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COUNTY OF ALBEMARLE  
Department of Community Development  
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**ARB ACTION MEMO**

**Date:** February 19, 2019  
**Time:** 1:00 PM  
**Meeting Room:** Room 241, Second Floor

**Members:**

Frank Stoner: Present  
Frank Hancock: Present  
Bruce Wardell: Absent  
Stan Binsted, Chair: Present  
Dade Van Der Werf, Vice-Chair: Present

**Staff:**

Heather McMahon  
Margaret Maliszewski  
Sharon Taylor

**CALL TO ORDER**

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

**RESOLUTION OF APPRECIATION – Sharon Taylor**

Mr. Binsted read a resolution of appreciation into the record for the retirement of Sharon Taylor after 42 years of service.

**DISCLOSURES**

Mr. Binsted invited disclosures. Hearing none, the meeting moved to the next item.

**PUBLIC COMMENT**

Mr. Binsted invited public comment.

Neil Williamson, with Free Enterprise Forum, thanked Sharon Taylor for her service to Albemarle County and its citizens for many years as clerk to the ARB.

There being no further comments, the meeting proceeded.

## **WORK SESSIONS**

### **a. ARB-2018-133: Oakleigh**

The ARB held a work session to discuss the perspective images illustrating the back elevation of the apartment building as viewed from the EC. In consensus, the ARB determined that the elevations were acceptable to move forward; no additional revisions were necessary.

### **b. ARB-2018-161: Dogtopia: Fence Design**

The ARB held a work session on ARB-2018-161 Dogtopia to consider the applicant's request to provide relief from the condition made at the January 7, 2019 ARB meeting regarding the requirement that an 8-foot tall fence should incorporate a 2-foot base or decorative top.

**Motion:** Mr. Van Der Werf moved for approval of the revised conditions for the Special Use Permit, as follows:

The ARB has no objection to the proposed use with the following conditions:

1. The fence shall not conceal any part of the triple window on the southeast corner of the building or either of the 2 easterly brick piers.
2. The fence material and detailing are subject to ARB review. An 8-foot-tall fence shall have only bottom and top rails (no intermediate rails). The fence color shall be coordinated with the existing building colors and is subject to ARB approval.
3. Landscaping shall be provided on the east and south sides of the fence to the satisfaction of the ARB.
4. No tinted or reflective films or similar materials shall be applied to windows visible from the Entrance Corridor. Window glass visible from the Entrance Corridor shall remain transparent.

Mr. Hancock seconded the motion.

The motion carried by a vote of 4:0 (Wardell absent).

### **c. Guidelines update: Discussion**

The ARB held a work session on the Entrance Corridor Guidelines, identifying historically significant buildings in the Albemarle/Charlottesville area to be used for reference in the guidelines. It was the consensus of the ARB that staff's selections were acceptable, and the following comments were offered:

1. Additional commercial and rural examples would be helpful.
2. Consider adding the following buildings and/or making available for discussion: Piedmont Place, Crozet Library, Northside Library, the airport, train stations, the Transit Center, VNB building at Pantops, Luxor, 1 Boar's Head Point, Anglican Church on Rt. 250, grocery and hardware stores; Avon Street Food Lion/Goodwill.

3. We should discuss ARB-approved buildings, successful and unsuccessful (“lessons”), and identify how they do or don’t exemplify the guidelines: Target, Hollymead Town Center, Gander Mountain, Toys R Us, Wawa, Rio Hill vs. Stonefield vs. Gander Mountain.
4. Some strategies used in successful historic buildings to be addressed in the guidelines: entries, porches, layering, shade, human scale.
5. A survey of notable landscapes would be a useful reference: meadow, field, wooded, stone walls, etc.; elevated vs. depressed vs. level; Examples: Northridge.
6. Does the market need to inform our perspective?
7. Big box retail – relegate parking and the box; smaller scale on the street.

The guidelines discussion will continue at the next meeting.

#### **OTHER BUSINESS**

- a. **Approval of Minutes:** 1-7-2019, 1-17-2017, 2-6-2017 and 3-20-2017.

**Motion:** Mr. Van Der Werf moved for approval of the minutes for 1-7-2019 1-17-2017, 2-6-2017 and 3-20-2017.

Mr. Stoner seconded the motion.

The motion carried by a vote of 4:0 (Wardell absent).

- b. **Next ARB Meeting: Monday, March 4, 2019, 1:00 p.m.**

#### **ADJOURNMENT**

The meeting was adjourned at 2:37 p.m. to the next ARB meeting on Monday, March 4, 2019 **in Lane Auditorium, Second Floor, County Office Building at 1:00 p.m.**