



FINAL ARB ACTION MEMO/MINUTES

Date: July 5, 2022

Time: 1:00 PM

Meeting Room: Virtual Meeting

Members:

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

Staff:

Margaret Maliszewski
Khris Taggart
Mariah Gleason
Carolyn Shaffer

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

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA

a. ARB-2022-47: Forest Lakes Self Storage Initial Site Plan

Location: Along Worth Crossing, west of the Worth Crossing/Regent Street intersection, approximately 365' east of the Rt. 29 Entrance Corridor and 477' north of Timberwood Blvd.

Proposal: To construct a 3-story self-storage facility with associated site improvements.

Staff Contact: Khris Taggart

Motion: Mr. Hancock moved to approve the consent agenda for ARB-2022-47: Forest Lakes Self Storage 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. Revise the architectural drawings to include a color/material schedule.
 2. Consider providing perspective renderings from both directions on the EC street, with and without landscaping, to help clarify the visual impact of the windowless walls.
 3. Provide specifications for proposed window glass. Show that VLT will not drop below 40% and VLR will not exceed 30%. Glass should be clear, without tint. If tinted glass is proposed, provide a sample for review.
 4. Add the standard window glass note to the architectural plans: Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%.
 5. Revise the architectural drawings to show dashed lines that indicate the height and location(s) of the roof-mounted mechanical equipment.
 6. Indicate if any ground-mounted mechanical equipment is proposed.
 7. Revise the final site plan to provide a complete lighting plan.
 8. Revise the landscape plan to provide one interior parking area tree to satisfy the requirement.
 9. Please note separate sign applications are required for all proposed signs.

Mr. Matsuno seconded the motion.

The motion was carried by a vote of 3:0. (Stoner and Van Der Werf absent)

Regular Review Items:

a. ARB-2022-48: Overlook Hotel

Location: On the south side of Rt. 250 East, approximately 250' west of the Hansen Rd./Rt. 250 intersection.

Proposal: To construct a 4-story hotel with associated site improvements.

Staff Contact: Khris Taggart

Representative: Kevin Schafer

Khris Taggart gave a PowerPoint presentation summarizing the staff report. ARB members had no questions for staff. Kevin Schafer of Design Develop and Rachel Moon of Shimp Engineering represented the applicant and summarized the changes made since the previous review. Mr. Hancock asked the applicant about the brick banding (same brick, same plane) and the spacing of the cryptomeria (40'). In discussion the ARB members thanked the applicant for working through the process. Mr. Hancock noted that the spacing of the cryptomeria may look sparse at installation and suggested that it might be excessive given the constrained planting area.

Motion: Mr. Hancock moved to approve ARB-2022-48 Overlook Hotel with the conditions listed in the staff report, amended as follows:

1. Revise the site plan set to include the standard mechanical equipment note: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."

2. Revise the landscape plan to provide greater spacing for the Cryptomeria trees along the base of the retaining walls on the west side of the site. Consider the constrained planting area in the spacing.
3. Revise the site plan to include a detail that shows the minimum allowed distance between the retaining wall and new trees.
4. Revise the two Southern Magnolias near the south end of the west elevation to a tree species that has a narrower spread.
5. Revise the landscape plan to show shrubs, 24" at time of planting, along the retaining walls north of the building.
6. Submit the full site plan for review.
7. Please note separate sign applications are required for all proposed signs. Provide with the sign applications physical samples of the colors proposed for the signs.

Mr. Henningsen seconded the motion.

The motion was carried by a vote of 3:0. (Stoner and Van Der Werf absent)

WORK SESSIONS:

- a. **County-wide Certificate of Appropriateness Criteria:** Structures located 750' or more from an Entrance Corridor

Staff: Margaret Maliszewski

Staff gave a brief PowerPoint presentation summarizing the discussion at the previous meeting, noting that the applicant is considering alternate color schemes, and showing photos of completed buildings using the arctic white color. The ARB members confirmed that the white used on the buildings is a shade that should be limited, noted that it is an appropriate limit for an administrative approval process, and pointed out that form, mass and scale play a part in determining the suitability of color. The members confirmed that the criterion limiting bright white should remain as it is currently written.

- b. **Entrance Corridor Design Guidelines Addenda:** Rt. 250 West/Crozet segment

Staff: Mariah Gleason, Margaret Maliszewski

The ARB held a work session on the draft addenda for the Crozet segment of the Rt. 250 West corridor. The ARB members offered comments on the format (add paragraph breaks, include an image of the Harris Teeter building, consider cross-referencing the EC Design Guidelines in the text) and agreed to the proposed survey schedule.

OTHER BUSINESS

- a. **Minutes Approval:**

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

Mr. Henningsen seconded the motion.

The motion was carried by a vote of 3:0. (Stoner and Van Der Werf absent)

- b. **Next ARB Meeting:** July 18, 2022, 1:00 PM – VIRTUAL MEETING

ADJOURNMENT

The meeting was adjourned at 1:45 p.m. to the next Virtual ARB meeting on July 18, 2022, at 1:00 p.m.