



COUNTY OF ALBEMARLE
Department of Community Development
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ARB ACTION MEMO

Date: 08-5-2013
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
John Quale: Absent

Staff:

Margaret Maliszewski: 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.

REGULAR ITEMS

ARB-2013-78: Final Touch Tree Service Contractor Storage Yard - Site Development Plan (Tax Map/Parcel 05600000008600)

Proposal: To establish a contractors storage yard to park tree service vehicles.

Motion: Mr. Lebo recommended approval of a Certificate of Appropriateness for ARB-2013-78 Final Touch Tree Service Contractor Storage Yard with the conditions listed in the staff report, amended as follows.

1. Replace the viburnum with an alternate screening plant with a taller mature height and indicate a taller planting size. Plant material should be native species and a mix of species.
2. Carry the screening plants around the front corners of the storage yard, approximately 10'-15' down the sides of the yard.
3. 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."

Ms. Joseph seconded the motion.

The motion carried by a vote of 4:0. (Quale absent.)

ARB-2013-86: Stonefield Blocks F and G Initial Site Plan, Variations, Rezoning - Initial Site Plan review, advisory review of requests for variations and a rezoning; conceptual review of massing (Tax Map/Parcel 061W00300019B0)

Proposal: To construct the northern phase of the Stonefield Town Center, including a big box retail store with a fuel pump canopy, and five buildings for retail/other uses.

Motion: Mr. Lebo made a motion to forward the following recommendation on the Initial Site Plan to the Agent for ARB-2013-86: Stonefield Blocks F and G.

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4(2), (3) and (5):
None.
- Regarding recommendations on the plan as it relates to the guidelines:
None.
- Regarding recommended conditions of initial site plan approval:
 - A Certificate of Appropriateness is required prior to final site plan approval. The applicant is advised that:
 - The standard lighting, landscaping and mechanical equipment notes are required on the site and architectural plans.
 - The quantity of trees required along the EC frontage may be greater than the guidelines minimum to compensate for the tree size limits imposed by the existing utility easements.
 - Details on screening wall design will be required with the final site plan submittal. Screening walls should be compatible with the appearance of building designs determined appropriate for the ECs.
- Regarding conditions to be satisfied prior to issuance of a grading permit:
None.

Ms. Joseph seconded the motion.

The motion carried by a vote of 3:1. (Wardell no, Quale absent)

Motion: Mr. Lebo made a motion to forward the following recommendation on the variation requests for ARB-2013-86: Stonefield Blocks F and G.

A double staggered row of trees along the portion of the pedestrian corridor between the bus stop and District Avenue would have a more appropriate appearance than the single row of trees shown in that location.

Ms. Joseph seconded the motion.

The motion carried by a vote of 4:0.

Motion: Mr. Lebo made a motion to forward the following recommendation on the Rezoning request for ARB-2013-86: Stonefield Blocks F and G.

1. There is no objection to the addition of the fueling facility use if the canopy is added to the layout as illustrated in the Initial Site Plan. The addition of the fueling facility use is not recommended with the layout illustrated in the Code of Development Modification Exhibit, which shows no buildings between the fueling facility and the EC.
2. The fuel pump canopy shall meet all EC Design Guidelines, including those for height.

Ms. Joseph seconded the motion.

The motion carried by a vote of 4:0.

Motion: Mr. Lebo made a motion based on the site distance and massing studies for the future ARB review of the architectural design of Building F1 in the Stonefield development.

1. ARB review of the architecture of Building F1 (as presented in the Site Distance and Massing illustrations) shall be limited to the east and south elevations.
2. ARB review of the architectural elevations of Building F1 (as presented in the Site Distance and Massing illustrations) shall not include details.
3. Building heights remain a subject for review.

Mr. Wardell seconded the motion.

The motion carried by a vote of 4:0.

OTHER BUSINESS

Hyatt at Stonefield: Copper

The ARB discussed the appearance of the copper panels installed at the Hyatt in the Stonefield development and stated that the installed copper shall be reviewed again after more time has elapsed but before the CO is issued. The ARB also indicated that the hotel owners or their representative should apprise the ARB of any additional steps that will be taken to speed up the aging process or otherwise change the appearance of the panels.

Approval of Minutes – July 15, 2013

Motion: Mr. Lebo moved for approval of the minutes of July 15, 2013.

Ms. Joseph seconded the motion.

The motion carried by a vote of 4:0. (Quale absent)

Cancelled September 3, 2013 ARB Meeting

Next ARB Meeting: Monday, August 19, 2013 (Mr. Missel will be absent.)

ADJOURNMENT

The meeting was adjourned at 2:26 p.m. to the next ARB meeting on Monday, August 5, 2013 in Room 241, Second Floor, County Office Building at 1:00 p.m.