COUNTY OF ALBEMARLE
Department of Community Development
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FINAL ARB ACTION MEMO/MINUTES

Date: August 17, 2020
Time: 1:00 PM
Meeting Room: Virtual Meeting

Members:
Frank Stoner: Present
Frank Hancock: Absent
Fred Missel: Present
Stan Binsted, Chair: Present
Dade Van Der Werf, Vice-Chair: Present

Staff:
Margaret Maliszewski
Khris Taggart
Carolyn Shaffer
Rebecca Ragsdale

CALL TO ORDER

Mr. Binsted called the meeting to order at 1:01 p.m. and established a quorum.

DISCLOSURES None.

PUBLIC COMMENT None.

CONSENT AGENDA None.

WORK SESSIONS None.

Regular Review Items

a. ARB-2020-75: Pantops Corner Bundle Sign

Location: On the south side of Rt. 20 across from Winding River Lane

Proposal: To install a freestanding, off-site bundle sign measuring 42.6 square feet in size and 11'11" tall at the entrance to the Pantops Corner development at the intersection of Rt. 20 and Pantops Corner Way for Wawa and future tenants. Bundle signs require a Special Use Permit.

Staff Contact: Margaret Maliszewski

Representative for Project: Ryan Perkins, Paul Sprouse, Jeb Bell

Discussion: After staff's presentation, the ARB asked staff about size requirements for bundle signs, and requirements related to flush-mounted signs and channel letters on pylons. Staff clarified that there are no specific requirements for those items. The applicant commented on the offset of the sign location and Wawa's channel letter standard. Robin Hoffman, a member of the public, voiced concerns about over-development and flooding in the general Pantops area. ARB members discussed the relative appropriateness of the depth of channel letters signs on walls and freestanding signs and noted the positive benefit of consolidating signs.

<u>Regarding the request for the Special Use Permit for the bundle sign:</u>

Motion: Mr. Missel moved to forward the recommendations outlined in the staff report to the Board of Zoning Appeals, amended as follows:

> Because the sign elements derived from the bundle sign provision do not impose negative visual impacts on the sign design, the ARB has no objection to the proposed bundle sign, with the modifications outlined in the staff report.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 4:0. (Frank Hancock absent)

<u>Regarding the sign design and the Certificate of Appropriateness:</u>

Motion: Mr. Stoner moved for approval of the Certificate of Appropriateness for ARB-2020-75: Pantops Corner Bundle Sign with the conditions listed in the staff report, amended as follows, and pending approval by the BZA:

1. Correct the illustration of the masonry on the sign base to reflect red brick to match the Wawa building.
2. Indicate on the drawing the specific colors of the Storage Sense letters. Show that the red matches the Wawa letters.
3. Provide on the drawings Pantone equivalents for the red and green gas price colors.
4. Consider flush mounted signs for all tenant panels. It is preferred that the depth of the channel letters should not exceed the depth of the moldings.
5. Revise the sign drawings to eliminate the note stating, "translucent sign panels regular, diesel illuminate from behind."
6. Revise the plan to show sign and landscape locations coordinated with street tree planting on Pantops Corner Way.
7. Consider the street trees, the sign, and the landscaping at the base of the sign as a coordinated whole for an appropriate, unified appearance. Revise the landscaping accordingly.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 4:0. (Frank Hancock absent)

b. ARB-2020-82: Valvoline Final Site Development Plan

Location: East of Rt. 29 North, west of Gander Drive, between Atlantic Union Bank and Goodwill

Proposal: To construct a 2,080-sf oil change facility with associated site improvements on approximately .52 acres.

Staff Contact: Khris Taggart

Representatives for Project: Garland Watkins, Kelly Schwieterman, Jaime Garrett, Bo Carrington, Nigel Tate

Discussion: After staff summarized the project and outstanding issues, the ARB asked staff about the 2' planting bed on the north side of the lease area, the locations where EIFS would be appropriate on the building, and the use of EIFS in the surrounding shopping center. Mr. Garrett offered to make changes to the building design including the addition of brick on the walls below the eaves, rowlock details, and herringbone patterned brick in the reveal on the north elevation and next to the window on the south elevation. The applicant clarified that EIFS would remain behind the sign in the tower; all else would be brick. Full brick would transition to thin brick. Ms. Schwieterman stated that they would coordinate with the landscape architect on an appropriate plant choice for the 2' planting bed. Mr. Watkins discussed the sign design, noting that Valvoline had no issue with channel letters but the trademark red color was required. The ARB members asked for clarification on the brick changes and the color of the added brick (to match the other brick). There was continued discussion about the 2' planting bed, resulting in confirmation that the 2' measurement was curb-to-curb. Mr. Tate confirmed that there was no room to expand the bed. The ARB discussed the appropriateness of the brick changes and the smaller scale retaining wall block. Mr. Missel noted that crepe myrtles have grown in 2' beds, but maintenance is key.

Motion: Mr. Missel moved for approval of the Certificate of Appropriateness for ARB-2020-82: Valvoline, with the conditions listed in the staff report, amended as follows:

1. Revise the design to replace EIFS with brick, limiting EIFS to an accent material, as proposed by the applicant at the meeting.
2. Add a note to the architectural drawings indicating that the overhead doors have clear glass panes.
3. Revise the north elevation to incorporate architectural changes rather than applique to relieve "blankness".
4. Revise the south elevation to replace the EIFS under the awning with brick or revise the EIFS accent to mimic the window size, configuration, and placement create a more uniform appearance.
5. Provide specifications on the proposed window glass confirming that VLT is not below 40% and VLR does not exceed 30%.
6. Add the standard mechanical equipment note to the site and architectural plans.
7. Revise the pole-mounted fixtures to a soft, warm white (3000K) color temperature.
8. Revise the plans to clarify the locations of the emergency fixtures.
9. Consider alternate landscaping for the 2'-wide planting island on the northern perimeter of the lease area that will have a chance to thrive in the narrow planting area.

10. Revise the retaining wall material to one with a smaller scale block and a muted earth-tone color.
11. Sign applications are required for all proposed signs. Revise the sign proposal to meet the EC Sign Guidelines, including (but not limited to) the following changes:
    a. Revise cabinet style signs to channel letter signs; Secondary tagline cabinets, if internally illuminated, must have opaque backgrounds;
    b. Revise the sign design to use three colors or fewer. Note that Pantone 485 is not approvable as a primary sign color.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 4:0. (Frank Hancock absent)

c. ARB-2020-47: 29th Place Starbucks

Location: 1500 Seminole Trail

Proposal: To renovate the building previously known as Shoppers World North to accommodate a change in location and to add a drive-through for Starbucks.

Staff Contact: Khris Taggart

Representative for Project: Ryan Yauger, Christine McGuirl, Gordon Godat

Discussion: After staff's presentation, which primary summarized outstanding issues, Mr. Binsted confirmed that all color samples had been received except the new shade of grey. Mr. Godat discussed the visibility of rooftop equipment and noted that 3 new sconce style light fixtures are proposed for the drive-thru elevation. Mr. Yauger noted that the landscaping was intended to match the previous approval. Mr. Stoner asked Mr. Yauger if the addition of shrubs near the drive-thru was acceptable. Mr. Yauger responded that it was, if it was OK with ACSA. Mr. Binsted noted that smaller trees were needed along the EC, so adding more might be appropriate. He asked staff if the new lights were acceptable. Staff responded that a review of the fixtures would be needed, but give the location, they were probably acceptable if they are downlights. The ARB discussed the addition of trees along the EC and considered the overhead utilities and the visibility of the business signage. Staff clarified that the approved plan referenced by the applicant did not meet the EC guidelines, after which ARB members repeated the need to meet the guidelines tree spacing requirement along the EC frontage.

Motion: Mr. Van Der Werf moved for approval of the Certificate of Appropriateness for ARB-2020-47: 29th Place Starbucks, with the conditions listed in the staff report, amended as follows:

1. Provide a physical sample of the color proposed for the vertical siding for review.
2. Add the standard mechanical equipment note to the site plan.
3. Revise the landscape plan to accurately show the existing tree canopy sizes for better coordination with new tree locations. Add trees along the frontage to achieve consistent spacing, approximately 35' on center, including north of the site entrance that is to be closed. Provide more than one species of tree to meet the requirements for shade and ornamentals. Provide a fully coordinated planting of trees and shrubs.
4. Revise the landscape plan to show additional shrubs in the planting area between the drive-through lane and the 7-space parking area.
5. Provide information showing how visibility of new equipment will be eliminated.

Mr. Missel seconded the motion.

The motion was carried by a vote of 4:0. (Frank Hancock, absent)

OTHER BUSINESS

a. **Approval of Minutes:** August 3, 2020

Motion: Mr. Van Der Werf moved for approval of the minutes from the August 3, 2020 ARB meeting.

Mr. Missel seconded the motion.

The motion was carried by a vote of 4:0. (Frank Hancock, absent)

b. **Next Virtual ARB Meeting:** September 8, 2020 (**TUESDAY**) at 1:00 p.m.

ADJOURNMENT

The meeting was adjourned at 2:37 p.m. to the next ARB Virtual Meeting on **TUESDAY** September 8, 2020, at 1:00 p.m.