

COUNTY OF ALBEMARLE
Department of Community Development
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Charlottesville, Virginia 22902
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FINAL ARB ACTION MEMO/MINUTES

Date: February 3, 2020
Time: 1:00 PM
Meeting Room: Conference Room 241

Members:

Frank Stoner: Present
Frank Hancock: Present
Fred Missel, Present
Stan Binsted, Chair: Present
Dade Van Der Werf, Vice-Chair: Present

Staff:

Margaret Maliszewski
Khris Taggart
Paty Saternye
Carolyn Shaffer

CALL TO ORDER

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

DISCLOSURES

None.

PUBLIC COMMENT

Judy Schlüssel, a member of the Rio 29 CAC, spoke to the Board about the Sleep Number development proposal on Rt. 29 just south of Fashion Square Mall, noting that, in her opinion, the architectural design does not meet the Entrance Corridor Design Guidelines.

CONSENT AGENDA

a. ARB-2020-01: Our Neighborhood Child Care Center

Location: 1395 Stoney Point Road (Rt 20)

Proposal: To renovate two existing structures, totaling 6,700sf, to accommodate a child daycare center with a parking lot expansion and associated site improvements on approximately 3.607 acres.

Staff Contact: Paty Saternye

Representative for Project: Kelsey Schlein

Motion: Mr. Van Der Werf moved to approve the consent agenda and forward the recommendations outlined in the staff report to the Agent for the Site Review Committee, as follows:

Regarding the Initial Site Plan:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) recommended conditions of initial plan approval: The ARB recommends approval of the Initial Plan without conditions.
- Regarding recommendations on the plan as it relates to the guidelines: None
- Regarding conditions to be satisfied prior to issuance of a grading permit:
 1. Provide the conservation checklist in the site plan.
 2. Provide a tree protection fencing detail in the site plan and show the tree protection fencing in the Grading and Draining Plan sheet.
- Regarding the Final Site Plan:

A Certificate of Appropriateness is required prior to final site plan approval. The following items must be addressed, in addition to all items on the Final Site Plan Checklist.

 1. Confirm that no changes are proposed to the exteriors of the buildings. If buildings are to be modified, submit architectural designs, elevations, and material colors and samples for review with the next submittal.
 2. Confirm that a dumpster is not proposed. If a dumpster is to be proposed, and will be visible from the EC, include details for the dumpster enclosure in the site plan and identify screen type, material, manufacturer and color.
 3. Show all existing and proposed mechanical equipment on the site plan. Show how visibility of all proposed mechanical equipment will be eliminated from the EC.
 4. Show all proposed fences. Chain link fence cannot be approved for new fencing visible from the EC.
 5. Revise the plan to provide large shade trees along the EC, 35' on center, 3½" caliper at planting. Revise the spacing and quantity of ornamental trees accordingly.
 6. Provide a landscape schedule that identifies all proposed plant species, quantities and size at time of planting.

7. Revise the plan to show that there are no conflicts between the utilities, the existing drainage easement, and the proposed landscaping.
8. Provide large shade trees, 2½" caliper at planting, spaced 40 feet on center, along the improved accessway.
9. Provide medium shade trees, at least 2½" caliper planting, spaced 25 feet on center, along the proposed pedestrian ways.
10. Provide the standard perimeter parking lot landscaping (trees 40' on center, 2½" caliper at planting) in all parking areas where improvements (other than paint striping) are proposed.
11. Provide shrubs, 24" at planting, in the perimeter planting areas on the north side of the improved parking lot.
12. Revise the plan provide the species of the existing landscaping.
13. Add the standard plant health note to the landscape plan.
14. Ensure all existing landscaping is shown on the site plan.
15. Show tree protection fencing for preserved trees in both the grading and landscape plans.
16. Provide a conservation checklist in the site plan.
17. Ensure that no grading is proposed within the dripline of any tree designated as preserved.
18. Sign applications are required for all proposed signs.

Mr. Hancock seconded the motion.

The motion was carried by a vote of 5:0

Regular Review Items

a. ARB-2019-156: Verizon Wild Turkey (Cross Property) PWSF TIER 2

Location: 426 Wild Turkey Lane

Proposal: To establish a telecommunications facility consisting of a 116.7' monopole and associated equipment on a six-acre parcel.

Staff Contact: Khris Taggart

Representative for Project: Lori Schweller and Nathan Holland

Discussion: ARB members questioned the fence location, the property line illustrated on the drawings, and the location of screening trees (on site or in the right-of-way). It was noted that some cell towers do have reference trees located off site. The applicant indicated agreement with the recommended fence change, but noted that the 3-board fence was less secure and provided less screening. The visibility of the proposed fence and the proposed ground equipment was discussed. Uncertainty about the level of visibility of the street was noted. It was confirmed that the proposed pole color was the standard java brown. The applicant clarified the proposed landscaping along the entrance drive. When asked if screening plants could be added to ensure no visibility of the ground equipment, the applicant indicated that the lease area would have to be increased in size. The proposed fence height was confirmed at 8'. The ARB expressed concern over the long-term screening provided by off-site trees and asked if there was any protection for the reference trees or trees that provide screening.

Motion: Mr. Missel moved to forward the recommendations in the staff report to the Planning Commission, amended as follows:

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

The ARB recommends approval of the Certificate of Appropriateness with the following condition:
Eliminate visibility of ground equipment. Fence height must be the shortest height that will provide screening. Demonstrate lack of visibility.

Regarding visibility of the monopole:

The ARB finds that the proposed location will sufficiently minimize the visibility of the monopole from the Entrance Corridor, based on continued existence of trees in the right-of-way.

Regarding recommendations on the plan:

1. Correct and coordinate information on tree removal.
2. Correct discrepancies with the Drawing Index.

Mr. Missel seconded the motion.

The motion was carried by a vote of 5:0.

Work Session

a. ARB-2019-143: Malloy Ford Better Living

Location: 2060 Seminole Trail

Proposal: To demolish a portion of the existing building; to establish outdoor sales/storage/display of vehicles in the area previously occupied by the building, and to renovate the remaining portion of the building.

Staff Contact: Margaret Maliszewski

Representatives for Project: Justin Shimp, Valerie Long, David Timmerman

Discussion: Staff presented information on previously approved display lots for comparison to the proposed display lot. The applicant reviewed drawings recently submitted to illustrate easements, vehicle turning movements, and revised landscaping, noting that the planting island couldn't be pulled any closer to the street, and that the illustrated amount of parking was "just needed". When asked if all of the parking was for display, the applicant noted that some might be employee parking. Mr. Missel noted that the overarching issue was the "remainder" – what is left of the site after the furniture store is demolished – and we are trying to do the best we can with that. The "remainder" issue sets this proposal apart. The color of the remaining building was mentioned, with the consensus that coordinating with the Malloy showroom was appropriate. The ARB noted that parking in the access road should not be allowed. Requirements for egress from the building were discussed (clear area required, not necessarily a sidewalk). The width of the drive aisles in the parking lot was discussed in the context of increasing the depth of the planting island closest to the street. Adding more interior trees and increasing planting area close to the street and interior to the parking lot were discussed. The ARB agreed that adding two trees in the double-parking row, coordinated with the planting on the Malloy showroom site, would be appropriate. The ARB discussed the requirement for large shade trees along the EC frontage and whether they could

be approved as interior trees in this case. The ARB agreed that the unique and pre-existing access road condition was considered sufficient reason to do so in this case.

Actions:

Regarding the request for the Special Use Permit:

Motion: Mr. Missel moved to forward the following recommendation to the Planning Commission:
The ARB has no objection to the proposed outdoors sales, storage and display as illustrated in the 1/28/2020 plan, with the following conditions:

1. Vehicles must be displayed or stored only in areas indicated for display or storage on the Concept Plan.
2. Vehicles for display must be parked in striped parking spaces.
3. Vehicles must not be elevated anywhere outside of a building on site.
4. Maximum light levels must not exceed 22.8 fc at the ground in the display lot and 20 fc in all other locations.
5. Maximum height of new pole lights (including bases and fixtures), must not exceed 20'.
6. The site must be landscaped in general accord with the Concept Plan, except that:
 - a. The minimum depth of the planting island adjacent to the easternmost parking row must be 10'.
 - b. The planting island adjacent to the easternmost parking row must contain 6 large shade trees, 3½" caliper at planting, interspersed ornamentals, and a row of shrubs. Trees shown adjacent to the frontage planting bed are acceptable due to the preexisting geometry of the access road.
 - c. Add two interior parking lot trees in the double-parking row, consistent with those on the Malloy showroom site.
 - d. Shrubs provided at the perimeter of the display area must be a minimum of 30" high at planting.
 - e. One large shade tree, 2½" caliper at planting, must be added along the south side of the southernmost parking row.
 - f. The ARB may require landscaping that is in excess of its design guidelines, Albemarle County Code § 18-32.7.9, or both, in order to mitigate the visual impacts of the proposed use on the Entrance Corridor.

Mr. Hancock seconded the motion.

The motion was carried by a vote of 5:0

The ARB also offered the following comments for the applicant's next site and architectural submittals:

Recommended changes to the proposed building renovation:

1. Indicate new and existing equipment locations on the plans.
2. Add the standard equipment note to the site and architectural plans. "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."

Recommended changes to the site plan:

1. Indicate new and existing equipment locations on the plans.
2. Add the standard equipment note to the site and architectural plans. "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."

3. Add a row of shrubs and one large shade tree, 2½" caliper at planting, along the south side of the southernmost parking row.
4. Add the standard plant health note to the site 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."
5. Show tree protection on the site plan.
6. On the site plan, round contours with a ten-foot minimum radius where they meet the adjacent condition.

OTHER BUSINESS

a. Approve Action Memo/Minutes: January 21, 2020

Motion: Mr. Stoner moved to approve the January 21, 2020 meeting minutes.

Mr. Missel seconded the motion.

The motion was carried by a vote of 5:0.

b. Countywide Certificates of Appropriateness: Recent Submittals

Staff reported that three applications were recently received for Countywide Certificates of Appropriateness, including the Lockwood Broadcast Equipment Installation (ARB2020-16) application for installation and screening of dish antennas at the former Verizon site on Rio East, the Chick-fil-A application (ARB2020-08) for the addition of a second drive-thru lane and associated equipment at the Woodbrook location, and the Henley application (ARB2020-05 and -06) for the addition of a generator and walk-in freezer.

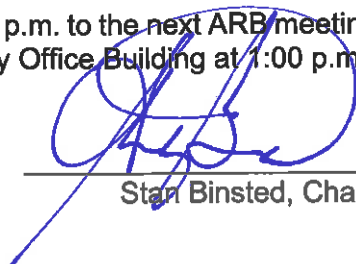
c. Entrance Corridor arterials: update

Staff reported on the research completed on the non-arterial Entrance Corridors and noted the recommendations (request arterial status, county historic district regulations, and/or county scenic highway regulations) that would be presented to the Board of Supervisors in the near future.

d. Next ARB Meeting: Tuesday, February 18, 2020

ADJOURNMENT

The meeting was adjourned at 2:55 p.m. to the next ARB meeting on Tuesday, February 18, 2020 in Room 241, Second Floor, County Office Building at 1:00 p.m.



Stan Binsted, Chair

(Recorded and Transcribed by Carolyn Shaffer, Clerk, Planning Commission and Boards)

My name is Judy Schlussel, Rio District resident and Rio 29 CAC member

On Jan 23, 2020, an applicant gave a presentation for the proposed Mattress Number Store to be located next to the BBT Bank with a great deal of glass facing Rt. 29, which is considered an entrance corridor. I have some great concerns about the proposed design which does not blend in with other businesses in the corridor from the US Post Office to the intersection of Rio Rd and Rt. 29.

According to the County's website:

“The [Albemarle County Architectural Review Board \(ARB\)](#) is appointed by the [Board of Supervisors](#) and is charged with the responsibility of regulating the design of development within the County's Entrance Corridors. Entrance Corridors are streets that provide routes of tourist access to the County and to historic landmarks, structures, and districts. The goal of this regulation is to ensure that new development in these corridors reflects the traditional architecture of the area and that development within the corridors is orderly and attractive.”

The Albemarle County website states which streets are considered entrance corridors and both U.S. Route 29 North and U.S. Route 29 South fall within this category.

The developer's presentation at the Rio 29 CAC seems to be in direct conflict to the above statements which are, in part, directly from Albemarle County Website.

A question to the ARB is: are you doing away from the documented guidelines and slipping into a form base code mode? If so, what exactly does that mean for the citizens of Albemarle County? Does Form Base Code need to be put before the population as a referendum? How is the general public notified of this new policy?

Referring to traditional architecture that is orderly and attractive business with some type of brick frontage keeping with an orderly attractive Jeffersonian atmosphere are and were noted in the email I sent to each of you:

U.S. Post Office,
Northrup Grumman
Azteca
Seminole Place
Building housing the Sprint store and Pet Supply Plus
7-11
United Bank
Wood Grill
Big Lots the former Toys R Us store
Fairfield Inn Suites
Fashion Square Mall...although light brick it is still brick

BBT Bank.....this is the one that is proposed to be next door to the mattress store
Men's Warehouse
Places 29 where there is Staples, DSW, Firehouse Subs etc.
Small Strip shopping center that houses another mattress store all the way to
StarBucks
Jiffy Lube
Goodyear Tire
Brown Auto Repair
Wells Fargo
Small Strip shopping that houses Verizon to the Vitamin Shoppe
Wendy's
VNB (Virginia National Bank)
Mattress Gallery
Waffle House
Marks & Harrison Law office
**most of these were included in the email I sent to each of you

Although the spokesperson for the proposed mattress store said there aren't any brick buildings on this particular corridor, I have just listed 25+ businesses that have some type of brick facade. The proposed glass front will be completely out of character and way to "glittery" for this environment.

There is a certain culture that exists within Albemarle County which should be preserved. I have been a resident in Albemarle County since 1977. When we first moved here, shopping in this area was minimum, but gradually business saw economic opportunity.

Toys R Us Corporation saw an untapped market and wanted to have a store in Albemarle County. The ARB was delighted to have the toy store in our area, however, made the corporation jump through many hoops. Very specifically the store needed to be built in the Jeffersonian style brick, Geoffrey Giraffe could NOT be displayed on the front and the Toys R Us signage needed to be toned down. The corporation wanted to have their business in this area and prior to going out of business this was the ONLY Toys R Us store in their entire company where Geoffrey Giraffe was not in the front and the signage was unique to this area.

Change is inevitable. However, at what expense do we consider diminishing the beauty of our traditional entrance corridor and yield to glittery glass to create a hodge-podge atmosphere that appears that approval was given without any thought about the past nor looking to the future.

