



COUNTY OF ALBEMARLE
Department of Community Development
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MEMORANDUM

TO: Architectural Review Board
FROM: Khristopher Taggart, Planner
RE: **ARB-2020-127: Wawa Proffit Road Final Site Plan – Letter of Revision**
DATE: December 28, 2020

A Letter of Revision to the ARB-approved site plan has been submitted for the Wawa that is under construction at the Route 29 and Proffit Road intersection (3267 Proffit Road). The Letter of Revision requests the following changes to accommodate Tesla charging stations and related mechanical equipment:

- Add 8 charging stations along the row of parking adjacent to Proffit Road.
- Install related mechanical equipment on the south side of the dumpster enclosure (and potentially paint the equipment to match the brick of the enclosure).
- Add 2 Dominion Power transformers directly west of the row of parking adjacent to Proffit Road.
- Relocate landscaping to accommodate the charging stations and related equipment. This includes shifting a number of the trees and shrubs south of the fuel pump canopy to the west and relocating 1 ornamental tree and 3 shrubs, originally proposed along the row of parking and dumpster enclosure adjacent to Proffit Road, to the revised planting area near the southwest corner of the site.

In addition to the charging station work, the amendment includes a 2' retaining wall that wraps around the south and west ends of the transformers to accommodate the proposed grading change.

This request is being forwarded to you because the review of the Wawa proposal generated considerable discussion about visibility, equipment, landscaping, and general appearance. Attached for your review are:

1. The approved Site, Grading, and Landscape Plans.
2. The proposed revised Site Plan.
3. Example photos of the proposed charging stations and related equipment.

Staff notes the following factors to be considered:

1. The height (approximately 5.5') and color (white) of the proposed charging stations will tend to make them more visible on site. The equipment attached to the dumpster enclosure is relatively small, located approximately 305' from the EC, and if painted to match the enclosure, is expected to have minimal visual impact.
2. The shifting of the landscaping south of the fuel pump canopy to the west results in:
 - a. A larger gap (135') between the large trees along Proffit Road.
 - b. Very close spacing of trees near the southwest corner of the site.

ATTACHMENTS

A – [Wawa approved Site, Grading, and Landscape Plans](#)

B – [Wawa proposed revised Site Plan](#)

C – [Wawa datasheet and example photos of the proposed charging stations and related equipment](#)

Entrance Corridor Design Guidelines most pertinent to this requested change are:

17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.
33	Landscaping along interior roads: a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.