



COUNTY OF ALBEMARLE
Department of Community Development
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ARB ACTION MEMO MINUTES

Date: TUESDAY, January 19, 2021

Time: 1:00 PM

Meeting Room: Virtual Meeting

Members:

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

Staff:

Margaret Maliszewski
Khris Taggart
Michaela Accardi
Rachel Falkenstein
Lea Brumfield
Carolyn Shaffer

CALL TO ORDER

Mr. Missel called the meeting to order at 1:00 p.m. and established a quorum. He confirmed with Mr. Van Der Werf that he should run the meeting because Mr. Van Der Werf's internet connection was not reliable.

DISCLOSURES

Mr. Hancock reported that he would recuse himself from the Ivy Proper application because the firm for which he works has prepared the site plan.

Regular Review Items

a. ARB2020-128: Ivy Proper

Location: On the north side of Rt. 250 across from Ivy Depot Lane

Proposal: To construct a 6,500-sf office building and associated site improvements on approximately .87 acres

Staff Contact: Khris Taggart

Representatives for Project: Evan Phillips, Kevin Schaffer

Staff gave a PowerPoint presentation that summarized the staff report. The ARB members asked staff about the connector pieces of the building (flat roof, applicant can provide additional information). The applicants presented their proposal and discussed the proposed style and character of the building, the materials, the appropriateness of the white color. They addressed each of the recommendations listed in the staff report. They shared some new illustrations and clarified that only the glass on the Ivy Road side would be tinted, stated that the white building color is appropriate for Ivy, said a vent could be added in the gables but it would be “messy”, noted that the mechanical equipment would be located on the flat roofs behind a parapet so it would be mostly screened, identified James River as the block for the retaining walls and cobblestone would be the color for the dumpster walls, proposed hanging ivy instead of base plants for the retaining walls, and noted that lighting would be provided with the next submittal. The ARB members had questions for the applicants, including: how the runoff from the roof would be handled, gable end heights, seams in the board and batten siding, shadow lines and butt joints, the possibility of providing three gables on the Ivy Road side of the building, the use of white for residential buildings and weathered agricultural buildings, relegated parking, and the soffit and fascia roof edge. The ARB discussed the project, including the Arctic White color (contrast between main and connecting forms, move to more muted), the triple gable design (more interest vs. strip mall similarity), the appropriateness of the proposed forms, the possibility of enhancing the central gable on the EC side.

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

1. Provide samples for all proposed colors.
2. Provide versions of the perspective renderings without street trees.
3. Consider revising the Arctic White building color to a more muted, earth-tone color.
4. Add notations to the line drawing elevations to clarify the distribution of windows and other materials.
5. Consider adding elements in the gable ends of the building.
6. Provide specifications on the proposed window glass. Provide samples, if tinted glass is proposed.
7. Add the standard window glass to the architectural drawings.
8. 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.
9. Revise the color (Arctic White) proposed for the dumpster enclosure to a more muted, earth-tone color.
10. Include the standard mechanical equipment note on the architectural plans.
11. Provide a lighting plan with the next submittal.
12. Provide a complete landscape plan addressing all initial site plan comments with the next submittal.

13. Revise the proposed retaining wall color to a muted, earth-tone color that will help integrate the walls into the site.
14. Provide landscaping at the base of the visible retaining walls to integrate them into the site.
15. Further refine the detail between wall and roof edge and consider it within the context of the roof pitch.

PUBLIC COMMENT: None.

b. ARB2020-131: White Gables

Location: On the north side of Ivy Road at White Gables Lane

Proposal: To construct a total of 42 residential units in three condominium buildings (Pavilions 2, 4, and 6) with associated site improvements.

Staff Contact: Margaret Maliszewski

Representatives for Project: Scott Collins, Clark Gathright

Staff gave a PowerPoint presentation that summarized the staff report. ARB members had questions about the visibility of the site walls and the retention of mature landscaping. The applicants addressed the ARB and the proposal in brief, offering to answer questions. The ARB had questions about the south façade of Pavilion 6 and the relative proximity to the setback, the possibility of adding alternate detail in lieu of porches (can pursue), and equality building heights (no). The ARB discussed the project, noting the distance from the street and the visibility limited by mature landscaping, the consistency of style, the layered landscape and language of stone, the benefit of an additional perspective view from the road, the function of the site wall.

Motion: Mr. Stoner moved for approval of the Certificate of Appropriateness for ARB-2020-131: White Gables with the conditions listed in the staff report, amended as follows:

1. Consider adding detail to the south elevation of Pavilion VI to make it more consistent with the south elevation of Pavilion V.
2. Add the standard mechanical equipment note to the plan. "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
3. Revise the lighting plan to note that the maintenance factor used to calculate the photometrics is 1.0 and revise photometrics if necessary.
4. Indicate on the lighting plan that the height of the post fixtures will match the height of existing post fixtures.
5. Add the standard lighting note to the 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."
6. Coordinate the H light fixture cut sheets with the lighting plan and schedule.
7. Show tree protection fencing on the grading and E&S plans.
8. Provide a perspective view from Rt. 250 clarifying the visibility of Pavilion VI.

Mr. Hancock seconded the motion.

The motion was carried by a vote of 5:0

Work Session

a. Rio 29 Form Based Code

Staff Contacts: Michaela Accardi, Rachel Falkenstein, Lea Brumfield

Staff presented an overview of the Rio29 Form Based Code work, focusing on architectural standards. ARB members generally agreed that the Entrance Corridor guidelines were sufficiently included in the Code, but commented on the 60% transparency requirement, lighting, screening, articulation and required relief in the wall plane, the “style” of Rio29 and the ability to review for “aesthetics” or obtain advice from the ARB; materials and longevity; the merits of various materials and construction; and materials for retaining walls and green screens.

OTHER BUSINESS

a. EC Guidelines Discussion

Mr. Henningsen gave a PowerPoint presentation describing segments of the Rt. 240 Entrance Corridor and identifying significant buildings, landscape features, and other important characteristics. He discussed seven different character zones, the overarching eclectic nature of the corridor, the industrial and agricultural roots that are still evident, the shift from rural to urban and back to rural, the difference found in the forms of historic and recent residential development, and the visual impact of the historic district, four-board fences, “leftover” properties, the railroad tracks, the downtown, and mountain views.

b. Minutes Approval: January 4, 2021

Motion: Mr. Hancock moved for approval of the minutes from the January 4, 2021 ARB meeting.

Mr. Henningsen seconded the motion.

The motion was carried by a vote of 4:0 (Stoner absent)

c. Next ARB Meeting: February 1, 2021

ADJOURNMENT

The meeting was adjourned at 4:15 p.m. to the next Virtual ARB meeting on Monday, February 1, 2021 at 1:00 p.m.