



COUNTY OF ALBEMARLE
Department of Community Development
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ARB ACTION MEMO

Date: October 7, 2013
Time: 1:00 PM
Meeting Room: Room #241

Members:

Charles T. Lebo, Vice Chair: Present
Fred Missel, Chairman: Present (*Mr. Missel left the meeting at 3:34 p.m.*)
Bruce Wardell: Present
John Quale: Present
Marcia Joseph: Present (*Ms. Joseph arrived at 1:45 p.m.*)

Staff:

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

CALL TO ORDER

Mr. Missel called the meeting to order at 1:01 p.m. and established a quorum.

PUBLIC COMMENT

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

CONTINUED BUSINESS ITEMS

ARB-2013-93: Hyatt at Stonefield: Copper Panels

The ARB continued their discussion on the copper panels at the Hyatt and took the following actions:

Action #1

Mr. Lebo made the following motion:

I move to approve the Alpolic copper composite panel as presented at the October 7, 2013 ARB meeting.

Mr. Quale seconded the motion.

The motion passed by a vote of 4: 0. (Joseph absent)\

Action #2

Mr. Lebo made the following motion:

I move to approve any real copper panel that has the color and appearance of the Alpolic copper composite panel as presented at the October 7, 2013 ARB meeting.

Mr. Quale seconded the motion.

The motion passed by a vote of 4:0. (Joseph absent)

Action #3

Mr. Lebo made the following motion:

I move that if the copper panels currently installed on the Hyatt remain in place at the expiration of the Temporary Certificate of Occupancy, the ARB asks that the following condition be placed on the Certificate of Occupancy: After one (1) year from the date of the CO, if the panels do not have the appearance of aged copper or un-aged copper that will weather to aged copper, the panels shall be removed and replaced with an ARB-approved panel, or, at the ARB's discretion, the existing panels shall be treated to achieve the appearance of aged copper.

Mr. Quale seconded the motion.

The motion passed by a vote of 4:0. (Joseph absent)

REGULAR ITEMS

ARB-2013-106: Sultan Kebab Sign; ARB 2013-130: PJ Networks Sign; Comprehensive Sign Criteria Changes for the Rio 29 Shopping Center (Tax Map 61, Parcel 123G)

ARB 2013-106: Sultan Kebab Sign

Proposal: To install an internally illuminated cabinet sign on the pergola at the restaurant entrance.

Motion: Mr. Lebo moved for approval of the Certificate of Appropriateness for ARB-2013-106 Sultan Kebab Sign with the conditions listed in the staff report, amended as follows:

1. Revise the sign type to a panel sign. If illumination is desired, it shall be limited to external illumination and a cutsheet of the proposed lamp fixture identifying bulb type, wattage and

fixture color shall be provided. (Bronze or black are appropriate fixture colors.) Note that a lamp emitting fewer than 3,000 lumens is needed to avoid the dark skies full cutoff requirement.

2. Revise the sign location to the east and/or west end of the pergola, suspended from and aligned with the beam. Revise the sign drawing accordingly. Projecting signs are not approved.

Second: Ms. Joseph

The motion passed by a vote of 4:1. (Quale voted no.)

ARB 2013-130: PJ Networks Sign

Proposal: PJ Networks: To install an externally illuminated panel sign in the approved sign band above the business entrance.

Motion: Mr. Lebo moved to recommend approval of the Certificate of Appropriateness for ARB-2013-130 PJ Networks sign with the conditions in the staff report, amended as follows:

1. Revise the Orange: PMS 21 text color to Orange: PMS 1665.

Second: Ms. Joseph

The motion passed by a vote of 5:0.

Amended Comprehensive Sign Criteria

Motion: Mr. Quale moved for approval of the following Amended Comprehensive Sign Criteria for 1710 Seminole Trail:

WALL SIGNS

SIGN FEATURE	North Elevation	East Elevation
SIGN TYPE	Panels (Box/cabinet signs and channel letters are not appropriate.)	Individual letters, coordinated with the “Rio/29” sign
LETTER FACE COLOR	n/a	Coordinated with the “Rio/29” sign (“Rio/29” is white)
TRIM CAP COLOR/RETURN COLOR	n/a	Coordinated with the “Rio/29” sign
RACEWAY COLOR	n/a	To match wall color
PANEL FACE COLORS	Sign colors shall be limited to White, Black, Red: PMS 187 or darker, Green: PMS 3415 or darker and Blue: PMS 289 or darker, Orange PMS 1665	Coordinated with the “Rio/29” sign
SIZE	As per zoning ordinance and EC	As per zoning ordinance and

LIMITATIONS	Guidelines	EC Guidelines
LOCATION(S)	Centered vertically and horizontally in the sign bands above the business entrances on the north elevation	Coordinated with the “Rio/29” sign, brick detailing shall not be obscured by signs.
MOUNTING DETAILS	-	Not specified
LOGO/GRAPHICS DETAILS	-	Not specified
ILLUMINATION DETAILS	External illumination may be permitted, but shall be limited to a single fixture type and lamp type. All details must be submitted for admin review.	Coordinated with the “Rio/29” sign
LETTER TYPE/FONT	-	-
MATERIALS	Wood, metal, or plastic	Coordinated with the “Rio/29” sign

FREESTANDING SIGN - TENANT PANELS

SIGN FEATURE	APPROVED CONDITION
TYPE	Panel
Material	Dibond, vinyl, paint
Illumination	None
Color	Panel background: White Panel text: Dark blue, PMS 289
Graphics	None
Location	Centered horizontally on the freestanding sign structure

Second: Mr. Lebo

The motion passed by a vote of 5:0.

ARB-2013-111: Pizza Hut Renovation - Building Permit (Tax Map/Parcel 045000000106A0)

Proposal: To renovate the existing building currently occupied by Pizza Hut.

Motion: Mr. Lebo moved for approval of the Certificate of Appropriateness for ARB-2013-111 Pizza Hut Renovation with staff’s recommended conditions, as follows:

1. Provide plants in the planting bed along the EC side of the building to relieve the blankness of the elevation. Provide a sketch plan identifying plant locations, species, and sizes at planting.
2. Add the following note to the architectural plan: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”

3. If any new exterior wall or ground-mounted lights are proposed, provide complete information for review.
4. The applicant is encouraged to submit sign applications for review as early as possible to ensure that signs can be installed prior to business opening.

Second: Mr. Wardell

The motion passed by a vote of 5:0.

The ARB took a break at 2:40 p.m. and the meeting reconvened at 2:45 p.m.

ARB-2013-113: Town & Country Shopping Center Changes - Amendment to an approved building design (Tax Map/Parcel 078000000009C)

Proposal: To revise the architectural design by: reducing the amount of storefront glass, increasing the height of the parapet, equalizing the height of the towers.

The ARB offers the following comments on the proposal:

1. Revise the southeast and southwest towers to reinforce the scale of the overall building.
2. The brick detailing of the infill in the two bays of the side elevations shall reflect the texture and detailing of the design of the approved wall.
3. Revise the elevation drawings to show the pilasters at the original approved height.

Revisions may be presented in a work session.

Mr. Missel left the meeting at 3:34 p.m.

WORK SESSIONS

ARB-2013-26: 5th Street Station

The ARB held a work session on the 5th Street Station proposal with the focus of the discussion on the visibility of the Wegman's building from the ECs, including a review of site sections, planting and fence design for screening of loading areas, site and building lighting, and building height.

Next ARB Meeting: Monday, October 21, 2013

ADJOURNMENT

The meeting was adjourned at 4:08 p.m. to the next ARB meeting on October 21, 2013 in Room 241, Second Floor, County Office Building at 1:00 p.m.