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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 ACTION MEMO**

**Date:** February 19, 2013  
**Time:** 1:00 PM  
**Meeting Room:** Room #241

**Members:**

Charles T. Lebo, Vice Chair: Present  
Fred Missel, Chairman: Present  
Marcia Joseph: Present  
Bruce Wardell: Present (Left meeting at 2:16 p.m.)  
John Quale: Absent

**Staff:**

Margaret Maliszewski: Present  
Brent Nelson: Present  
Sharon Taylor: Present

### **CALL TO ORDER**

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

### **PUBLIC COMMENT**

Mr. Missel invited public comment. There being none, the meeting proceeded.

### **REGULAR REVIEW ITEMS**

**ARB-2013-02: Portico Church Sign** - Certificate of Appropriateness for Signs (Tax Map 32, Parcel 41G)

Mr. Missel recused himself from ARB-2013-02 and left the meeting room at 1:02 p.m.

**Proposal:** To install signs on the mansard composed of letters and logo cans and to install a panel sign on the wall.

**Motion:** Mr. Wardell moved to approve a Certificate of Appropriateness for ARB-2013-02 Portico Church Sign as proposed with the conditions listed in the staff report, amended as follows:

1. Revise the sign proposal by dividing signs 1 and 2 and centering them over/within architectural elements. Provide a return on the backer panel to give it a finished appearance from Airport Road.
2. Reduce the logo can(s) diameter to 2'.
3. Revise the sign drawings to include a bulb type and wattage (emitting less than 3,000 lumens) for the gooseneck style light fixtures.
4. Revise the sign drawings to indicate an opaque, non-illuminated background for the logo can(s). A white ring inside the can may be illuminated.
5. Revise the sign drawings to indicate whether or not wall Sign 3 on the side elevation is to be illuminated. If illumination is proposed, external illumination with the gooseneck fixtures is preferred.

Ms. Joseph seconded the motion.

The motion carried by a vote of 3:0. (Missel recused.)

Mr. Missel returned to the meeting at 1:40 p.m.

**ARB-2013-01: Price Hyundai at Northtown Center - Advisory Review for a Special Use Permit and Conceptual Site Plan and Architectural Design (Tax Map 45, Parcel 111)**

**Proposal:** To construct an automobile showroom and service center with outdoor sales/storage/display of vehicles.

**Motion:** Mr. Lebo made a motion to forward the following recommendation to the Planning Commission regarding the special use permit request for ARB-2013-01, Price Hyundai at Northtown Center:

The ARB has no objection to the request for the Special Use Permit with the following conditions:

1. Vehicles shall not be elevated anywhere on site.
2. Vehicles shall be displayed only in areas indicated for display shown on the plan entitled "Architectural Review Board Submission for Phase 1 Northtown Center – Jim Price Hyundai" by Dominion Engineering and dated 1/14/13. Display parking in the parking lot shall be only in designated striped parking spaces, as identified on this plan.
3. Final site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). Maximum light levels shall not exceed 30 footcandles.
4. Final site plan approval is subject to ARB approval of the landscape plan (submitted with the site plan). Landscaping shown on the plan may be required to be in excess of the minimum requirements of ARB guidelines and/or the Zoning Ordinance to mitigate visual impacts of the proposed use.

Mr. Wardell seconded the motion.

The motion carried by a vote of 4:0.

The ARB offers the following comments on the conceptual site plan and architectural design:

Architecture:

1. Include the wash/alignment building in the elevation drawings.

2. Revise the south elevation of the parts/service building to improve the window proportions, relieve the utilitarian appearance, and coordinate more with the showroom.
3. Provide a roof plan.
4. Include building dimensions and the drawing scale on the elevation drawings.
5. Provide a perspective view of the development as seen from the EC to clarify the extent of visibility and the impact of the parts/service and wash/alignment buildings.
6. Revise the entrance element to increase coordination with the showroom building design. Consider size, shape, color, detailing and overall character.
7. Add the following note to the site plan and the architectural drawings: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
8. Provide wall sign information with the ARB site plan/architectural applications. The review of entrance element signs will be closely tied to the review of the entrance element.

Lighting:

9. Revise the lighting plan so that light levels do not exceed 30 footcandles anywhere on site.
10. Indicate on the plan if the light poles are to be installed on bases. If they are, clarify on the plan that the 20' height includes the bases.
11. Add the following note to the lighting and/or site 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."

Site/Landscaping:

12. Indicate the scale on the site plan drawings and include a north arrow.
13. Increase the size of the QC Willow Oak at the north end of the EC frontage to 3½" caliper minimum at planting.
14. Add LN to the plant schedule.
15. Correct the plant schedule to indicate that Quercus Phellos is Willow Oak and that Quercus Coccinea is Scarlet Oak.
16. Verify and correct the QP, PL, LN, IC, JV, PT, PO, and LB quantities.
17. Ensure that the number of proposed plants for any one species is limited to 25% of the total proposed for that plant type (tree/shrub).
18. Include the biofilter plant schedule in the current plan for reference.
19. Provide trees and shrubs in the area west of the west end of biofilter #2.
20. Ensure that all utilities and utility easements are clearly identified on the plans. Resolve all tree/utility conflicts without decreasing the amount of planting proposed.
21. Add trees in the western half of the parking row adjacent to biofilter #2.
22. Consider adding trees at the front of the building.
23. Add evergreen trees along the south elevation of the parts/service building to help relieve the utilitarian appearance.
24. Resolve the shrub/sidewalk/planting strip conflicts near the wash/alignment building.
25. Add the following note to 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."
26. Indicate wall heights and proposed materials for the retaining wall in the parking lot.
27. Revise the landscape plan to clearly show trees to be preserved, grading held outside the dripline of trees to remain, the limits of clearing, and the location and type of protective fencing. Coordinate proposed tree locations with undisturbed buffer limits.
28. Consider planting the partially completed rain garden #3 with the Price Hyundai proposal.

**ARB-2013-08: Gander Mountain at Northtown Center - Review of a Final Site Development Plan (Tax Map 45, Parcels 110, 110A, 111)**

**Proposal:** To construct a Gander Mountain retail store as Phase 2A of the development.

Mr. Wardell left the meeting at 2:16 p.m.

**Motion:** Mr. Lebo moved to approve a Certificate of Appropriateness for ARB-2013-08 Gander Mountain with the conditions outlined in the staff report, amended as follows:

1. Provide dimensioned architectural elevations (black and white line drawings) with all standard information: the visibility note, materials/color schedule, materials identification keyed to the drawings, the drawing scale, drawing/revision date, etc.
2. Revise the elevation drawings to show the location and height of rooftop equipment. Ensure that all equipment will not be visible.
3. Provide samples of the proposed EIFS colors (other than SW6150 and SW6151) for review. Revise the Sherwin Williams “sandtrap” to a color with less pink and more khaki.
4. Ensure that the visibility note will appear on the architectural drawings submitted with the building permit application.
5. Provide cut sheets on the plan for the wall pack fixtures. Include the wall packs in the photometric calculations. Ensure that the decorative wall lights meet the scale and proportion shown in the elevations.
6. Revise the luminaire schedule to include the wall packs and the decorative wall fixtures.
7. Revise the photometrics using an LLF of 1.0.
8. Revise the luminaire schedule to specify the flat lens for the shoebox fixtures.
9. Revise the luminaire schedule to include the lamp type and catalog numbers for all proposed fixtures. Ensure that the lamps will provide a consistent appearance throughout the development by specifying a consistent lamp type. (Metal halide appears to be a common lamp type in the development.)
10. Indicate if the entrance element is illuminated. If it is, add the information to the photometric plan.
11. Revise the lighting plan to eliminate lighting/utility conflicts.
12. Indicate whether or not the parking lot pole lights will be placed on bases. If bases will be used, indicate this on the plan and clarify on the plan that the 20’ height includes the base height.
13. Clearly identify all utilities and easements on the site plan. Provide all landscaping on site and outside of easements without reducing the quantity of plants or the general character of the planting illustrated on the 1/15/13 plan.
14. Provide a grading plan.
15. Maintain all grading on site.
16. Clarify and coordinate the grading and planting near the existing individual trees to remain on the south side of the site. Show tree protection fencing and related relevant details.
17. Consider replacing the dogwoods at the building with an evergreen species or other scale appropriate tree with visual interest for year-round effect.
18. Extend the street trees along rain garden #3.

Ms. Joseph seconded the motion.

The motion carried by a vote of 3:0. (Wardell absent)

## **OTHER BUSINESS**

### **Brooks Brothers Signs**

The ARB discussed the Brooks Brothers sign proposal and provided the following direction: The features of the proposed signs that do not meet the established criteria are not expected to have a negative impact on the Entrance Corridor and may be reviewed/approved by staff.

**Jarman's Sportcycles Building:** porch enclosure

The ARB discussed the Jarman's Sportcycles porch enclosure proposal and provided the following direction: The design of the porch enclosure should not look like a filled-in porch. It should look like an integral part of the building architecture. It is likely that more windows will be needed than what currently exists.

**Next ARB Meeting:** Monday, March 4, 2013

**ADJOURNMENT**

The meeting was adjourned at 3:07 p.m. to the next ARB meeting on March 4, 2013 in Room 241, Second Floor, County Office Building at 1:00 p.m.