

**ARCHITECTURAL REVIEW BOARD MINUTES**  
**May 6, 2013**

The Albemarle County Architectural Review Board met on Monday, May 6, 2013, 1:00 p.m., Room 241, Second Floor, County Office Building, Charlottesville, Virginia. Those members present were Marcia Joseph, John Quale, Charles T. Lebo, Vice Chair, and Fred Missel, Chairman. Absent was Bruce Wardell.

Staff members present were Margaret Maliszewski, Design Planner and Sharon Taylor, Clerk.

**CALL TO ORDER**

Mr. Missel called the meeting to order at 1:04 p.m. and established a quorum.

**PUBLIC COMMENT**

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

**REGULAR REVIEW ITEMS**

Mr. Lebo recused himself from ARB-2013-45, Five Below Façade at Rio Hill Shopping Center and left the meeting room at 1:05 p.m.

**ARB-2013-45: Five Below Façade at Rio Hill Shopping Center (Tax Map 045, Parcel 94A)**

**Proposal:** To add ¾” reveals in the EIFS surface of a recently approved entrance feature design to define a 36’ 7½” long x 9’ 7½” tall panel in the face of the feature, and to paint the panel blue. The panel will appear to be the background for a channel letter sign.

**Staff Presentation:**

Margaret Maliszewski summarized the staff report noting the primary points of discussion as follows:

1. Compatibility of the proposed blue with the existing shopping center colors
2. Impact of the blue on the EC based on visibility

A building permit was recently approved to renovate the side of one of the tenant spaces in Rio Hill Shopping Center. That approval included the construction of a new entrance element for the tenant space located between the Rack Room Shoes and Crutchfield stores. The proposal under review today is to make a revision to that plan. The revision would be the addition of a blue panel at the center of the entrance element. The panel would appear to be the background of the channel letter wall sign. Due to the way the panel would be established, the panel itself would not be considered part of the sign. The applicant has provided a number of photos of nearby buildings and signs to support the use of the blue panel. Those examples do show that blue is used in signs on buildings throughout the Entrance Corridor on Route 29. However, the situation is unique for the proposed entrance.

Staff does not support the addition of the blue panel here because it is not coordinated with the colors in the shopping center.

Staff recommends approval of the proposal with the following revisions as referenced in the staff report:

1. Revise the blue panel to the E3 color - OR - Revise the blue panel to white and the white letters to blue.

Mr. Missel pointed out he spoke with the applicant and discussed this issue as well as the colors of the letters and visibility of the sign from Route 29. There was limited visibility. However, there has been a lot of trees and overgrowth cut down and it was more apparent. In his mind the proposal was more of a major element, which was the renovation of the façade itself. He agreed that would be appropriate even though it was slightly different from the rest of the shopping center because of its limited visibility. However, the applicant was welcome to bring it to the Board. In their discussion he thought they agreed to the elimination of the blue panel. They would concede the larger structural renovation and the letters would be the blue channel letters as opposed to the blue panel to help reduce some of the visibility. He assumed the applicant would have another approach.

#### **Applicant Presentation:**

Laurence McKenny, with SCT Rio Hill LLC/Rosenthal Properties, represented the request. He noted there was minimal visibility from the Entrance Corridor of the blue panel, which did not include the sign. The tenant would submit the sign proposal separately. He felt the blue panel blends in with the other businesses in the shopping center and had minimal visibility from Route 29. The tenant's preference would be white letters on a blue background.

#### **Board Discussion:**

The ARB discussed with staff and the applicant the issues raised by staff in the report and provided the following comments:

- The biggest concern was the panel's visibility from Route 29. The large area would look out of proportion and not be consistent with the shopping center. The big box would look like a banner or billboard. The ARB could not support the entire area (box) to be painted blue.
- Due to the distance from the Entrance Corridor the visibility was somewhat mitigated. Therefore, the ARB agreed the applicant could revise the blue panel to the E3 color or E2 color and then could come back with a proposal to do white or blue channel lettering.

**Motion:** Ms. Joseph moved for approval of a Certificate of Appropriateness for ARB-2013-45 Five Below Façade at Rio Hill Shopping Center as proposed with the following condition:

1. Revise the blue panel to the E3 or E2 color.

Mr. Quale seconded the motion.

The motion carried by a vote of 3:0. (Mr. Lebo recused; Mr. Wardell absent)

Mr. Lebo returned to the meeting at 1:30 p.m.

## **OTHER BUSINESS**

### **Colonial Nissan: Minor Amendment**

The ARB discussed the Colonial Nissan Minor Amendment and advised staff that the changes were appropriate and could be approved with the following conditions:

1. The Redi Rock color should be in the tan-brown range.
2. The color of the hand rail and stair on the south side of the building should be coordinated with the building colors.

### **Pioneer Bank Sign: Graphic illumination**

The ARB discussed the Pioneer Bank Sign and determined that the illumination of the graphic would be appropriate.

### **Approval of Minutes – April 1, 2013**

**Motion:** Mr. Lebo moved for approval of the minutes of April 1, 2013.

Ms. Joseph seconded the motion.

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

Mr. Quale asked if the County has considered placing the property address on the façade of the building to help identify a specific property. With the growing sprawl on Route 29 it would be very helpful in the ARB's review.

**Next ARB Meeting:** Monday, May 20, 2013

## **ADJOURNMENT**

The meeting was adjourned at 1:45 p.m. to the next ARB meeting on May 20, 2013 in Room 241, Second Floor, County Office Building at 1:00 p.m.

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Fred Missel, Chairman

(Recorded and transcribed by Sharon C. Taylor, Clerk to Planning Commission & Planning Boards)