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## FINAL ARB ACTION MEMO

**Date:** September 7, 2021

**Time:** 1:00 PM

**Meeting Room:** Virtual Meeting

**Members:**

Frank Stoner: Absent

Frank Hancock: Present

Fred Missel, Vice-Chair: Present

Chris Henningsen: Present

Dade Van Der Werf, Chair: Present

**Staff:**

Margaret Maliszewski

Khris Taggart

Vivian Groeschel

### CALL TO ORDER

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

### DISCLOSURES

Mr. Hancock disclosed that he would recuse himself from ARB-2021-94: Crozet Self Storage because he works for the company that is preparing the site plan for the project.

**PUBLIC COMMENT:** None.

**CONSENT AGENDA:** None.

### Regular Review Items

**a. ARB-2021-92: Albemarle Business Campus Apartments**

**Location:** South of Mountainwood Road, north of Country Green Road, West of Old Lynchburg Road

**Proposal:** To construct five apartment buildings and a clubhouse with swimming pool, with associated site improvements.

Staff Contact: Margaret Maliszewski

Representative: Paul Tassell, Ray Gaines, Adrienne Stronge

**Motion:** Mr. Missel moved to forward the recommendations outlined in the ARB2021-92 Albemarle Business Campus Apartments staff report to the Agent for the Site Review Committee, as follows:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
  - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit: None.
- Regarding the final site plan submittal:  
A Certificate of Appropriateness is required prior to final site plan approval. The following items and all items on the ARB Final Site Plan Checklist must be addressed:
  1. Add the standard mechanical equipment note to the site and architectural plans.
  2. Add the cuts sheets for the proposed light fixtures to the lighting plan.
  3. Consider revising the landscape plan to include a minimum of 5 different shrub species.
  4. Provide large shade trees, 2½” caliper at planting, 40’ on center, along Old Lynchburg Road.
  5. Provide perimeter parking lot trees, 40’ on center, 2½” caliper at planting along the northeast corner of the parking lot.
  6. The final site plan may be reviewed by staff due to the distance from the EC street, mitigating visibility and appropriate architectural concept drawings.

Mr. Henningsen seconded the motion.

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

***Following the ARB Action, it was clarified that staff may bring the final plan back to the ARB if design changes warrant.***

#### **b. ARB-2021-96: Umansky Subaru Building Renovation**

**Location:** On the west side of Route 29 North, at the intersection of Hilton Heights Road and Route 29

**Proposal:** The applicant proposes to renovate the Umansky Subaru showroom building by applying ACM (aluminum composite material) panels on portions of the Rt. 29 elevation and the majority of the Hilton Heights Road elevation, by painting the existing EIFS gray, and by adding elements to the south and east elevations including towers and canopy. The renovation proposal also includes leaving a portion of the existing brick unpainted and additions to the rear (west) elevation.

Staff Contact: Khris Taggart

Representative: Kevin Schafer, Bob Pineo

**Motion:** Mr. Hancock moved for approval of the Certificate of Appropriateness for ARB-2021-96 Umansky Subaru Building Renovation with the conditions listed in the staff report, amended as follows:

1. Revise the lighting plan to show illumination levels only for new fixtures. Add a note clearly stating that no changes to existing site lighting are proposed and site lighting remains as was approved with SDP-2003-67.
2. Revise the landscape plan to provide the previously approved row of shrubs along the parking area adjacent to Rt. 29, and along the parking area adjacent to Hilton Heights Road.
3. Revise the landscape plan to provide two large shade trees east and west of the existing tree labeled "6HOL30".
4. Correct the proposed planting height of the arborvitae in the plant schedule. (Change inches to feet.)
5. Consider revising the landscape plan to show shrubs along the eastern side of the building consistent with the character of the previously approved plan.
6. Sign applications are required for all proposed signs. Note that if internally illuminated, the backgrounds of the Subaru "Star Cluster" logos must be opaque.

Mr. Henningsen seconded the motion.

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

**c. ARB-2021-94: Crozet Self Storage**

**Location:** 5695 Rockfish Gap Turnpike

**Proposal:** To construct a 90,000 sf, 3-story self-storage building with associated site improvements.

**Staff Contact:** Margaret Maliszewski

**Representatives:** Andrew Lewis, Clint Shifflett, Valerie Long

The ARB offered the following comments on the proposal for the benefit of the applicant's next submittal:

1. Provide an architectural design that incorporates forms and features of local historic architecture and is coordinated with the scale of the surroundings.
2. Provide perspective renderings to clarify the scale and visual impacts of the proposed building.
3. Provide drawings to clarify the extent of visibility of the proposed building along the corridors.
4. Provide an architectural design whose form and scale contribute to unity and coherence along the adjacent Entrance Corridors.
5. Provide transparent glass in window openings.
6. Relocate the dumpster to reduce visual impacts on the EC streets.
7. Add ornamental trees along the EC street frontages. Consider an informal arrangement of trees that is more consistent with the surrounding context without reducing quantities.
8. Revise the plan to provide landscaping along the east side of the parking area to minimize visual impacts. Include shrubs and perimeter trees spaced 40' on center.
9. Reduce visual impacts resulting from the scale of the building.

10. Revise the design of the stormwater facility and landscaping to result in a facility that is fully integrated into the landscape.

**WORK SESSIONS:** None

#### **OTHER BUSINESS**

- a. **Minutes Approval:** August 16, 2021

**Motion:** Mr. Henningsen moved for approval of the minutes from the August 16, 2021, ARB meeting.

Mr. Hancock seconded the motion.

The motion was carried by a vote of 3:0 (Stoner absent, Missel abstained).

- b. **Next ARB Meeting: MONDAY, OCTOBER 4, 2021, 1:00 PM – VIRTUAL MEETING**

#### **ADJOURNMENT**

The meeting was adjourned at 2:25 p.m. to the next Virtual ARB meeting on Monday, October 4, 2021 at 1:00 p.m.