



COUNTY OF ALBEMARLE
Department of Community Development
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FINAL ARB ACTION MEMO

Date: September 8, 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

PUBLIC COMMENT

None.

CONSENT AGENDA

None.

WORK SESSIONS

None.

Regular Review Items

ARB-2020-87: 1680 Seminole Trail Outdoor Sales, Storage and Display

Location: 1660 Seminole Trail

Proposal: To establish outdoor sales, storage and display parking

Staff Contact: Margaret Maliszewski, Khris Taggart

Representative for Project: Scott Collins, Sasha Ismail

Mr. Collins addressed the need to mass additional parcels before future redevelopment of the site, current changes proposed to align with the Rio29 SAP with a focus on creation of a landscape buffer, agreement with the recommendations to remove the non-conforming sign and light. Mr. Ismail commented that both sheds could probably be removed, but a dumpster was needed. , and removal of the sheds and consolidation of dumpsters.

Discussion: The ARB members had questions about removal of the retaining wall, the extent of recommended changes to the existing architectural design, the size of the planting area on the north side of the building relative to the increased planting area along the road, and the locations and need for the sheds and dumpsters. ARB members agreed that the proposal would result in an improvement for the site. There were questions and comments about the minimum width of the travelway in the display area (16'), the length of retaining wall to be removed (possibly 40-50'), revised landscaping to mitigate the blank south wall (visibility from Rt. 29 is limited), the need for landscaping to provide instant relief, sensitivity to the "non-permanent" nature of the use, positive focus on incremental change, and appropriateness of replacing the non-conforming sign and lighting.

Motion: Mr. Van Der Werf moved to forward the recommendations outlined in the staff report to the Planning Commission, as follows:

The ARB has no objection to the proposed outdoor sales, storage and display 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 must be parked in striped parking spaces.
3. Vehicles must not be elevated anywhere outside of a building on site.
4. Final site plan approval is subject to ARB approval of the landscape plan (submitted with the site plan). Landscaping shown on the plan may be required to be in excess of the minimum requirements of the ARB guidelines and/or the Zoning Ordinance to mitigate visual impacts of the proposed use.
5. Final site plan approval is subject to ARB approval of the lighting plan (submitted with the site plan). Maximum height of new pole lights shall not exceed 20'. Maximum light levels shall not exceed 30 footcandles in the display lot and 20 footcandles in all other locations. Nonconforming poles and fixtures shall be removed. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin.
6. Eliminate the existing freestanding sign. If a new freestanding sign is proposed, it must meet zoning ordinance and Entrance Corridor requirements.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 5:0

Motion: Mr. Missel moved to require the following changes to the concept plan prior to Planning Commission review:

1. Coordinate the color used to designate proposed display parking in the legend and the plan.
2. Revise the existing conditions plan to show both sheds at the southwest corner of the property.
3. Revise the notes on the plan to indicate that trash receptacles will only be located within the dumpster enclosure shown at the west corner of the property.
4. Revise the plan to bring the landscaping closer to meeting the guidelines for trees along the EC street frontages. The addition of a planting island and the shifting of some proposed trees may facilitate this.
5. Revise the plan to show landscaping in the planting island on the south side of the building.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 5:0

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

1. Indicate on the plans how the building will be treated to achieve an appropriate appearance in the areas where building elements are being removed.
2. Indicate if any rooftop equipment can and/or will be removed. Note that if replacement equipment will be proposed, the new equipment must not be visible from the EC streets.
3. Note that a Site Plan Amendment will be needed for this proposal (if the SP is approved). A complete landscape plan should be provided with the first submittal of that amendment.
4. Include the standard plant health note on the landscape plan in the first site plan submittal.
5. Provide more detail on the removal of portions of the retaining wall. Indicate the extent of retaining wall removal and provide detail about the treatment of the remaining wall.
6. Provide a lighting plan for review. Revise exterior lighting to meet ordinance and guidelines requirements, including but not limited to:
 - a. All fixtures must have lamps whose color temperature is between 2000 and 3000 Kelvin.
 - b. Maximum height of pole lights (including bases and fixtures) must not exceed 20' in height.
 - c. Illumination at the ground must not exceed 30 footcandles in the display areas and 20 footcandles in all other locations.

OTHER BUSINESS

a. Minutes Approval: August 17, 2020 Action Memo Minutes

Motion: Mr. Missel moved for approval of the minutes from the August 17, 2020 ARB Meeting.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 4:0 (Hancock abstained)

b. Next Virtual ARB Meeting: Monday, September 21, 2020

c. Board Member questions:

- Mr. Stoner asked about the status of the Entrance Corridor Guidelines update. Staff reported that work had stopped due to workload and pandemic-related issues. Staff offered to review the status at the next meeting and offer suggestions for moving forward.
- Mr. Van Der Werf asked about the status of the Rio29 Form Based Code work. Staff replied it was currently under review by consultants and would return to the ARB at a later date.

ADJOURNMENT

The meeting was adjourned at 1:49 p.m. to the next ARB meeting on Monday, September 21, 2020 VIRTUAL MEETING at 1:00 p.m.