



COUNTY OF ALBEMARLE
Department of Community Development
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ARB ACTION MEMO

Date: December 2, 2013
Time: 1:00 PM
Meeting Room: Room #241

Members:

Charles T. Lebo, Vice Chair: Present
Fred Missel, Chairman: Present
Bruce Wardell: Present
John Quale: Present (Mr. Quale left at 2:30 p.m.)
Marcia Joseph: Present

Staff:

Margaret Maliszewski: 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 ITEMS

ARB-2013-162: Northside Library – Site Plan Amendment (Tax Map/Parcel 061000000120K0)

Proposal: To renovate an existing building and construct an addition to accommodate a 29,000 sf library and 20,000 sf storage facility and to complete associated site improvements, including 84 parking spaces.

Motion: Mr. Wardell moved for approval of the Certificate of Appropriateness for ARB-2013-162 Northside Library with the conditions listed in the staff report, amended as follows:

Second: Mr. Quale

The motion passed by a vote of 5:0.

1. Revise the design drawings of the drive-by, the clerestory glazing and the dumpster enclosure to more thoroughly integrate and be consistent with the detailing and design of the rest of the project. The signage shown on the drawings should reflect the hierarchy of the building elements.
2. Revise the plan to include all proposed lighting and related details.
3. Ensure the photometrics are calculated using a maintenance factor of 1.0. Indicate the maintenance factor on the plan.
4. Revise the plans to identify the color of the light poles and fixtures. Dark bronze is recommended.
5. Limit overall light pole height (including bases) to 20’.
6. Indicate the height of the overhead lines along the EC frontage for coordination. Show easement on the plan and related documentation from Virginia Power.
7. On the landscape plan, provide the quantity of the proposed species in the call-outs and/or use consistent symbols for each type of plant proposed.
8. Include proposed planting heights in the landscape schedule.
9. Coordinate all landscaping with utilities and easements.
10. Show how the grading will be accomplished to maintain the health of the white pines and mulberry identified as “to remain” on the west side of the building, or propose replacement landscaping.
11. Coordinate the various sheets of the plan regarding the sidewalk layout.
12. Add the standard equipment note to the site plan **and** the architectural drawings: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
13. Add the standard lighting note to the 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 luminaries onto public roads and property in residential or rural areas zoning districts shall not exceed one half footcandle.”
14. Add the standard landscape 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. Make all drawings consistent regarding the canopy.

The ARB directed staff to bring revised drawings addressing condition #1 to the next available ARB meeting for review under “other business”.

Mr. Quale left the meeting at 2:30.

The ARB took a break at 2:32 and the meeting reconvened at 2:38 p.m.

WORK SESSIONS

a) HTC A1 Building J Re-design: Aldi Grocery Store

The ARB held a work session on the re-design of Building J in Area A1 of the Hollymead Town Center for an Aldi grocery store. The ARB took the following actions:

The ARB provided the following comments on the architectural design for the benefit of the applicant's formal submittal:

1. Further investigate the design of the northeast corner of the building; consider balance with the bank and framing entry to the development. Increasing the height of the corner may be appropriate.
2. Provide material samples.
3. Show the landscaping in relation to the building.
4. Show the bank in the illustration.
5. Provide photos of the shopping center from Rt. 29.

Regarding the variation request, the ARB had no objection to the site layout changes.

OTHER BUSINESS

a) ARB-2013-144: Crozet Running Sign: Lights

Staff reported that the Crozet Running applicant found that an alternate style light fixture would be needed for the wall signs because the originally approved fixtures each require a transformer, which would result in an unsightly appearance. The ARB discussed the proposed fixtures and took the following action:

Motion: Mr. Lebo moved for approval of the revised light fixtures for the Crozet Running Sign and to update the Comprehensive Sign Criteria for the building with the new fixture.

Ms. Joseph seconded the motion.

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

b) Approval of Minutes: 4-15-13, 11-4-13, and 11-18-13.

Motion: Mr. Lebo moved for approval of the minutes of 4-15-13, 11-4-13, and 11-18-13.

Mr. Wardell seconded the motion.

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

Next ARB Meeting: Monday, December 16, 2013 (Mr. Quale noted that he cannot attend the December 16 meeting.)

ADJOURNMENT

The meeting was adjourned at 3:06 p.m. to the next ARB meeting on December 16, 2013 in Room 241, Second Floor, County Office Building at 1:00 p.m.