

ARCHITECTURAL REVIEW BOARD MINUTES
October 21, 2013

The Albemarle County Architectural Review Board met on Tuesday, October 21, 2013, 1:00 p.m., Room 241, Second Floor, County Office Building, Charlottesville, Virginia. Those members present were Charles T. Lebo, Vice Chair; John Quale and Marcia Joseph. Absent were Bruce Wardell and Fred Missel, Chair. Staff members present were Brent Nelson, Margaret Maliszewski and Sharon Taylor.

CALL TO ORDER

Mr. Lebo called the meeting to order at 1:00 p.m. and established a quorum.

PUBLIC COMMENT

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

CONSENT AGENDA

Motion to Approve Consent Agenda: Mr. Quale moved to approve the consent agenda (as follows):

ARB-2013-119: MonU Park - Initial Site Plan (046000000018C0)

Proposal: To establish four soccer fields, an entrance drive and a parking lot for 96 vehicles.

Forward the recommendations outlined in the staff report to the agent for the Site Review Committee, as follows:

- Regarding requirements to satisfy the design guidelines as per 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: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit: None.

Approve the Certificate of Appropriateness for the plan, as proposed.

Ms. Joseph seconded the motion.

The motion carried by a vote of 3:0. (Missel and Wardell absent)

REGULAR ITEMS

ARB 2013-150: Comprehensive Sign Review for 1159 Crozet Avenue, and Crozet Library Signs, and ARB-2013-144: Crozet Running Sign - Comprehensive Sign Review; Certificate of Appropriateness for Signs (Tax Map 56A2, Section 1, Parcel 18)

Proposal: To establish comprehensive sign criteria for signs at 1159 Crozet Avenue; Crozet Running: To install an externally illuminated panel sign with individually mounted letters; Crozet Library: To install non-illuminated panel signs with individually mounted letters

Staff Presentation:

Brent Nelson summarized the staff report for the three sign proposals, noting the primary points of discussion, as follows.

1. Proposed sign type: panel with individual letters; method of attachment to the wall
2. Proposed dimensions of the panel framing
3. Proposed palette of five (5) colors

Mr. Nelson summarized the sign proposals as follows:

- Proposed Comprehensive Sign Criteria for the Crozet Library Building at 1159 Crozet Avenue. See Table 1 in the staff report. (Note: The original review of the building did not address comprehensive sign criteria.)
- Proposed Crozet Library wall signs. See Table 2. (Note: The library signs have already been installed without a permit.)
- Proposed Crozet Running wall signs. See Table 3. (Note: The library building has two ground floor tenant spaces fronting on Crozet Avenue. Crozet Running is located in the space to the left (north of) the building entrance from Crozet Avenue. The other space to the right (south of) the entrance is currently unoccupied.) The proposed sign for Crozet Running is an externally illuminated panel sign with individually mounted letters.

He noted an error in the staff report on page 7 in the Comprehensive Sign Criteria Table on the third line under locations. It should read “west elevations centered horizontally and vertically above any first story windows”. The words “northern half” should be removed as it applies to the entire west elevation.

Staff recommends approval of the Certificates of Appropriateness for the Crozet Running sign and the Crozet Library signs with the conditions listed in the staff report, and for approval of the Comprehensive Sign Criteria for 1159 Crozet Avenue as shown in the staff report.

Applicant Presentation:

Ron Lilley, with Albemarle County Facilities Development, was present to speak for the Crozet Library sign and the Comprehensive Sign Criteria. Michelle Andersen, with Crozet Running, and her sign designer Adele Ball, were present to speak for the Crozet Running sign application.

Board Discussion:

The ARB discussed the proposal with staff and the applicant concerning the issues raised by staff in the report and provided comments included in the following summary.

- Tenant signs need to be coordinated and compatible with the other signs on the building in regards to colors, font size, backer board, border and attachment to wall.
- Crozet Running sign needs to be attached to the stone wall in order to have an appropriate appearance.

ARB-2013-150: Crozet Library Signs

Motion: Mr. Quale moved for approval of the Certificate of Appropriateness for ARB-2013-150 Crozet Library Signs with the conditions listed in the staff report, as follows:

1. Revise the library sign photo/drawing to indicate the use of a backer panel that is tan Sherwin Williams 6155 in color.
2. Revise the library sign photo/drawing to include the width and height of the sign panel and text.

Second: Ms. Joseph

The motion passed by a vote of 3:0. (Missel and Wardell absent)

ARB-2013-144: Crozet Running Sign

Motion: Ms. Joseph moved for approval of the Certificate of Appropriateness for ARB-2013-144 Crozet Running sign with the conditions listed in the staff report, amended as follows:

1. Revise the sign drawings to show the use of a bronze light fixture. Indicate the bulb wattage on the drawing. Note that a lamp emitting fewer than 3,000 lumens is needed to avoid the dark skies full cutoff requirement.
2. Provide a 2” wide frame (1/4” raised height) for the panel.
3. Revise the rendered elevation to include the height of the wall area to which the sign panel will attach.

Second: Mr. Quale

The motion passed by a vote of 3:0. (Missel and Wardell absent)

ARB 2013-150: Comprehensive Sign Review for 1159 Crozet Avenue

Motion: Mr. Quale moved for approval of the Comprehensive Sign Criteria for 1159 Crozet Avenue, with staff’s recommendations, amended as follows:

SIGN FEATURE	APPROVED CRITERIA
SIGN TYPE	Panel with 2” wide frame (1/4” raised) and individual letters
LOCATION(S)	West elevation: centered horizontally & vertically above any 1 st story window(s) North elevation, entrance portal (north & west sides): between and near the top of the brick piers
LETTER COLOR	North Elevation: Dark bronze West elevation: Dark blue: PMS 2766; Green: PMS 348; Brushed aluminum; Dark bronze
PANEL/BACKGROUND COLOR	Tan: Sherwin Williams 6155

SIZE LIMITATIONS	No limits other than standard guidelines and ordinance requirements
MOUNTING DETAILS	Entrance portal: letters direct-mount to beam beneath with panels behind letters West elevation: wall panel with individual letters
LOGO/GRAPHICS DETAILS	No limits other than standard guidelines
ILLUMINATION DETAILS	Entrance portal: none West elevation: external, gooseneck fixtures in bronze
LETTER TYPE/FONT	No limits other than standard guidelines
MATERIALS	Panel: Acrylic; Text: Aluminum

Second: Ms. Joseph

The motion passed by a vote of 3:0. (Missel and Wardell absent)

ARB-2013- 147: Durkin (AT&T Wireless) Tier 2 Telecommunications Facility - Tier 2 Telecommunications Facility (03400000007000)

Proposal: To install a 131.6’ tall monopole structure with associated ground equipment and antennas.

Staff Presentation:

Margaret Maliszewski summarized the staff report, noting there were two actions being requested – one on the Certificate of Appropriateness for the ground equipment and a recommendation regarding whether the location of the facility sufficiently minimizes visibility.

She noted that a balloon test was conducted on September 25, 2013. Rt. 20 was traveled in the vicinity of the site (3,000’ north of Belle Vista Drive to Turkey Sag Road) to determine visibility. The balloon was seen from the entrance drive to the Durkin property and the frontage of Rt. 20 adjacent to the driveway where no trees are present. There were four locations where the balloon was minimally visible from Route 20 as outlined in the staff report.

It is anticipated that a greater level of visibility will occur during the winter months when the leaves are off the trees, but the visibility is not expected to have a significant negative impact on the Entrance Corridor.

Regarding the ground equipment staff recommended that the proposed ground equipment is not expected to be visible from the Entrance Corridor.

Regarding visibility of the monopole staff recommended that the proposed location of the facility is expected to sufficiently minimize the visibility of the monopole from the Entrance Corridor such that no negative impact on the Entrance Corridor is anticipated.

Applicant Presentation:

Cheryl L. Taylor, Velocitel, Inc. with AT&T Team Mobility represented the property owners, Thomas J and Jan R Durkin. This particular site has been back and forth between Verizon and AT&T for about three years. The property next door is a rental property with the owner living out of state. The owner has been very vocal with the surrounding residents that it is going there. There is no cell coverage in this area and it seems to be a very positive thing for that area. The residents want the coverage in the area and the visibility of the site minimized to the extent that they can. So they have set it back farther than the original plan, which was closer to the road.

Ms. Joseph asked if Andy Sorrell had anything to add about the notification.

Andy Sorrell, Senior Planner said he was working on the tower request. He noted the adjacent owners are notified for all Tier II towers. He has not received any citizen inquiries about this request.

Board Discussion:

The ARB discussed the proposal with staff and the applicant concerning the issues raised by staff and took the following action.

Regarding the Certificate of Appropriateness for the ground equipment and base station:

Motion: Ms. Joseph moved for approval of a Certificate of Appropriateness for ARB-2013-147 Durkin (AT&T Wireless) Tier 2 Telecommunications Facility as proposed because the proposed facility is consistent with all applicable guidelines.

Mr. Quale seconded the motion.

The motion carried by a vote of 3:0. (Missel and Wardell absent)

Regarding visibility of the monopole:

Motion: Ms. Joseph moved that the ARB forward the following recommendation to the Agent for ARB-2013-147 Durkin (AT&T Wireless) Tier 2 Telecommunications Facility.

The ARB finds that the proposed location of the facility will sufficiently minimize the visibility of the monopole from the Entrance Corridor such that no negative impact on the Entrance Corridor is anticipated.

Mr. Quale seconded the motion.

The motion carried by a vote of 3:0. (Missel and Wardell absent)

ARB-2013-148: Britts Mountain (AT&T Wireless) Tier 2 Telecommunications Facility - Tier 2 Telecommunications Facility (07500000004100)

Proposal: To install a 110' tall steel monopole with associated ground equipment and antennas.

Staff Presentation:

Margaret Maliszewski summarized the staff report noting there were two actions being requested – one on the Certificate of Appropriateness for the ground equipment and a recommendation regarding whether the location of the facility sufficiently minimizes visibility.

She noted that a balloon test was conducted on October 4, 2013 for this proposal. The balloon was flown from the proposed tower location. Rt. 29 was traveled in the vicinity of the site (between Teel Lane and the first crossover south of the site) to determine visibility. The balloon was seen from the locations as shown in the staff report. It is anticipated that visibility will increase during the winter months when the leaves are off the trees, but the visibility is not expected to be so great as to have a negative impact on the EC.

Regarding the Certificate of Appropriateness for the ground equipment and base station staff recommended that because the proposed facility is consistent with all applicable guidelines, staff recommends approval of the Certificate of Appropriateness as proposed.

Regarding visibility of the monopole staff recommends that the ARB forward the following recommendation to the Agent:

The ARB finds that the proposed location of the facility will sufficiently minimize the visibility of the monopole from the Entrance Corridor such that no negative impact on the Entrance Corridor is anticipated.

Applicant Presentation:

Cheryl L. Taylor, with Velocitel, Inc., represented the request. She explained the driveway details would be on the construction drawings. There are critical slopes that they have to ask for a waiver for when they go to the Board.

Board Discussion:

The ARB discussed the proposal with staff and the applicant focusing on the following issues:

- Concern with distance from road to Entrance Corridor
- Unknown topography in grading plan – Any critical slopes would require a waiver approval by the Board of Supervisors.
- Concern with steep slope and if road goes in and other trees need to be taken out it would make the site more visible
- Mark conservation area if trees have to come down.

Regarding the Certificate of Appropriateness for the ground equipment and base station:

Motion: Mr. Quale moved for approval of a Certificate of Appropriateness for ARB-2013-148 Britts Mountain (AT&T Wireless) Tier 2 Telecommunications Facility as proposed because the proposed facility is consistent with all applicable guidelines.

Ms. Joseph seconded the motion.

The motion carried by a vote of 3:0. (Missel and Wardell absent)

Regarding visibility of the monopole:

Motion: Mr. Quale moved that the ARB forward the following recommendation to the Agent for ARB-2013-148 Britts Mountain (AT&T Wireless) Tier 2 Telecommunications Facility.

The ARB finds that the proposed location of the facility will sufficiently minimize the visibility of the monopole from the Entrance Corridor such that no negative impact on the Entrance Corridor is anticipated.

Ms. Joseph seconded the motion.

The motion carried by a vote of 3:0. (Missel and Wardell absent)

ARB-2013- 149: Verulam Farm (AT&T Wireless) Tier 2 Telecommunications Facility - Tier 2 Telecommunications Facility (074000000014A0)

Proposal: To install a 91.8’ tall monopole structure and associated ground equipment contained in a 2,500 square foot lease area, and to construct an associated access road on 43.089 acres.

Staff Presentation:

Margaret Maliszewski summarized the staff report noting there were two actions being requested – one on the Certificate of Appropriateness for the ground equipment and a recommendation regarding whether the location of the facility sufficiently minimizes visibility.

A balloon test was conducted for this proposal on September 23, 2013. I64 between the Ivy and Crozet exits was traveled to determine visibility. The balloon was not seen when traveling both eastbound and westbound on I64. When traveling westbound, the trees in the median contributed significantly to the screening of views to the south. When traveling eastbound, the trees in the right-of-way screened the view of the balloon. It is possible that there may be some visibility when the leaves fall from the trees, but the proximity of the wooded area to the highway (which tends to limit distant views), the density of the wooded area in the right-of-way, and the typical speed of travel on the interstate are expected to act as mitigating factors. A negative impact on the EC is not anticipated.

Regarding the Certificate of Appropriateness for the ground equipment and base station staff recommended that because the proposed facility is consistent with all applicable guidelines, staff recommends approval of the Certificate of Appropriateness as proposed.

Regarding visibility of the monopole staff recommended that the ARB forward the following recommendation to the Agent:

The ARB finds that the proposed location of the facility will sufficiently minimize the visibility of the monopole from the Entrance Corridor.

Applicant Presentation:

Cheryl L. Taylor - Velocitel, Inc., represented the request.

Board Discussion:

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

- Concern with the closeness to the property line with I64.
- A lot of the trees being relied upon are located off site.

Andy Sorrell, Senior Planner, pointed out that all adjacent property owners were notified.

Regarding the Certificate of Appropriateness for the ground equipment and base station:

Motion: Ms. Joseph moved for approval of a Certificate of Appropriateness for ARB-2013-149 Verulam Farm (AT&T Wireless) Tier 2 Telecommunications Facility as proposed because the proposed facility is consistent with all applicable guidelines.

Mr. Quale seconded the motion.

The motion carried by a vote of 3:0. (Missel and Wardell absent)

Regarding visibility of the monopole:

Motion: Ms. Joseph moved that the ARB forward the following recommendation to the Agent for ARB-2013-149 Verulam Farm (AT&T Wireless) Tier 2 Telecommunications Facility.

The ARB finds that the proposed location of the facility will sufficiently minimize the visibility of the monopole from the Entrance Corridor.

Mr. Quale seconded the motion.

The motion carried by a vote of 3:0. (Missel and Wardell absent)

WORK SESSION

ARB-2013-113: Town & Country Shopping Center – Revised elevations

The ARB held a work session on ARB-2013-113 Town & Country Shopping Center to review the revised changes to the building design. The Board noted that their comments from the previous review had been addressed in the revised drawings and they took the following action:

Motion: Mr. Quale moved for approval of a Certificate of Appropriateness for ARB-2013-113 Town & Country Shopping Center Amendment as illustrated in the drawings presented on 10/21/2013.

Ms. Joseph seconded the motion.

The motion carried by a vote of 3:0. (Missel and Wardell absent)

OTHER BUSINESS

Costco: Staff noted that balloons would be raised at the corners of the proposed Costco building in the Stonefield Town Center before lunchtime on Wednesday, October 23rd.

Next ARB Meeting: Monday, November 4, 2013

ADJOURNMENT

The meeting was adjourned at 2:14 p.m. to the next ARB meeting on November 4, 2013 in Room 241, Second Floor, County Office Building at 1:00 p.m.

Charles T. Lebo, Vice Chair

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