



COUNTY OF ALBEMARLE
Department of Community Development
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FINAL ARB ACTION MEMO

Date: November 2, 2020
Time: 1:00 PM
Meeting Room: Virtual Meeting

Members:

Dade Van Der Werf, Chair: Present
Frank Stoner: Present
Fred Missel, Vice-Chair: Present
Frank Hancock: Present

Staff:

Margaret Maliszewski
Scott Clark
Carolyn Shaffer

CALL TO ORDER

Mr. Van Der Werf called the meeting to order at 1:00 p.m. and established a quorum.

DISCLOSURES

Mr. Missel disclosed that had a phone conversation with Valerie Long on September 9 about the REC project. Mr. Hancock and Mr. Stoner disclosed that they also had discussions with Ms. Long about the REC project.

PUBLIC COMMENT None.

CONSENT AGENDA None.

WORK SESSIONS None.

Regular Review Items

a. ARB-2020-35: W4 Development Car Wash

Location: 2100 Rio Hill Center, at the southwest corner of Route 29 and Woodbrook Drive

Proposal: To construct a 3,739-sf car wash building and associated site improvements on approximately 1.05 acres

Staff Contact: Margaret Maliszewski

Representatives for Project: Jeff Carter, Jessica Hood

Motion: Mr. Hancock moved for approval of the Certificate of Appropriateness for ARB-2020-35: W4 Development Car Wash with the conditions listed in the staff report, amended as follows:

1. Revise the design of the upper half of the north tower to break up the wall area between the stringcourses, and to relieve the top-heavy appearance (without increasing the size of the wall sign). Provide a drawing to confirm that the towers appear 4-sided from Rt. 29.
2. Add the standard window glass note to the drawings: : *Visible light transmittance (VLT) will not drop below 40%. Visible light reflectance (VLR) will not exceed 30%.*
3. Alternatively, reduce the vac canopy fascia height to appear more proportional with the 10' posts.
4. Confirm that there is no equipment visible above the vac canopy fascias.
5. Limit wall-mounted lighting to that which is needed for safety/security. Eliminate the fixtures above the awnings on the east elevation.
6. Revise the photometric plan to include the locations of all wall-mounted fixtures and all canopy fixtures, and the illumination from those fixtures. Limit illumination at the ground to 20 fc maximum.
7. Include the cut sheets in the site plan set.
8. Revise the lighting plan to show that the color temperature of all proposed light fixtures is the same level between 2000 and 3000K.
9. Revise the lighting plan to show that site light poles and fixtures have a bronze finish.
10. Revise the lighting plan to clearly state that site pole light height will not exceed 20', including any bases. Revise the photometrics to account for this change.
11. Shift trees to avoid utility conflicts.
12. Provide a complete landscape schedule on the landscape plan.
13. Add trees to the northeast corner of the site where utility conflicts don't exist.
14. Remove the note from the landscape plan that reads, "Small to medium trees can be substituted for large trees if overhead utilities are present. See VDOT road design manual appendix B(1)-47."
15. Provide a copy of ACSA's approval of the landscape plan.
16. Provide trees 2 1/2" caliper at planting, 40' on center along Woodbrook Drive, clear of utilities and easements.
17. Ensure that the landscape plan includes the shrub planting along the carwash exit travelway.
18. Increase planting area to meet landscape requirements along the north, south and western perimeters.
19. Round proposed contours with a ten-foot minimum radius where they meet the adjacent condition.
20. Signage is reviewed and approved by separate submission. However, the following preliminary comments are provided: Wall sign design has changed since the last review. Walls sign type is still illustrated as cabinet signs, but colors have been changed to black and white. Cabinet signs are not the preferred sign type in the ECs. If illuminated, the background portion of cabinet style signs must be opaque.
21. Relocate the vac producers from the northeast corner of the site to less visible locations and screen, if appropriate. Dark green or other dark colors are recommended for the producers.

Mr. Missel seconded the motion.

The motion was carried by a vote of 4:0

b. ARB-2020-31: Rappahannock Electric Cooperative

Location: West side of Rt. 29, north of Dickerson Road

Proposal: Add a 115-kilovolt transmission line above the circuits on the existing utility poles

Staff Contact: Margaret Maliszewski

Representative for Project: Valerie Long

Motion: Mr. Hancock moved to forward a recommendation of no objection to the proposal with the condition that the IVM plan include proactive management to promote

- 1) native Virginia meadows, low growing shrub landscapes, and native species pollinators in the existing and proposed utility easement areas by suppressing forest succession, and
- 2) lower growing trees, grasses, wildflowers, and other vegetation that is compatible with safety needs and regulations and that is visually pleasing when viewed from the Entrance Corridor.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 3:1

OTHER BUSINESS

a. EC Guidelines: Historic Precedents, continued discussion

b. Minutes Approval: October 19, 2020

Motion: Mr. Stoner moved for approval of the minutes from the October 19, 2020 ARB meeting.

Mr. Missel seconded the motion.

The motion was carried by a vote of 4:0

c. Next ARB Meeting: Monday, November 16, 2020

ADJOURNMENT

The meeting was adjourned at 3:13 p.m. to the next ARB meeting on Monday November 16, 2020 Virtual Meeting at 1:00 p.m.