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**FINAL ARB ACTION MEMO**

**Date:** December 4, 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  
Mariah Gleason  
Bill Fritz

**CALL TO ORDER:** Mr. Henningsen called the meeting to order at 1:00 p.m. and established a quorum.

**DISCLOSURES:** Mr. Matsuno disclosed that he is employed by the firm that designed the Mountaintop Montessori project and he would, therefore, recuse himself from that discussion.

**PUBLIC COMMENT:** None.

**CONSENT AGENDA:**

a. **SP2023-95: The 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

Representative: Valerie Long

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

1. Development must be in general accord with the Home Depot plans (the Plan) drawn by Kimley Horn dated 10/16/2023 and included as Attachment 5, and MG2 Home Depot plan sheets DD50-08 and DD50-09 dated 11/16/23 and included as Attachment 6. To be in general accord, development must reflect the following major elements essential to the design of the development:
  - a. Location of areas of storage, sale, and display; and
  - b. Location and design of fencing.

2. Products for storage, display and/or sale must not be stacked higher than the adjacent garden center fence.
3. The color temperature of garden center light fixtures must not exceed 3000K.
4. Outdoor illumination, including illumination of items for storage, display, and sale, must not exceed 30 footcandles at the display areas facing Rt. 29 and 20 footcandles elsewhere.
5. All outdoor illumination must be full-cutoff fixtures.
6. 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. An alternative planting within the existing planting area located between the parking lot and the right-of-way may be approved by the ARB with the final site plan, subject to VDOT approval.
7. The Rio Rd. frontage of parcel 61-132 must be landscaped as shown on the Plan, except that the landscape plan must be revised to include more diverse species along Rio. Rd. Other changes to the landscape plan may be approved by the ARB with the final site plan.

Mr. Stoner seconded the motion.

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

## **REGULAR REVIEW ITEMS**

### **a. ARB2023-95: Mountaintop Montessori Middle School Addition**

**Location:** 1462 Richmond Road

**Proposal:** To renovate the existing Middle School and construct 2,500 square feet of additions on the north and south sides.

Staff Contact: Mariah Gleason

Representative: David Timmerman

#### **Motion:**

Mr. Van Der Werf moved for approval with the conditions listed in the staff report, amended as follows:

1. Revise the plan to identify all existing trees or shrubs to be removed.
2. New brick matching the original brick color and texture will be used.
3. Revise the plans to identify that the finish of the metal roof will not be highly reflective.
4. Consider revising the architectural drawings and/or landscaping to alleviate the appearance of blankness on the west elevation of the northern addition.
5. If the screening wall will be visible from the EC, provide the dimensions, material, and color information for the feature.
6. Replace Note 2 of the Elevation Notes on Sheet 13 with the standard equipment note: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”
7. If wall- or building-mounted light fixtures will be installed, provide light locations and fixture details.
8. Revise the plan to show the limits of disturbance and tree protection locations, notes, and details.

Mr. Stoner seconded the motion.

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

## **WORK SESSION**

### **a. Personal Wireless Service Facilities Ordinance Update**

Staff: Bill Fritz

The ARB received the Personal Wireless Service Facilities Ordinance update from staff. Board members asked questions and discussed various aspects of the proposal, including the impetus for the technical changes, public comment, process, denial, and potential increased impact of multiple changes.

## **OTHER BUSINESS**

### **a. Minutes Approval:**

**Motion:** Mr. Stoner moved for approval of the minutes from the November 20, 2023, ARB meeting.  
Mr. Van Der Werf seconded the motion.  
The motion was carried by a vote of 5:0.

### **b. Other items from staff or ARB members:**

- i. Staff followed-up on the Presidio/Alto View discussion from the previous meeting, noting that the photo-simulations are different from the more technical site plans and architectural elevation drawings and would not typically be considered conditions of approval.

### **c. Next ARB Meeting:** Monday, December 18, 2023, 1:00 PM – Lane Auditorium Mr. Matsuno noted that he would not be able to attend the December 18 meeting.

## **ADJOURNMENT**

The meeting was adjourned at 2:28 p.m. to the next ARB meeting on Monday, December 18, 2023, at 1:00 p.m.