

Attachment 5
CCP202100001 Planning Commission Work Session
Notes from April 15, 2021 community meeting: 5th and Avon CAC

- Applicant presentation:
 - Central location – part of reason why chosen
 - Existing 2 million gallon water storage tank and cell tower
 - Location suitable for second water storage tank and training facility, including confined space training
 - Coordinating with Avon St Corridor project
 - Proposed landscaping along Avon/Founders for additional screening
- Question: Does ACSA have training facilities already?
 - Alexander Morrison (AM) (ACSA representative): operating training, no facility now – on the job; want to start doing that in a controlled environment so staff can get more comfortable with trenching and making repairs and dealing with topography
 - AM: no dedicated facility for confined spaces training, usually use existing manholes. Would like dedicated clean facility for controlled environment, plus can do joint training with Fire/Rescue, which is good learning opportunity.
- Question: This is a large parcel, any thought for unused space for other purposes; seems like a lot of parking
 - AM: did a facilities master plan with Dewberry for workforce growth and future training needs; could have expansions off of these buildings if needed. For the parking areas, mainly for larger equipment storage, backhoes, dump trucks, various pipe sizes on-hand. Need a lot of materials on stock to respond to emergencies; need larger footprint to store materials.
- Question: Any impact to Mill Creek Drive in future? Parcel between ACSA and Mill Creek Drive is separate; could be developed in future; opportunity for more of a buffer?
 - AM: kept in mind while laying out the site; a lot of topography changes on site. Wanted to limit clearing to keep as much mature landscaping as possible. Able to maintain a fairly large buffer, will also have a security fence around site. Will try to keep mature landscaping.
- Question: Are there any critical slopes on the property?
 - Planning staff: small areas of managed steep slopes, no preserved or critical slopes.
- Question: Any contact with Schools on Center II?
 - AM: have not yet had a conversation with Schools yet; aware of the CCP for Schools that went through; as get further along with talk with Schools to make sure do not impact. Can use secondary access on Avon to have operational flexibility to use that entrance when high traffic from schools.
- Question: Would you anticipate that normal traffic circulation would be one way from Founders to Avon? Avon only one way so left turn off of Avon would back up traffic. But if Avon is mostly an exit would be less impact.
 - AM: majority of traffic will use Founders. Most of traffic going through site would be pipe deliveries (which are infrequent) – Founders to Avon and go through because hard to turn around for large trucks. Looking at right in/right out to prevent left turns in. County/VDOT may also improve Avon in future to include a center lane.

- Question: Have seen emails with concern about proximity to adjacent medical facility, especially fuel station and vehicle rinse station. Would truck wash comply with low water use standards that ACSA uses?
 - AM: would use those standards for equipment. No automatic wash facilities. Have wash facility on Pantops for low flow high pressure washes that are hand-operated. Have catch basin with grit and oil water separator. Once separating done, sanitary sewer connection closed so runoff during storm would go to stormwater facility. Not a car wash facility; catch basin and hand-operated. Make sure water is cleaned appropriately before discharged into sanitary sewer.
- Question: Heard a neighbor comment that should keep as much buffer as possible between this facility and medical facility.
 - AM: agree – looked at road location and where adjacent to rehab facility. Need to do a lot of grading to construct, but will do as much buffering/sound buffering as possible. Retaining wall + landscaping. Vehicle wash and fueling station and maintenance building would be completely shielded from medical facility.
- Question: Will project meet lighting regulations and limit offsite ambient light?
 - AM: with design of site will follow all County requirements – both spillover and max lighting permitted.
- Question: Have concerns about ambient lighting and excess noise pollution. Concerned about parcels leaving natural – making sure keeping trees. Any issues with pollution? Any zoning changes needed?
 - AM: there is one residence in parcels along Avon – leaving area undeveloped along Avon. High point at rear of those parcels before water tank and cell tower – help create and keep buffer from residences across Avon (like Creekside). 8-5 business hours. After hours access would be to pick up equipment for an emergency repair. Activities during normal hours do not produce much noise.
 - AM: we've looked at LEED and other green initiatives. Looking at solar for building roof. Any backup power generators will meet current standards and limit pollution. Planning to use natural gas. Looking to limit carbon footprint as much as possible.
 - AM: will have to widen access road so will need to remove some trees, but will leave the rest of existing trees along access road.
 - Planning staff: property is zoned R1 Residential; this use is considered a public use per Zoning; public uses are by-right in all zoning districts. Have CCP process for this project to make sure consistent with Comp Plan, which includes this community meeting and then PC work session before site plan.
- Question: Any considerations with Tandem School?
 - AM: nearby have Fire Department and then Tandem is a bit further down. Key thing looked at for this site was two ingress/egress for flexibility during high-traffic times so can make operational changes. Will look at schools for high-traffic periods including events.
- Question: Is this going to be a sewage facility that produce bad smells? Any buzzing or industrial noises? How will Avon Street fencing look? Any additional security and police/fire provided by County to support this?
 - AM: water/sewer extension was just to provide public utility hookups for our building. No treating sanitary sewage. Just discharging into system.
 - AM: would be like an office building; no constant power generation. Do not anticipate any low humming or constant noise.
 - AM: a few different types of fencing for security. Vertical bars with aesthetic appeal unlike a mesh fence. Most of fence will not be visible from Avon. If look

down entrance may see top of fence but that would be limited visibility. Use more decorative style where visible.

- AM: security fencing recommended for this type of use. Will have internal security that monitors doors/access on site. Have not proposed anything additional that would need police staff. Would treat like Pantops site.
- Question: Will there be gates also?
 - AM: yes, gates at both entrances. Closed until authorized employee swipes badge. Keep facility secure from public. Have something very similar at Pantops site.
- Question: Is there any ARB involvement?
 - Planning staff: Avon currently not an Entrance Corridor because of non-arterial designation. If that changes before site plan approval, would likely go through ARB. Otherwise no ARB involvement.
- Comment: Looking at pictures, hoping any plants that need to replant will be native plantings. Consider alternate mowing for pollinators. See if any invasive species where keeping native plantings.
 - AM: will ask Dewberry to take note of that and will look into that. Will review existing regulations and try to go above and beyond that and try to lower energy consumption.