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

**Date:** June 17, 2019

**Time:** 1:00 PM

**Meeting Room:** Conference Room 241

**Members:**

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

**Staff:**

Margaret Maliszewski  
Heather McMahan  
Carolyn Shaffer

**CALL TO ORDER**

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

**DISCLOSURES**

Mr. Wardell recused himself from ARB-2019-59.

**PUBLIC COMMENT**

None.

**CONSENT AGENDA**

None.

**WORK SESSIONS**

None.

## Regular Review Items

### a. ARB-2018-153: Longhorn Steakhouse, Preliminary Site Plan

**Location:** The parcel abuts the east side of Seminole Trail (Rt. 29 N, northbound lanes) and lies north of Fashion Square Drive and south of Rio Road East (Rt. 631)

**Proposal:** To develop a leased out-lot area (2.05 acres) that currently functions as surface parking at the western end of the T-shaped, 12.56-acre parcel with a 5,465-square-foot restaurant building and associated improvements (including utilities, travel lanes and parking).

**Motion:** Mr. Stoner moved to forward the recommendations outlined in the staff report to the Agent for the Site Review Committee, amended 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:
  1. None. Note that a Certificate of Appropriateness is required prior to final site plan approval.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit: None.
- Regarding the final site plan submittal:
  1. Consider revising the porch element.
  2. Revise the *Exterior Finish Legend* on the architectural elevations (A5.1 and A5.2) to reflect only those materials and colors that are proposed for this project. Omit any superfluous notes.
  3. Submit manufacturer's specifications for the storefront window system.
  4. Provide renderings of the proposed pedestrian connection in the northwest corner of the site as seen from the EC.
  5. Revise the demolition/tree conservation plan, grading plan, and landscape plan to show tree protection fencing outside of areas to be disturbed and graded.
  6. Include a detail of the guide rail in the site plan. Provide a design that has an appropriate appearance for the Entrance Corridor and that is compatible with the existing railing on the site. Provide color/material samples.
  7. Provide the standard mechanical note on the General Notes (Sheet C2.1) of the site plan set: *Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*
  8. Provide manufacturer's cut sheets for all proposed lighting models. Provide the total lumens for all proposed light fixtures with LED lamps, and lamp type and wattage for all non-LED lamps in the luminaire schedule on the lighting plan (C4.1).
  9. Rectify discrepancies, errors, and omissions in the luminaire schedule. Provide the complete catalog number for proposed fixtures, including but not limited to the finish color.
  10. Specify the color(s) for all proposed exterior light fixtures in the manufacturer's cut sheets or in the luminaire schedule.
  11. Provide the full and complete standard lighting note on the lighting plan (C4.1) of the site plan set: *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.*

12. Ensure that all proposed wall-mounted architectural lights are accounted for in the lighting plan (C4.1).
13. Limit lighting to that which is needed for safety/security rather than emphasis on the building façade illumination.
14. Provide full cut-off lights for any lamp emitting 3,000 initial lumens or more.
15. Eliminate lighting that illuminates the outline of any structure. Indicate the locations of all light fixtures on the lighting plan (C4.2). Revise the photometrics to account for all proposed lighting. Include cut sheets for all fixtures in the site plan.
16. Provide additional landscaping area to ensure that proposed street trees along the EC frontage will not conflict with easements.
17. Ensure that there are no potential conflicts between the proposed placement of freestanding light fixtures and proposed canopy trees, particularly the placement of the proposed light in the center of the parking area which overlaps with the canopy of a Kentucky coffee tree proposed in a parking island.
18. Ensure that the placement of proposed trees will not conflict with the canopies of existing trees on the site.
19. Ensure that the proposed locations of trees do not conflict with the proposed and extant locations of utility lines.
20. Note that a separate sign application submittal is required, but not before final site plan approval.

Mr. Wardell seconded the motion.

The motion was carried by a vote of 4:0 (Hancock absent)

**b. ARB-2019-57: C&F Bank, Stonefield, Final Site Development Plan (first review)**

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

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

**Motion:** Mr. Wardell moved for approval of the Final Site Plan with the conditions listed in the staff report.

1. Note that the approved landscape plan for Block G is in violation until the approved landscaping is planted.
2. Revise the "exterior finishes" sheet to name the color of the Hardie Panel.
3. Provide window-glass specifications for review.
4. Note that a full site plan will be required with a Major Amendment to a Site Plan application.
5. Provide standard mechanical equipment note to future site plans: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
6. Rectify discrepancies between the luminaire schedule and manufacturer's cut sheets for each model in terms of lumens output and color temperatures.
7. Provide the standard light note on a revised lighting 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.

8. Revise the landscape schedule to accurately reflect the total number of trees proposed in Block G.
9. Note that a separate sign application will be required and sign design is subject to the approved criteria in the Stonefield Block G Comprehensive Sign Plan.

Mr. Van der Werf seconded the motion.

The motion was carried by a vote of 4:0 (Hancock absent)

**c. ARB-2019-56: Stonefield D2 Phase 2, Major Site Plan Amendment, including the architectural design of a new building – second review**

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

**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.

**Motion:** Mr. Wardell moved for approval of the Major Site Plan Amendment, with the conditions listed in the staff report, amended as follows.

1. Return for a work session to resolve the following architectural issues:
  - a. Coordinate the scale of the building with the surrounding development, particularly the townhouses.
  - b. Provide window glass specifications.
2. The revised brick sample presented on 6/17/19 is appropriate.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 3:0 (Stoner abstained, Hancock absent)

**d. ARB-2019-58: Pantops Corner Self Storage, Final Site Development Plan and architectural review**

**Location:** 1321 Stony Point Road (See Attachment A.)

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

The ARB provided the following comments on the proposal for the applicant's next submittal.

1. Revise the architectural design to more successfully use architectural forms and features to reflect the historic architecture of the area, particularly on the north and west elevations. Providing consistently designed tower elements at each corner may be appropriate.
2. Revise the architectural drawings to include information showing that the depth and detailing of the architectural elements will result in features with an authentic appearance.
3. Clarify in the elevation drawings and in the material schedule where the ground-faced block is proposed to be used.
4. Revise the material schedule to indicate the color of the metal canopy, the color name/number of the standing seam metal roof, the glass type, and the retaining wall material.
5. Revise the split-faced block to a material with a more finished, less utilitarian appearance.

6. Revise the glass to significantly reduce the tint. Choose one glass spec. Show that VLT will not drop below 40% and VLR will not exceed 30%. Add the standard window glass note to the architectural plans.
7. Show the locations of all ground- and building-mounted equipment on the plans. Show how visibility from the ECs will be eliminated. Note that roof-mounted equipment will be difficult to incorporate into a cohesive design.
8. Revise the lighting plan to coordinate the quantities of fixtures shown on the plan with those in the schedule.
9. Revise the lighting plan to either include the canopy mount fixture on the plan and in the schedule, and add the corresponding cut sheet, or eliminate the reference in note 4 on sheet C9.
10. Revise the lighting plan to limit illumination at the ground to 20 fc.
11. Revise the plan to provide sufficient planting area and trees along the west side of the building to help soften the building's appearance, along the west side of the parking lot, and at the base of the retaining walls. Space the trees 40' on center with planting size of 2½" caliper.
12. Revise the landscape plan to coordinate the quantities of shrubs shown on the plan with those listed in the schedule.
13. Provide additional context drawings and perspective views to demonstrate the compatibility of the proposed development with adjacent existing and approved development, and to show visibility from Rt. 20 north of the development, and from the 20/250 intersection.

- e. Flow Auto Audi and Porsche Showrooms**, First review of a site plan amendment;  
second formal review of architectural plans

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

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

**Motion:** Mr. Van Der Werf moved for approval of the Site Plan Amendment, with the conditions listed in the staff report, amended as follows.

1. The Glen-Gery Steel Grey brick submitted is appropriate. Eliminate the "or approved grey finish" language from the brick notation.
2. Revise all ACM panels to a matte finish.
3. Use a consistent ACM color for both buildings.
4. Provide information on proposed accessory structures and equipment showing appropriate treatments for the EC.
5. Provide complete information on proposed exterior illumination of the buildings.
6. Resolve the inconsistency regarding the tree to be demolished as shown on C2 and the tree to be protected as shown on C4.
7. Note that a Site Plan Amendment is required for the proposed revisions, and that an amendment to the Special Use Permit may be required for the revisions to display parking.
8. Note that separate applications are required for wall and freestanding signs.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 3:0 (Hancock, Wardell absent)

## **OTHER BUSINESS**

- a. Minutes Approval:** None
- b. Next ARB Meeting:** July 1, 2019

## **ADJOURNMENT**

The meeting was adjourned at 3:45 p.m. to the next ARB meeting on Monday, July 1, 2019 in Room 241, Second Floor, County Office Building at 1:00 p.m.