

ARCHITECTURAL REVIEW BOARD MINUTES
June 17, 2013

The Albemarle County Architectural Review Board met on Monday, June 17, 2013, 1:00 p.m., Room 241, Second Floor, County Office Building, Charlottesville, Virginia. Those members present were Marcia Joseph, Bruce Wardell, Charles T. Lebo, Vice Chair and Fred Missel, Chair. Members absent was John Quale. Staff members present were Margaret Maliszewski and Sharon Taylor.

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.

CONSENT AGENDA

a) ARB-2013-54: Hollymead Town Center Block C4

Mr. Missel asked if any ARB member would like to request to take an item off the consent agenda for discussion. There being no one, he asked for a motion.

Motion to Approve Consent Agenda:

Motion: Mr. Wardell moved to approve the consent agenda for item (a) ARB-2013-54: Hollymead Town Center Block C4 and to forward the comments to the agent for the Site Review Committee as outlined in the staff report, as follows:

- 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 shall submit an application for a Countywide Certificate of Appropriateness for a structure located 750' or more from the Entrance Corridor. The applicant is advised that:
 1. Building mass, roof form, building materials/colors, blank walls, equipment, and landscaping are expected to be the focus of review of the Countywide Certificate of Appropriateness.
 2. The plan shows gaps in the spacing of trees along Timberwood Blvd., Meeting Street, and Laurel Park Lane where additional street trees could be planted. Trees should be provided consistently along the length of these streets.
 3. A lighting note has been provided on Sheet SP2, but it does not include the standard wording. The standard wording should be provided: *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.

- Regarding conditions to be satisfied prior to issuance of a grading permit:
None.

Mr. Lebo seconded the motion.

The motion carried by a vote of 4:0.

OTHER BUSINESS

a) Stonefield Town Center: Building C1-3 RTU screening

Applicant Presentation:

Chris Haine, with Edens as Planning & Development Manager; and Tom Gallagher, Vice President of Development, were present. Mr. Haine made a brief presentation on the design changes to the screening of the rooftop equipment at building C1-3 in the Stonefield development.

Board Discussion:

The ARB held a discussion with the applicants and staff on the rooftop equipment screening and the visibility from the intersection and made comments based on the information presented.

- This is a very good case study for future developers. This is one of the most obvious and clear requirements of the Guidelines – to not have rooftop equipment visible – with an adjacent topography that changes coming down the hill. At the very beginning the applicant needs to understand where their project is going to be viewed from. The inherent design should accommodate that, and then they would not have to be dealing with this. This whole issue could have been a non-issue had whoever was looking at this project at the beginning identified that this building would be visible from that intersection and then the design of the building could have been done in such a way they would not have seen this equipment.
- In consideration of future applications the ARB noted that this approval was based on mitigating circumstances for this project, including the view being diminished by the drop in elevation along the road and the distance from the road.
- The fact that a number of other rooftop elements exist was cited as another mitigating factor.

Motion: Mr. Lebo made a motion to approve the screening design proposal presented by the applicant at building C1-3 in the Stonefield development with the following condition:

1. The RTUs shall be painted to match the color of the RTU screen.

Mr. Wardell seconded the motion.

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

b) Countywide CofAs: Recent submittals

- 1) **ARB-2013-65: Guadalajara at Pantops – awning**
Regarding the proposed awning addition over the patio at the Pantops Guadalajara, the ARB provided the following direction: A work session should be held; the patio roof needs to be better integrated with the building.
 - 2) **ARB-2013-72: PSS Annex – porch enclosure**
Regarding the proposed porch enclosure for the old Jarman’s Sportcycles building, the ARB provided the following direction: The reduced enclosure is acceptable as proposed.
 - 3) **Unity Church – pavilion**
Regarding the pavilion constructed without a permit at Unity Church, the ARB provided the following direction: The pavilion is acceptable as built.
- c) **Approval of Minutes:** May 6, 2013 and June 3, 2013
- Motion:** Mr. Lebo moved for approval of the minutes of May 6, 2013 and June 3, 2013.
- Mr. Wardell seconded the motion.
- The motion carried by a vote of 4:0. (Quale absent)
- d) **Next ARB Meeting:** Monday, July 1, 2013
- e) **Items from ARB Members:**
- 1) Mr. Missel asked staff to look into the tree clearing taking place on the left side of Route 29 South beyond the 1-64 intersection.
 - 2) Mr. Lebo asked staff to look into the tree clearing taking place near the intersection of Polo Grounds Road and Forest Lakes South.
 - 3) Mr. Lebo asked staff to determine if the windows on the west side of the Crozet Library were supposed to be recessed.

ADJOURNMENT

The meeting was adjourned at 1:41 p.m. to the next ARB meeting on Monday, July 1, 2013 in Room 241, Second Floor, County Office Building at 1:00 p.m.

Fred Missel, Chairman

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