

COUNTY OF ALBEMARLE

Department of Community Development 401 McIntire Road, North Wing Charlottesville, Virginia 22902-4596

Phone (434) 296-5832 Fax (434) 972-4126

ALBEMARLE COUNTY BOARD OF ZONING APPEALS COUNTY OFFICE BUILDING 401 MCINTIRE ROAD LANE AUDITORIUM, 2:00 P.M

AGENDA TUESDAY, NOVEMBER 13, 2018

- 1. Call to Order
- 2. Establish a Quorum
- 3. Matters Not on the Agenda
- 4. Matters Deferred from Previous Hearing
- 5. Appeal Public Meeting

Project Number: SP2018-00012 Pantops Shopping Center Pylon Sign

Property Owner: Keith O. Woodard, Trustee

Applicant: Pantops Shopping Center

Staff: Bart Svoboda

- 6. New Business
- A. Approval of minutes from March 6, 2018 meeting
- B. Signing Application(s)/Minutes
- 7. Adjournment

BOARD OF ZONING APPEALS MEETING GUIDELINES

Thank you for attending the Board of Zoning Appeals (BZA) meeting. The following information is provided to help ensure the meeting proceeds as efficiently and effectively as possible. As a courtesy to others, please turn off all cell phones during the meeting.

General Information:

This meeting is recorded and later transcribed into minutes approved at a later meeting date.

Each item set for public hearing will begin with a presentation of the staff report. Next, the applicant or appellant for that item will be invited to speak. During the course of the process, the Chairman will open the public hearing to comments from the public. At the end of these proceedings the Chairman will announce that the public hearing is closed. Once the public hearing is closed, no further public comments will be allowed unless the Board asks for additional information from the applicant or appellant.

The BZA reserves the right to digress from these guidelines in any particular case.

To Members of the Public:

If you wish to address the Board, please raise your hand or stand when the Chairman asks for public comments for that item. When it is your turn for comment, please come to the microphone and state your name for the record. For uncommon spellings, please spell your name for the recording secretary. If you are with a group of people, you may want to have a spokesperson present your position to the Board.

In order to give all speakers equal treatment and courtesy, the Board requests that speakers adhere to the following guidelines:

- Come forward to the speaker's podium and state your name;
- Address comments directly to the Board as a whole - open public debate is prohibited;
- State your position and give facts and other data to back it up - a 3 minute time limit is encouraged;
- Give written statements and other supporting material to the Recording Secretary (written comments are also welcome if you do not wish to speak).

Additional Guidelines for Applicants and Appellants addressing the Board:

- Please contact staff in Community Development ahead of the meeting to make any necessary arrangements for your presentation. <u>The Recording Secretary will also need copies of any</u> handouts given to the BZA members for the official record of the meeting.
- Be clear in stating your position and do not repeat information that has been previously submitted to the Board.
- Stay on topic by addressing the questions in the application or by responding directly to staff's determination(s). Focus on presenting facts and data that support your position.
- Keep in mind the Board has found the most effective presentations use a maximum of 8-12 minutes to state your position. The Board will ask any necessary follow-up questions to clarify points made during the presentation.
- Understand that the Board of Zoning Appeals cannot change County ordinances.

The BZA reserves the right to place time limitations on speakers, as necessary.

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TMP		0-00-00-017		WOODARD I				
Applicati		Company of State Company	800012	wner(s): WOODARD,	KEITH O TRUS	TEE		
PROPERTY	INFOR	MATION						
Legal Des	cription	PARCEL B /	1					
Magister	rial Dist.	Rivanna		Land Use Primary (Commercial			
Curr	rent AFD	Not in A/F Dis	strict 🔻	Current Zoning Primary		nmant Cl		
APPLICATI		The public of the recognition of the contrader of the public of the contrader of the contra		Tomal Primary	idililed Develo	pment Snop	ping Center	
Street	Address	260 PANTOPS C	TR CHARLOTT	ESVILLE, 22911				
Applicati		Special Use P					- Control of the Cont	Entered B Judy Martin ▼
				mentioned register recent about the description of the second control of the description			1	300y Martin ▼ 8/2018
		Pantops Shop	ping Center	Pylon Sign				
	ed Date	08/06/18	Received Da	te Final	Submittal Date	08/06/18	Total Fees	
Closing Fi				Si	ubmittal Date Final	The Advisory Constitution and Advisory of the Constitution and Advisory Const	Total Paid	
Revision N	Number				L-			
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Legal Ad								*
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SUB APPLICA		Туре		o Applicatio /06/18		Comment		*
SUB APPLICA New Special	Use Pe	Туре	08			Comment		
New Special APPLICANT / ContactType	Use Pe	Type rmit ACT INFORMAT Name	OS	/06/18 Address	CityState		Phone	PhoneCell
SUB APPLICANT / ContactType	Use Pe	Type rmit ACT INFORMAT Name ARD, KEITH O TRUS	TION TEE	Address 224 14TH 5T NW	CHARLOTTES	≅ Zip	Phone	PhoneCell
SUB APPLICA New Special	/ CONT	Type rmit ACT INFORMAT Name	TION TEE ER SIGN	/06/18 Address	CHARLOTTES	E Zip TLL 22911	Phone 4342937446	PhoneCell

Signature of Contractor or Authorized Agent

Date



Application for Special Use Permit



<u>IMPORTANT:</u> Your application will be considered INCOMPLETE until all of the required attachr have been submitted and the application signature is verified (see Page 3). Also, please see the list on appropriate fee(s) related to your application.	nents listed on page 2 page 4 for the
PROJECT NAME: (how should we refer to this application?) Pantops Shopping Center Pylon Sign	
PROPOSAL/REQUEST: Electronic Message Board in sign upgrade	
ZONING ORDINANCE SECTION(S):	
EXISTING COMP PLAN LAND USE/DENSITY:	
LOCATION/ADDRESS OF PROPERTY FOR SPECIAL USE PERMIT: 260 Free Bridge Ln, Charlottesville, VA 22911	
TAX MAP PARCEL(s): 07800-00-017d6	
ZONING DISTRICT:	
# OF ACRES TO BE COVERED BY SPECIAL USE PERMIT (if a portion, it must be delineated on a pla	at):
Is this an amendment to an existing Special Use Permit? If Yes provide that SP Number. SP-	
Are you submitting a preliminary site plan with this application?	✓ YES □ NO
Contact Person (Who should we call/write concerning this project?): Ed Brown - Frontrunner Sign Studios	
Address 1304 E. Market Street, Suite O City Charlottesville State VA	Zip 22902
Daytime Phone () 434-293-7446 Fax # () 434-293-4393 E-mail ed@frontrunnersigns	s.com
Owner of Record Riverbend Limited Partnership Great Eastern Management Company, agent	
Address P.O. Box 5526 City Charlottesville State VA	Zip 22905
Daytime Phone () 434-296-4141 Fax # () E-mail jneal@gemc.com	
Applicant (Who is the Contact person representing?): Riverbend Limited Partnership Great Eastern Management C	Company, agent
Address P.O. Box 5526 City Charlottesville State VA	Zip 22905
Daytime Phone () 434-296-4141 Fax # () E-mail jneal@gemc.com	
Does the owner of this property own (or have any ownership interest in) any abutting property? If yes, please list those tax map a	and parcel numbers:
Yes - 07800-00-017D	
FOR OFFICE USE ONLY SP# 2018-00012 SIGN# Fee Amount \$\frac{5380}{2}\$ Date Paid 7/10/18 By who? Frontrumer 5 igns Receipt # 115204 Ck# 5241	
Fee Amount \$ 538 Date Paid 9/10/18 By who? Frontrumer Signs Receipt # 115206 Ck# 5241	_By: Judy M.
ZONING ORDINANCE SECTION CONTROL OF THE PROPERTY OF THE PROPER	
Concurrent review of Site Development Plan? YES NO	

APPLICATION SIGNATURE PAGE

<u>VERIFICATION OF THE SIGNATURE ON THIS PAGE MUST HAPPEN BEFORE THE</u> <u>APPLICATION MAY BE DEEMED COMPLETE</u>

If ownership of the property is in the name of any type of legal entity or organization including, but not limited to, an LLC, a corporation, a partnership or association, or a trust, then a document acceptable to the County must be submitted with this application certifying that the person signing below has the authority to do so.

If the applicant is a contract purchaser, a document acceptable to the County must be submitted containing the owner's written consent to the application and must include any applicable documents authorizing that person to provide consent. If the applicant is the agent of the owner, a document acceptable to the County must be submitted that is evidence of the existence and scope of the agency. Please attach the owner's written consent.

One (1) copy of the applicable ownership information.

CHECK AS	OWNERSHIP OF THE PROPERTY IS A	DOCUMENT TO BE PROVIDED FOR THIS APPLICATION
APPLICABLE		
	Limited liability company ("LLC")	The articles of organization and when the power is delegated to someone
		other than a manager or a member, also the operating agreement.
	Stock & Nonstock corporation	
, , , , , , , , , , , , , , , , , , , ,	(1) for a board of directors	(1)
		 a. Stock - the articles of incorporation or a shareholders agreement may limit the board's statutory authority. b. Nonstock - the articles of incorporation and the by-laws, the latter of which may include a member or director agreement, may limit the board's statutory authority
	(2) for a person expressly authorized by the board of directors	(2) written evidence of that authorization such as a board resolution or board minutes
	(3) for a committee	(3) an action of the board of directors authorizing the committee to act; the articles of incorporation or the by-laws may limit the statutory authority
	(4) for a corporate officer	(4) the by-laws or the delegating resolution of the board of directors.
	Partnership	The statement of partnership authority, which may limit the authority of one
		or more partners.
$oldsymbol{ol}}}}}}}}}}}}}}}}}}}}}}}$	Limited partnership	The partnership agreement, or amendments thereto, which may limit the
		authority of one or more general partners.
	Incorporated & Unincorporated church and	(1) for trustees, an authorizing court order
	other religious body	(2) for the corporation holding title, the appropriate corporate documents
		(3) for a bishop, minister or ecclesiastical officer, the laws, rules or
		ecclesiastical polity of the entity that authorizes the person to hold, improve,
		mortgage, sell and convey the property.
	Land trust	The deed of conveyance to the trustees and the trust instrument
See Atta	achment A in the Land Use Law Handbook t	for a complete list of Authorized Signatories for Land Use Applications

Owner/Applicant Must Read and Sign

I hereby certify that I own the subject property, or have the legal power to act on behalf of the owner in filing this application. I also certify that the information provided on this application and accompanying information is accurate, true, and correct to the best of my knowledge. By signing this application I am consenting to written comments, letters and or notifications regarding this application being provided to me or my designated contact via fax and or email. This consent does not preclude such written communication from also being sent via first class mail.

RECEIVED	E-Z-/E
Signature of Owner/Agent or Contract Purchaser	Date
ED BROWNINGO	434-293
Print Name TIMENO IEVEG	Daytime phone nu

KI	EQUIRED ATTACHMENTS & C1ER INFORMATION TO BE PROVIDE for THE APPLICATION TO BE
	OFFICIALLY SUBMITTED & DEEMED COMPLETE
	Application Signature Page
	One (1) completed & signed copy of the Checklist for a Special Use Permit. See Attachment 1. Item 1
	One (1) copy of the Pre-application Comment Form received from county staff See Item 7
	One (1) copy of any special studies or documentation as specified in the Pre-application Comment Form, I tem 3
	Seventeen (17) folded copies of a Conceptual Plan. See Site Drawings from Sign Rounit Application
	Seventeen (17) copies of a written narrative
	Seventeen (17) copies of a written parrative Per Margaret Maliszenski - 9 Copies The narrative must be laid out to identify each of the bulleted <u>TITLES</u> as follows:

PROJECT PROPOSAL

The project proposal, including

- its public need or benefit;
- how the special use will not be a substantial detriment to adjacent lots,
- how the character of the zoning district will not be changed by the proposed special use, and
- how the special use will be in harmony with the following;
 - o the purpose and intent of the Zoning Ordinance,
 - o the uses permitted by right in the zoning district,
 - o the regulations provided in Section 5 of the Zoning Ordinance as applicable, and
 - o the public health, safety and general welfare.

(be as descriptive as possible, including details such as but not limited to the number of persons involved in the use, operating hours, and any unique features of the use)

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed project's consistency with the comprehensive plan, including the land use plan and the master plan for the applicable development area;

• IMPACTS ON PUBLIC FACILITIES & PUBLIC INFRASTRUCTURE

The proposed project's impacts on public facilities and public infrastructure.

• IMPACTS ON ENVIRONMENTAL FEATURES

The proposed project's impacts on environmental features.

V	One (1) copy of the most recent recorded plat, that shows the Deed Book/Page Number, of the parcel(s)
	composing the proposed project, or a boundary survey if a portion of one or more parcels compose the proposed
	project, both of which shall include a metes and bounds description of the boundaries.

Taxes, charges, fees, liens owed to the County of Albemarle

As the owner/agent I certify that any delinquent real estate taxes, nuisance charges, stormwater management utility fees, and any other charges that constitute a lien on the subject property, which are owed to the County of Albemarle and have been properly assessed against the subject property, have been paid.

PLEASE CONSULT THE LIST OF ITEMS WHICH WILL BE REVIEWED BY STAFF LINKED HERE



Required FEES to be paid once the application is deemed complete:

An email will be sent to the application contact once the submittal is deemed complete.

What type of Special Use Permit are you applying for?

	New Special Use Permit	\$2,150
	Additional lots under section 10.5.2.1	\$1,075
	Public utilities	\$1,075
	Day care center	\$1,075
	Home Occupation Class B	\$1,075
	To amend existing special use permit	\$1,075
	To extend existing special use permit	\$1,075
	Farmer's markets without an existing commercial entrance approved by the VDOT or without existing and adequate parking	\$527
	Farmer's markets with an existing commercial entrance approved by the VDOT and with existing and adequate parking	\$118
Y	Signs under section 4.15.5 and 4.15.5A (filed for review by the Board of Zoning Appeals under the Variance Schedule)	\$538
	ALL SPECIAL USE PERMITS - FIRE RESCUE REVIEW FEE	\$50

To be paid after staff review for public notice:

Most applications for a Special Use Permit require at least one public hearing by the Planning Commission and one public hearing by the Board of Supervisors. Virginia State Code requires that notice for public hearings be made by publishing a legal advertisement in the newspaper and by mailing letters to adjacent property owners. Therefore, at least two fees for public notice are required before a Special Use Permit may be heard by the Board of Supervisors. Applications reviewed by the Board of Zoning Appeals, however, only require one public hearing and therefore require just one fee for public notice.

The total fee for public notice will be provided to the applicant after the final cost is determined and must be paid before the application is heard by a public body. Staff <u>estimates</u> the total cost of legal advertisement and adjacent owner notification to be between \$400 and \$450 per hearing. This <u>estimate</u> reflects the average cost of public notice fees for Special Use Permit applications, but the cost of certain applications <u>may be higher</u>.

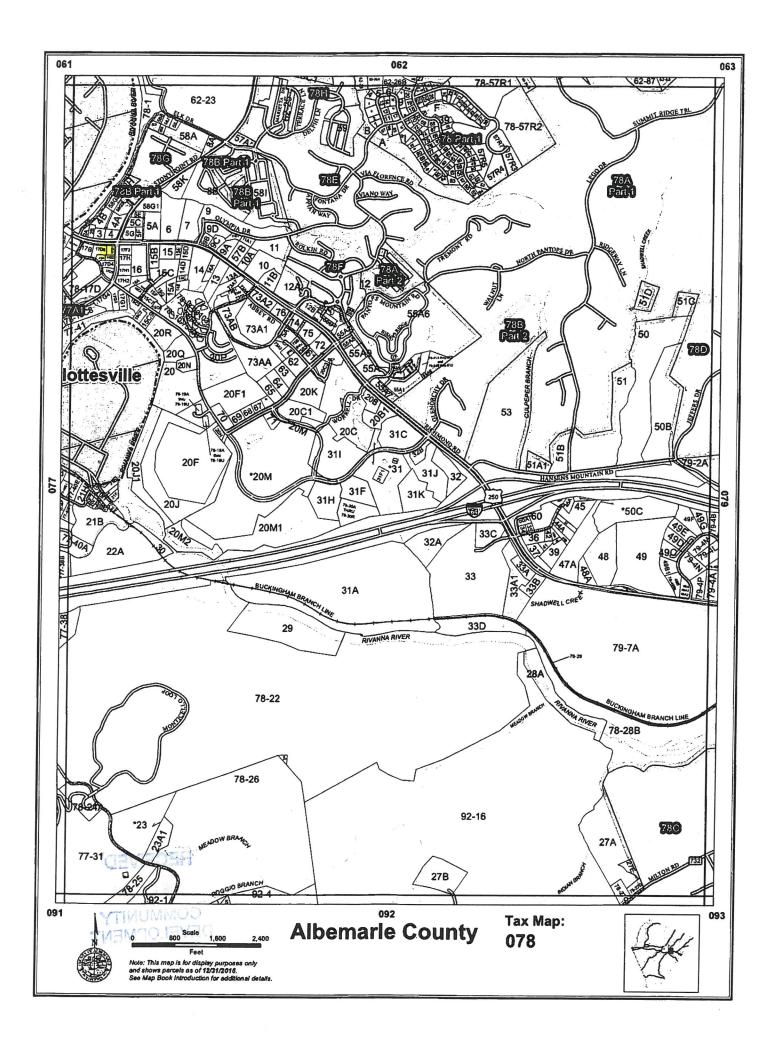
> Prepa	aring and mailing or delivering up to fifty (50) notices	\$215 + actual cost of first-class postage	
➤ Preparing and mailing or delivering each notice after fifty (50)		\$1.08 for each additional notice + actual cost of first-class postage	
> Lega	l advertisement (published twice in the newspaper for each public hearing)	Actual cost (averages between \$150 and \$250)	
> Special Exception – provide written justification with application - \$457			

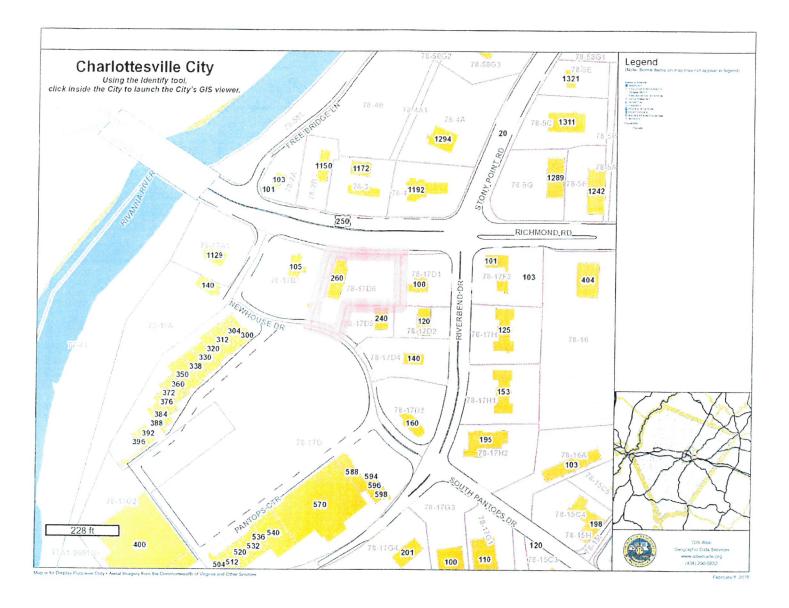
Other FEES that may apply:

>	Deferral of scheduled public hearing at applicant's request	\$194
BADES!	Resubmittal fees for original Special Use Permit fee of \$2,150	
>	First resubmission	FREE
>	Each additional resubmission (TO BE PAID WHEN THE RESUBMISSION IS MADE TO INTAKE STAFF)	\$1,075
	Resubmittal fees for original Special Use Permit fee of \$1,075	
>	First resubmission	FREE
>	Each additional resubmission (TO BE PAID WHEN THE RESUBMISSION IS MADE TO INTAKE STAFF)	\$538

The full list of fees can be found in **Section 35 of the Albernarie County Zoning Ordinance**.







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PARCEL 170'G AS SHOWN ON
SHEET 78 COUNTY TOK MARS
ALGEBRAGE COUNTY, VIGORIA
LIGHTAGE COUNTY, VIGORIA
LIGHTAGE COUNTY, VIGORIA B. AUBREY HUFFMAN & ASSOCIATES, LTD. WAT. 14

Pantops Shopping Center - Electronic Message System for the New Pylon Sign

The following narrative addresses the required information outlined on the Special Use Permit application.

The Pantops Shopping Center, developed in the mid 1980s, is seeking to update the outdated pylon sign that is currently in place along the 250 corridor. Great Eastern Management Company, who manages the shopping center, has proposed a new smaller sign to bring the current non-conforming sign much closer to code regulations, and complying with the County Sign Code for such a reduction. Within the new sign, a small portion has been proposed as an Electronic Message Sign (EMS). The dimensions of this panel are 40.75"x66", which is approx. 24% of the overall sign. These dimensions do not exceed the 40% allowed by the County Design Criteria for Electronic Message signs. Pantops Shopping Center has over 25 tenants. With limited visibility from the road and limited space on the new proposed sign, one of the primary objectives of having the EMS is to allow ALL of the retail stores a chance to be seen from 250, the main thoroughfare. This will give potential customers the ability to find their destinations much easier. It is important to note, this EMS will not be used with flashing letters or bright dancing graphics. It will adhere to the Design Criteria that was approved by the Architectural Review Board in May 2018. The restrictions will keep the text and design harmonious with the rest of the sign, which is within the requirements of the County Code. The EMS will act the same as any other illuminated sign in the County, with exception to the allowed minimum four changes of text per hour. To that end, it should not change the character of the zoning district.

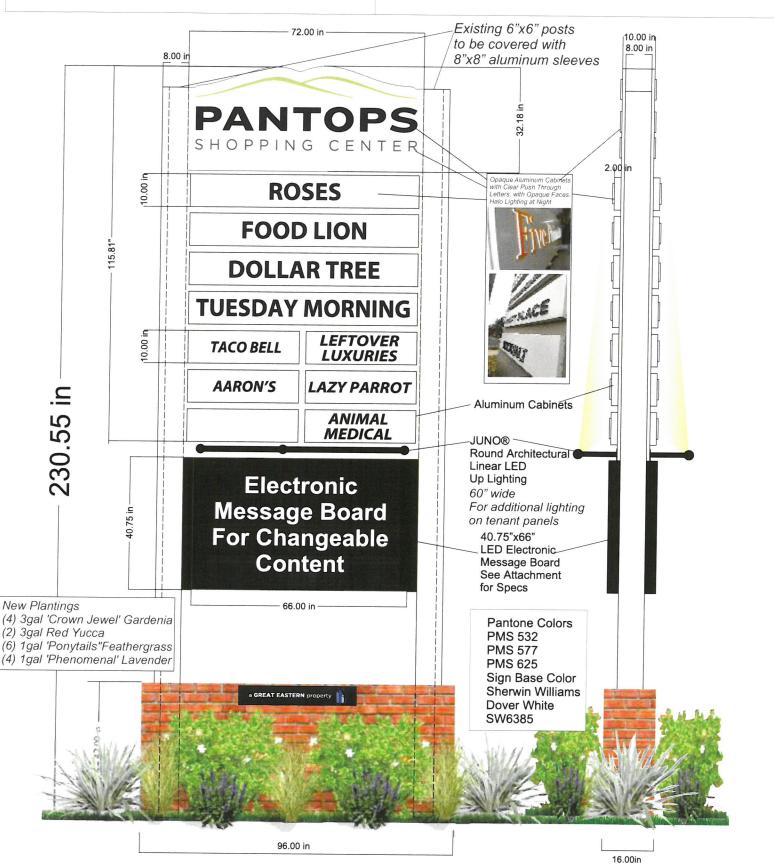
Being a part of the Pantops Development Area, as defined by the Comprehensive Plan, this Pylon sign with the Electronic Message board will allow the area to continue to grow economically, with minimal impact to the surrounding or adjacent lots. This sign will benefit growth by allowing easier visibility of the retail spaces in the shopping center and generating revenue. By being a fairly static sign, this EMS will have the same effect as other currently approved illuminated signs. The total renovation of the pylon sign will also improve the visual clutter that is currently in the Entrance Corridor.

The proposed Pylon sign and EMS will only impact the Public Facilities or Public Infrastructure in a positive way while updating the aesthetic and visual clutter of the area, and improving consumer wayfinding and increasing revenue. It will be in the same location as the existing sign and will not alter Roads or Utilities. It will also have minimal impact on Environmental Features, similar to those already addressed with currently allowed internally illuminated signs.

Customer Name: Great Eastern Management Co Pantops Shopping Center Sign

Date: 3-20-2018

Layout Version: Reface Layout Special Instructions:





Existing Sign



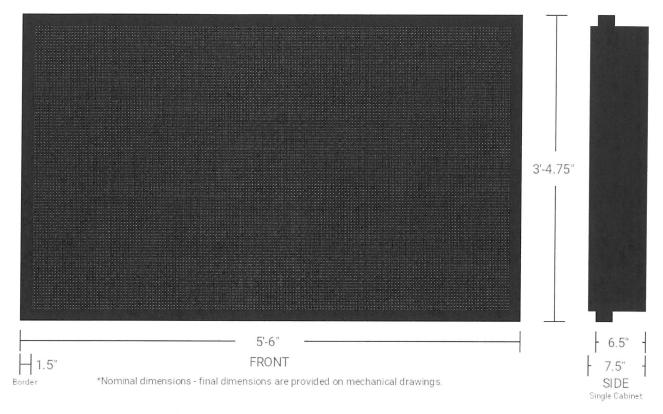






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Polaris 10mm 96x160 Double Sided Full Color LED Display







LED Display	Specifications	LED Display Dimensions		
Model:	Polaris	Nominal dimensions - final dimensions are provided on mechanica		
Color:	Full Color	drawings.	reserve are previous en meonamour	
Pixel Pitch:	10mm (0.39")	Active display height:	3'-1.75" (37.75")	
Matrix - pixel height:	96	Active display width:	5'-3" (63")	
Matrix - pixel width:	160	Active display sq.ft.:	16.5 sq.ft. per side	
Sides:	Double Sided*	Cabinet height:	3'-4.75" (40.75")	
* Two single sided cabinets in a ma	aster/master relationship.	Cabinet width:	5'-6" (66")	
Cabinet Type:	Hinged	Individual cabinet depth:	6.5"	
Modular Design:	No	Cabinet sq.ft.:	18.7 sq.ft. per side	
Communication Method:	Cellular Data Modem	Cabinet weight (approximate):	252 lbs. per side	
Controller:	Industrial PC			
Total pixels:	30,720		net Options	
Total LEDs:	92,160	Cabinet color:	Black (Glossy)	
Brightness:	> 10,000 nits	Vandal cover:	Not Included	
Number of colors:	281 quintillion	Ventilation:	Rear	
Horizontal/vertical viewing angle: 140/70		Text Capabilities		
Software:	SignCommand.com	12 rows of 2.8" text		
Frames per second: 60		9 rows of 3.5" text		
Auto or manual dimming:	Included	8 rows of 3.9" text		
Background Color:	Black	6 rows of 5.1" text		
	Requirements	5 rows of 7.6" text *		
Requires 1 circuit per side at 20 am		4 rows of 9.4" text *		
Typical use (daytime):	513 watts per side	3 rows of 12.6" text *		
Typical use (nighttime):	103 watts per side	2 rows of 18.9" text * 1 row of 37.8" text *		
Maximum:	1,026 watts per side			
Voltage:	120 volts	* Using regular text.		
Max draw:	9 amps per side			
Operating cost is approximately \$27 average of daytime and nighttime us	r per month per side, assuming the see and a price of \$0.12 per kWh.	-	Capabilities	
		GIF, JPG, BMP, AVI, MPEG, WM	V, SWF	
		Sh	ipping	
Photo Coll Included		Lead time:	4 weeks	
Photo Cell Included				
Need Factory Setting and C	ertification that Maximun Nits			

can not exceed 5000

Customer's signature:	
Print name:	
Date:	

All dimensions and specifications are approximate values.

Notes

Ed Brown - Frontrunner Sign Studio

Customer Name: GEMC - Pantops

Sign Dimensions: Date: 3-8-2018

Layout Version:Interior Lighting Schematic Special Instructions:

This level of illumination provided by the LEDs will not exceed the illumination produced by a single stroke of 30 milliamp (ma) neon.

Electronic Message Board For Changeable Content

To Building Power





ED Modules -Globalux 150 1Watt

Max. 100 Lumens per module

.63Amps each Max 50 - Modules per power supply

Power Supply - Keystone 120V Secondary 60W 12V

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