



COUNTY OF ALBEMARLE
Department of Community Development
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ARB FINAL ACTION MEMO

Date: June 3, 2019

Time: 1:00 PM

Meeting Room: Conference Room 241

Members:

Frank Stoner: Present (arrived at 1:11 PM)

Frank Hancock: Present

Bruce Wardell: Present

Stan Binsted, Chair: Present

Dade Van Der Werf, Vice-Chair: Present

Staff:

Margaret Maliszewski

Carolyn Shaffer

CALL TO ORDER

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

DISCLOSURES

None.

PUBLIC COMMENT

None.

CONSENT AGENDA

None.

WORK SESSIONS

None.

Regular Review Items

- a. **ARB-2019-51: Wawa at Pantops Corner**, Final Site Development Plan, (TMP 078000000005A0, portion)

Location: The site is situated at the north side of Richmond Road (Route 250), approximately 500' east of Stony Point Road (Route 20).

Proposal: To construct a gas station with a convenience store building, a fuel-pump canopy with 9 dispensers (18 fueling stations), and associated site improvements on approximately 1.78 acres.

Motion: Mr. Van der Werf moved for approval of a Certificate of Appropriateness with the conditions listed in the staff report, amended as follows:

1. Indicate the glass type(s) on the architectural elevation sheets.
2. Provide black and white line drawing architectural elevations with materials and colors called out.
3. Provide the 2 easternmost trees on the Rt. 250 frontage at a planting height that matches the height of the installed vent stacks.
4. Provide additional shrubs to fully screen the base of the vent stack equipment. Provide shrub placement that is integrated with the overall planting plan.
5. Provide the mechanical equipment note on the architectural drawings.
6. Revise the lighting plan to show pole lights and fixtures with a dark bronze finish.
7. Add an ornamental tree along the Route 250 frontage in the vicinity of the monument sign.
8. Add a tree at the southeast corner of the site at the south end of the retaining walls.
9. Provide a double row of shrubs along the EC frontage and a continuous row along the 5 parking spaces located between Pantops Corner way and the fuel pump canopy.
10. Consider replacing the non-native tree and shrub species with natives.
11. Specify a variety of Cotoneaster salicifolius whose size is appropriate for the retaining wall location.
12. Adjust the spacing of shrubs along streets and parking areas based on the anticipated mature size.
13. Consider replacing the non-native tree and shrub species with natives.
14. Delete the words "and replaced when necessary" from General Landscaping Note 2 on sheet CP-101.
15. Show the retaining walls and landscaping associated with those walls on the Pantops Corner Plan. Include top-of-wall and bottom-of-wall elevations. (Notes on the Wawa plan clarifying that the walls and landscaping are to be constructed/installed with the Pantops Corner development would be helpful.) Intensify landscaping at non-terraced walls over 6' in height.
16. Revise the site plan lighting sheets to show the canopy slope adapter and canopy section to clarify the installation of the canopy fixtures and to confirm that the canopy fixtures are mounted horizontally and flush with the adapter housing.
17. Move the ice storage to the north side of the building.

Mr. Wardell seconded the motion.

The motion was carried by a vote of 5:0

OTHER BUSINESS

- a. **Minutes Approval:** None
- b. **Next ARB Meeting:** June 17, 2019
- c. **LED sign lighting note:** After a brief discussion about the standard sign lighting note (“The level of illumination provided by the LED lights will not exceed the illumination produced by a single stroke of 30 milliamp neon”) the ARB determined that the note was no longer necessary, but maximum allowable illumination for signs should be considered when the sign guidelines are updated.
- d. **Entrance Corridor Arterials:** Staff reported that research on the various characteristics of the non-arterial streets/segments was ongoing to determine if any might qualify for designation as arterials or for other forms of protection.

ADJOURNMENT

The meeting was adjourned at 1:35 p.m. to the next ARB meeting on Monday, June 17, 2019 in Room 241, Second Floor, County Office Building at 1:00 p.m.