County of Albemarle
COMMUNITY DEVELOPMENT/PLANNING

Architectural Review Board
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FINAL ARB ACTION MEMO

Date: October 19, 2026
Time: 1:00 PM
Meeting Room: Lane Auditorium
Members:

Chris Henningsen, Chair: Present
Frank Hancock, Vice-Chair: Present
Frank Stoner: Present
Taro Matsuno: Absent
Dade Van Der Werf: Present

Staff:

Margaret Maliszewski
Carolyn Shaffer

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:03 p.m. and established a quorum.

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA:

a. **Approval of Minutes: October 5, 2026**

Motion: Mr. Henningsen moved for approval of the minutes from the October 5, 2025, ARB meeting.

Mr. Hancock seconded the motion.
The motion was carried by a vote of 3:0. (Stoner abstained; Matsuno absent)

REGULAR REVIEW ITEMS:

a. ZMA-2026-00010 Westminster Canterbury of the Blue Ridge Rezoning
Location: 250 Pantops Mountain Road
Proposal: To rezone the existing campus and expansion areas to Neighborhood Model District zoning to accommodate a long-term phased redevelopment and expansion.
Staff: Margaret Maliszewiski
Representative: Valerie Long

Motion: Mr. Stoner moved to provide the applicant with the comments and recommendations listed in the staff report, amended as follows:

1. Regarding general visual impacts:
   a. Indicate the full extent of visibility of the proposed buildings along the Entrance Corridor.
   b. Additional views of the proposed development from more distant vantage points along the Rt. 250 Entrance Corridor and from I64 to Rolkin Road would be useful to determine impacts.
   c. Viewshed studies are recommended to clarify the full extent of visibility of the proposed development.
2. Regarding site layout; building height, mass and scale:
   a. Based on the information provided, the proposed Phase 2 development is not expected to be consistent with the scale or general appearance of the surrounding area.
   b. Consider revising the Phase 2 proposal to reduce building height.
   c. Consider reducing visual impacts by:
      i. Using multiple smaller buildings more integrated with the landscape instead of fewer taller, more massive buildings.
      ii. Dividing the Phase 3 parking lot into multiple lots, most of which are located behind and to the sides of the Phase 3 building as viewed from the EC.
      iii. Reducing building heights as viewed from the EC.
      iv. Maintaining wooded and mountain backdrops for buildings as viewed from the EC.
      v. Reducing the use of retaining walls and shaping the terrain with rounded land forms that blend more with the existing terrain.
   d. Revise the submittal to indicate that Entrance Corridor landscaping requirements will be met, including interior roads and parking lots.
3. As development of the architectural design progresses:
   a. Note that window glass in the Entrance Corridors should not be highly tinted or highly reflective; VLT must not drop below 40% and VLR must not exceed 30%.
   b. Ensure that visibility of all accessory structures and equipment from the Entrance Corridor will be eliminated.
   c. Limit all ground- and building-mounted light fixtures to full cutoff styles.

Mr. Henningsen seconded the motion.
The motion was carried by a vote of 4:0. (Matsuno absent)

WORK SESSION: None.

OTHER BUSINESS

a. **Other items from staff or ARB members:** None.

b. **Next ARB Meeting: Monday, November 2, 2026**, 1:00 PM – Lane Auditorium

ADJOURNMENT
The meeting was adjourned at 2:32 p.m. to the next ARB meeting on Monday, November 2, 2026, at 1:00 p.m.