



COUNTY OF ALBEMARLE
Department of Community Development
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ARB ACTION MEMO

Date: March 4, 2019

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

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

Staff:

Heather McMahon
Margaret Maliszewski
Stephanie Banton
Marsha Cutright
Marsha Alley

CALL TO ORDER

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

DISCLOSURES

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

PUBLIC COMMENT

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

REGULAR REVIEW ITEMS

- a. **ARB-2019-07: Pantops Corner** - Final Site Plan (TM/Parcels 078000000005A0, 078000000005B0, 078000000005G1)

Proposal: To construct a 5-story hotel with associated site improvements.

Location: On the north side of Richmond Road (Rt. 250 east) across from People Place

Motion: Mr. Hancock moved for approval of the Certificate of Appropriateness for **ARB-2019-07: Pantops Corner** - Final Site Development Plan with the conditions listed in the staff report, amended as follows.

1. Revise the white picket hand rail for greater consistency with the immediate setting. Include a detail(s) in the site plan for all hand rails. Black metal would be appropriate.
2. Coordinate all drawings with submitted material samples/colors, in particular the EIFS and brick.
3. Clarify the discrepancy between the illustrated brick and the submitted brick sample. Clarify how the illustrated brick will have an appropriate appearance for the EC.
4. Include the wood product in the materials list on the architectural drawings and provide a sample.
5. Correct the labels on the lighting plan for the wall fixtures: change the two "D" labels to "B".
6. Provide on the lighting plan information showing that the light fixtures will have a consistent dark brown, dark bronze or black finish.
7. Coordinate the evergreens/retaining wall note (788' with evergreen screen) with the plants illustrated on the plan.
8. Revise the planting size of interior road trees to 2 1/2" caliper.
9. Consider adding trees along the sidewalks at the north, south and east elevations of the hotel.
10. Specify the perimeter parking lot tree planting size as 2 1/2" caliper.
11. Replace the Franklin tree with a tree from the recommended plant lists.
12. Add a fourth shrub type to the plant list. Limit the number of proposed plants for any one species to 25% of the total proposed for that plant type (tree, shrub).
13. Add trees at the base of the northern retaining wall to continue the EC planting and to mitigate heights over 6'.
14. Include on the landscape plan the plants associated with any retaining walls shown on the plan. Intensify landscaping to compensate for walls over 6' tall that are not terraced.
15. Provide top-of-wall and bottom-of-wall elevations for all retaining walls.
16. Provide additional information to clarify the appearance of the proposed brick.
17. Add windows on the west elevation of the three-story wing (4 total).
18. Consider further simplifications, including removing the intermediate coping of the three-story wing, or moving the coping to the top of the wall.
19. Reconsider the stepping of the brick in the bays flanking the entrance bay (limit to 2 stories) and continue the brick to the top of the entrance bay.
20. A work session is required to address the building modifications.

Mr. Van De Werf seconded the motion.

The motion carried by a vote of 3:0. (Wardell and Stoner absent)

WORKSESSION

a. Guidelines update: Discussion

The ARB held a work session on the Entrance Corridor Design Guidelines. They discussed historically significant buildings as precedents for appropriate scale and massing in the ECs, and they discussed examples of buildings constructed more recently in the ECs, noting why some were examples of appropriate scale and massing in the ECs, and why others were not.

Next ARB Meeting: Monday, March 18, 2019

ADJOURNMENT

The meeting was adjourned at 2:40 p.m. to the next ARB meeting on Monday, March 18, 2019 in Room 241, Second Floor, County Office Building at 1:00 p.m.