



FINAL ARB ACTION MEMO/MINUTES

Date: June 5, 2023

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

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

Staff:

Margaret Maliszewski
Khris Taggart
Mariah Gleason

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:03 p.m. and established a quorum.

DISCLOSURES: Mr. Henningsen disclosed that he would need to leave the meeting at 2:45 pm.

PUBLIC COMMENT: None.

CONSENT AGENDA: None.

Regular Review Items

a. ARB2023-36: Fifth Street Landing Self Storage

Location: On the south/east side of 5th Street, south of Moore's Creek, east of the Holiday Inn, west of Biscuit Run, and north of I-64

Proposal: To construct a 100,800 sq. ft. self-storage building with associated site improvements on approximately 4.07 acres.

Staff Contact: Khris Taggart
Representative: Rachel Moon

Khris Taggart gave a Power Point presentation summarizing the staff report. ARB members had no questions for staff. Rachel Moon (Shimp Engineering) represented the applicant and made a brief presentation on the proposal, noting the changes made since the previous review. Mr.

Hancock asked the applicant about the retaining wall (tall) and vegetation to remain. Neil Williamson (Free Enterprise Forum) commented on process, asking if the ARB can speak to items not included in an application. In discussion, ARB members complimented the applicant on addressing the ARB's previous comments. Mr. Van Der Werf commented that it is normal and appropriate practice on staff's part to do online research particularly related to trademark design. Mr. Matsuno stated that if any team member could speak to the proposed colors. Ms. Moon said that she would speak with the developer regarding flexibility on the color of the doors. He agreed that it is reasonable for staff to raise the issue of elements visible from the corridor and it would be great for the applicant to work with staff on the color. Mr. Stoner, Mr. Hancock and Mr. Henningsen did not have an issue with the color of the interior doors. Mr. Stoner noted related factors of time of day and type of window. Mr. Henningsen noted that the interior doors are intended to be seen from the outside.

Motion: Mr. Stoner moved to approve the application with the conditions outlined in the staff report, as follows:

1. Revise the architectural drawings to identify the material used above and below the second and third-story windows on the tower elements.
2. Provide a detail drawing of the brick coursing and patterning at the false windows.
3. Consider revising the green color of the display doors to a shade that is less intense.
4. Revise the architectural drawings to add the roof-mounted equipment locations and heights to the elevations.
5. Revise the architectural drawings and perspectives to remove the dumpster enclosure.
6. Add the standard mechanical equipment note to the architectural drawings: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
7. Revise the lighting plan to indicate that the color for the building-mounted lighting will be bronze.
8. Please note separate sign applications are required for all proposed signs.

Mr. Hancock seconded the motion.
The motion was carried by a vote of 5:0.

b. ARB2023-39 Duners Porch

Location: 4372 Ivy Road

Proposal: To construct an addition to the existing restaurant.

Staff Contact: Margaret Maliszewski
Representative: Stephanie Williams

Margaret Maliszewski gave a Power Point presentation summarizing the staff report. ARB members had no questions for staff. Stephanie Williams represented the applicant and briefly addressed the board about the project, noting that her team was trying to make the restaurant look better. ARB members had no questions for the applicant. In discussion, ARB members noted the compatibility of the porch design with the surrounding context and complimented the improvement. Mr. Stoner questioned the color of the window frames (dark).

Motion: Mr. Matsuno made a motion to approve the proposal with the conditions listed in the staff report, amended as follows:

1. Revise the plans to clarify that the porch eave height matches the restaurant eave height, that the porch roof height is below that of the restaurant, and that the shingles on the addition will match the color of the existing shingles.

2. Add the standard mechanical equipment note to the plans: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
3. Add notes to the plan regarding the location of the recessed soffit light at the new entrance and stating that illumination from the fixture will not exceed 20 fc at the landing surface.
4. Consider relocating the news boxes to a less prominent position on site.

Mr. Van Der Werf seconded the motion.
The motion was carried by a vote of 5:0.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Stoner moved for approval of the minutes from the May 15, 2023, ARB meeting.
Mr. Van Der Werf seconded the motion.
The motion was carried by a vote of 5:0.

b. Next ARB Meeting: Tuesday, June 20, 2023, 1:00 PM – Lane Auditorium
Mr. Van Der Werf and Mr. Hancock indicated that they would be absent on June 20.

c. Other items from staff or ARB members

- i. Comp Plan goals and objectives discussion: The ARB members commented on the identity and uniqueness of the County, and on the treatment of the unique resources. Members highlighted the agricultural and rural roots of the county, the beauty of rural roads, the number of important historic sites, the attention to landscaping and architecture along the corridors, the prominence of landscape over building, exceptional educational and health care systems, the need for policies to support preservation and conservation of natural resources and rural character, the need for a more robust process for preserving historic resources, densification of urban areas as the key to achieving preservation of natural and historic resources, the need to coordinate EC review with comp plan goals regarding growth; protect rural character by making EC guidelines applicable to all development on the corridor and establishing landscape buffers and scenic highways, the need to encourage quality design, and the need to keep Albemarle unique.

ADJOURNMENT

The meeting was adjourned at 2:27 p.m. to the next ARB meeting on Tuesday, June 20, 2023, at 1:00 p.m.