



ARB ACTION MEMO MINUTES

Date: October 18, 2021

Time: 1:00 PM

Meeting Room: Virtual Meeting

Members:

Frank Stoner: Present, joined at 1:01pm

Frank Hancock: Present

Fred Missel, Vice-Chair: Present

Chris Henningsen: Present

Dade Van Der Werf, Chair: Present

Staff:

Khris Taggart

Carolyn Shaffer

CALL TO ORDER

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

DISCLOSURES

PUBLIC COMMENT

None.

CONSENT AGENDA

None

Regular Review Items

a. ARB-2021-109: Take 5 Oil Change Final Site Plan

Location: On the north side of Route 250 at the intersection of Pantops Corner Way and Route 250

Proposal: To construct a 1,465 sq. ft. building to accommodate a Take 5 vehicle service facility in addition to associated site improvements on approximately .72 acres.

Staff Contact: Khris Taggart

Representative: Kevin Schafer

Khris Taggart summarized the staff report in a PowerPoint presentation. Mr. Missel asked for clarification on if there is an approvable color range of red and yellow for signs in the EC and what limits on sign size there was with signs in the EC. Staff confirmed there is an approvable range for colors in the EC and Zoning provides the maximum allowed for signage, but size can also be modified with ARB review. Mr. Van Der Werf asked for clarification on the landscaping (trees) shown along the western perimeter of the site in the renderings that is not on the landscape plan and if the landscaping plan as submitted met the EC requirements. Staff deferred to the applicant regarding the landscape plan discrepancy and confirmed that the landscape plan as submitted met the EC requirements.

Kevin Schafer, representing the applicant, explained the changes since the initial site plan noting the brick changes were due to availability and freight cost. Mr. Schafer noted that the owner and company is exploring revising the signage to channel letters with an illuminated graphic.

Mr. Hancock asked if the proposed brick above the base brick is full sized. Mr. Schafer clarified that the brick proposed above the base brick would be a thin brick. Mr. Stoner asked if there was an updated rendering that illustrated the revised brick colors. Mr. Schafer shared his screen to show a rendering and held up the revised brick colors on his screen. Mr. Henningsen asked if the architectural features above the bay doors were still brake metal. Mr. Schafer confirmed that they are still brake metal. Mr. Van Der Werf asked the applicant about the landscaping discrepancy in the renderings along the western perimeter of the site. Mr. Schafer clarified that landscaping along this end of the site was explored but ultimately the landscaping shown along the western end of the site in the rendering is incorrect.

In discussion, Mr. Stoner noted that he is supportive of the design as shown. Mr. Henningsen agreed and noted that the revised brick colors are very similar to the ones previously proposed. Mr. Missel noted building design lends itself to external illumination such as gooseneck fixtures. Mr. Hancock and Mr. Van Der Werf agreed with other Board members comments on the plan.

Motion: Motion: Mr. Missel moved for approval of the Certificate of Appropriateness for ARB-2021-109: Take 5 Oil Change with the conditions listed in the staff report, amended as follows:

1. Revise the architectural drawings to indicate the updated brick colors.
2. Please note separate sign applications are required for all proposed signs. The following comments are provided for the sign applications:
 - a. If an illuminated wall sign is desired, external illumination is recommended. If internal illumination is proposed, illumination will be limited to the letters and number.
 - b. Provide with the sign applications Pantone equivalents or samples of the colors proposed for the signs.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 5:0

WORK SESSIONS

None

OTHER BUSINESS

a. Minutes Approval: October 4, 2021

Motion: Mr. Stoner moved for approval of the minutes from the October 4, 2021, ARB meeting.

Mr. Henningsen seconded the motion.

The motion was carried by a vote of 5:0

b. Next ARB Meeting: Monday, November 15, 2021, 1:00 PM – VIRTUAL MEETING

ADJOURNMENT

The meeting was adjourned at 1:21 p.m. to the next Virtual ARB meeting on MONDAY, November 15, 2021 at 1:00 p.m.