



County of Albemarle
COMMUNITY DEVELOPMENT/PLANNING

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MEMORANDUM

TO: Albemarle County Architectural Review Board
FROM: Margaret Maliszewski, Planning Manager
RE: **ARB-2025-00022: Crozet FasMart Store Amendment**
DATE: June 3, 2026

On October 6, 2025, the ARB reviewed ARB-2025-00022, an application to renovate the Crozet FasMart store (Attach. 1). The primary proposed change in the renovation was painting the exterior red brick walls black. Although staff's recommendation was to not paint the walls (Attach. 2), ARB discussion suggested that at least some members were open to considering it, but not as presented in October.

On January 5, 2026, the ARB reviewed three revised renovation options (Attach. 3). The ARB's action was to direct the applicant to consider alternate coatings, for example, lime wash, to be reviewed in a future work session.

After submitting a draft revision to staff in January showing an opaque gray wash, and at staff's recommendation, the applicant has tested some lime wash samples on the inside of the mechanical screen behind the Crozet FasMart store (Figure 1) and has prepared a revised rendering (Figure 2). The rendering was intended to simulate a light gray wash with some darker brick colors showing through. The rendering appears to correspond to samples 1, 4 or 5 in Figure 1. However, the applicant's proposed option is sample 6, which appears to be a solid white coating.



Figure 1: Staff photo of the applicant's lime wash samples on the inside of the mechanical screen behind the Crozet FasMart store (May 12, 2026).



Figure 2: Applicant's rendering of the Crozet FasMart store with limewash applied to the brick walls.

Although staff still have concerns about any paint or lime wash application on the brick due to maintenance and weathering issues, a light white wash that allows much of the darker brick to show through would be more appropriate than the original black paint proposal. Samples 1, 4 and 5 in Figure 1 look more like a light wash with darker brick showing through than the other samples. Choosing a wash that allows darker brick to show through is important because it maintains more of the texture, color, and pattern of the original red brick, which are ties to the historic architecture of the county.

The lime wash issue is scheduled for ARB discussion in a work session on June 8.

ATTACHMENTS

Attach. 1: [ARB-2025-00022: Crozet FasMart: Original proposal](#)

Attach. 2: [ARB-2025-00022: Crozet FasMart: October 6, 2025, staff report](#)

Attach. 3: [ARB-2025-00022: Crozet FasMart: Revised renovation options for 1/5/2026](#)