



COUNTY OF ALBEMARLE
Department of Community Development
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ARB FINAL Meeting Minutes

Date: June 3, 2019

Time: 1:00 PM

Meeting Room: Conference Room 241

Members:

Frank Stoner: Present
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

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.

Staff presented a summary of findings:

- In October 2018, a work session took place and in December 2018, a preliminary site plan was approved. The condition of the initial plan approval was that the height of the fuel pump canopy had to meet the requirements of the entrance corridor guidelines. The height was changed to meet those requirements and is now 14'6" to the bottom of the eave.
- Regarding comments from 2018 review:
 - Comment to consider adding windows across the full length of the façade. When facing the front of the building, the wall to the right of the entrance bay had no windows. The applicant has chosen not to change it.
 - Request to relieve blankness on the east and west elevations with landscaping. No landscaping has been added along those side elevations, but there are planting islands with trees in them at the northeast, northwest, and southwest corners of the building.
 - Requests to add standard notes to the plans. Most of those changes were requested for equipment-related items. A suggestion was made to locate the underground tanks to the east side of the building, which would move the vent stacks away from entrance corridor, but that change was not made.
 - Request for landscaping to screen the vent stacks. The vent stacks will be at least 12 feet tall. Their location was indicated on the lower right-hand corner of the plan.
 - One comment was related to the plant material at the base of the sign. That's been clarified on the plan.
 - Request to add plants at the corner of the site. There appears to be sufficient space to plant at least one more ornamental tree, which has been noted in the staff report.
 - Comment about providing landscaping along the front of the property consistent with previous reviews, in reference to the LIDL plan that had been reviewed previously. That plan provided a significant amount of landscaping in the interior island. The placement of the full pump canopy eliminates that island, but the LIDL plan also included a double row of shrubs along the entrance corridor frontage. Those additional shrubs could help offset some of the visual impacts of

the current proposal, and would help integrate the screening. (LIDL plan was suggested as a precedent to follow.)

- Current recommendations are to install the two easternmost trees along the entrance corridor at a height that matches the height of the vent stacks, to help with screening; and to add shrubs at the base of that equipment. This may require double rows of shrubs in some places to fully integrate the planting into the development.
- The final plan was submitted for this round of review. Detail was provided with the Profit Rd. plan for a canopy slope adapter. That information is needed with this current site plan.
- Pole lights are proposed with a white finish. White is not consistent with the other sites along the corridor. Staff recommended that they be changed to bronze, brown, or black.
- In the Wawa plan, there are no trees proposed along the east side of the site, where three tiered retaining walls are located. The walls are planted with rows of shrubs, but no trees. The LIDL plan did incorporate a few trees at the south and north ends of the wall, so similar treatments would be appropriate here.
- Proposal is recommended by staff for approval, with the conditions listed.

Applicant speaker: Ryan Perkins

The applicant speaker answered questions for the board and staff:

- To move the tank pit along the north side of the site along the retaining walls would require a 20' deep trench to be dug, which would conflict with the timing of the retaining wall work being done by the current developer. Even if the underground tank pit was put in that area, the vent stack would still probably have to be in the same location where it is today.
- Proposed to paint the three 12' pipes of the vent stack brown, similar to the Profit Road site, and will plant two trees (3.5" caliper, 4' height) right beside it, and will also add a row of shrubs to the base of it. Think should provide for sufficient screening, in addition to the 6' retaining wall.
- Significant changes were made to the landscaping on the Pantops corner wayside, as well as the 250 frontage, to provide additional screening.
- Site was moved in by a couple feet, which has gained 3-4' of additional greenspace along the 250 frontage, to afford additional trees and double-rows of staggered shrubs to provide the additional illusion of depth.
- Regarding the overhead power, the site moving internal, and a possible turn lane being developed: the overall development, in their plans, take the existing overhead power lines, which will end up in the proposed right turn lane, and bring them back behind the sidewalk. Though an easement is associated with it that extends a couple feet into the property, there will be sufficient room to install trees and stay away from the power lines and easement.

- Regarding the lack of windows on the right side of the building: at night when the windows aren't illuminated, they would be false windows because of the nature of their interior fit-out. This would result in not being able to see into the store, which could look very odd.
- Regarding the ice storage in front of the building, it can be moved to an alternate location, to the rear of the building.
- The ARB would like consideration to be made of treatment of the east façade as a rear façade, and how that relates to the future of the topography and grade of adjacent parcels. Question was asked about making internal modifications to the plan to allow for windows on the right side.
- Regarding landscaping along side elevations (top side of the wall), there will be a geogrid behind the wall. Shrubs won't hit the geogrid, but tree roots would hit the wall.
- Plants were added as much as possible in landscape buffers, but not against the building. There isn't enough room for landscape strip on the western side of the building due to the sidewalk. More shrubs are proposed around Pantops Corner Way, and ensuring a tree in each island internal to the site and at the two corners of the building.
- The sign could be moved closer to 250 and the additional tree could be put where the sign is today.
- All other recommendations for trees and shrubs and changing species to native species will be accommodated.
- Light poles will be bronze.

COMMENTS FROM THE PUBLIC

Mr. Binsted invited public comment. Hearing none, the meeting moved to motions.

Motion: Mr. Van Der Werf **moved** for approval of a Certificate of Appropriateness for **ARB-2019-51** with the conditions listed in the staff report:

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 just south 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, which carried by a vote of 5:0.

OTHER BUSINESS

Staff explained that years earlier the ARB directed staff to have applicants add the standard LED sign lighting note to sign drawings, as follows: “The level of illumination provide by the LED light will not exceed the illumination produced by a single stroke of 30-milliamp neon.” Staff asked if the note could be eliminated from sign drawings because it is not easily understandable or enforceable. The ARB agreed, but directed staff to add maximum sign illumination levels to the guidelines update discussions.

- a. **Minutes Approval:** None
- b. **Next ARB Meeting:** June 17, 2019

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.