



County of Albemarle
COMMUNITY DEVELOPMENT/PLANNING

Architectural Review Board

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FINAL ARB ACTION MEMO/MINUTES

Date: April 18, 2022

Time: 1:00 PM

Meeting Room: Virtual Meeting

Members:

Chris Henningsen, Chair: Present
Frank Hancock, Vice-Chair: Present
Frank Stoner: Present
Dade Van Der Werf: Present
Taro Matsuno: Present (arrived at 1:02 PM)

Staff:

Margaret Maliszewski
Khris Taggart
Carolyn Shaffer

CALL TO ORDER

Mr. Henningsen called the meeting to order at 1:01 p.m. and established a quorum.

DISCLOSURES: Mr. Matsuno stated that he would recuse himself from the Rivers Edge review because his employer is involved in the project.

PUBLIC COMMENT: None.

Mr. Matsuno recused himself from the discussion.

CONSENT AGENDA

a. ARB-2022-21: River's Edge Initial Site Plan

Location: On the east side of Rt. 29 at River's Edge Lane, approximately 1000' north of the Rt. 29/Lewis and Clark Drive intersection.

Proposal: To construct 100 multi-family residential units and associated site improvements on approximately 32.53 acres.

Staff Contact: Khris Taggart
Representative: Michael Chandler

Motion: Mr. Van Der Werf moved to approve the consent agenda for ARB-2022-21: River's Edge Initial Site Plan and forward the recommendations outlined in the staff report to the Agent for the Site Review Committee, 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: 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. Provide architectural designs with the next submittal.
 2. Provide site sections to clarify the visibility of the proposed development from the EC street.
 3. Update the plans to include information on accessory structures and equipment.
 4. Include the standard mechanical equipment note on the architectural plans.
 5. Provide a lighting plan with the next submittal.
 6. Provide landscaping that helps integrate the site entrance into the EC, taking into consideration any future signage that will be needed.
 7. Identify trees that are to remain that meet the landscaping requirements for interior roads.
 8. Revise the site plan to show large trees, 40' on center and 2½" caliper at time of planting, along the portion of the interior travelway closest to the EC.
 9. Revise the site plan to show large trees, 40' on center and 2½" caliper at time of planting, along the portion of the pedestrian pathway closest to the EC.
 10. Revise the landscape plan to show all trees at 2½" caliper at planting.
 11. Revise the landscape plan to increase the variety of trees to a minimum of four species for increased plant health.
 12. Revise the existing conditions sheet to identify the existing wooded areas north and south of Rivers Edge Lane in the vicinity of the EC. If any of this vegetation is to remain, revise the appropriate sheets of the site plan to reflect this.
 13. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.

Mr. Hancock seconded the motion.

The motion was carried by a vote of 4:0 (Matsuno recused).

Mr. Matsuno returned to the meeting.

REGULAR REVIEW ITEMS: None

WORK SESSIONS: None

OTHER BUSINESS

a. Minutes Approval: March 21, 2022

Motion: Mr. Hancock moved for approval of the minutes from the March 21, 2022 ARB meeting.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 5:0.

b. Next ARB Meeting: Monday, May 2, 2022, 1:00 PM – VIRTUAL MEETING

ADJOURNMENT: The meeting was adjourned at 1:06 p.m. to the next virtual ARB meeting on Monday, May 2, 2022 at 1:00 p.m.