



COUNTY OF ALBEMARLE
Department of Community Development
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ARB FINAL ACTION MEMO / MINUTES

Date: January 6, 2020

Time: 1:00 PM

Meeting Room: Conference Room 241

Members:

Frank Stoner: Present
Frank Hancock: Absent
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.

Due to the late start and limited attendance, the ARB members present agreed that the Election of Chair and Vice Chair and the Adoption of Rules of Procedure should be postponed to the next meeting.

DISCLOSURES

Mr. Van Der Werf disclosed that he had a discussion with the Beaver Creek applicant about the proposal. Mr. Binsted disclosed that his firm had done some budgeting for the Beaver Creek project, but the firm was not compensated for the work so there was no need to recuse himself from the review of the application.

PUBLIC COMMENT

None.

CONSENT AGENDA

None.

WORK SESSIONS

None.

Regular Review Items

a. ARB-2019-135: Associa Sign and Hollymead Professional Center Comprehensive Sign Plan

Location: 1524, 1540, and 1560 Insurance Lane, on the east side of Rt. 29 between North Hollymead Dr. and South Hollymead Dr.

Proposal: To establish a Comprehensive Sign Plan for the development (Fig. 2) and to install a non-illuminated wall sign (Figs. 8 and 9)

Staff Contact: Margaret Maliszewski

Representative for Project: Steve Melton (Hollymead Professional Center) and Ed Brown (Front Runner Signs)

Discussion: The ARB noted that the proposal was straightforward and had no questions for the applicant or staff.

Motion: Mr. Van Der Werf moved to approve the Comprehensive Sign Plan as recommended in the staff report, and to approve the Associa sign as proposed.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 3:0 (Hancock absent)

b. ARB-2019-146: Beaver Creek Medical Office Final

Location: 2248 & 2246 Ivy Road, at the intersection with Twin Sycamores Lane

Proposal: To construct a two-story 26,600 sf medical office building, underground parking and associated site improvements on approximately 1.42 acres.

Staff Contact: Paty Saternye

Representative for Project: Mark Dignar, Kim Mellon, John Their

Discussion: ARB members requested clarification on the rear buffer. Staff explained the site plan requirements and noted that the applicant would present a revised plan. The applicants presented revised material samples and color elevations, and described the surrounding context and the relationship of the proposal to the context, the parking lot entrance, and the roof screen and the possibility of reducing its size. The ARB noted that the materials and proportions and details were appropriate, but questioned how the product terminates at the corners and voiced concerns that the length of the elevation east of the entrance was too long to be rendered in a single plane (it would appear too flat). The applicant did not disagree with the concept but noted that metal trim

pieces would likely be required, and they might not have a positive appearance. The applicant noted that all of the recommended site changes could be accommodated.

Regarding the Final Site Plan:

Motion: Mr. Van Der Werf moved to approve the final site plan with the conditions listed in the staff report, amended as follows.

1. Provide a perspective view showing the northeast corner of the building and the entrance to the underground parking as viewed from the EC.
2. Provide information on the VLT and VLR ratings for the window glass. Ensure that the glass meets the required limits.
3. Add the standard window glass note to the drawings with the next submission: *Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.*
4. Provide a material sample for the aluminum panel mechanical roof screen.
5. Revise the east building elevation labels to clearly state the materials and colors of all components of the building, including spandrel glass, if proposed.
6. Revise the materials information on the east building elevation to specify that all window glass is not tinted or provide window glass samples for review.
7. Include the type, manufacturer and color of the material utilized in the dumpster enclosure in the dumpster detail.
8. Provide a roof plan showing the location and height of the rooftop mechanical equipment. Revise the elevation views to include dashed lines for the rooftop mechanical equipment. Confirm the reason for not showing the roof screen in the perspective views.
9. Revise the plan to include all building mounted lighting and extend the lighting calculation grid to the EC.
10. Ensure that the photometric plan was calculated using a Light Loss Factor (LLF) of 1.0 and note this on the plan.
11. Revise the lighting plan to include the color of the light poles.
12. Revise the lighting plan to include the standard lighting note. "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."
13. Revise the plan to provide 3½ inch caliper large shade trees along the EC.
14. Revise the label for the "temporary easement for entrance" in the site plan to indicate when the easement is to be vacated. Show how the easement will not conflict with the proposed building or landscaping.
15. Revise the plan to provide a minimum of 5' between proposed trees and the gas line. Shifting the sidewalk closer to the building and locating the trees closer to the curb may be an option.
16. Revise the site plan to increase the clearance between the large shade tree that is adjacent to the parking lot, and within 2' of the gas line, and the gas line.
17. Revise the site plan to add one small tree along the east perimeter of the parking area.
18. Move the two large trees away from the dumpster to other interior islands within the southern parking row to avoid damage.
19. Sign applications are required for all proposed signs.
20. If this will be a multi-tenant building, submit a comprehensive sign plan for review. Note that ARB approval of a comprehensive sign plan is required for multi-tenant buildings prior to ARB approval of the final site plan.

21. Incorporate relief in the fiber cement façade, possibly through change in plane between the wood fiber cement and the other cladding.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 3:0 (Hancock absent)

c. ARB-2019-148: Overlook Hotel

Location: The southside of Rt. 250 East approximately 250' west of the Hansen Rd./Rt.250 intersection

Proposal: To construct a four-story 75,000 sf hotel with parking beneath

Staff Contact: Khris Taggart

Representative for Project: Justin Shimp

Discussion: The ARB asked staff for clarification on the number of parking spaces required and the number proposed. The applicant noted that he had zoning issues to resolve, he would ask for an amendment to the rezoning to remove the tree conservation area, the building size would need to be reduced to retain the drive-thru trees, he would like more flexibility on the tall retaining wall, there is a 50' drop across the site (in the skinny direction), the site reaches 40' below the EC elevation. The ARB expressed concern with the 20' wall, noting that what was shown could not be approved, and some alternate treatment and more information on the extent of visibility would be needed. The ARB noted that it would be better to enter from the adjacent parcel on the east, that additional interior tree islands were preferred to break up the lot, but additional perimeter trees could suffice for four of the interior trees, and that there is a logic in the orientation with the adjacent office buildings. The ARB had no comment on the loss of the tree conservation area. Staff noted that the easement issues were still being researched; if other EC-related information arose, staff would bring it back to the ARB.

Motion: Mr. Stoner moved to forward the following recommendation to the Agent for the Site Review Committee:

- Regarding the Initial Site Plan:
The ARB does not recommend approval of the initial site plan at this time. Prior to Initial Plan approval the following items must be resolved to the satisfaction of the ARB:
 1. Resolve the development issues arising from the tree conservation and landscaping easements on the subject property.
- 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. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
- 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 Check list must be addressed:

1. Show the location of mechanical equipment (building and ground mounted) on the site and architectural plans and show how it will be screened from the EC.
2. Provide a complete plant schedule with the next submittal.
3. Show how landscaping, retaining walls and signage will be coordinated at the street frontage and how an appropriate appearance for the EC will be achieved. Perspective renderings are recommended.
4. Provide large perimeter parking lot trees, 2½" caliper at planting, at 40' on center.
5. Add 6 interior parking lot trees on the landscaping plan; or provide 4 additional perimeter trees with 2 additional interior trees.
6. Add the plant health note to the plan.
7. Show the existing trees, tree conservation easement, and landscaping easement on the existing conditions plan.
8. Resolve the development issues arising from the easements on the subject property.
9. Revise the plan to provide landscaping to compensate for removed landscaping required to mitigate visual impacts of the bank site.
10. Show existing trees on the existing conditions plan. Show trees to remain on the site plan.
11. Identify the retaining wall heights on the south side of the hotel on the grading plan. Provide complete information on the wall on the north side of the parcel.
12. Indicate retaining wall material(s) and color(s) on the plan. A physical sample may be necessary for review.
13. Enhance the planting of the terraced retaining walls.
14. Provide site sections and perspective drawings to clarify appearance and visibility of the hotel and retaining walls.
15. Show existing trees on the existing conditions plan.
16. Show areas designated for preservation, if any, on the site plan. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 3:0 (Hancock absent)

OTHER BUSINESS

a. ARB-2019-01: 5th Street Commercial Minor: Canopy Change

Staff Contact: Margaret Maliszewski

Representative for Project: Caitlin Schafer

After discussing the proposed elimination of the center canopy on Building A, it was the consensus of the ARB that without the canopy the building had a simple, muted appearance that looked appropriate, so the canopy could be eliminated.

b. ARB-2019-161: Brookhill Block 1A

Staff Contact: Margaret Maliszewski

After viewing the location of the Block 1A proposal and other projects already reviewed in the development, it was the consensus of the ARB that ARB review was not required.

c. ARB-2019-160: Albemarle High School Metal Panels

Staff Contact: Khris Taggart

Following staff's overview of the proposal noting the limited extent of the additional metal, and after confirming that the metal would match that which was already installed, the ARB agreed that staff level review of the application was appropriate.

d. Minutes Approval: December 16, 2019

Motion: Mr. Stoner moved to approve the December 16, 2019 meeting minutes.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 3:0 (Hancock absent)

e. Next ARB Meeting: Tuesday, January 21, 2020

ADJOURNMENT

The meeting was adjourned at 2:45 p.m. to the next ARB meeting on Tuesday, January 21, 2020 in Lane Auditorium, Second Floor, County Office Building at 1:00 p.m.

Stan Binsted, Chair

Recorded and transcribed by Carolyn Shaffer, Clerk