



Dinwiddie County Planning and Zoning Department

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MEMORANDUM

To: Design Review Board
From: Mark Bassett, Planning Director
Date: June 10, 2020
Subject: Certificates of Approval for the Sutherland Sporting Goods Sign Replacement and the Dominion Energy Mobile Substation Storage Facility

Please find attached information for your review and approval for Certificates of Approval (COA) of the following:

1. Sutherland Sporting Goods business sign replacement, 19911 Cox Road (Route 460), Sutherland, VA
2. Dominion Energy Mobile Substation Storage Facility, 26306 Washington Street (Route 1), North Dinwiddie, VA

It is the responsibility of the Design Review Board to ensure compliance with Section 22-350 of the County Code (see below).

1. Relevant Code Section for the Sutherland Sporting Goods Sign Replacement:

DIVISION 4. – Rt. 1, Rt. 460, and DINWIDDIE COURTHOUSE AREA ENTRANCE CORRIDOR OVERLAY DISTRICTS

Section 22-350. - Development standards for the Route 1 and Route 460 entrance corridor districts.

The following development standards shall apply within the Route 1 and Route 460 entrance corridor districts:

(g) Signs

Signs should be compatible with the architectural style and the proportions of the associated buildings, site and local character of the area. The maximum permitted height of any freestanding sign shall be the higher of (i) ten feet above ground elevation or (ii) ten feet above street level of the highest public road that is within 100 feet of the sign. Unless the practicalities of topography of the site dictate otherwise, free-standing signs shall be ground-mounted/monument style only. Building-mounted signs shall utilize a color and design that is complementary to the principal building. Neon tubing shall not be used on any portion of freestanding or building/wall mounted sign. The base of a ground-mounted/ monument sign shall be brick, stone or other material that matches the predominant material used on the principal building.

DESIGN BOARD ACTION

To assist, staff prepared the following motion for approval, approval with conditions, or disapproval of the Certificate of Approval for the Sutherland Sporting Goods sign:

BE IT RESOLVED, that in order to assure compliance with Dinwiddie County Zoning Ordinance Division 4. – Rt. 1, Rt. 460, and Dinwiddie Courthouse Area Entrance Courthouse Overlay Districts, Section 22-346 and Section 22-349 the proposed signage complies with the entrance corridor districts’ design and development standards I move that the sign application as presented be (approved, approved with conditions, OR disapproved) for a Certificate of Approval by the Design Review Board.

2. Relevant Code Sections for the Dominion Energy Mobile Substation Storage Facility:
DIVISION 4. – Rt. 1, Rt. 460, and DINWIDDIE COURTHOUSE AREA ENTRANCE CORRIDOR OVERLAY DISTRICTS

Section 22-350. - Development standards for the Route 1 and Route 460 entrance corridor districts.

The following development standards shall apply within the Route 1 and Route 460 entrance corridor districts:

(a) Building Façade Materials

(1) Building Materials

Commercial building walls visible from the Route 1 and Route 460 public rights-of-way (not to include the Dinwiddie Courthouse area entrance corridor district as defined see Section 22-351) shall be primarily brick, stacked stone, stone or stone masonry units, horizontal wood clapboard, horizontal cementitious fiber board, exposed heavy timber, architectural/decorative concrete masonry units (CMU’s), stucco, architectural/decorative vinyl, and/or architectural insulated panels.

Exterior insulation finishing systems (EIFS) may be used on facades not facing a public right-of-way or as a secondary building material only (less than 25% of the wall area) on primary frontage facades.

Glass shall be used primarily for doorways, windows, and accents, and the front façade design should include additional building materials and not just glass.

With the exception of brick, no one building material shall dominate the portion of the building as can be seen from the public right-of-way.

No concrete block, aluminum, plywood, or metal siding shall be allowed.

(2) Balance of Wall Materials

When two or more materials are used on building walls, the perceived heavier material shall be placed below the lighter material (e.g., siding over brick).

(3) Material Colors

Façade colors shall be of low reflectance white, earth tone, muted, subtle, or neutral colors. Building trim may feature brighter colors as an accent material. Neon banding/tubing is not allowed. The use of high-intensity, metallic, fluorescent, day glow, or neon colors shall be prohibited.

(4) Monotonous Building Facades

Buildings facing the street with facades longer than fifty (50) linear feet shall provide varying roof heights (parapets may be utilized), building façade setbacks, and other architectural features to create breaks in the building façade.

- (b) Rooftop equipment screening
All rooftop equipment shall be screened from view from the public right-of-way. If, due to the topography of the site, a physical screen would not suffice, alternative methods to minimize the negative aesthetics of the equipment (e.g., painting the equipment to match the building) may be approved by the DRB. Equipment not screened by a principal building shall be screened by a visually solid parapet wall or other visually solid screen that shall be constructed of materials compatible with those used in the exterior construction of the principal building.
- (c) Other equipment screening
All mechanical, electrical, heating, ventilation and air conditioning equipment, all loading docks and all solid waste collection or handling facilities shall be screened by one (1) or more of the following:
 - (1) Architectural elements of a building.
 - (2) Screening using the same materials used for buildings located on the parcel or other compatible materials approved by the DRB.
- (d) Roof Treatment
 - (1) Roof type is flexible. Flat roofs are discouraged where practical.
 - (2) If the building facing the public right-of-way is longer than fifty (50) linear feet then the building shall require varying roof heights and other architectural features to disrupt the monotony of the facade.
- (h) Site Fencing
Fencing in front yards abutting public rights-of-way may not exceed a maximum height of four (4) feet. Fence material fronting the roadway shall not be of chain-link construction. Approved chain-link fence types may be incorporated if they are not located in the front yard(s).
- (i) Site Access
 - (1) Out parcel access. There shall be no direct access onto adjacent public roadways for those out parcels which are a part of a larger development site or shopping center.
 - (2) Bay doors. Uses that incorporate bay doors (garages or other similar uses including loading/unloading facilities) shall orient the doors so that they do not face Route 1 or Route 460.
 - (3) Pedestrian access. Pedestrian access is required to walk within sites with more than one building or use. Sidewalks shall be incorporated along Route 1 and are to be incorporated within the streetscape buffer where feasible.

DESIGN BOARD ACTION

To assist, staff prepared the following motion for approval, approval with conditions, or disapproval of the Certificate of Approval for the Dominion Energy Mobile Substation Storage Facility:

BE IT RESOLVED, that in order to assure compliance with Dinwiddie County Zoning Ordinance Division 4. – Rt. 1, Rt. 460, and Dinwiddie Courthouse Area Entrance Courthouse Overlay Districts, Section 22-346 and Section 22-349 the proposed storage facility conceptual design complies with the entrance corridor districts’ design and development standards I move that the storage facility conceptual design as presented be (approved, approved with conditions, OR disapproved) for a Certificate of Approval by the Design Review Board.