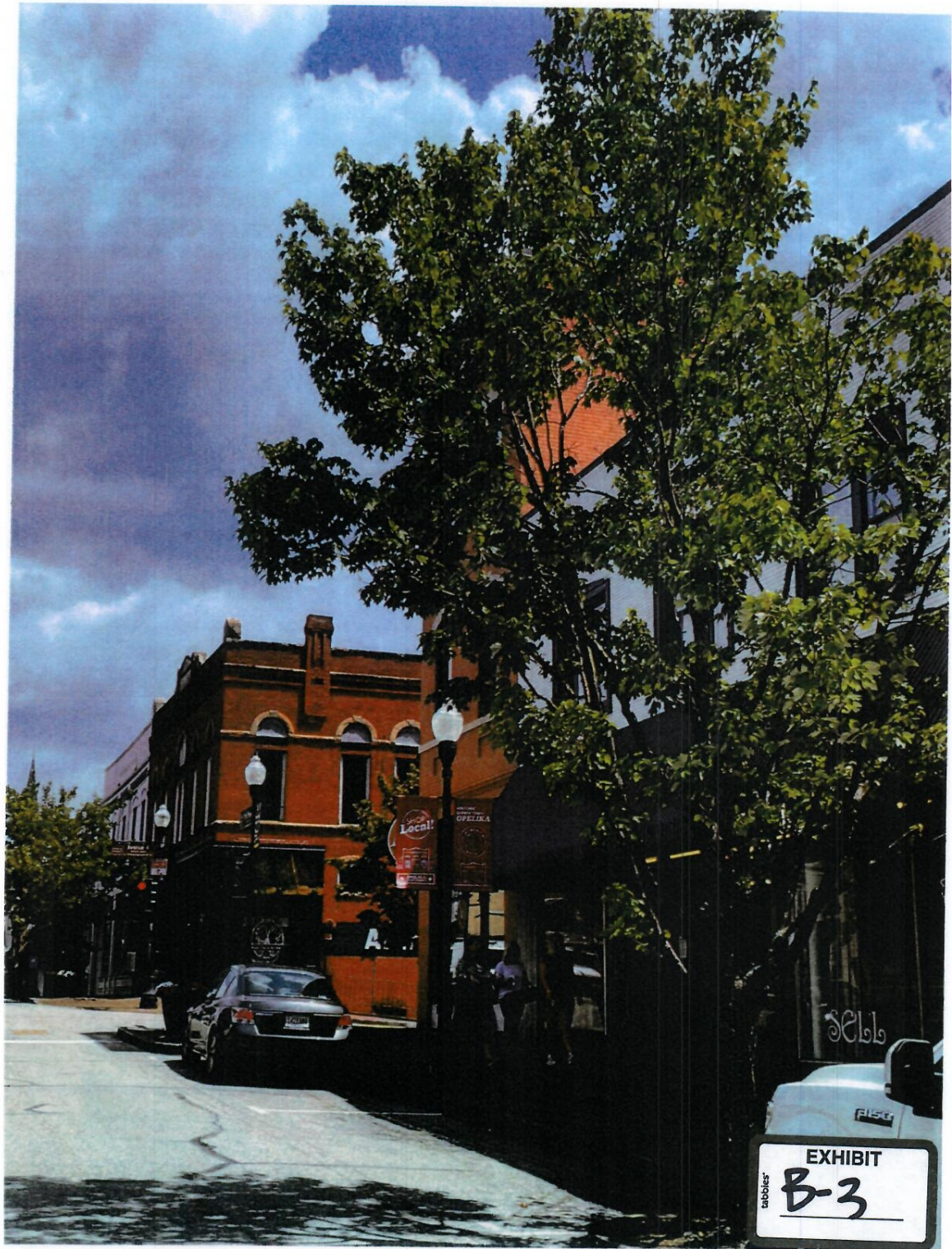
Ricky Dorris
334-524-0924

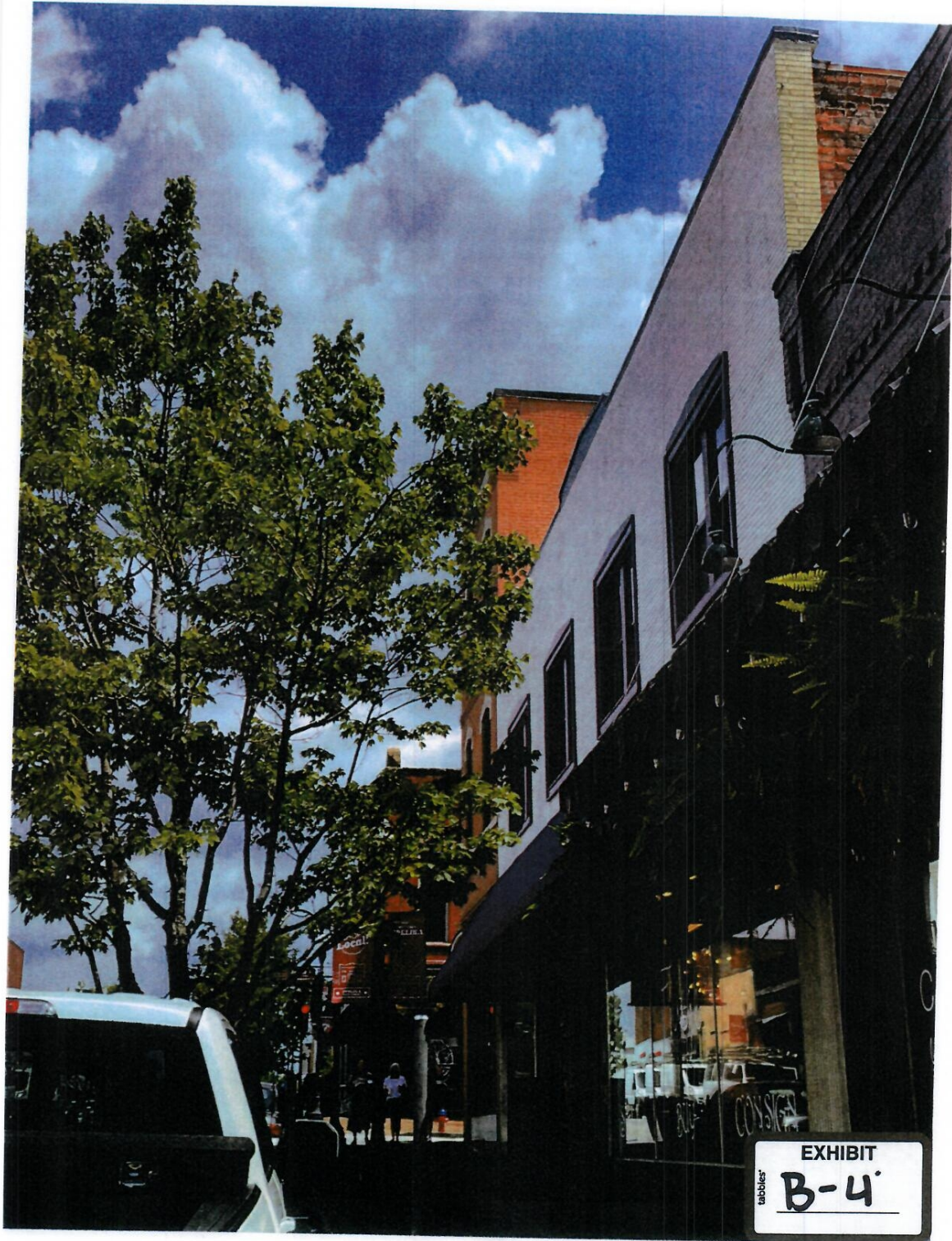


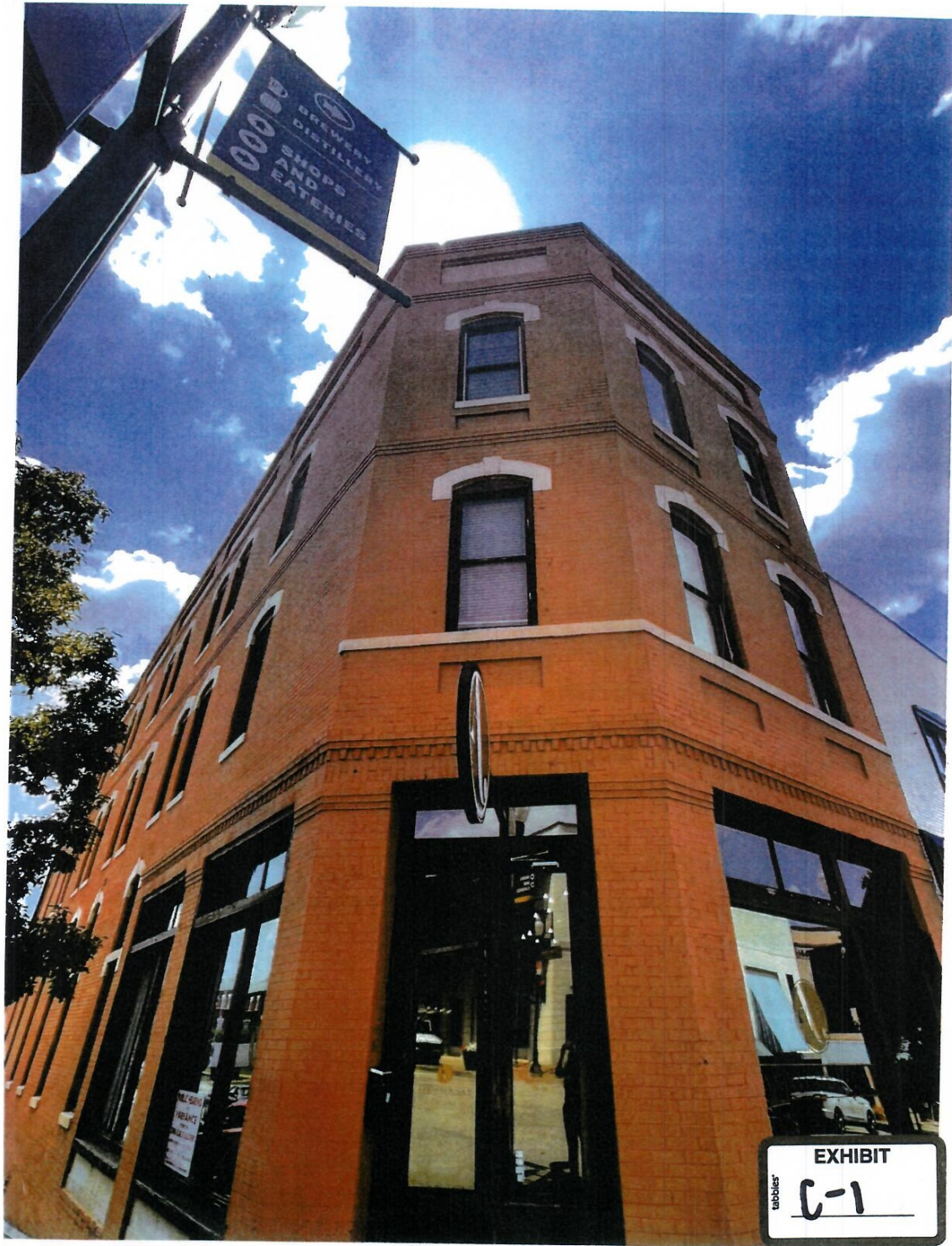


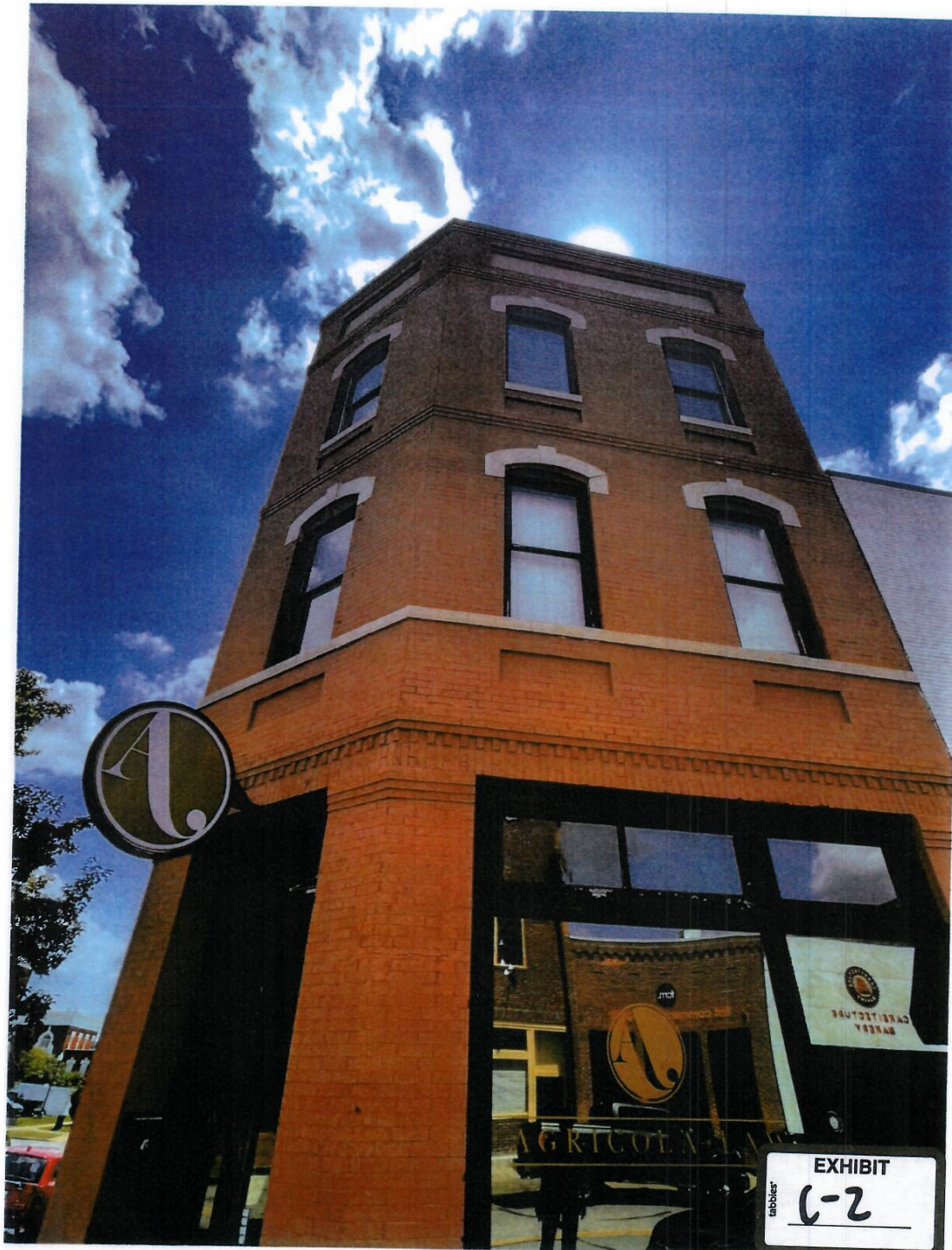


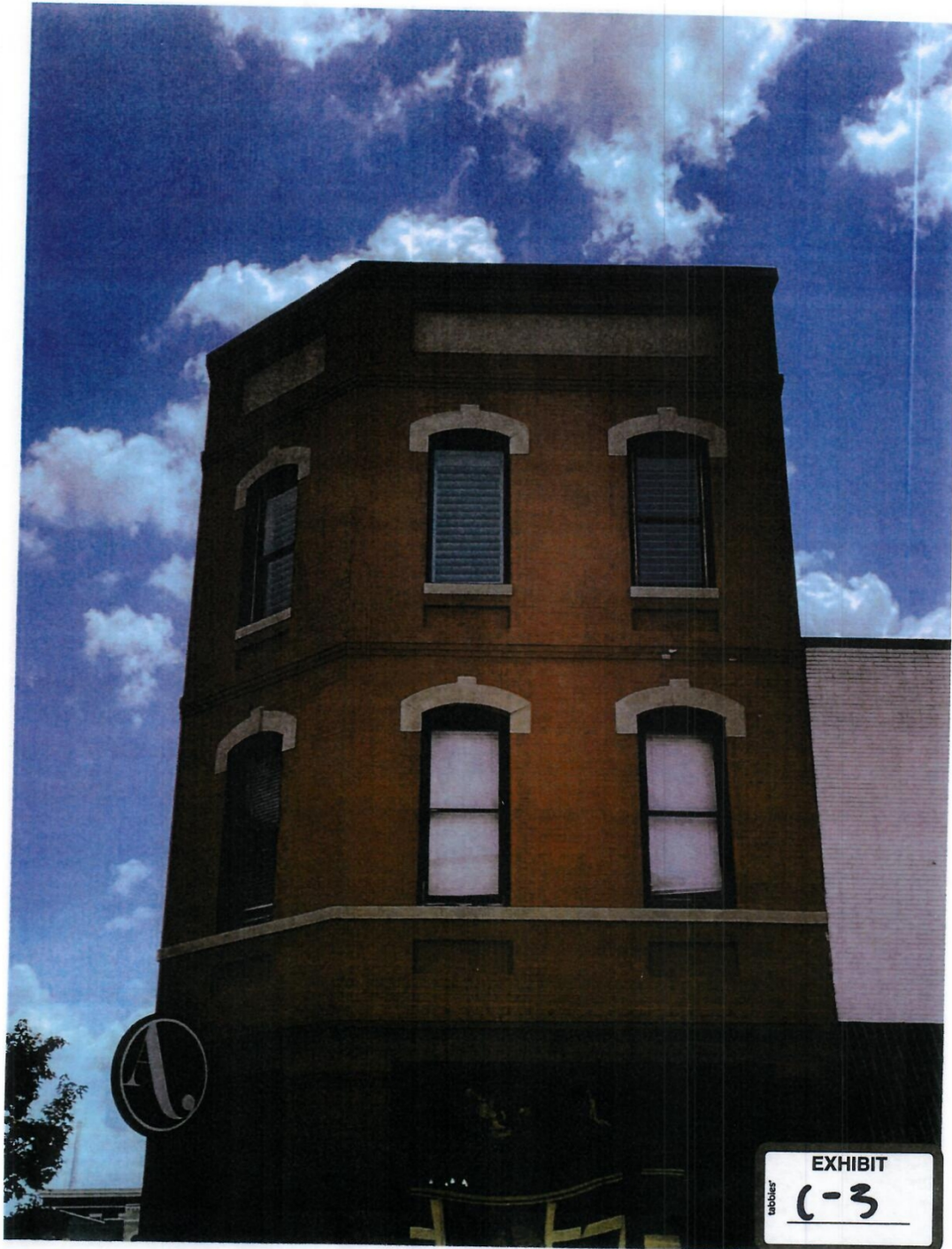












CITY OF OPELIKA - BZA
STAFF REPORT
July 12, 2022

Applicant: RaceTrac Petroleum, Inc.
Brett Boykin, representative

Property: 1107 Columbus Parkway

Existing Zone: C-3, GC-P

Variance Request: Requesting a 40-foot sign height variance from the maximum 20 foot sign height requirement for a freestanding sign; proposed sign height is 60 feet.

Proposal:

At the May 2021 meeting, the Planning Commission granted RaceTrac Petroleum conditional use approval for a convenience store, gas station and truck stop (15 truck parking spaces). The 6.2-acre RaceTrac property is located on Columbus Parkway about 900 feet east of Exit 62 on I-85. The applicant is requesting a 40-foot variance to allow for a 60-foot-tall sign to be placed on the site. The applicant notes that the variance is needed to attract customers and allow them to change lanes safely. They also note that they submitted an application in November 2022, but the application was “terminated because a permit was not issued within 30 days.”

On November 9th, 2022, the ZBA heard a request for a 100 ft tall interstate sign for the site. This variance request was denied by the ZBA. Planning staff had let RaceTrac know that the zoning ordinance would likely be changing on November 18th, 2022, and if they wanted a 60 foot tall sign as was allowed at that time they would need to submit an application prior to that date. On November 11, 2022, a sign contractor for RaceTrac submitted an application to the City of Opelika for approval. (Applicable sign drawings attached) This application included a full sign package for the site including two freestanding signs, one 60 feet in height, and wall signage. The submission did not include required information regarding lighting and included signage for the canopy that was too large under the ordinance in place at that time, but that is now allowable. Under section 9.10(10)(a)(iii) of the City’s former Sign Regulations: “In the event that no decision is rendered within thirty (30) calendar days following submission, not counting the day of receipt the application shall be deemed denied and the denial shall be a final decision of the City if the applicant chooses not to seek reconsideration at that time.” As approval of the application was not granted within the 30-day time period, the request was denied by operation of this provision. As the ordinance changed prior to the end of the 30-day period, any signage would have needed to meet the new regulations.

At the previous ZBA meeting, there are much taller signs on Columbus Parkway. Many of the signs in this area are between 30-40 feet. The McDonald’s sign and Economy Inn sign are taller at 95 feet and 60 feet, respectively. These signs are non-conforming. This means that the signage can remain so long as it is not modified, removed, or destroyed. The signs can be maintained. Signs can also have changes to the copy provided they do not change the sign’s height, size, location, or

structure. If the nonconforming signs are destroyed or new signage is necessary, that signage would be held to the same ordinance and standards of this site.

Staff also has some concerns that the 60-foot-tall sign will accomplish the applicant's stated goal of increased visibility. At the November 9th ZBA meeting, when they were seeking a 100-foot-tall sign, the applicant's representatives argued that the then allowed 60-foot-tall interstate sign would not provide the needed visibility for Interstate traffic. The applicant's representative further stated at that meeting that the 20-foot-tall sign would be sufficient for visibility on Columbus Parkway.

Since the previous ZBA meeting, the applicant has begun construction on this site. The applicant submitted a revised application that did not include the 60-foot-tall signage, but did include other lower free-standing signage, wall signage, and canopy signage. The canopy signage that was too large under the previous sign regulations is now compliant due to the adoption of the new ordinance on November 18, 2022, which increased that standard. This signage was approved by the Planning Department.

Recommendation

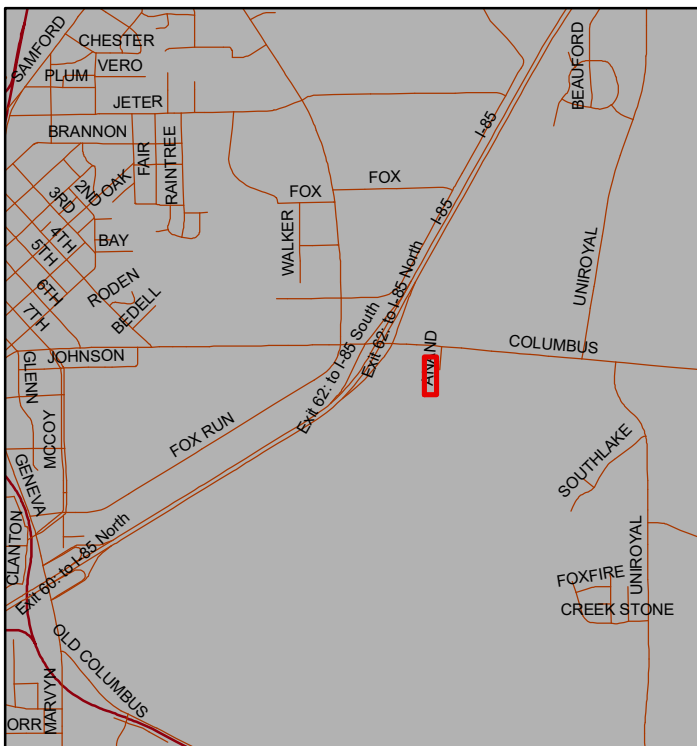
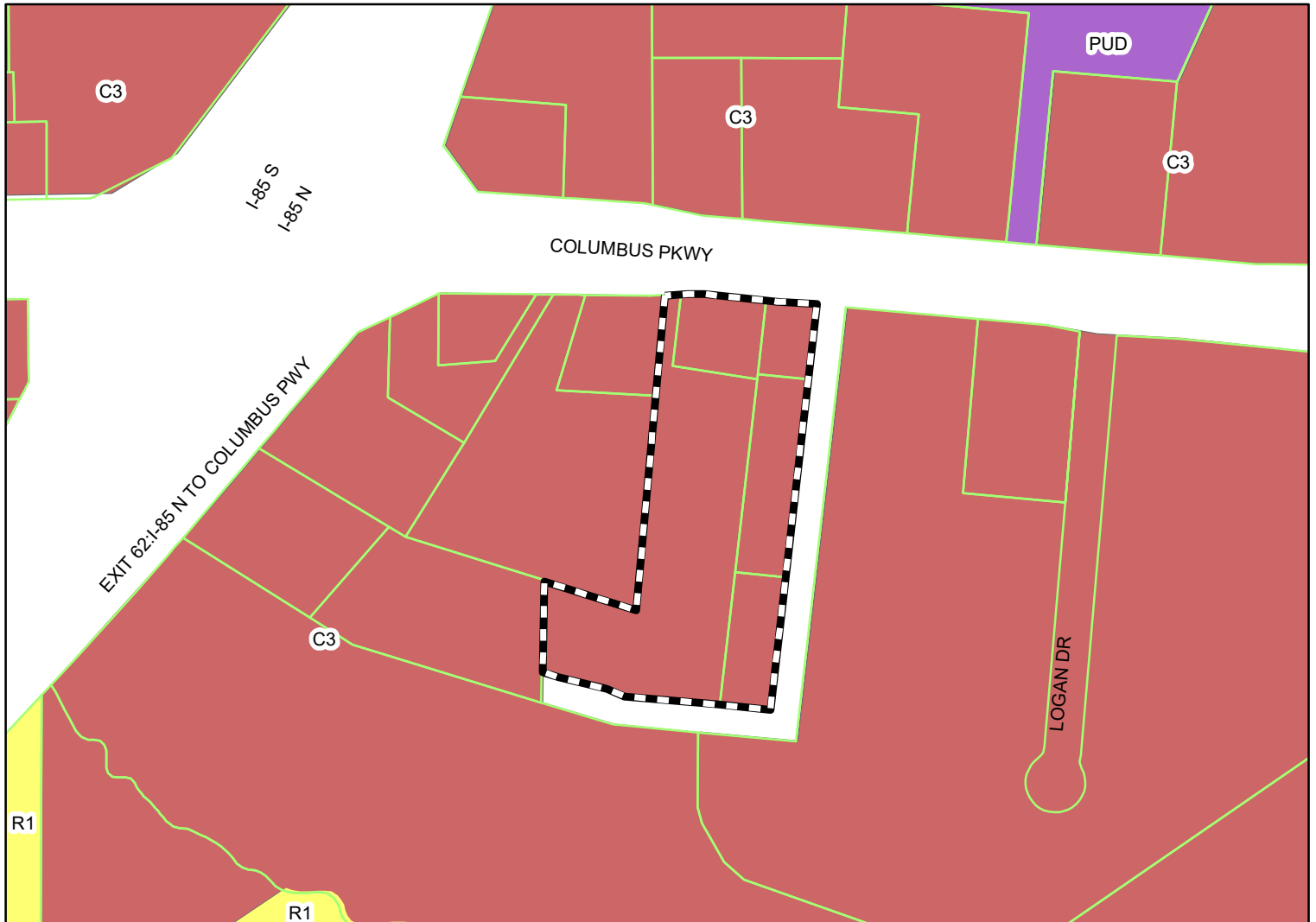
Staff understands the applicant's request for greater visibility considering the surrounding signage and their use. However, as redevelopment occurs, or the existing signs deteriorate; new signs will be required to meet the same ordinance.

Staff recommends denial of the variance request. There are no hardships unique to the applicant's property that is not shared by adjacent or nearby properties.

RACETRAC SIGN VARIANCE REQUEST

1107 COLUMBUS PARKWAY

SIGN HEIGHT VARIANCE



RaceTrac is requesting a 40 foot variance from the 20 foot maximum sign height requirement. The proposed sign is 60 feet high.



Subject Property

The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not to be used without verification by an independent professional qualified to verify such information.



**APPLICATION FOR
VARIANCE (Section 4.2A)
PLANNING DEPARTMENT**
700 Fox Trial, Opelika, AL 36801
(334) 705-5156 Fax (334) 705-5159

DATE:	Zoning Board of Adjustment Meeting Date:
Case Number:	Meeting Deadline:

PART I. OWNER / APPLICANT INFORMATION

RaceTrac Petroleum, Inc. c/o EVANS & EVANS LAWYERS
Owner Name Address Phone
c/o EVANS & EVANS, 2001 PARK PL. N., STE. 540, BIRMINGHAM, AL (205) 545-8085
Agent Name (if applicable) Address Phone

PART II. PARCEL INFORMATION

Street Address: 1107 Columbus Parkway
Current Zoning: C-3
Current Land Use: _____
Type of Variance Sought: X Sign _____ Parking _____ Setback _____ Other _____

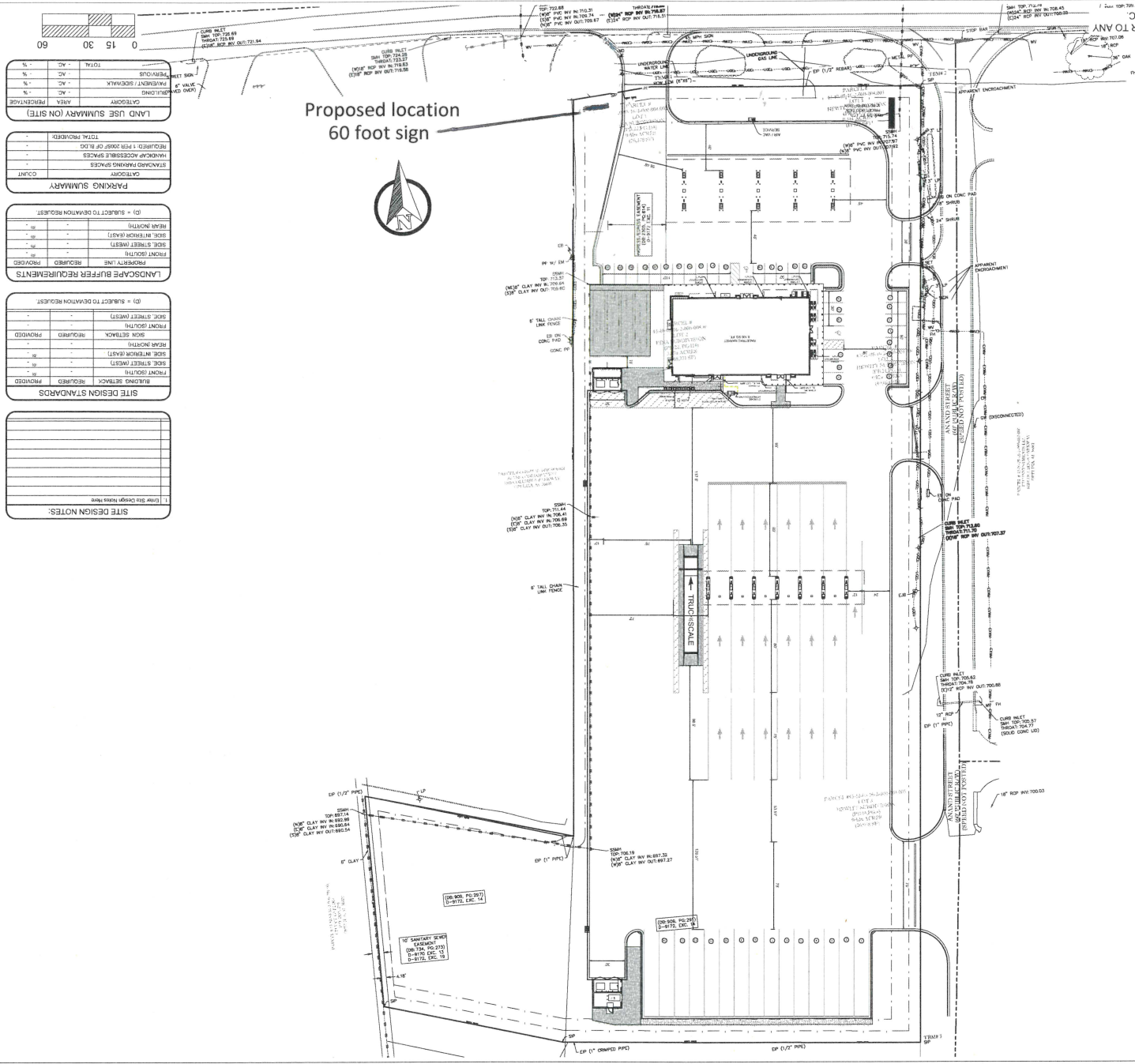
PART III. Provide a Brief Description and Reason for the Variance (attach a zoning map or site plan) The zoning ordinance requires that freestanding signs not exceed 20 ft. in height. Compliance with the height requirement will not provide adequate visibility of RaceTrac's sign. The applicant is seeking a variance to allow a sign that is 60 ft. in height.

Setback	Required	Proposed	Amount of Variance
Front			
Side			
Side			
Rear			

PART IV.

1) Are there extraordinary and/or exceptional conditions to the particular property, which make a variance necessary? Yes. The nature of the applicant's business requires sign visibility to attract customers and to allow drivers to have enough time to safely change lanes and turn in to site.

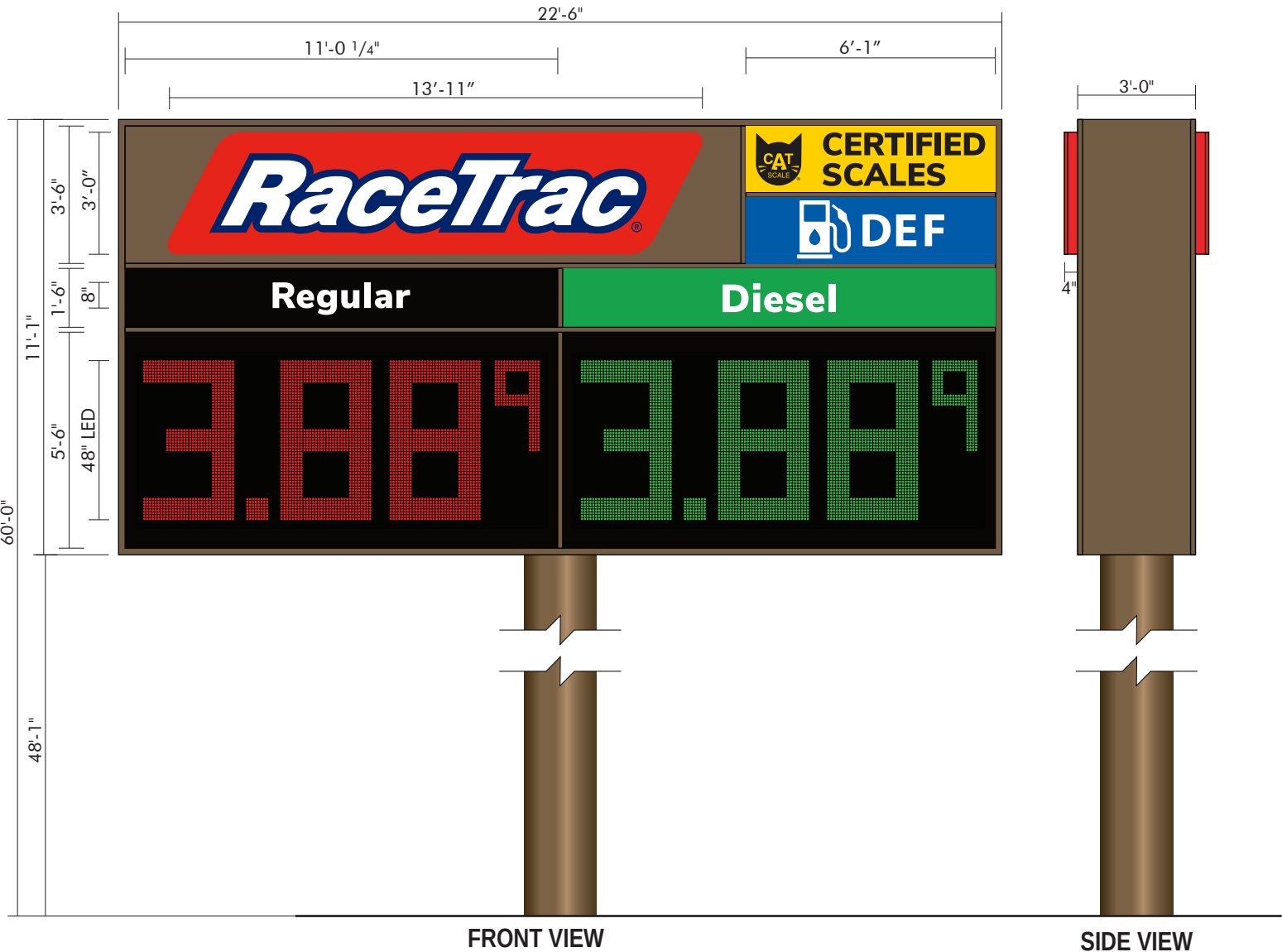
CONTACT RACETRAC PETROLEUM, INC. PROJECT MANAGER PRIOR TO ANY REVISIONS TO THE PLAN SUPPLIED BY RACETRAC PETROLEUM, INC.



LAND USE SUMMARY (ON SITE)	
TOTAL	AC
PAVEMENT SIDEWALK	AC
LANDSCAPE	AC
CATEGORY	AREA
PARKING SUMMARY	
TOTAL PROVIDED	
REQUIRED 1 PER 100 SF OF BLDG	
STANDARD PARKING SPACES	
LANDSCAPE BUFFER REQUIREMENTS	
(D) - SUBJECT TO DEVIATION REQUEST	
FRONT (EAST)	REQUIRED
FRONT (WEST)	REQUIRED
FRONT (SOUTH)	REQUIRED
FRONT (NORTH)	REQUIRED
SITE DESIGN STANDARDS	
(D) - SUBJECT TO DEVIATION REQUEST	
FRONT (EAST)	REQUIRED
FRONT (WEST)	REQUIRED
FRONT (SOUTH)	REQUIRED
FRONT (NORTH)	REQUIRED
SITE DESIGN NOTES:	
1. FROM SITE DESIGN NOTES HAVE	

SHEET NO.	VERSION
DRAWING NAME	DATE
SCALE	1" = 30'
DATE	NOV 10 2010
DRAWN BY	RT MARKET #1513 OPELIKA, AL
COLUMBUS PARKWAY @ AVAND ST	OPELIKA, AL
LEE COUNTY	
	
THESE PLANS ARE THE PROPERTY OF RACETRAC PETROLEUM, INC. ANY REUSE OR REPRODUCTION OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM RACETRAC PETROLEUM, INC. IS PROHIBITED.	
NO.	DATE

*All sign components to be UL listed. All wiring to conform to UL specifications. Installations to be per NEC requirements. All signs to bear UL labels.
STAMPED, SEALED ENGINEERING REQUIRED
FOUNDATION INFORMATION PROVIDED BY RACETRAC. MANUFACTURER RESPONSIBLE FOR HAVING A LICENSED ENGINEER VALIDATE FOUNDATION DESIGN PRIOR TO INSTALL
DOUBLE FACED
QUANTITY 1
ALL FUEL GRADE PANELS TO BE ACCESSIBLE FROM TOP OF SIGN



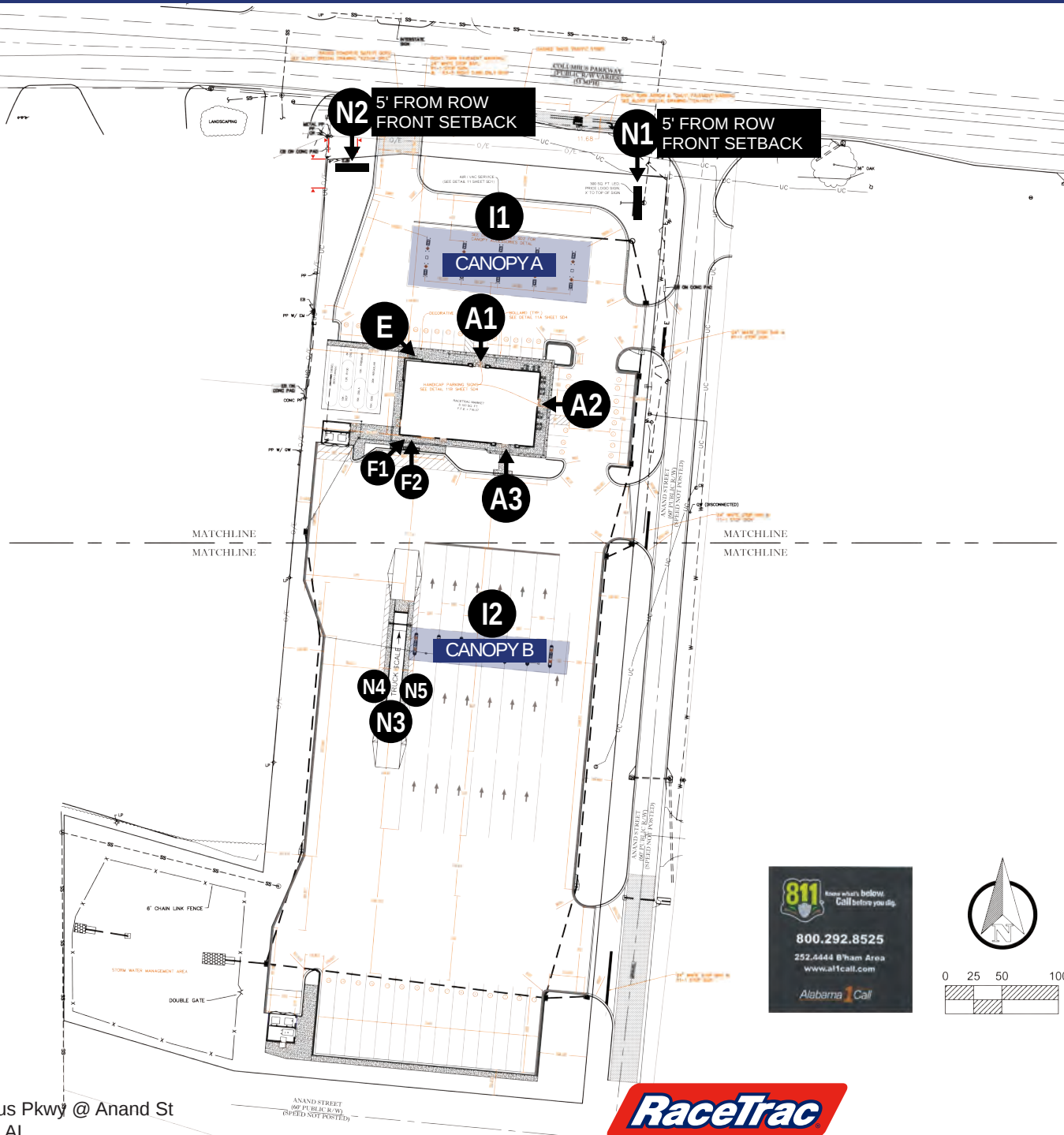
Sloan Sign Box 3
LED Interior Illumination

**Specifications:
Sign Faces:**

- Logo panel: Aluminum panel painted Bronze C3 with parallelogram mounted to the surface. Parallelogram to be channel letter-type construction with .177" thick Polycarbonate face panels with 2nd surface applied translucent vinyl graphics. Parallelogram copy to be digital print provided by Miratec. Systems with red background and with blue area of logo graphic also printed. Cabinet and trim cap to be painted Red C1.
- Regular Unleaded Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6; "Regular" to be show-through white.
- Diesel Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied translucent vinyl Green C7; "Diesel" to be show-through white.
- Unleaded 88 Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6; "Unleaded 88" to be show-through white.

Interior Illumination: Sloan Sign Box 3 LED Interior Illumination powered by low voltage power supplies. This is behind fuel grade panels only.
Sign Frame: 2" x 2" x .25" steel tube with .063" aluminum cladding painted Bronze C3. Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainer to be painted Bronze C3.
Sign Support: Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame. External steel sign support to meet building and local sign codes. Size of steel and footing as required per site requirements.

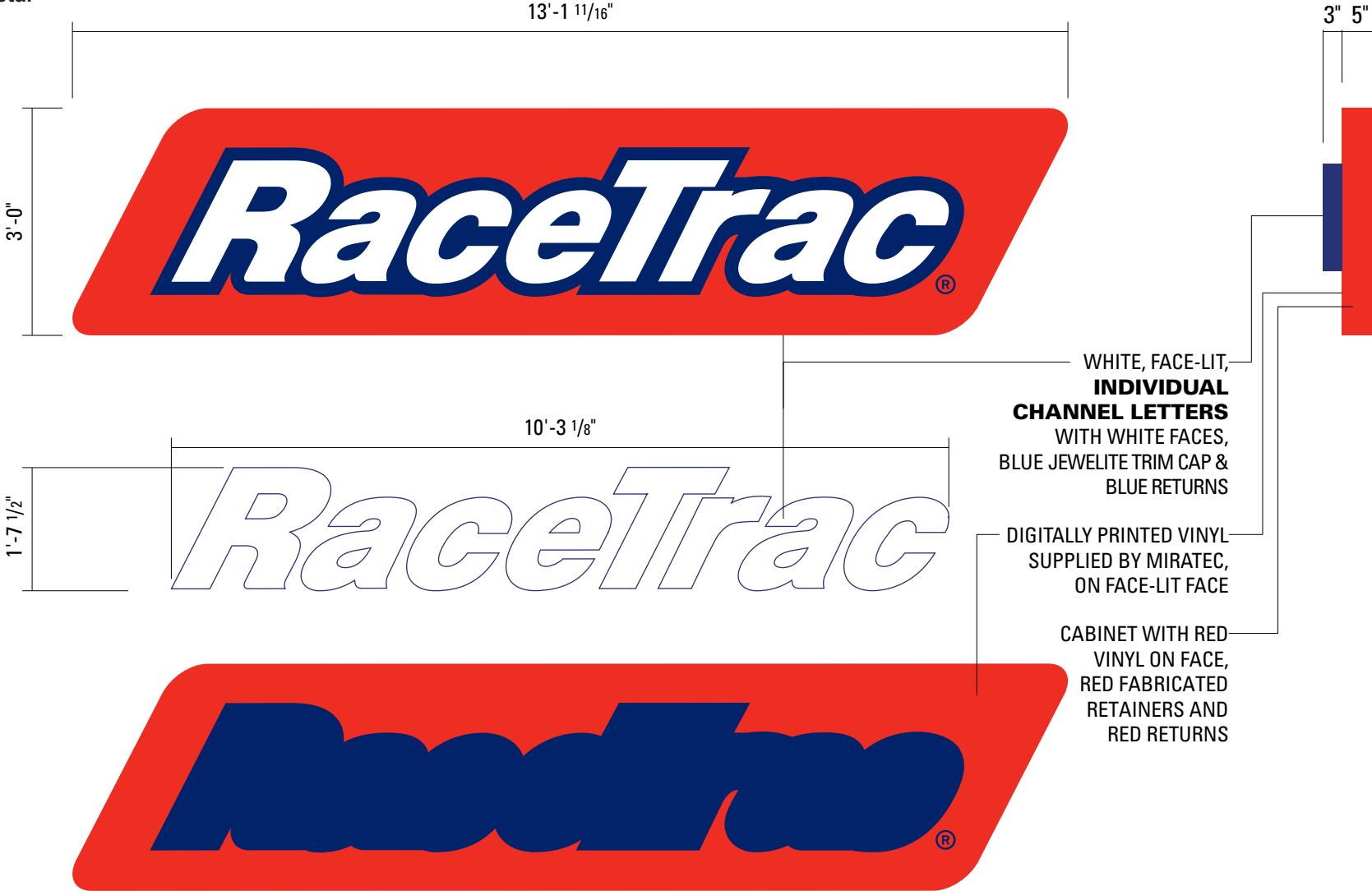




Sign Legend	
A1	Main Identification Sign
A2	Secondary Identification Sign
A3	Secondary Identification Sign
E	Illuminated Cabinet
F1	Promotional Sign
F2	Promotional Sign
I1	Canopy Cloud Sign
I2	Canopy Cloud Sign
N1	Price Sign
N2	Interstate Price Sign
N3	CAT Scales
N4	Warning Sign
N5	Warning Sign

40 SqFt Main Identification Sign - A1, A2, A3

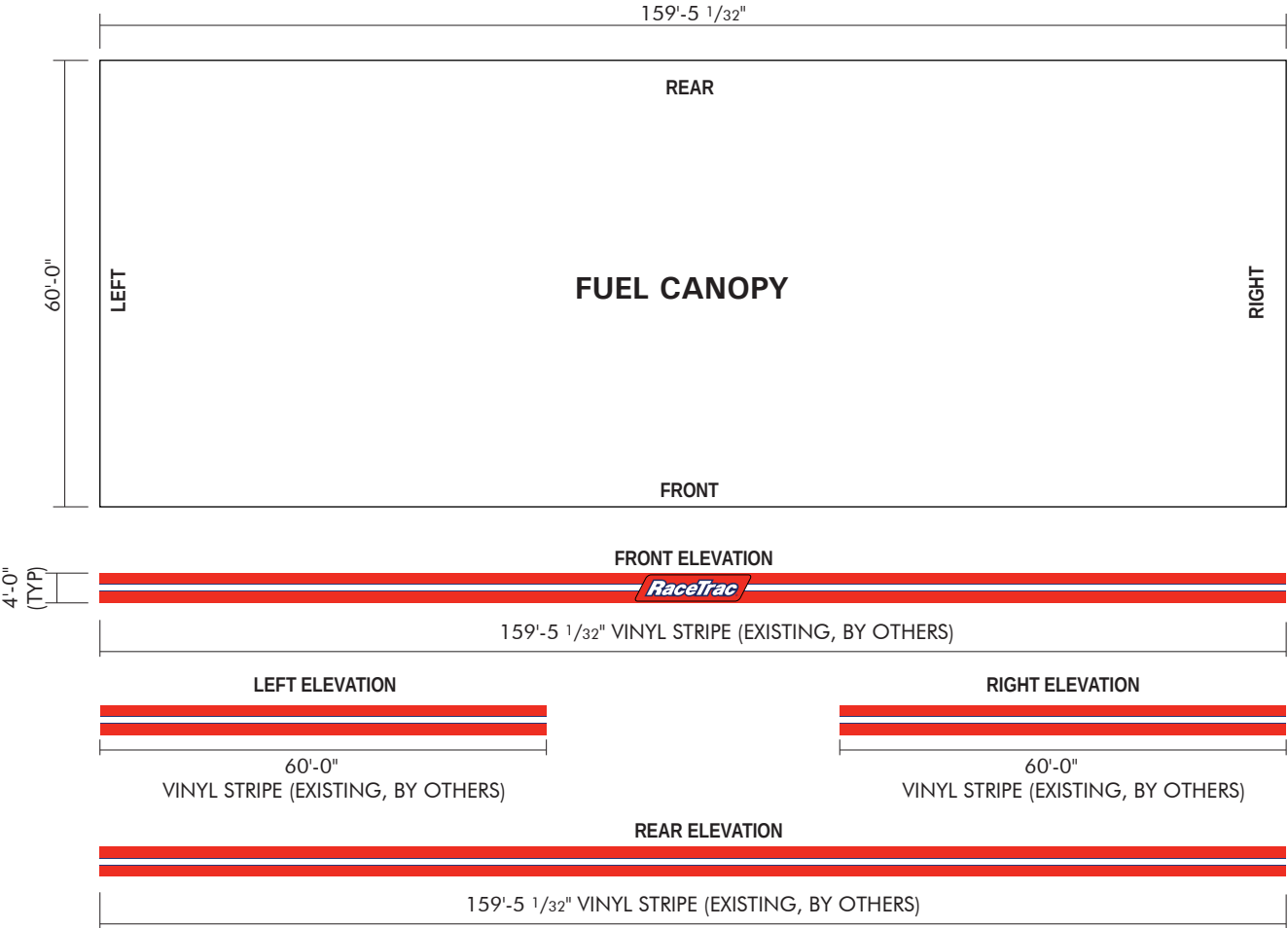
SINGLE FACED
QUANTITY 3
40 SqFt Each
120 SqFt Total



CANOPY FRONT	ITEM	SQ. FT.	LIN. FT.
	CLOUD SIGN	55	15.4
TOTAL FRONT		55	15.4

ENTIRE CANOPY		SQ. FT.	LIN. FT.
		55	15.4

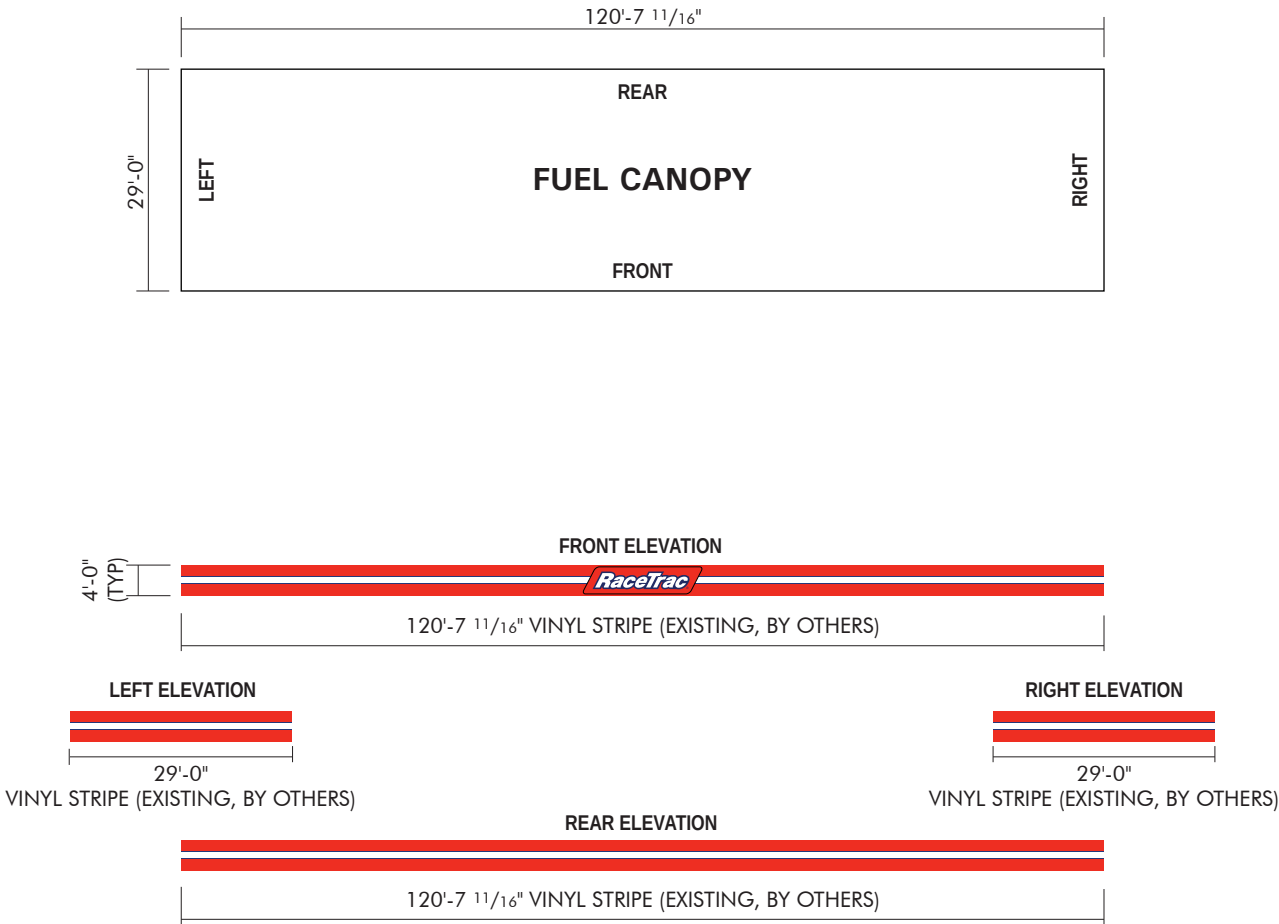
ACM COLORS:
Program Red
Larson Program Red



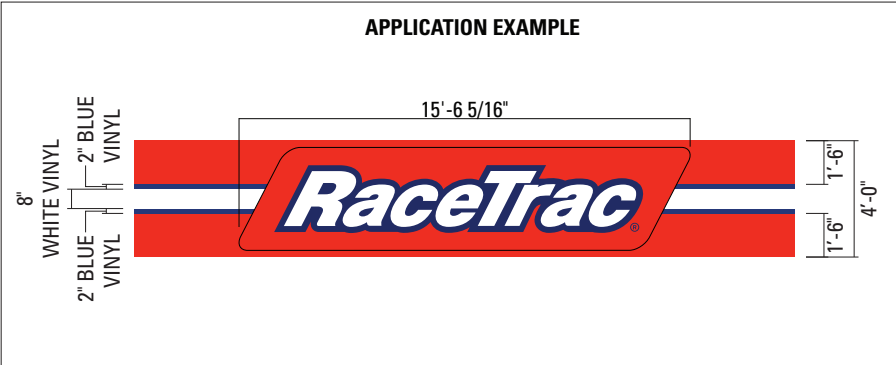
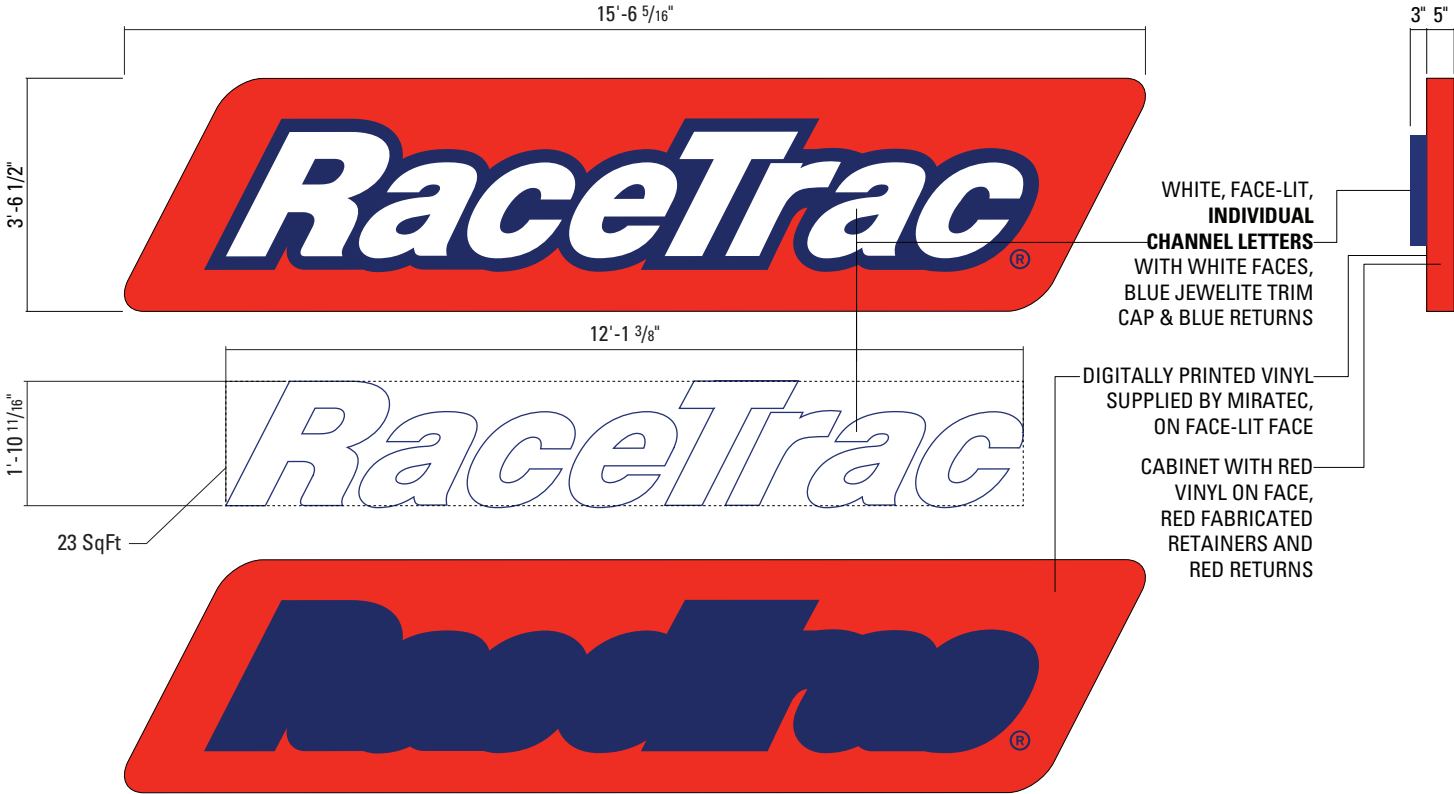
CANOPY FRONT	ITEM	SQ. FT.	LIN. FT.
	CLOUD SIGN	55	15.4
TOTAL FRONT		55	15.4

ENTIRE CANOPY		SQ. FT.	LIN. FT.
		55	15.4

ACM COLORS:
Program Red
Larson Program Red



SINGLE FACED
QUANTITY 2
55 SqFt Each
110 SqFt Total



100 SqFt Price Sign- 28" LED- N1

*All sign components to be UL listed. All wiring to conform to UL specifications. Installations to be per NEC requirements. All signs to bear UL labels.

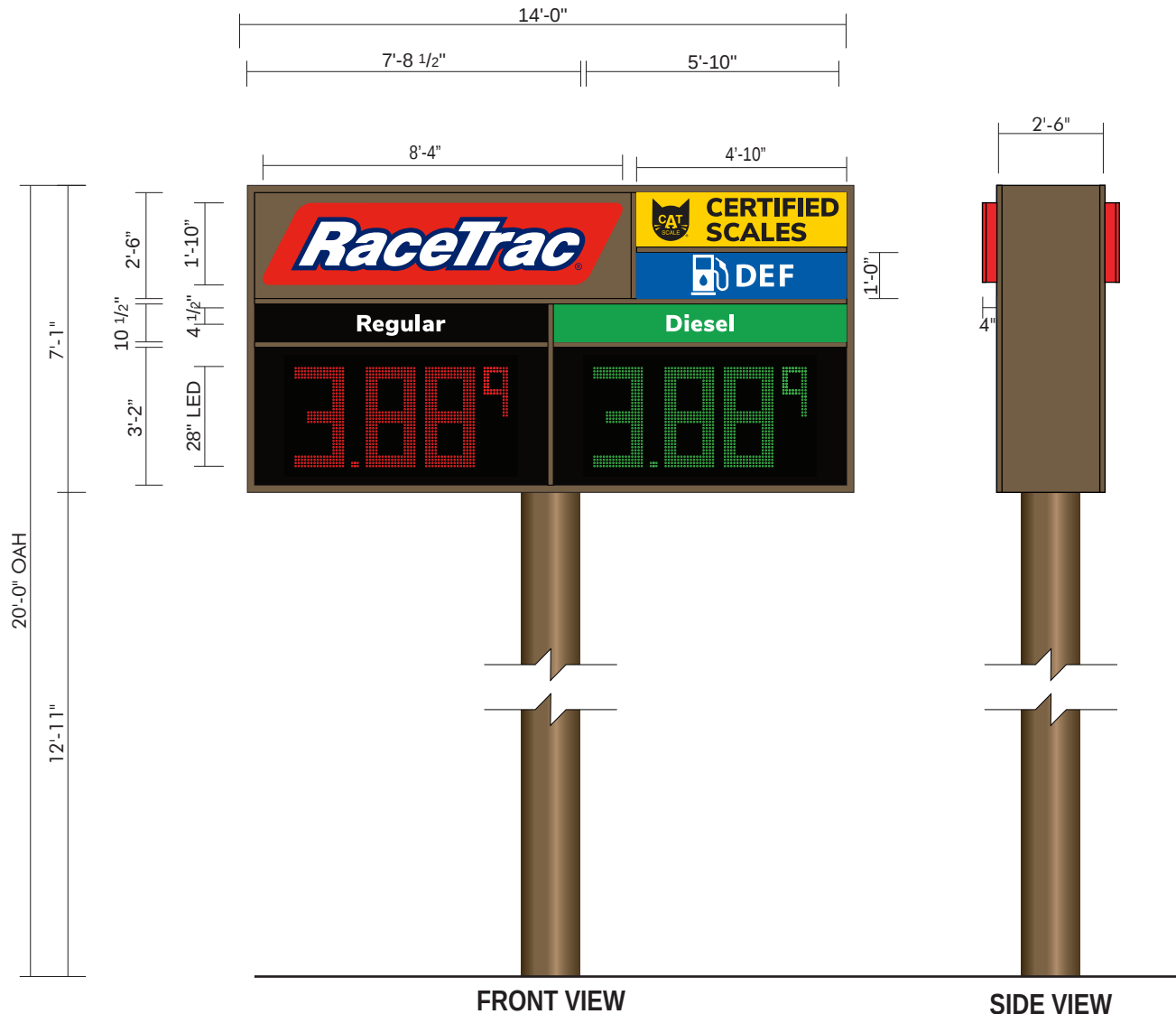
STAMPED, SEALED ENGINEERING REQUIRED

FOUNDATION INFORMATION PROVIDED BY RACETRAC. MANUFACTURER RESPONSIBLE FOR HAVING A LICENSED ENGINEER VALIDATE FOUNDATION DESIGN PRIOR TO INSTALL

DOUBLE FACED

QUANTITY 1

ALL FUEL GRADE PANELS TO BE ACCESSIBLE FROM TOP OF SIGN



**Sloan Sign Box 3
LED Interior Illumination**

Specifications: Sign Faces:

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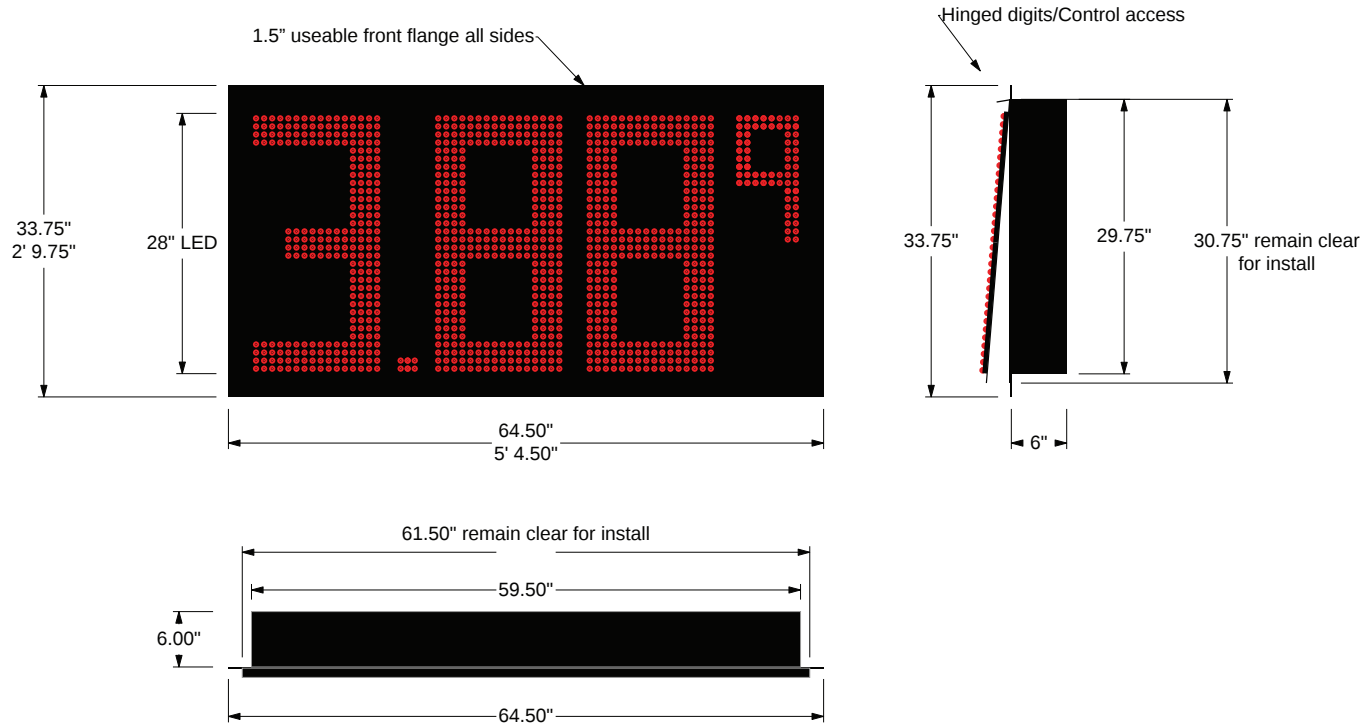
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Sign Frame: 2" x 2" x .25" steel tube with .063" aluminum cladding painted Bronze C3. Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainer to be painted Bronze C3.

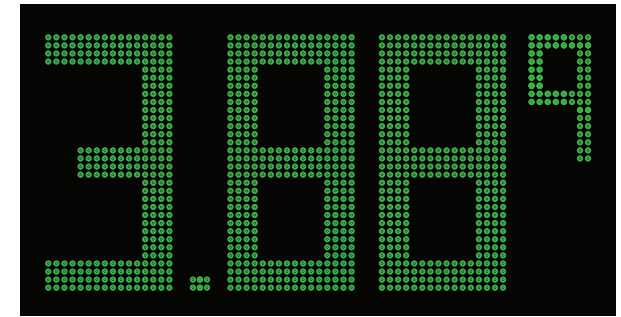
Sign Support: Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame. External steel sign support to meet building and local sign codes. Size of steel and footing as required per site requirements.

100 SqFt Price Sign- 28" LED- N1

 316 S. 6th Street St. Joseph, MO 64501 800. 821. 9013	Client	Install Location	Sales	Date: Oct 2020	Job #:
	RaceTrac	TBA		Revisions:	Date:
Client Approval:			Date:		



* All units same build specs



Cabinet Specs		Label Specs	Other
Digit Size & Style:	28" LED		* Minimum digit spacing
Digit Color:	Red/Green		* 15.1 sq ft per unit
Overall Cabinet Size:	2'9.75"h x 5'4.5"w x 6"d		* 6.53 total AC amps including both cabinets and sides
Cabinet Color:	Black		* Cabinet(s) will have lifting/install eyebolt(s)
Single or Double Face:	Double		* Electrical to be knocked out and ran at installer's preference
Build type:	Drop-in		

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Sunshine Electronic Display Corporation or its authorized agent. All installation details are suggested only. All signs must be installed in accordance with NATIONAL, STATE, ELECTRICAL AND BUILDING CODES. Sunshine Electronic Display Corporation has no responsibility for wind loads, installations or electrical circuits. These are the sole responsibility of the Buyer/user.

* Actual LED size and configuration may vary



*All sign components to be UL listed. All wiring to conform to UL specifications. Installations to be per NEC requirements. All signs to bear UL labels.

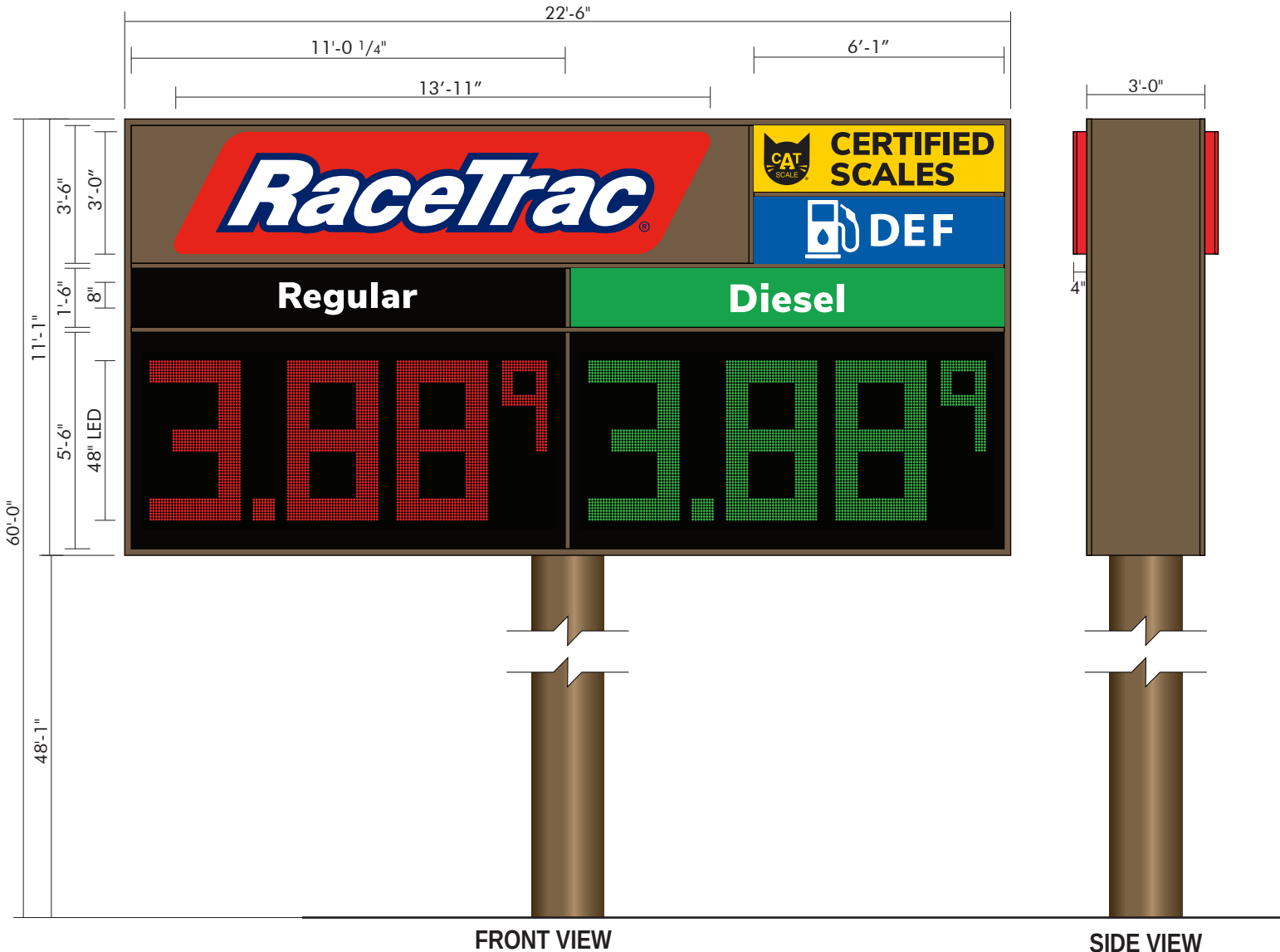
STAMPED, SEALED ENGINEERING REQUIRED

FOUNDATION INFORMATION PROVIDED BY RACETRAC. MANUFACTURER RESPONSIBLE FOR HAVING A LICENSED ENGINEER VALIDATE FOUNDATION DESIGN PRIOR TO INSTALL

DOUBLE FACED

QUANTITY 1

ALL FUEL GRADE PANELS TO BE ACCESSIBLE FROM TOP OF SIGN



**Sloan Sign Box 3
LED Interior Illumination**

Specifications: Sign Faces:

- Logo panel: Aluminum panel painted Bronze C3 with parallelogram mounted to the surface. Parallelogram to be channel letter-type construction with .177" thick Polycarbonate face panels with 2nd surface applied translucent vinyl graphics. Parallelogram copy to be digital print provided by Miratec. Systems with red background and with blue area of logo graphic also printed. Cabinet and trim cap to be painted Red C1.
- Regular Unleaded Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6; "Regular" to be show-through white.
- Diesel Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied translucent vinyl Green C7; "Diesel" to be show-through white.
- Unleaded 88 Product Panel: Solar Grade Polycarbonate; Background to be 1st surface applied opaque vinyl Black C6; "Unleaded 88" to be show-through white.

Interior Illumination: Sloan Sign Box 3 LED Interior Illumination powered by low voltage power supplies. This is behind fuel grade panels only.

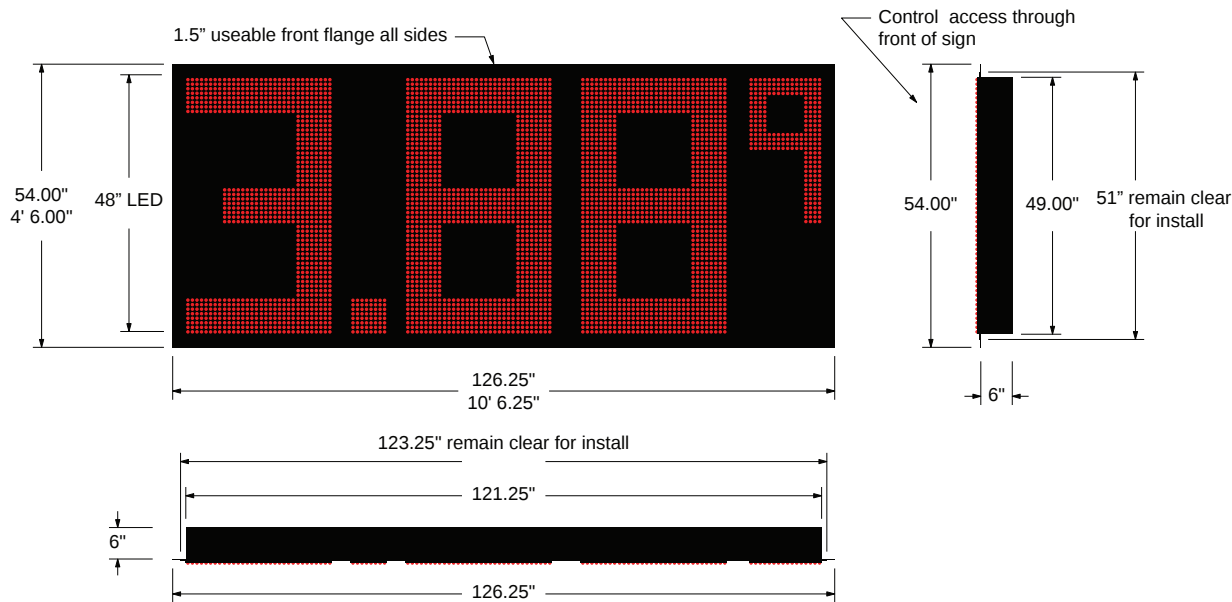
Sign Frame: 2" x 2" x .25" steel tube with .063" aluminum cladding painted Bronze C3. Extruded aluminum 1-1/2" wide Divider Bars installed to retain sign panels. Face dividers and retainer to be painted Bronze C3.

Sign Support: Internal steel pipe support to be welded to steel saddle bracket at top and bottom of sign frame. External steel sign support to meet building and local sign codes. Size of steel and footing as required per site requirements.

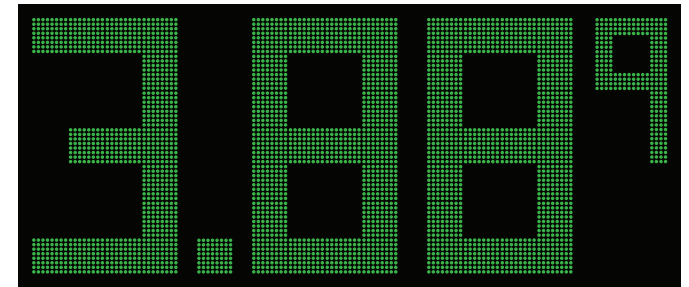
250 SqFt Price Sign- 48" LED- N2 - INTERSTATE

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 316 S. 6th Street St. Joseph, MO 64501 800.821.9013	Client		Install Location		Sales		Date: Oct 2020	Job #:
	RaceTrac		TBA				Revisions:	Date:
		Client Approval:				Date:		



* All units same build specs



Cabinet Specs		Label Specs	Other
Digit Size & Style:	48" LED		* Minimum digit spacing
Digit Color:	Red/Green		* 47.3 sq ft per unit
Overall Cabinet Size:	4'6"h x 10'6.25"w x 6"d		* 21.58 total AC amps including both cabinets and sides
Cabinet Color:	Black		* Cabinet(s) will have lifting/install eyebolt(s)
Single or Double Face:	Double		* Electrical to be knocked out and ran at installer's preference
Build type:	Drop-in		

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* Actual LED size and configuration may vary



UL LISTED
UL File Number: E340294
CCN: UXYT



ETL LISTED
CONFORMS TO
UL STD 48
UL STD 1433
102482
CERTIFIED TO
CAN/CSA STD C22.2 NO. 207

Columbus Pkwy @ Anand St
Opelika, AL



GENERAL NOTE: ALL WORK SHALL BE IN COMPLIANCE WITH RECOGNIZED INDUSTRY STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. NO SUBSTITUTIONS ALLOWED.