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COUNTY OF ALBEMARLE  
Department of Community Development  
401 McIntire Road, North Wing  
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## **FINAL ARB ACTION MEMO MINUTES**

**Date:** August 3, 2020

**Time:** 1:00 PM

**Meeting Room:** Virtual Meeting

### **Members:**

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

### **Staff:**

Margaret Maliszewski  
Khris Taggart  
Carolyn Shaffer

## **CALL TO ORDER**

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

## **DISCLOSURES**

Frank Hancock disclosed that he had a conversation with the Flow representative about the Flow proposal.

## **CONSENT AGENDA**

None.

## **WORK SESSIONS**

None.

## **Regular Review Items**

### **a. ARB-2020-69: Sleep Number Final**

**Location:** South of Fashion Square Drive, north of 1425 Seminole Trail

**Proposal:** To construct a mattress store with associated site improvements.

Staff Contact: Margaret Maliszewski

Representative for Project: Scott Collins and Mark Kestner

**Discussion:** ARB members questioned staff about the metal color, and tree removal and replanting. Scott Collins indicated that all of staff's site-related comments were do-able. ARB members asked about the treatment of the pier on the east elevation, the extent of the use of the blue color, and whether an alternate material for the metal was considered. Board members discussed the blue color and the need for staff to review physical samples, the building context, the landscaping, the revised signs, the mostly-relegated parking, and the geometric forms.

**Motion:** Mr. Missel moved for approval of the Certificate of Appropriateness for ARB-2020-69: Sleep Number Final with the conditions listed in the staff report, amended as follows:

1. Provide window glass information.
2. Provide physical samples of proposed building materials.
3. Clarify the proposed color for the metal wall panels.
4. Revise the plans to show the locations of all mechanical equipment. Show how visibility of the equipment will be eliminated from the EC.
5. Revise the photometric plan to provide illumination values using the point-by-point method and indicate the maximum fc value.
6. Revise the lighting plan to indicate the color temperature of the pole light. The color temperature must be 3000K or less.
7. Revise note 4 under the Luminaire Schedule to indicate that light fixtures will have lamps emitting warm white light.
8. Coordinate note 5 under the Luminaire Schedule with the color identified in the cut sheet for the wall fixtures. Ensure a consistent color for all fixtures.
9. Without reducing the overall quantity of plants, limit the number of proposed plants for any one species to 25% of the total proposed for that plant type (tree, shrub).
10. Revise the landscape plan to show new trees throughout the area of tree removal on the adjacent parcel to the south.
11. Include a note on the plan stating that the new end of the retaining wall on the bank parcel will be given a clean finish with materials matching the existing wall materials.
12. Indicate on the site plan the proposed retaining wall color. A sample may be required for review.
13. Show a "tree line to remain" and tree protection fencing on the adjacent parcel to the south.
14. Reduce the blue outline on the sign letters for a more streamlined appearance. A separate sign application is required.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 5:0

#### **b. ARB-2020-73: 2415 Ivy Road Final Site Plan Review**

**Location:** 2415 Ivy Road near the intersection of Canterbury Road

**Proposal:** To renovate 10,000 sf of the street-facing end of the existing commercial building for retail use.

Staff Contact: Khris Taggart

Representative for Project: Clark Gathright

**Discussion:** The ARB members questioned staff and the applicant about the stone wall guideline, the mechanical equipment, the height of the canopies, the color of the screens, and the tint of the window glass. The Board noted the improvements in the revised design (more contextual) and discussed the screen color, questioning whether it was too light.

**Motion:** Mr. Hancock moved for approval of the Certificate of Appropriateness for ARB-2020-73: 2415 Ivy Road Final Site Plan with the conditions listed in the staff report, amended as follows:

1. Revise the window glass note to clarify that the window glass will be clear, un-tinted.
2. Consider clear glass for the garage doors.
3. Revise the rooftop equipment screen lengths and locations to support the building design while screening all possible equipment locations.
4. Show the locations of the proposed gas meter and water utility box, and ensure that they are not visible from the EC.
5. Revise the lighting plan to specify fixtures with a warm white light.
6. Revise the lighting plan to specify the color of the wall mounted fixtures under the canopy and the gooseneck sign fixtures.
7. Revise the site plan to include manufacturer's specifications for all proposed fixtures. Show that fixtures that emit 3,000 lumens or more are full cutoff styles.
8. Revise the plan to show utility easements and ensure that there are no conflicts between the utilities and the proposed landscaping.
9. Revise the plans to provide consistent reference to the stone wall. Consider revising the proposal to include the stone wall along the frontage. Provide a wall detail and a material sample if the wall is proposed.
10. Provide two additional large shade trees, 2½" caliper at planting, spaced 40 feet on center, along the west side of the accessway.
11. Revise the landscape schedule to indicate the caliper at planting for the cherry trees.
12. Revise the landscape plan to reduce the spacing of the western perimeter parking trees to 40' on center.
13. A comprehensive sign plan is required for multi-tenant buildings. Approval of a comprehensive sign plan is required prior to final ARB approval of this application.
14. Revise the site plan to include manufacturer's specifications for the gooseneck fixtures. Show that they emit less than 3,000 lumens or revise them to fixtures that are full cutoff.
15. Reconsider the color, material and/or size of the sign screen for greater coordination with the building form, with changes to be presented as an "other business" item in a future meeting.

Mr. Missel seconded the motion.

The motion was carried by a vote of 5:0

### **c. ARB-2020-74: Malloy Ford Final Site Plan**

**Location:** 2060 Seminole Trail

**Proposal:** To establish outdoor sales/storage/display of vehicles in the area previously occupied by the furniture showroom building, including the addition of landscaping and lighting, and to paint the exterior of the remaining portion of the building.

Staff Contact: Margaret Maliszewski

Representative for Project: Justin Shimp

**Discussion:** ARB members questioned staff and the applicant about the expanded grading and the recommendation for trees on the south side of the property, the size and species of trees in the planting island in front of the building and the possibility of using a green screen in that location, the rooftop equipment (its degree of visibility, the possibility of painting and relocating, the standard focus on eliminating visibility), the ultimate plan for development of the property. The Board discussed the lighting and whether the fixtures or the color of the light should match the appearance on the adjacent property, the extent of planting required on the south side, and options for screening the rooftop equipment.

**Motion:** Mr. Van Der Werf moved for approval of the Certificate of Appropriateness for ARB-2020-74: Malloy Ford Final Site Plan with the conditions listed in the staff report, amended as follows:

1. Minimize the visibility of the rooftop equipment.
2. Revise the lighting plan to show a light fixture with lamps that emit a warm white light in the 2000-3000K range.
3. Consider adding more ornamental trees to the easternmost planting island.
4. Provide large shade trees (40' on center) along the full length of the southern parking row.
5. Consider alternate trees with mature sizes and habit more suited to the planting area along the building.
6. Round contours with a ten-foot minimum radius where they meet the adjacent condition.

Mr. Hancock seconded the motion.

The motion was carried by a vote of 5:0

Mr. Stoner left the meeting at 2:52 PM.

**d. ARB-2020-76: Flow Auto Porsche, Audi, Volkswagen, Mazda**

**Location:** 1300 Richmond Road

**Proposal:** To establish a new auto dealership with renovated and new buildings and parking.

Staff Contact: Margaret Maliszewski

Representative for Project: David Timmerman / Justin Shimp

**Discussion:** The ARB members asked questioned and discussed the retaining wall along the west side of the property and the planting associated with it, the view of the Mazda building above the wall, alternate treatments for the white interior wall, the changes to the Mazda design referenced in the staff report and the new changes presented by the applicant, opportunities to plant on the east side of the property, conflicts between planting and utilities, maintaining 20' light pole height behind the buildings, continuous shrubs along the EC, and the need for a Comprehensive Sign Plan.

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

1. Clarify whether the framework that some drawings show extending above the Porsche entrance is proposed. If it is, adjust all relevant drawings to show the framework and provide additional information to clarify its purpose, structure and appearance.
2. Consider revising the east interior wall of the upper level showroom from a white finish to the warm wood-tone tile proposed on the north wall.
3. Show how the design of the new buildings/additions will screen the view of equipment from the street, including further east on the EC where the views are from higher elevations down onto the buildings.
4. Consider a 15' height for new pole lights.
5. Revise the landscape plan to show a consistent row of shrubs along the EC frontage and along the western perimeter of the parking lot located between the Mazda/VW buildings and Rt. 250, 24" at planting.
6. Show how landscaping and utilities are being coordinated.
7. Submit a Comprehensive Sign Plan for review by the ARB. Approval of the CSP is required prior to final approval of this application.

#### **OTHER BUSINESS**

- a. **Sign Colors:** The ARB accepted staff's report on the color approved for the Buffalo Wild Wings sign and the related design considerations.
- b. **Next ARB Meeting:** Monday August 17, 2020 1:00 PM – VIRTUAL MEETING

#### **ADJOURNMENT**

The meeting was adjourned at 3:48 p.m. to the next ARB Virtual Zoom meeting on Monday, August 17, 2020 at 1:00 p.m.