

ATTACHMENT D

Community Meeting Notes: 1895 Avon Street Extended (SP-2018-07 and SP-2018-08)

5th & Avon Community Advisory Committee
June 21, 2018

1. What is the estimated number of chauffeured vehicles, limos, buses, etc. for rent?
 - a. Applicant's response: Approximately 11-13 vehicles of various size, including 47-, 32-, 24-, and 24-passenger coach buses, as well as several sedans and/or SUVs that will be stored towards the rear of the property.
2. Will most of the property be used for parking/servicing?
 - a. Applicant's response: Site will utilize the existing parking area to provide parking for customers near the front (approximately 10 spaces). Company vehicles will be parked in the rear, and a screening fence will block views from front of limos being stored in the back. Materials for the fence have not been determined but it will be some sort of sliding gate, with a goal of restricting visibility.
3. How will stormwater runoff be managed?
 - a. Applicant's response: No additional stormwater management will be required since there will be no change in impervious surface area, but we will have some sort of onsite water quality facility (rain garden or purchase nutrient credits). Stormwater runoff will occur as sheet flow off the edge of parking lot.
4. Will the runoff contain pollutants?
 - a. Applicant's response: County requirements for impervious anticipates that runoff will contain oils or other pollutants from vehicles. The State also has requirements for control of pollutant production. The proposed automotive detailing use would not primarily involve intensive water use, but would rather be more geared towards more deep cleaning, labor-intensive work on exterior and interior of vehicles.
5. If permitted, the proposal does include any limit on the amount of washing that could be done. How will the applicant address more sheet flow from the detailing services, including car washing and engine deep cleaning?
 - a. Applicant's response: Typically, from rain events, gully washes are major concern.
 - b. Staff comment: Proposed automotive detailing use would not require water capture and reuse as a zoning requirement.
6. Does the Zoning Ordinance consider car washes and automotive detailing to be different uses? If so, what are the distinctions?
 - a. Staff comment (9/7/2018): Yes, they are different uses. Commercial car washes may be subject to different regulations, including water capture and reuse requirements, which are not necessarily applicable to automotive detailing operations (or "automobile, truck repair" use in this instance).
7. Will there be any indications of motor vehicle rental operations (such as gas pumps)?
 - a. Applicant's response: No – that is not a part of these proposals.
8. Concern about the number of car washes – how much water is being anticipated in runoff calculations?
 - a. Staff comment (7/6/2018): Stormwater management computations and mitigation will be addressed through VSMP and WPO plan review (as may be applicable).

9. Concerns about visual appearance, including a preference to see this development be “prettier than Snow’s.”
 - a. Applicant’s response: We will have to install a sidewalk as a site plan requirement. We are planning to install more landscaping towards the front, which will also be addressed during the site plan process. The line of sight from Avon Street Extended is anticipated to go over the vehicles, as shown on the plan submitted with the special use permit applications; because of topography and the proposed screening fence, the rental vehicles won’t be visible. Additionally, the parking in front will not create significant visual impacts – it will only be for customers which are not high volume, and it will be minimized by the existing topography (headlights would be pointing into the hill). There is also 200’ of wooded area in rear portion of property.
 - b. Staff comment (7/6/2018): According to Web-GIS, there is significantly less than 200’ feet of wooded area in the rear portion of the property.
10. Will the proposed uses create a heavy increase in traffic? How are the average vehicle daily trips calculated? Does this include employees and deliveries?
 - a. Applicant’s response: No, not a heavy increase – we are expecting low numbers from traffic generation estimates. The ITE trip generation estimates show 8-14 vehicle trips per day (VTPD) combined from both uses. That is based on square footage: 1,500 SF of existing building plus the proposed new addition.
11. Sidewalk is very important infrastructure – is this potential improvement, or will this be required?
 - a. Applicant’s response: Sidewalks were brought up in pre-application meeting by Community Development staff. The development to the south (Spring Hill Village) is a Neighborhood Model Development plan that includes a sidewalk on Avon Street Extended.
 - b. Staff comment: Staff unsure if this is a requirement of the site plan process – but we will keep this feature and this issue in mind.
 - c. Staff comment (7/6/2018): Sidewalks can potentially be required by County staff pursuant to Zoning Ordinance 32.7.2.3-(a), if the issue is not explicitly addressed during the legislative review process.
12. Will the existing parking lot remain gravel surface, or be paved?
 - a. Applicant’s response: This has not been determined for the rear portion; we anticipate that it will be paved in areas near the garages (to prevent the vehicles from getting dirty).
13. Are any bike lanes planned? Concern about how a sidewalk will fit into the larger plan for connectivity in the area.
 - a. Applicant’s response: No, not with this project. However, a sidewalk is consistent with larger section. A multi-use path has mostly been talked about on the west (opposite) side of Avon Street Extended; bike lanes can be discussed as part of site plan process.
14. Has VDOT looked at these proposals? There is concern about the hill coming up to the property / people pulling out of “blind” entrance.
 - a. Applicant’s response: There’s an existing [northbound] right turn lane that helps the view. Sight distances will need to be approved by VDOT as part of the site plan review process. VDOT did not have any concerns regarding sight distance at the pre-application meeting.
15. Who received notice for this meeting?
 - a. Staff comment: The list of recipients of the community meeting invitation including

surrounding property owners, including the Mill Creek HOA.

16. If permits are granted, what could happen with a future decision to increase the area of impervious surface?
 - a. Applicant's response: If these special use permits get approved, we will have to come in for a site plan to get land disturbance permit. We will have to comply with State Code and County regulations.
17. If Spring Hill Village is developed, is there a provision for the storm sewer for this project to connect to Spring Hill Village stormwater infrastructure?
 - a. Staff comment: Stormwater is typically managed on site.
18. Since this property is in the Development Area, would storm sewer be extended out like water? If so, when?
 - a. Staff comment: No information about whether this is planned, or not. There are questions (uncertainty) about using someone else's storm sewer to convey.