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COUNTY OF ALBEMARLE  
Department of Community Development  
401 McIntire Road, North Wing  
Charlottesville, Virginia 22902-4596  
(434) 296 - 5823  
Fax (434) 972 - 4012

### **ARB FINAL ACTION MEMO**

**Date:** July 1, 2019

**Time:** 1:00 PM

**Meeting Room:** Conference Room 241

**Members:**

Frank Stoner: Absent

Frank Hancock: Present

Bruce Wardell: Present

Stan Binsted, Chair: Present

Dade Van Der Werf, Vice-Chair: Present, left at 3:05 pm

**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. Binsted disclosed that he would recuse himself from the discussion of ARB-2019-60 Aqua Express Car Wash.

### **PUBLIC COMMENT**

Neil Williamson, representing the Free Enterprise Forum, encouraged the ARB to conduct stakeholder roundtables as part of their guidelines update process.

### **CONSENT AGENDA**

None.

## Regular Review Items

### a. ARB-2019-23: Harbor Freight, Final Site Plan

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

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

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

1. Note that a separate sign application is required for the illustrated wall sign.
2. Provide cut sheets for the proposed glass to be used in the proposed storefront system that detail brand name, VLR and VLT data.
3. 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. Ensure that the proposed lights will match what has been installed and currently exists on the building.
4. Provide the detail for the horizontal datum above the canopy that aligns with the adjacent fascia.

Mr. Hancock seconded the motion.

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

### b. ARB-2019-61: Brookhill Block 8A Senior Living, Final Site Development Plan

**Location:** East side of Seminole Trail (Rt. 29 N) and north side of Polo Grounds Road (Rt. 643)

**Proposal:** To develop block 8A with an assisted living facility – a four-story building encompassing approximately 224,160 square feet – as well as access drives, throats, and stub-outs on approximately 5.62 acres.

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

1. Provide the south and west elevations perspectives prior to approval of the final site plan for ARB board review.
2. The sample board provided by the applicant at the July 1, 2019 ARB meeting showing the originally proposed color palette is acceptable.
3. Revise the building elevations to provide the exact height of the building and to provide a scale.
4. Clarify what the 8' measurement at the top of the building corresponds to.
5. Revise the plan to show the 100' buffer and the required reforestation the full length of Block 8A, all the way down to Polo Grounds Road.
6. Provide all the brand names and colors of the proposed exterior materials on a revised "Exterior Materials" sheet and provide physical samples. Ensure that all proposed materials are identified.
7. Ensure that the building elevations provided correspond correctly with the footprint of the proposed building as provided on the site plan set.

8. Provide key plans on the elevation drawings.
9. Provide additional drawings to clarify the appearance of the “Espresso” cement board where it appears in large, blocky areas.
10. Provide the standard window glass note to the architectural drawings: *Window glass in the Entrance Corridors should meet the following criteria: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.*
11. Provide a detail of the proposed dumpster enclosure in the site plan set.
12. If roof-mounted mechanical equipment is proposed, provide a roof-plan showing the mechanical units’ locations and heights as well as elevations that include the mechanical units. Clarify whether the large white rectangles on the one-story block on what is labeled the East Elevation is in fact mechanical equipment and/or screening. Show how visibility of all equipment from the EC will be eliminated.
13. Include the standard mechanical equipment note on the architectural drawings: *Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*
14. Ensure that spillover into the public right-of-way at the northeast corner of the site does not exceed half (0.5) of a footcandle.
15. Show all wall-mounted lights on the architectural elevations and account for them in the lighting plan (C-801) of the site plan set.
16. Provide the finish color of the proposed poles on the cut sheets provided on C-802.
17. Shift the one willow oak on the north property line, east of the 5 proposed parking spaces, so that its center does not fall within the 20’ sanitary sewer easement.
18. Ensure that there are no conflicts between the proposed placement of large shade trees and freestanding lights.
19. Fill out and sign the tree conservation checklist reproduced on C-702.

Mr. Wardell seconded the motion.

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

Mr. Binsted recused himself at 2:05 pm and returned at 3:05 pm

**c. ARB-2019-660: Aqua Express Car Wash, Preliminary Site Plan**

**Location:** 2275 Seminole Lane

**Proposal:** To renovate an existing building to accommodate a car wash, to install related equipment, and to complete associated site improvements.

The ARB offered the following comments on the proposal:

1. Provide samples of the proposed paint colors.
2. Include material and color information on the architectural elevations sheets (A2.1 and A2.2).
3. Indicate on the drawings the color of the shorter entrance surround and the overhead doors.
4. Provide specifications on the proposed window glass and a sample for review.
5. Provide screening for the vacuum stations. Consider adapting the trellis design for this purpose.
6. Provide a dumpster screen detail in the site plan.
7. Provide samples of the colors proposed for the vacuum equipment.
8. Eliminate the under-mounted LED lights from the vacuum equipment.
9. Provide details in the plan for all pay station and vacuum station-related elements (trash cans, lighting, pay stations, etc.)

10. Provide preliminary information on vacuum and pay station-related signage for review.
11. Specify the color of the poles and fixtures on the lighting plan.
12. Provide in the lighting plan complete information on building-mounted lights and lighting associated with the vacuum and pay stations.
13. Correct the label of the group of 7 IT shrubs on the north side of the site to read IV.
14. 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."
15. Convert the area of pavement striping located north of the pay stations to a landscape island.

**d. ARB-2019-70: Northside Materials Recovery Facility, Final Site Plan (See Attachment A)**

**Location:** North of Northside Drive, west of Rt. 29, south of the Cedar Hill Mobile Home Park

**Proposal:** To establish a materials recovery facility with stockpiles of reclaimed materials and recycled products, a material crusher, and a screen plant.

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

1. Identify trees to be removed for the stormwater facility and show trees to be planted to maintain screening.
2. Identify on the plan the species and planting size of the trees to be added to the tree buffer. Fast-growing evergreens would be appropriate.
3. Provide a plant schedule on the site plan. Indicate the species of tree proposed on parcel 32-73.
4. 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."
5. Clarify the meaning of Note 2 on sheet C5 relative to the amount of grading shown on the plan.
6. Complete and sign the conservation checklist.
7. Revise the tree protection detail to identify minimum spacing of the blocks.
8. Show the concrete block tree protection extended into the areas highlighted in yellow on Attachment D.
9. Shift the limits of the 28' recycled material stockpile to the west outside the concrete block tree protection.

Mr. Wardell seconded the motion.

The motion was carried by a vote of 3:0 (Stoner, Van Der Werf absent)

**Work Session**

**a. 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.

After discussing the revised design with the applicant, the ARB offered the following comments for the benefit of the applicant's next submittal:

1. Simplify the roofline.
2. Make the brick line on the west elevation consistent with the brick line on either the north elevation or the south elevation.

## **OTHER BUSINESS**

**a. Minutes Approval:** None

**b. Next ARB Meeting:** July 15, 2019

Mr. Hancock reported that he would be absent from the July 15 meeting.

## **ADJOURNMENT**

The meeting was adjourned at 4:10 p.m. to the next ARB meeting on Monday, July 17, 2019 in Room 241, Second Floor, County Office Building at 1:00 p.m.