



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902

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December 8, 2020

Valerie Long, Esquire
Williams Mullen
321 E. Main Street, Suite 400
Charlottesville, VA 22902

RE: ARB-2020-108: Airport Road Sheetz – Final - Digital (TMP: 03200-00-00-03800)

Dear Ms. Long,

The Albemarle County Architectural Review Board reviewed the above noted item at its meeting on Monday, December 7, 2020. The Board unanimously approved the request, pending staff administrative approval of the following conditions:

1. Revise the design of the store building to establish more coordinated material transitions, less of a utilitarian appearance on the Airport Road elevation, and an entrance tower with a prominent form. Address prominence and hierarchy in the tower form. Revisions must be reviewed by the ARB in a future work session prior to final approval.
2. Revise the proposed glass so that the VLT does not drop below 40%.
3. Add the standard window glass note to the architectural drawings.
4. Identify all other site elements associated with the car wash (i.e., vending machines, vacuums, air pumps, etc.) on the site plan.
5. Relocate or revise the color of the ice machine, and relocate the store equipment behind the fence.
6. Add the standard mechanical equipment note verbatim to the site and architectural plans.
7. Show tree protection fencing on the grading plan.
8. Revise the lighting plan to use LLFs of at least 1.0. Ensure that footcandle values do not exceed 30 fc beneath the canopy and 20 fc everywhere else on site.
9. If landscaping is will be shown on multiple sheets of the site plan set, then revise the plan to show the proposed landscaping consistently throughout.
10. Revise the landscape plan to eliminate the utility conflict near the north end of the parking area along Rt. 29 without reducing the quantity of trees.
11. Sign applications are required for all proposed signs.
12. The preferred wall sign type is channel letters. Cabinet style signs may be used for freestanding signs; all cabinet type signs must have opaque backgrounds.
13. Reduce the number of colors used in the signs to a maximum of three (including white).

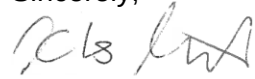
Please provide:

1. One full set of revised drawings addressing each of these conditions. Include updated ARB revision dates on each drawing.
2. A memo including detailed responses indicating how each condition has been satisfied. If changes other than those requested have been made, identify those changes in the memo also. Highlighting the changes in the drawing with "clouding" or by other means will facilitate review and approval.
3. The attached "Revised Application Submittal" form. This form must be returned with your revisions to ensure proper tracking and distribution.

Revisions may be submitted online through the County's digital submission [portal](#). When staff's review of this information indicates that all conditions of approval have been met, a Certificate of Appropriateness may be issued.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Khris Taggart

Planner

ktaggart@albemarle.org

cc: Airport Plaza, LLC
5029 Stoney Point Road
Barboursville, VA 22923

File