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

**Date:** April 1, 2019

**Time:** 1:00 PM

**Meeting Room:** Conference Room 241

**Members:**

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

**Staff:**

Margaret Maliszewski  
Heather McMahan  
Marsha Cutright  
Marsha Alley

**CALL TO ORDER**

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

**DISCLOSURES**

Mr. Wardell disclosed that his architectural firm is working on a project adjacent to the Pantops Storage project, but is not involved in the Pantops Storage project, and is able to review the proposal impartially. Mr. Wardell invited other disclosures. Hearing none, the meeting moved to the next item.

**PUBLIC COMMENT**

Mr. Wardell invited public comment.

There being no further comments, the meeting proceeded.

## Regular Review Items

**a. ARB-2019-17: Pantops Corner Self Storage** – Initial Site Development Plan (TM/Parcel 07800000005E0)

**Proposal:** To construct a self-storage building with associated site improvements.

**Location:** 1321 Stony Point Road

**Motion:** Stoner moved to approve **ARB-2019-17: Pantops Corner Self Storage** – Initial Site Development Plan and forward the recommendations outlined in the staff report for the Initial Site Plan to the Agent for the Site Review Committee, as follows.

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
  - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit:
  1. Maintain grading and retaining walls outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
- Regarding the final site plan submittal:
  - A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:
    1. Revise the architectural design to more successfully use architectural forms and features, colors and materials, to reflect the historic architecture of the area. Simplify the design while relieving blankness and expressing human scale.
    2. Revise the distribution of building materials to help establish a cohesive whole.
    3. Provide specifications for proposed window glass. Show that VLT will not drop below 40% and VLR will not exceed 30%. Glass should be clear, without tint. If tinted glass is proposed, provide a sample for review. Add the standard window glass note to the architectural plans: "*Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.*"
    4. Show the locations of all ground- and building-mounted equipment on the plans. Show how visibility from the ECs will be eliminated.
    5. Add the standard mechanical equipment note to the plan: "*Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*"
    6. Provide a complete lighting plan with the final site plan.
    7. Provide planting area and trees along the west side of the parcel and the south side of the building.
    8. Revise the plan to maintain grading and retaining walls outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.

9. Provide a large shade tree, 2½" caliper at planting, at the middle of the north side of the 4-space parking row.
10. Provide large shade trees, 2½" caliper at planting, 40' on center, along the west side of the parking area. Revise the plan to provide sufficient planting area.
11. Provide trees along the south and west sides of the building to help soften the building's appearance. Revise the plan to provide sufficient planting area.
12. Provide a complete landscape schedule with the final site plan.
13. Add the standard plant health note to the plan: *"All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant."*
14. Terrace the 10' retaining wall so that no wall exceeds 6' in height, and plant the terraces. Alternatively, revise the plan to provide trees at the base of the 10' retaining wall, and sufficient planting area for the trees. Provide views in context from Rt. 20 and 250 traveling west.
15. Ensure that planting at the retaining wall terraces is sufficient to mitigate the height and length of the walls.
16. Indicate the retaining wall material on the plan. Provide a sample for review if other than Eagle Bay Anchor Diamond Pro James River.
17. Revise the plan to maintain grading and retaining walls outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.
18. Corrugated metal is not an appropriate material for this location in the EC. Alternate metal panel systems can be considered.

Mr. Hancock seconded the motion.

The motion carried by a vote of 3:0. (Binsted and Van Der Werf absent)

**b. ARB-2019-19: Hyatt House at Stonefield Town Center - Final Site Development Plan (TM/Parcel 061W00300019A0 (portion))**

**Proposal:** To construct a six-story (80 feet tall) hotel building encompassing 92,247 square feet and a single-story retail component encompassing 12,567 square feet on an undeveloped, 1.04-acre portion of this parcel.

**Location:** The site is situated approximately 475 feet north of Hydraulic Road and approximately 830 feet west of Seminole Trail (Route 29), within The Shops at Stonefield town center. Commercial enterprises as well as services characterize the area: the Hyatt Place hotel lies to the immediate west, across District Avenue, and various restaurants and retail businesses lie to the south and east, along Bond Street. The lot has been cleared and graded and is currently vacant.

**Motion:** Mr. Hancock moved for approval of the Certificate of Appropriateness for **ARB-2019-19: Hyatt House at Stonefield Town Center** Final Site Development Plan with the conditions listed in the staff report, as follows.

1. Provide alternative colors for the synthetic wood planking that are warmer in tone, contain natural variation, and match more closely the submitted rendering.
2. Note that a separate sign application is required. Back-lit/halo-lit channel letter signs are consistent with the shopping center.
3. Identify the material of the tower roof on the drawings. Provide a sample for review.
4. Clarify the material of the port cochere canopy on the elevations and provide a material sample for review.
5. Provide a roof plan that shows all proposed mechanical equipment with their dimensions, including heights. Provide the profile of the proposed elevator tower on the elevations and renderings.
6. Show the sanitary sewer and water connections to the building on the site plan.
7. Revise the plant schedule so that the minimum height of all proposed shrubs at time of planting is 24".
8. Revise the plant schedule to include a majority of species that are native to this country and preferably native to this region. Eliminate the use of species that are considered invasive in Albemarle County, including *Nandina domestica*, *Ilex cornuta* 'dwarf Buford,' *Spiraea japonica*, and *Miscanthus sinensis*. Provide plant species found in the County's list of approved and recommended plants.
9. Rectify all omissions and errors in the landscape schedule (L1.0).
10. Provide the standard plant health note on the landscape plan (sheet L1.0): *All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.*
11. Submit your proposal to the SRC for review. If changes to the site plan result from SRC comments, they will require further ARB review.
12. Note that additional pedestrian and bicycle amenities and connections, as well as the provision of open space on this lot, will likely be called for during the site plan review process to meet Code of Development requirements.
13. Ensure compliance with the approved site plan: if trees are lost as a result of construction, they must be replaced in kind.

Mr. Stoner seconded the motion.

The motion carried by a vote of 3:0. (Binsted and Van Der Werf absent)

## **WORK SESSIONS**

### **a. ARB-2019-07: Pantops Corner Hotel**

Following discussion on the modifications to the architectural design of the hotel, it was the consensus of the ARB that the architectural revisions were acceptable. No further architectural changes were required; however, the ARB encouraged the applicant to construct an on-site materials board to confirm the appropriateness of the selected colors.

### **b. ARB-2018-136: North Pointe Northwest Residential Area**

Following discussion on the revised architectural elevations, it was the consensus of the ARB that the following revisions were required:

- Remove the dormers.

- Remove the closed gable and replace with an open gable.
- Remove the small windows in the open gables and replace with vents.

**c. Guidelines update**

The ARB postponed the work session on the Entrance Corridor Guidelines until the April 15 meeting.

**OTHER BUSINESS**

- a. Next ARB Meeting:** Monday, April 15, 2019

**ADJOURNMENT**

The meeting was adjourned at 3:36 p.m. to the next ARB meeting on Tuesday, April 15, 2019 in Room 241, Second Floor, County Office Building at 1:00 p.m.