



COUNTY OF ALBEMARLE
Department of Community Development
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ARB ACTION MEMO

Date: April 15, 2019

Time: 1:00 PM

Meeting Room: Conference Room 241

Members:

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

Staff:

Margaret Maliszewski
Heather McMahon
Sharon Taylor
Carolyn Shaffer

CALL TO ORDER

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

DISCLOSURES

Mr. Binsted invited disclosures. Mr. Wardell disclosed that he would recuse himself from the discussion on the Flow Auto application because his firm is involved in the project. Mr. Binsted invited further disclosures. Hearing none, the meeting moved to the next item.

PUBLIC COMMENT

Mr. Binsted invited public comment.

Neil Williamson with the Free Enterprise Forum spoke, encouraging the County to resolve the Entrance Corridor arterial issue. Staff offered to coordinate with the County Attorney on the issue, to make sure that the proper board handles this request. The item can be addressed at a later meeting.

Regular Review Items

ARB-2018-160: Auto Zone #6464 – Initial Site Plan, preliminary architectural review (TM/Parcel 061W0010A00300)

Proposal: To construct an auto parts retail store with associated site improvements.

Location: Southwest corner of the intersection of Rt. 29 and Westfield Rd.

Deferred until May 6, 2019 meeting.

- a. **ARB-2019-2: Flow Auto Audi and Porsche Showrooms** - Conceptual Plan/Advisory Review (TM/Parcel 07800000015D0)

Proposal: To renovate and construct additions to the existing building to establish two new automobile showrooms with associated site improvements.

Location: 1313 Richmond Road, on the south side of Rt. 250, approximately 700' east of People Place.

Mr. Wardell recused himself from the meeting at 1:53 p.m.

Speakers: David Timmerman, BRW Architects; Rocco DiAntonio, Porsche

The ARB offered the following comments on the conceptual plan:

1. Consider revising the corrugated metal panel and concrete panel siding to brick.
2. Revise the elevation drawings to indicate Audi's interior ACM fascia and to identify the material/color of the Audi entrance surround.
3. Revise the Porsche design to increase its connection to the historic architecture of the county and its unity with the Audi building. For example, consider scale and treatment of the columns, and materials.
4. Reconsider the size of the hyphen relative to its visual impact.
5. Provide material/color samples for review, including the brick for the site walls.
6. Revise the Porsche design to increase compatibility with the Audi design; alignment of roof planes and mullion joints is a positive step.
7. Reduce the mass of the curved metal forms in the Porsche design. Reducing height will help address this.
8. Further revise the design to establish greater unity between the buildings.
9. Provide specs on the proposed window glass for both dealerships, noting how the glass meets the EC criteria: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.*
10. Provide information on proposed accessory structures and equipment showing appropriate treatments for the EC.
11. Add the standard mechanical equipment note to the site and architectural plans: *Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*

12. Submit a site plan amendment for review. Include a lighting plan and a landscape plan that shows all proposed changes to approved plants. Show adequate tree protection on the plans.
13. If new locations for vehicle display are proposed, an amendment to the approved special use permit will be required.
14. Indicate the color of the brick site walls on the drawings.
15. Consider aligning the Audi and Porsche wall signs for increased unity in the designs.
16. Provide a color rendering of the west elevation.

b. ARB-2019-23: Harbor Freight Tools – Amendment to an Approved Certificate of Appropriateness (TM/Parcel 04500000011000)

Mr. Wardell returned at 2:40 p.m.

Speakers: Philip Koumuaka, Permit Advisors; Bob Pingry

Proposal: To renovate the west end of the north façade to establish a new storefront and entrance for Harbor Freight Tools retailers.

Location: 440 Gander Drive. West of Seminole Trail, north of Woodbrook Drive and south of Gander Drive

The ARB offered the following comments on the proposal:

1. Provide complete, dimensioned, and to-scale at 1/8" = 1'-0" scale elevations of the north façade and west side elevation.
2. Reduce the width of the piers supporting the front-gable roof to achieve a less imbalanced composition. The drawings submitted by the applicant at 4-15-19 ARB meeting met this request.
3. Revise the storefront design to create a pediment form that is distinguished from the wall plane in its use of a different material.
4. Note that a separate sign application is required for the illustrated wall sign.
5. Revise the elevation drawing and color legend to show the approved brand and color for all standing seam metal proposed (MTL-1 and MTL-2).
6. Match the existing roof color.
7. Provide the standard window glass note on the architectural elevations: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.*
8. Provide manufacturer specifications for the proposed storefront system. Ensure that the specifications are for the same window brand and color previously approved.
9. Provide a roof plan showing the locations and dimensions of any proposed rooftop mechanical equipment. Provide a site plan showing the locations of any proposed ground-mounted mechanical equipment.
10. Provide the standard mechanical equipment note on the architectural elevations: *Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*
11. Provide manufacturer cut sheets illustrating proposed lighting fixtures and information on illumination type, intensity, style, shielding, color, finish, and installation height. Provide either photometric diagrams or a photometric plan addressing all fixtures and indicating that lighting does meet the requirements of Section 4.17 of the Zoning Ordinance for all proposed wall-mounted light fixtures.

12. Provide the standard lighting note on the architectural elevations: *Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.*
13. The use of the white color as illustrated in the 4-12-19 drawing submitted to the 4-15-19 ARB meeting is not appropriate.

c. ARB-2019-24: C&F Bank at Stonefield – Concept Plan/Advisory Review (first review) (TM/Parcel 061W00300019A0)

Proposal To build a single-story, 64' x 45' bank building and associated drive-thru, travelway, and parking spaces.

Location: West of Seminole Trail (Rt. 29), south of Lenox Avenue, north of Blackbird Lane, and east of Stoneridge Avenue.

Speakers: Adam Schwartz; Bob Pineo, Catherine Salata, Design Develop

Regarding the Special Exception for the Drive-through

Mr. Stoner moved to recommend that the ARB forward the following recommendations for **ARB-2019-24: C&F Bank at Stonefield** to the Agent for the Site Review Committee:

Because the conceptual site plan and architectural design suggest that a development of the illustrated size, scale, form and layout can be constructed with an appropriate appearance for the Entrance Corridor, the ARB has no objection to the request for the Special Exception.

Mr. Hancock seconded the motion.

The motion carried by a vote of 5:0.

Regarding the site plan and architectural design:

The ARB offered the following comments on the proposal:

1. Provide dimensioned elevations and floorplans as well as material and color samples of the stone veneer and Hardie Panel for review.
2. Correlate all renderings and elevations regarding the materials in the entrance bay.
3. Provide window-glass specifications for review.
4. Revise the window glass note to eliminate the first clause, "Window glass in the Entrance Corridors should meet the following criteria:" Consider changing the spandrel glass to clear glass to match the rest of the proposed glazing.
5. Note that a full site plan will be required with a Major Amendment to a Site Plan application.
6. Provide standard mechanical equipment note to future site plans and architectural elevations: *Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*
7. Provide a lighting plan for review, including photometric values of all proposed site and architectural lighting, as well as a luminaire schedule and manufacturer's specifications.

8. Include a landscape plan and schedule for the bank site with the next submittal.
9. Provide 2 large shade trees in the vicinity of the 4 parking spaces at the front of the bank.
10. Provide the standard plant health note on the landscape 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.*
11. Show adequate tree protection fencing on the plans.
12. Note that a separate sign application will be required.

d. ARB-2019-25: Stonefield Bock D2 Phase 2 – Major Site Plan Amendment – first review
(TM/Parcel 061W0-03-D2-000A0)

Proposal: To amend the approved site plan showing 55 townhouse lots to construct a 6-story mixed-use building with associated parking. The proposed building includes 160 apartment units above 20,000 sf of commercial office space, apartment lobby, and covered parking. A one-level parking deck is proposed. Parking reductions and a special exception to allow the 6-story height are proposed.

Location: Approximately 800' east of Hydraulic Road, north of Inglewood Drive

Speaker: John Regan, Christopher Companies; Bill Devereaux, Devereaux & Associates

The ARB offered the following comments on the application for the applicant's next submittal:

1. Consider alternate brick colors to coordinate more fully with nearby buildings. Provide brick and mortar samples for review.
2. With appropriate treatment of the building mass, the proposed 6-story height could be appropriate for the Entrance Corridor. Provide drawings that show the depth of the building projections and recesses. Provide sufficient depth to relieve mass, help establish human scale, and integrate the large building into the surrounding development. Bring building mass to the ground plane, especially in the brick areas.
3. Clarify the renderings to better illustrate the submitted material samples.
4. Revise the corner bays to establish hierarchy in the design and coordinate with the location of the main entrance.
5. Include a material/color schedule on the architectural elevations sheets and key the materials to the elevations.
6. Provide the west elevation for review.
7. Provide the standard window glass note on the drawings: *Provide specs on the proposed window glass.*
8. Show how visibility of mechanical equipment will be eliminated.
9. Add the standard mechanical equipment note to both the site and architectural drawings: *The note is needed on the plans.*
10. Provide information on the visibility and appearance of the elevator penthouse. If visible from the EC, ensure that its design is fully coordinated with that of the building.
11. Provide a legible photometric plan for review.
12. Revise the photometric plans to indicate the finish proposed for each fixture.
13. Clarify on the plan whether or not the pole fixtures will be mounted on a base. If bases will be used, clarify on the plan that the 20' mounting height includes the height of the base. Coordinate the lighting plan with the light pole detail on Sheet 17.

14. Show how the proposed site lighting is coordinated with the illumination of the surrounding development.
15. Include the standard lighting note on the plan: *Each outdoor luminaire equipped with a lamp that emits 3,000 or more initial lumens shall be a full cutoff luminaire and shall be arranged or shielded to reflect light away from adjoining residential districts and away from adjacent roads. The spillover of lighting from luminaires onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.*
16. Revise the plan to show all interior parking lot trees at 2½" caliper at planting.
17. Confirm appropriate spacing for the Arborvitae and the Honeylocust trees.
18. List the Arborvitae as evergreen trees in the plant schedule.
19. Provide information in the plan to confirm that there will be sufficient space for the Arborvitae to thrive at the top of the retaining wall.
20. Increase the size of the red maples and honey locust to 2½" caliper at planting.
21. Replace the Hightower willow oaks with large shade trees that have a taller mature height that will soften the appearance of the full height of the building, and adjust tree spacing accordingly.
22. 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.*

Mr. Hancock left the meeting at 4:46 p.m.

WORK SESSIONS

a. ARB-2018-155: Wawa at Proffit Rd: lighting

Following discussion of the vent stacks, landscaping, and lighting issues identified in the March 27, 2019 comment letter, it was the consensus of the ARB that:

- The landscaping shown on the 4/8/19 plan was sufficient to screen the vent stacks with the condition that the vent stacks be painted the standard color for cell towers (i.e., Java brown).
- The landscaping shown on the Proffit Road side of the site was acceptable with the condition that the gas line and easement must be shifted so that trees can be planted at least 7-8' from the gas line, and the shifted line and easement must be shown on the site plan.
- The previous action allowing a maximum 25 footcandle average under the fuel-pump canopy would stand for the Proffit Road Wawa. The 30 footcandle maximum shall apply to future applications.
- The W1 light models which have been shown as white in recently submitted renderings shall be bronze to coordinate with the brick wall.

OTHER BUSINESS ITEMS

- a. ARB-2019-21: Stonefield Townhomes:** proposed revisions to elevations

Following discussion of the updated proposal to revise the approved townhouse design, it was the consensus of the ARB that the changes were acceptable with the condition that the same color would not be used for adjacent units.

- b. ARB-2018-161: Dogtopia:** proposed landscape screening

Following discussion of the landscaping proposed at the fence, it was the consensus of the ARB that the proposal was acceptable with the condition that the proposed *Abelia grandiflora* be replaced with an evergreen shrub.

- c. Next ARB Meeting:** May 6, 2019

ADJOURNMENT

The meeting was adjourned at 5:07 p.m. to the next ARB meeting on Monday, May 6, 2019 in Room 241, Second Floor, County Office Building at 1:00 p.m.