



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902
(434) 296 - 5823
Fax (434) 972 - 4012

FINAL ARB ACTION MEMO MINUTES

Date: December 7, 2020

Time: 1:00 PM

Meeting Room: Virtual meeting

Members:

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

Staff:

Margaret Maliszewski
Khris Taggart
Carolyn Shaffer

- 1. CALL TO ORDER**
- 2. ESTABLISH a QUORUM**

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

- 3. DISCLOSURES:** None.
- 4. PUBLIC COMMENT:** None.
- 5. CONSENT AGENDA:** None.
- 6. WORK SESSIONS:** None.
- 7. Regular Review Items**

a. ARB-2020-108: Airport Road Sheetz Final Plan

Location: Northwest corner of Seminole Trail (Route 29) and Airport Road (Route 649)

Proposal: To construct a fuel station with a 6,077-sf building, 4,244-sf fuel pump canopy, a 1,024-sf carwash, and associated site improvements on three parcels totaling approximately 2.88 acres.

Staff Contact: Khris Taggart

Representative for Project: Ryan Cheney, Robbie Roach, Adam Rogers, Tom Columbus, Lee May, James Gerhart, Valerie Long

Staff presented an overview of the staff report and recommendations. The ARB had no questions for staff. Lee May, with Sheetz, reviewed the changes that were made since the last ARB meeting. James Gerhart confirmed the summary. ARB members asked questions about cabinet signs, the view and visibility of the west store elevation, centering of the wall signs, type of wall and canopy signs, the transitions from brick to stone, the prominence of the corner tower, the design of the bump-out, the type and consistency of window glass, the possible colors for the ice machines, the available locations for wiper fluid and propane displays, and the height of the canopy. The ARB discussed the tower design and hierarchy, canopy height, ice machine color, sign style, and moving display items behind fences.

Motion: Mr. Hancock moved for approval of the Certificate of Appropriateness for **ARB-2020-108: Airport Road Sheetz Final Plan** with the conditions listed in the staff report, amended as follows:

1. Revise the design of the store building to establish more coordinated material transitions, less of a utilitarian appearance on the Airport Road elevation, and an entrance tower with a prominent form. Address prominence and hierarchy in the tower form. Revisions must be reviewed by the ARB in a future work session prior to final approval.
2. Revise the proposed glass so that the VLT does not drop below 40%.
3. Add the standard window glass note to the architectural drawings.
4. Identify all other site elements associated with the car wash (i.e., vending machines, vacuums, air pumps, etc.) on the site plan.
5. Relocate or revise the color of the ice machine, and relocate the store equipment behind the fence.
6. Add the standard mechanical equipment note verbatim to the site and architectural plans.
7. Show tree protection fencing on the grading plan.
8. Revise the lighting plan to use LLFs of at least 1.0. Ensure that footcandle values do not exceed 30 fc beneath the canopy and 20 fc everywhere else on site.
9. If landscaping is will be shown on multiple sheets of the site plan set, then revise the plan to show the proposed landscaping consistently throughout.
10. Revise the landscape plan to eliminate the utility conflict near the north end of the parking area along Rt. 29 without reducing the quantity of trees.
11. Sign applications are required for all proposed signs.
12. The preferred wall sign type is channel letters. Cabinet style signs may be used for freestanding signs; all cabinet type signs must have opaque backgrounds.
13. Reduce the number of colors used in the signs to a maximum of three (including white).

Mr. Missel seconded the motion.

The motion was carried by a vote of 4:0

b. ARB-2020-106 and -116: ABC Initial Plan and Preliminary Architectural Review

Location: Rt. 631 at Rt. 780

Proposal: To construct a mixed-use development consisting of apartments, retail and office buildings, a hotel and a self-storage building.

Staff Contact: Margaret Maliszewski

Representative for Project: Justin Shimp, Kyle Redinger, Gretchen Gelton

Staff presented an overview of the staff report and recommendations. ARB members asked staff what would be visible beyond the windows that are proposed with vinyl film covering (the backs of storage units). The applicant made a presentation on the proposal, focusing on how the storage building design will relate to future buildings in the development and noted that rooftop equipment won't be visible. The ARB asked questions about comparative finished floor elevations and visibility of the storage building from the EC street, noting that site sections would be helpful, the building construction type (2B, sprinklered), the windows and options for preserving depth behind them, the corner elements and the unsupported brick parapet, the type of CMU (smooth face, pre-pigmented with aesthetic aggregate – not ground and sealed). The ARB discussed what parts of the storage building would be seen, the wisdom of incorporating windows that aren't really windows and related options, the need for more color contrast in the EIFS surfaces, the possibility of using green screens, incorporating adequate relief (more than a joint) and adding more light and shadow in the walls.

Motion: Mr. Missel moved to forward the recommendations outlined in the staff report to the Agent for the Site Review Committee, amended as follows:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
 - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None.
 - The ARB recommends approval of the Initial Plan without conditions.
- Regarding recommendations on the plan as it relates to the guidelines:
 - Consider installing the EC frontage trees with the first block that is constructed.
- Regarding conditions to be satisfied prior to issuance of a grading permit: None.
- 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 Checklist must be addressed:

 1. Continue to refine the storage building design to provide greater organization and unity among the various building elements.
 2. Provide material/color samples for review.
 3. Eliminate the film coating from the windows or provide an internal recess to allow window transparency. Alternatively, consider other strategies to break up scale and blankness.
 4. Provide additional information to show that the 3'-tall parapet is sufficient to screen rooftop equipment.
 5. Add the standard equipment visibility note to the architectural plans: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
 6. Consider installing the EC frontage trees with the first block that is constructed.
 7. Provide large trees, 2½" caliper at planting, along Old Lynchburg, Country Green and Mountainwood Roads, free of utilities and easements.
 8. Where large shade trees are not already provided to meet other requirements, provide medium trees, 2½" caliper at planting, along all paths and sidewalks.

9. Provide large trees, 2 ½" caliper at planting, 40' on center along the perimeter of all parking areas.
10. Note that the retail, office and hotel buildings will need to have fully designed fronts on elevations visible from the EC street.
11. Integrate retaining walls with nearby site features.
12. Provide site sections to clarify visibility of the storage building from the EC.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 4:0

c. ARB-2020-117: Green Clean Initial Plan and Preliminary Architectural Review

Location: 3290 Worth Crossing, at the intersection of Rt. 29 and Worth Crossing, south of First Union Bank and north of McDonald's

Proposal: To construct a 3,700-sf car wash building and associated site improvements on approximately 1.08 acres.

Staff Contact: Khrist Taggart

Representative for Project: Craig Van Bremen, Kevin Cieszykowski, Tom Chapman, Ryan Perkins

Staff presented an overview of the staff report and recommendations. The ARB had no questions for staff. Craig Van Bremen, representing Green Clean, stated that they had made some progress on revisions to address comments in the staff report. Ryan Perkins with Kimley Horn stated that there is no circulation on the Rt. 29 side of the site and green area has been increased, that they are not opposed to the landscape comments but there may not be room to add trees due to the mature canopy of existing trees to remain. He noted that there may be a small window of visibility of the pay stations when traveling northbound and the neighboring property to the north has trees along the property line. Kevin Cieszykowski presented revised elevations that included added relief and raised parapets and a soldier course on the inside of the taller tower. He offered the possibility of a color change to more earth tone shades. ARB members asked about the height of the raised parapet on the east elevation and its relationship to signage and what oblique views from the street look like, and about the wall material (concrete block – not brick – with a rough texture measuring 4 x 8 x 16). In discussion, the ARB noted the positive features of the site plan, the parapets, how the EC elevation reads from the EC street (where is the front), the appropriate location of the vacuums, the wall material and color.

Motion: Mr. Stoner moved to forward the recommendations outlined in the staff report to the Agent for the Site Review Committee, amended as follows:

- Regarding requirements to satisfy the design guidelines as per § 18-30.6.4c(2), (3) and (5) and recommended conditions of initial plan approval:
 - Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None. 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.

- 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 Checklist must be addressed:
 1. Provide material and color samples for all materials.
 2. Add architectural details such as height variation and greater variation in the material changes along the EC-facing elevation to help better establish the elevation as the front of the building and add human scale to the building. Most ARB members agreed that the revised elevation shown during the meeting is moving in the right direction.
 3. Consider revising the proposed material to a more traditional brick form and/or a natural earth-tone color. Accurately reflect the proposed material in the drawings and renderings.
 4. Submit a window glass sample and specs with the next submission.
 5. 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%.*
 6. Provide detail drawings and color samples for the vacuum and auto sentry equipment.
 7. Provide in the plan all pay station and vacuum station-related elements (canopies, trash cans, lighting, pay stations, etc.).
 8. Provide a perspective view looking south into the site, with and without landscaping.
 9. Provide a dumpster screen detail in the site plan.
 10. Provide preliminary information on vacuum and pay station-related signage for review.
 11. Revise the drawings to show where building- and car wash-related equipment is located. If the location is inside the building, note this on the plans. If located on the rooftop, provide a roof plan showing the equipment locations, show the equipment locations and heights on the elevation drawings, and illustrate methods for eliminating visibility of the equipment.
 12. Add the standard mechanical equipment visibility note to the drawings with the next submission: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
 13. Coordinate the light fixtures shown on the building elevations with the light fixtures listed in the lighting schedule in the site plan.
 14. Revise the proposed lighting to soft, warm white (3k).
 15. Indicate the color of the proposed fixtures on the plans.
 16. Include a note on the lighting plan indicating that the 20' maximum height of the pole-mounted light fixtures includes any base.
 17. Revise the photometric plan using an LLF of 1.0 for all fixtures.
 18. Add the standard lighting note to the lighting plan: "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."
 19. Revise the landscape plan to show the large shade trees extending along the full frontage of Rt. 29.
 20. Confirm the location of electrical service on the plans.
 21. Provide two large trees, one parallel to Worth Crossing and one parallel to Fortune Park Road, 2½" caliper at planting.

22. Revise the landscape plan to show one large tree in the gap along the north side of the site near the pay stations to meet the perimeter parking area landscaping requirements.
23. Provide additional shrubs near the pay stations along the north end of the site to help mitigate the visibility of the paved area and pay stations/queuing line from Rt. 29.
24. Provide shrubs or other vegetation along the EC-facing elevation of the building.
25. Provide details on the proposed dumpster enclosure.
26. Provide the conservation checklist and associated checklist items in the site plan.
27. Sign applications are required for all proposed signs. Provide with the sign applications a sample of the color proposed for the signs. Reduce the scale of the car logo shown on the monument signage to create a more proportional sign design.

Mr. Hancock seconded the motion.

The motion was carried by a vote of 4:0

8. OTHER BUSINESS

a. ARB-2020-90: Aldi: Sign for Albemarle Square location

Staff Contact: Margaret Maliszewski

Representative for Project: Kevin Schafer, Justin Spruill

Staff presented a brief overview of recent developments on the wall signage, noting the progression from a cabinet style wall sign, to a channel letter sign with a logo that staff and the ARB chairperson considered to be “overscaled”. An ARB member asked how the 60% logo came about. Staff replied that it was a quick sketch worked into the email discussion. Mr. Van Der Werf asked staff for some context on logo size in signage. Staff showed an illustration from the sign guidelines showing various logos in relation to channel letters and noted that staff typically looks for a balance between the logo and the letters. Kevin Schafer showed images of the various sign sizes and distances to the EC streets, noting the sign areas allowed by ordinance (much more than the proposal). Justin Spruill discussed the importance of Aldi’s logo and branding. In discussion, ARB members noted sympathy for the revitalization effort, confirmed that the original logo size was over-scaled, felt that the image labeled as 60% of the size was too small, and wondered if increasing the size of the Aldi letters would help. The applicant showed an image of a logo at 80% of the original size, which board members felt was more appropriate.

Motion: After considering staff’s presentation and the applicant’s comments regarding the size and proportions of the proposed sign, Mr. Missel made the following motion:

The Aldi logo must be reduced to 80% of the full scale of the original proposal. The short name of the company and the distance from the EC streets are mitigating factors for the logo size.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 4:0.

b. EC Guidelines: Discussion about updates

Mr. Van Der Werf presented a proposed schedule and outlined a method for updating the EC Design Guidelines, asked other board members to forward comments to staff, and asked staff to share the document with the group.

c. **Minutes Approval:** November 16, 2020

Motion: Mr. Missel moved for approval of the minutes from the November 16, 2020 ARB meeting.

Mr. Stoner seconded the motion.

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

d. **Next ARB Meeting:** Monday December 21, 2020

ADJOURNMENT

The meeting was adjourned at 4:10 p.m. to the next ARB meeting on Monday, December 21, 2020, a virtual meeting beginning at 1:00 p.m.