



County of Albemarle
COMMUNITY DEVELOPMENT/PLANNING

Architectural Review Board

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FINAL ARB ACTION MEMO

Date: January 16, 2024

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: Absent

Staff:

Margaret Maliszewski
Mariah Gleason

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:07 p.m. and established a quorum.

1. ANNUAL MEETING

a. Election of Chair

Mr. Van Der Werf nominated Mr. Henningsen as Chairperson for 2024. Mr. Stoner seconded the nomination. There were no other nominations.

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

b. Election of Vice-Chair

Mr. Van Der Werf nominated Mr. Hancock for Vice-Chair for 2024. Mr. Stoner seconded the nomination. There were no other nominations.

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

c. Adopt ARB 2024 Submittal and Meeting Schedule

Motion: Mr. Hancock moved to adopt the 2024 calendar.

Mr. Van Der Werf seconded the motion.

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

d. Adopt ARB Rules of Procedure

Motion: Mr. Hancock moved to re-adopt the Rules of Procedure without changes for 2024.

Mr. Van Der Werf seconded the motion.

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

DISCLOSURES: None.

PUBLIC COMMENT: Neil Williamson, President of the Free Enterprise Forum, addressed the ARB regarding performance standards, personal wireless facilities, the ARB's focus on visual mitigation, and the time and cost of approval processes, and suggested that the ARB provide direction on visual mitigation of personal wireless services facilities and work with staff, applicants and the BOS to develop

workable performance standards to reduce the visual impacts of telecommunications facilities across the County, not just in the Entrance Corridors.

CONSENT AGENDA:

1. ARB2023-110: Old Dominion Village

Location: 1263 Parkview Drive, 5258 Three Notch'd Road

Proposal: To construct 110 dwelling units, comprised of 94 townhouses and 16 single-family detached residences, and associated site improvements on 24.06 acres.

Staff: Mariah Gleason

Representative: Tim Miller

Motion: Mr. Hancock moved to approve the consent agenda and forward the recommendations outlined in the staff report for the Old Dominion Village Initial Site Plan 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.
- Regarding recommendations on the plan as it relates to the guidelines: None.
 - 1. Consider limiting townhouses located in blocks along the EC to 2 stories in height.
- Regarding conditions to be satisfied prior to issuance of a grading permit:
 - 1. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
- 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 future submittals. Show how shapes, scale, and materials in visible areas will relate to the local and regional contexts.
 - 2. Consider limiting townhouses located in blocks along the EC to 2 stories in height.
 - 3. Provide architectural designs for Lots 17-74, 86-93, and 106-110 or revise the plan to eliminate visibility of these lots. More robust landscaping is one option.
 - 4. Portions of townhouses that are visible from the corridor must demonstrate compatible, human-scaled details, designs, and features and avoid the appearance of “blankness”.
 - 5. Provide architectural elevations for all townhouses that are visible from the EC street. Show that the elevations do not have a “back of building” appearance. Incorporate sufficient fenestration, detailing, and organization of features to achieve appropriate scale, proportion, massing, lack of blankness, etc.
 - 6. Demonstrate that the EC criteria for window glass is being met.
 - 7. If accessory structures visible from the EC are proposed, show how they will be integrated into the overall development and compatible with building designs used on the site.
 - 8. Indicate if the sewage pump station located west of Lot 56 will include above-ground features, and if so, show how it will be screened from view of the EC.
 - 9. Provide a detail for the fencing to be used around the dog park. Consider the use of board fencing and coordination with development’s signage/entrance to facilitate a compatible, orderly, and attractive appearance along the corridor.
 - 10. Identify where refuse areas will be located. Provide sufficient details and notes to demonstrate that these features will not be visible from the EC.
 - 11. Locate mechanical equipment to eliminate visibility from the EC and, on the site and architectural plans, show all equipment locations with complete details on proposed screening.
 - 12. Include the standard mechanical equipment note on the site plan and architectural drawings: “Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.”

13. Provide a lighting plan with future submittals that satisfies all guideline requirements.
14. Provide a landscape plan with future submittals that:
 - a. Complies with the requirements listed in the Code of Development,
 - b. Satisfies all guideline requirements,
 - c. Includes a plant list that aligns with the county's approved plant list,
 - d. Shows the required street trees along interior roads free of utility conflicts,
 - e. Includes the standard planting note on the site 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.", and
15. Revise the plan to include tree protection fencing details and locations on the grading, landscaping, and erosion and sediment control plans.
16. Revise the grading plan to show proposed contours that are more rounded where they meet existing conditions at the eastern boundary with TMP 56-74 and in areas along Parkview Dr.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 3:0:1. (Matsuno absent, Stoner abstained)

REGULAR REVIEW ITEMS

1. SP2023-19: Stonefield Outdoor Storage, Display and Sales

Location: Four parking spaces along the northeast elevation of the building at 1951 Swanson Dr. and six parking spaces along the southeast elevation of the building at 1954 Swanson Dr.

Proposal: To establish outdoor sales, storage and display of vehicles associated with a Tesla vehicle sales office.

Staff Contact: Margaret Maliszewski

Representative: Steve Blaine

Motion: Mr. Stoner moved to recommend approval of SP-2023-19 Stonefield Tesla Outdoor Sales, Storage and Display with the conditions outlined in the staff report as follows:

1. Use of this site must be in general accord with the Tesla Parking Plan. To be in general accord, vehicles for sales, storage and/or display must be parked only in the spaces indicated for sales, storage and display on the Tesla Parking Plan.
2. Vehicles for sales, storage and/or display must be parked in striped parking spaces.
3. Vehicles must not be elevated anywhere on site.

Mr. Hancock seconded the motion.

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

WORK SESSION

1. ARB2023-107: Barnes Lumber Countywide CofA Criteria

Staff: Margaret Maliszewski

The ARB members discussed and commented on the Countywide CofA Criteria for Barnes Lumber.

Mr. Van Der Werf moved to forward the comments and recommendations to the Applicant as discussed by the ARB in the January 16, 2024, work session.

Mr. Hancock seconded the motion.

The motion was carried by a vote of 3:0. (Matsuno absent, Stoner recused)

2. SDP2023-71: Old Ivy Residences

Staff: Mariah Gleason

Motion: Mr. Hancock moved that ARB review of the final site plan and architecture for Old Ivy Residences will focus on the items recommended in the staff report, as follows:

1. Apartment Building 1 requires ARB review.
2. Portions of Apartment Buildings 2 and 3, identified in yellow in Figure 1, require ARB review.
3. North and west building elevations of Apartment Building 4 require ARB review.
4. The EC guidelines should be met for the portions of parking areas between Apartment Buildings 1, 2, and 3 and west of Apartment Building 4 that will be visible from the EC to promote a coordinated and attractive appearance along the corridor.
5. The dumpster enclosure north of Apartment Building 1 and west of Apartment Building 4 requires ARB review.
6. Provide complete details, notes, and labels for the proposed recreation area west of Apartment Building 4.
7. Landscaping along the emergency access road should be consistent with EC guidelines for internal roads in areas where the existing tree buffer is located more than 10 feet from the road.
8. Regarding the nineteen single-family detached units located along the northwestern EC frontage and two units on the west end of the northernmost townhouse:
 - a. These units require ARB review.
 - b. More specificity is needed on the Yaupon Holly to understand its impact on visibility.
 - c. The landscaping plan should show a denser mix of trees and shrubs within the 20-foot vegetated buffer area along the EC to promote a consistent appearance along the corridor and reduce the visibility of proposed buildings that will have their backs or sides oriented to the EC.
9. Regarding the dumpster enclosure in the northern corner of the site:
 - a. The design of the dumpster enclosure requires ARB review.
 - b. Landscaping around the dumpster enclosure should be coordinated with landscaping in the 20-foot vegetated buffer for a cohesive appearance along the EC.
10. The upper stories of Apartment Buildings 2, 3, and 5, identified in blue in Figure 1, require ARB review.

Mr. Van Der Werf seconded the motion.

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

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Van Der Werf moved for approval of the minutes from the January 2, 2024, ARB meeting.

Mr. Henningsen seconded the motion.

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

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

c. Next ARB Meeting: Monday, February 5, 2024, 1:00 PM – Lane Auditorium

Mr. Stoner stated that he would not be able to attend the Feb. 5 meeting.

ADJOURNMENT

The meeting was adjourned at 3:24 p.m. to the next ARB meeting on Monday, February 5, 2024, at 1:00 p.m.