



FINAL ARB ACTION MEMO / MINUTES

Date: August 7, 2023

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

Chris Henningsen, Chair: Present
Frank Hancock, Vice-Chair: Absent
Frank Stoner: Present (Arrived at 1:33 PM)
Dade Van Der Werf: Present (Departed at 2:45 PM)
Taro Matsuno: Present

Staff:

Margaret Maliszewski
Khris Taggart
Mariah Gleason

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:06 p.m. and established a quorum.

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA: None.

REGULAR REVIEW ITEMS

a. **ARB2023-37: Airport Auto Initial Site Plan**

Location: Southwest corner of Seminole Trail (Route 29) and Northside Drive

Proposal: To construct a vehicle repair service center with a 2,432-sf customer lobby and sales building, 7,200-sf and 4,800-sf vehicle repair garage buildings, and an approximately 261' x 282' asphalt lot for outdoor storage, as well as associated site improvements on one parcel totaling approximately 9.23 acres.

Staff Contact: Khris Taggart

Representative: Daniel Hyer (Line + Grade)

Khris Taggart gave a Power Point presentation summarizing the staff report. Mr. Henningsen asked staff to clarify the outdoor storage issue (the scale is inconsistent with the vehicle use and is, therefore, not allowed). Daniel Hyer represented the applicant and stated that he was available to answer questions. Mr. Matsuno asked for clarification on the tree and utility conflict (the locations of the relevant trees and utilities were identified). No members of the public wished to speak about the item. In discussion, ARB members noted general agreement with staff's recommendations.

Motion: Mr. Matsuno moved to forward the recommendations outlined in the staff report to the Agent for the Site Review Committee, with the conditions listed in the staff report, amended 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 the Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None. The ARB recommends approval of the Initial Plan with the following condition:
 1. The area labeled “asphalt lot for outdoor storage” is not approved and must be removed from the plan.
 2. The location of the vehicle storage area must shift to meet EC requirements.
- 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. The area labeled “asphalt lot for outdoor storage” is not approved and must be removed from the plan.
 2. Provide architectural designs with the next submittal.
 3. Provide specifications on the proposed window glass. Provide samples, if tinted window glass is proposed.
 4. Revise the site plan to provide details on the design of the dumpster screening fence.
 5. Move the vehicle storage so that building D provides screening as viewed from the EC.
 6. Add the standard mechanical equipment note to the site and architectural plans: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
 7. Revise the site plan to provide a complete lighting plan with the next submittal.
 8. Add the standard lighting note to the lighting 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 foot-candle.
 9. Revise the landscape plan to eliminate utility conflicts with trees along the EC.
 10. Revise the landscape plan to shift the two trees east of the site entrance along Northside Drive out of the stormwater easement.
 11. Add large perimeter trees along the 28-space parking row near the stormwater facility, 40’ on center, 2½” caliper at planting.
 12. Provide 4 additional interior parking lot trees.
 13. Revise the site plan to provide shrubs in the planting area along the parking row near Northside Drive.
 14. Landscaping will likely be needed in the available planting area between the buildings along the EC and the frontage landscaping to help soften the appearance of the exterior walls.
 15. Add the standard landscaping note to the landscape plan: All site plantings of trees and shrubs shall be allowed to reach, and be maintained at, mature height; the topping of trees is prohibited. Shrubs and trees shall be pruned minimally and only to support the overall health of the plant.
 16. Provide sections and perspectives to clarify the visibility of the development from the EC street.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 3:0. (Mr. Stoner and Mr. Hancock absent)

b. SP2023-07: Home Depot Outdoor Storage, Display & Sales

Location: 1531 Rio Road East

Proposal: To establish outdoor storage, display and sales of lawn, garden and related merchandise in association with the construction of a Home Depot store at the former location of the Sears store at the Fashion Square Mall property.

Staff Contact: Margaret Maliszewski

Representatives: Valerie Long (Williams Mullen); Corbin Rowe (Home Depot); John Kerekes (Greenberg Farrow); Dan Boyle (MG2 Architects); David Ellington (Kimley Horn)

Margaret Maliszewski gave a Power Point presentation summarizing the staff report. Mr. Henningsen asked if some of the roof panels were translucent (the drawings identify them as metal panels). Corbin Rowe, real estate manager with Home Depot introduced the project. Valerie Long explained details of the proposal, including the parking lot landscaping, the lack of planting area along Rt. 29, the proposed planting along Rio Rd., the various components of the garden center fence design, the white metal panels that are proposed with translucent fiberglass insets, illumination of the garden center and lighting levels for the outdoor storage, and the visibility of the outdoor display. The ARB asked the applicant about the feasibility of the proposed planting along Rio Rd. David Ellington (Kimley Horn) stated that he spoke with the landscape architect who said it is OK to plant on the 2-to-1 slope; the planting will help with erosion; they are 100% confident that the planting will work. Mr. Stoner asked about the plant sizes (laurels 3' at planting; grow to 5'; hollies 6-8' at planting; grow to 15', 1.5' per year). No members of the public wished to speak about the item.

In discussion, ARB members noted the following:

- They were sympathetic to the daylight that would be available with the use of translucent panels. The distance from Rt. 29 mitigates the visual impacts.
- There was considerable discussion about whether the EC frontage trees should be required, noting the benefit of establishing a consistent frontage and the downside of possible replacement with future development.
- The laurel is an acceptable species for the Rio planting, but more diversity in the plant choices would be appropriate.
- The ARB discussed the fence design. It was noted that a fence that is opaque enough to screen becomes more visually monolithic. The texture of the materials won't be visible from the street. Some precedent images modulate the scale with masonry infill. Introducing larger members in the fence could be appropriate, but the degree of visibility may not warrant that change.
- The ARB debated the need for a mock-up of the fence design, deciding that the photos that were already provided and materials provided to staff for review would be sufficient.
- The ARB considered whether a plan should be submitted to identify the proposed heights of display areas within the garden center and determined that specifying areas "adjacent" to the fences would suffice.

Motion:

Mr. Van Der Werf moved to recommend approval of the Special Use Permit with the following conditions:

1. Products for storage, display and/or sale must not be stacked higher than the adjacent garden center fence.
2. The color temperature of garden center light fixtures must not exceed 3000K.
3. Outdoor illumination, including illumination of items for storage, display, and sale, must not exceed 30 fc at the display areas facing Rt. 29 and 20 fc elsewhere.
4. All outdoor illumination must be full cutoff fixtures.
5. Large shade trees, 3½" caliper at planting, spaced 35' on center, and interspersed ornamental trees are required along the Rt. 29 frontage of parcel 61-132, or an alternative planting within the existing planting area between the parking lot and the right-of-way and acceptable to the ARB.
6. The Rio Rd. frontage of parcel 61-132 must be landscaped as shown on the Kimley Horn Home Depot Plan dated 7/24/2023, except that: a) The "buffer alternative" is not approved, b) The fence

adjacent to Rio Rd. is not approved, and c) The plan is to be revised to include more diverse species along Rio. Rd.

Mr. Matsuno seconded the motion.

The motion was carried by a vote of 4:0. (Mr. Hancock absent)

During the discussion it was noted that the following items would need to be resolved during the site plan process:

1. Revise the drawings to indicate that the vertical metal fence of fence 3 will be black.
2. Indicate on drawing DD02-01 the material and color of all the garden center canopies and the house plant enclosure roof.
3. Indicate on the plans the color of the Garden Center wood siding.
4. Confirm that no wall- or ground-mounted light fixtures are proposed outside the garden area or show them on the plan and provide all details for review.
5. Provide a detail showing how the new screening along the Rio frontage will work with the available planting area, easements, utilities, topography, sidewalk and guardrails.
6. Show how the new trees along the retaining wall will be protected from storage-related damage.
7. Material samples used in the fence designs require staff review.

WORK SESSION

a. Entrance Corridor Design Guidelines Addenda – Rt. 631 East

Staff: Mariah Gleason

The ARB members commented on the draft addenda and offered suggestions for additions/revisions. Additional images could include Fashion Square Mall, exceptions at the east end (Covenant Church, CATEC), and more of the commercial development. A two-page spread might work with the order of images reflecting the description in the “Character” section. The piecemeal character of the corridor was noted and how it contributed to more of a description than recommendations or guidance. Members asked, “What is the corridor going to look like?”

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Matsuno moved for approval of the minutes from the July 17, 2023, ARB meeting.

Mr. Henningsen seconded the motion.

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

b. Other items from staff or ARB members: None.

c. Next ARB Meeting: Monday, August 21, 2023, 1:00 PM – Lane Auditorium

ADJOURNMENT

The meeting was adjourned at 2:57 p.m. to the next ARB meeting on Monday, August 21, 2023, at 1:00 p.m.