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

**Date:** July 15, 2019

**Time:** 1:00 PM

**Meeting Room:** Conference Room 241

**Members:**

Frank Stoner: Absent  
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 1:14 p.m. and established a quorum.

**DISCLOSURES**

Mr. Wardell disclosed that he received revised Pantops Corner Storage drawings from staff for review/comments before today's meeting, and he forwarded comments back to staff. Mr. Binsted and Mr. Van Der Werf stated that they had done the same.

**PUBLIC COMMENT**

None.

**CONSENT AGENDA**

None.

**Regular Review Items**

- a. **ARB-2019-67: Verizon-Shadwell I (Easton Property) Tier II PWSF**, Certificate of Appropriateness, (TM/Parcel 079A1000C00300)

**Location:** 3646 Richmond Road

**Proposal:** To establish a telecommunications facility consisting of a 100.5' steel monopole and associated equipment on a one-acre parcel.

Regarding the Certificate of Appropriateness for the ground equipment and base station:

**Motion:** Mr. Wardell moved to approve the Certificate of Appropriateness for the ground equipment and base station.

Mr. Van der Werf seconded the motion.

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

Regarding visibility of the monopole:

**Motion:** Mr. Wardell moved to forward the following recommendation to the Agent:

The ARB finds that the proposed location will sufficiently minimize the visibility of the monopole from the Entrance Corridor.

Mr. Van der Werf seconded the motion.

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

- b. **ARB-2019-40: Cascadia Office Building**, Final Site Plan (second review) (TMP 078000000005E0)

**Location:** On the north side of Cascadia Drive, approximately 200' east of Rt. 20

**Proposal:** To construct a 3-story office building with associated site improvements.

**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. The material/color samples provided at the meeting are appropriate.
2. Choose a plant that will fully screen the mechanical equipment at planting without an overwhelming mature height.
3. Coordinate lighting (lamp type, finish color, color temperature) with that in the residential development. Include a luminaire schedule on the lighting plan with all standard information. Indicate the color temperature of the proposed lamps. Indicate fixture finish.
4. Revise the landscape plan to clearly show the new locations for relocated trees 13-19 and correct the remaining RL-13 through RL-19 notations near the 4 new AG.
5. Coordinate the 4 London Planetrees drawn on the plan with the 5 noted in the landscape key.
6. Correct/clarify the grayed-out trees located west of the building and the western property line for conformity with the approved and proposed plans.

7. Label the tree located east of the entrance into the site and coordinate it with the landscape key.
8. Clarify why three trees located north of the dumpster on the “approved” landscape plan are not shown on the current plan.
9. Clarify why 3 Cryptomeria are drawn on the plan and 7 are noted in the schedule.
10. Include updated revision dates on the site plan.
11. Correct the sheet numbers of the landscape and lighting plans.
12. Note that separate sign applications are required for new wall and freestanding signs. Sign location and design cannot be approved with the site plan; they are provided at this time for information only. Confirm the orientation of the monument sign. Note that landscaping is required to fully integrate and coordinate the sign into the development.

Mr. Wardell seconded the motion.

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

## **WORK SESSIONS**

### **a. ARB-2019-56 Stonefield Block D2, (TMP 061W003D2000A0)**

**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.

In consensus, the ARB determined that the Camera 1 and Camera 2 schematics from the 4/15/19 meeting should be revised with a more detailed rendering of the proposed building and should be submitted for distribution to the ARB, with a work session at the August 5 meeting.

### **b. ARB-2019-58: Pantops Corner Storage**

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

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

**Motion:** Mr. Wardell moved for approval of the plan, pending staff approval of the conditions listed in the staff report, amended as follows.

1. Provide architectural elevations and details that correspond to the renderings submitted and reviewed on 7/15/19.
2. Clarify in the elevation drawings and in the material schedule where the ground-faced block is proposed to be used.
3. 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.
4. Revise the split-faced block to a material with a more finished, less utilitarian appearance.
5. 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.
6. 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.

7. Revise the lighting plan to coordinate the quantities of fixtures shown on the plan with those in the schedule.
8. 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.
9. Revise the lighting plan to limit illumination at the ground to 20 fc.
10. Revise the plan to provide sufficient planting area and trees along the west side of the building to help soften the building's appearance. Planting along the west side of the base of the building wall should correspond to the planting shown in the submitted renderings on 7/15/19. In addition, planting along the base of the retaining wall that corresponds to the building should be 40' on center with planting size of 2½" caliper. Add an interior parking lot tree along the west side of the parking lot.
11. Revise the landscape plan to coordinate the quantities of shrubs shown on the plan with those listed in the schedule.

Mr. Van Der Werf seconded the motion.

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

### **c. Rio29 Small Area Plan**

Bruce Wardell updated the ARB on the status of the Rio29 Small Area Plan and some of the issues under discussion. Michaela Accardi, Neighborhood Planner, provided additional information and answered questions.

### **OTHER BUSINESS**

#### **a. ZMA-2019-06: Rio Greenfield Apartments: ARB review?**

After briefly viewing the rezoning submittal, it was the consensus of the ARB that ARB review is required for the rezoning.

#### **b. ZMA-2019-08: Parkway Place: ARB review?**

After briefly viewing the rezoning submittal, it was the consensus of the ARB that ARB review is required for the rezoning.

#### **c. Minutes Approval: April 1, 2019, June 3, 2019**

**Motion:** Mr. Wardell moved for approval of the minutes from the April 1 and June 3, 2019 ARB meetings.

Mr. Van Der Werf seconded the motion.

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

#### **d. Next ARB Meeting: August 5, 2019**

### **ADJOURNMENT**

The meeting was adjourned at 3:05 p.m. to the next ARB meeting on Monday, August 5, 2019 in Room 241, Second Floor, County Office Building at 1:00 p.m.