



COUNTY OF ALBEMARLE
Department of Community Development
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ARB ACTION MEMO MINUTES

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, Justin Hendley

Staff presented an overview of the staff report and recommendations in a PowerPoint presentation. The ARB asked staff about the tower detail, the vacuum booms and the tower returns. The applicant stated that the towers had 3 or 4 sides, the taller tower was moved to the intersection, the tower heights could be revised, the site has a cleaner look with the canopies than without, but the canopies can be deleted if the ARB prefers; landscape comments were addressed; they can be flexible with most design issues; the canopy fascias hide overhead piping. The ARB asked about the fascia height, landscape issues, the appropriate appearance of the proposed building, the appearance of the pay stations, the possibility of relocating the vac producers. The applicant asked about the sign approval process, which staff addressed, and stated that the vac producers could be screened or moved but needed to stay away from the pay stations due to noise issues. A green screen was also offered as a solution. In discussion, ARB members noted that the applicant's package was a nice submittal, that the requested modifications are reasonable, that most items of concern are relegated from the EC, that the canopies were acceptable, additional EIFS detailing in the tower would be appropriate, the building pulled to the front is appropriate (with the vacuuming behind), greenscreens have precedent on the corridor, getting the right plant is important, the appearance of the lattice is important before the vine grows, details on the product are important. The applicant noted that tan is the typical color for the producers; ARB members suggested a darker color (green) would be more appropriate.

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 ½" 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, Scott Clark

Representatives for Project: Valerie Long, Cindy Musick, Sam Wilson, Lee Brock

Ms. Maliszewski presented a brief overview of the proposal and project history in a PowerPoint presentation. The ARB had no questions for staff. Valerie Long reviewed the proposal, discussing the proposed draft Integrated Vegetation Management plan, the challenges inherent in the owners' rights underlying the easement, the need for safety, the difference between the REC application and typical development proposals. The ARB asked questions about the initial installation of the pole toppers relative to tree cutting (first, the widened easement will be cleared; most trees will be removed); the need for a permanent access road (none); the height of trees that can remain (10'). Mr. Van Der Werf noted that the IVM plan is clear about process, but not about results. He asked if some planting could be done to promote the favored native species. Ms. Musick noted that what is existing is the seed source. Mr. Van Der Werf asked what percentage of the corridor is mowed lawn (25-33%). In discussion, the ARB noted the atypical nature of the application, the appropriateness of IVM and its potential to create interesting landscapes, the post-maintenance appearance looking like clear-cut, the need to go on faith that IVM will be implemented as written; the character of this portion of the corridor as an important

gateway, the dramatic change that will result from the initial clearing, the possibility of expanding IVM to include species that are not aggressive growers and to improve the plant palette and to incorporate seeding or some other stimulus to desired species. Scott Clark commented on the Zoning Division's role in enforcing the IVM plan. Mr. Hancock noted that the IVM's managing invasives is positive.

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. (Ven Der Werf voted no.)

OTHER BUSINESS

a. EC Guidelines: Historic Precedents, continued discussion

The ARB discussed options for proceeding through the discussion. Suggestions were made regarding categorizing of images for easier assessment; identifying distinct zones within corridors; including landscapes and streetscape (not just buildings). In response to a question from Neil Williamson, the ARB briefly discussed public input and asked for additional information on the overall process. Staff stated that the goal was to clarify how the broad guidelines related to historic precedents were being interpreted, then use that information to determine which guidelines need to be updated. Mr. Hancock noted that he envisioned this to be an addendum to the guidelines – a reference for applicants. Staff noted the limited staff time available for this project at this time and ARB members offered assistance. Suggestions were made regarding the use of electronic responses, live share documents, a calendar identifying when individual corridors would be addressed.

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.