



FINAL ARB ACTION MEMO MINUTES

Date: June 21, 2021

Time: 1:00 PM

Meeting Room: Virtual Meeting

Members:

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

Staff:

Margaret Maliszewski
Carolyn Shaffer

Attendees:

George Stish
Wade Thomas
Mike Wittig
Justin Shimp
Hillary Cook

CALL TO ORDER

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

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA: None.

Regular Review Items

a. ARB-2021-51: Crozet Animal Wellness Preliminary Site review

Location: 1100 Crozet Avenue

Proposal: To construct a two-story, approximately 6,000 sf addition to an existing veterinary clinic and new parking lots.

Staff Contact: Margaret Maliszewski

Representatives: Michael Wittig, Justin Shimp

Margaret Maliszewski summarized the staff report in a PowerPoint presentation. ARB members asked for clarification on the types of actions that could be taken (preliminary comments for the next submittal or approval with conditions to be reviewed by staff) and asked questions about the recommendations for additional trees considering the future development potential (removal of trees will create greater visibility; the guidelines allow for flexibility). Michael Wittig, architect, made a brief presentation describing the architectural design and noting the hybrid nature of the design, the residential context, and the massing. ARB members asked about the reason for the dark trim and white columns (to achieve a more modern appearance and to accentuate the entrance); noted appreciation for the domestic forms; asked for clarification on the easement at the south side of the parking lot (existing, county-owned); and asked if the house mass could stand proud of the office mass (yes, but not preferable due to site constraints). Justin Shimp addressed the site plan issues, noting that the lighting may be brighter than necessary and they will consult with the owner on it; trees could be added along the EC street and along the parking lot, though these might need to be removed for future construction (the date of which is not certain); and the easement on the south side of the parking lot precludes the planting of trees. In discussion, Mr. Henningsen noted that he had no concerns with the building, that the massing is effective, and that reduced landscaping would be acceptable because of the deep setback and the plan for future development. Mr. Stoner said he had no real concerns; that he agreed with the idea of reduced landscaping, but a couple more trees along the street would be great; that the dark trim on the building was a bit awkward; and that a change in the siding color could further break up the massing. Mr. Hancock noted that the architecture was compatible with the context, and that there is a big mass of trees to be removed that currently blocks the view of the building, so adding trees along the east side of the parking lot would be important. Mr. Henningsen confirmed the significance of the tree removal.

Motion: Mr. Hancock moved for approval of the Preliminary Site Plan for ARB-2021-51: Crozet Animal Wellness with the conditions listed in the staff report, amended as follows:

1. Revise the wall fixtures to lamps with a color temperature not to exceed 3000K.
2. Revise the lighting plan to include the color of the light poles and fixtures.
3. Consider reducing the overall light levels on site to reduce impacts at night.
4. 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."
5. Add two more large shade trees to the EC frontage.
6. Add two large shade trees, 2½" caliper at planting, to the south side of the driveway.
7. Add large trees, 40' on center, 2½" caliper at planting, along the east side of the parking lot.
8. Consider lighter trim colors for the building.

Mr. Henningsen seconded the motion.

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

WORK SESSIONS: None

OTHER BUSINESS

a. EC Guidelines: Status update

Staff presented the draft template to be used for organizing text and illustrations addressing each of the elements in the “one-pager” outline discussed at the last meeting. Mr. Stoner noted his concern about the amount of research needed to complete the template for each corridor and asked, “How far do we want to go?” Mr. Van Der Werf noted that each segment of Rt. 250 West is more like Rt. 151 in scope. Mr. Henningsen noted that some of the elements of the outline do not apply to Rt. 151. He suggested creating a one-pager and working backwards. He said the template was good for providing as much information as we can. He said a lot of information would need to be generated for it to be useful. Mr. Stoner stated that he would complete the template for the Rt. 151 EC and make it available for discussion at the next meeting, then staff would attempt to condense it. The ARB would then review it again. Mr. Hancock and Mr. Stoner suggested that the PowerPoint presentations should be made available to the public.

b. Minutes Approval: June 7, 2021

Motion: Mr. Henningsen moved for approval of the minutes from the June 7, 2021, ARB meeting.

Mr. Stoner seconded the motion.

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

c. Next ARB Meeting: Tuesday, July 6, 2021, 1:00 PM – VIRTUAL MEETING

ARB members present indicated that they would attend the July 6 meeting. Mr. Hancock noted that he listened to the recording of the June 7 ARB meeting and concurred with the ARB members who stated that the virtual format for ARB meetings is preferred to in-person meetings.

ADJOURNMENT

The meeting was adjourned at 1:58 p.m. to the next Virtual ARB meeting on **Tuesday**, July 6, 2021 at 1:00 p.m.