



County of Albemarle
COMMUNITY DEVELOPMENT/PLANNING

Architectural Review Board

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DRAFT ARB ACTION MEMO / MINUTES

Date: February 17, 2025

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

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

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA: None.

REGULAR REVIEW ITEMS:

a. **ARB2024-77: Albemarle-Charlottesville Regional Jail**

Location: 160 Peregory Lane at the southwest corner of the intersection of the Avon Street and I-64 Entrance Corridors

Proposal: To demolish a portion of the existing jail, to build an addition, and to make associated site improvements.

Staff Contact: Margaret Maliszewski
Representative: Michael Gibson

Ms. Maliszewski summarized the staff report in a PowerPoint presentation. ARB members asked if there was a recommendation on the window glass (no, due to limited amount proposed and its location). Michael Gibson represented the applicant and addressed the ARB, noting that he had no presentation but would answer questions. ARB members noted that this application is a good example of why corridor-specific guidelines are needed, asked if there was information on the type of glass in the existing door (no), and asked for clarification on the screening/security fence (there is a single fence with concertina wire facing the building). No members of the public were present to speak on the application. In discussion, ARB members thanked the applicants for their revisions that bring the proposal closer to conformity with the EC Guidelines and noted that the changes mitigate negative impacts on the corridor.

Motion: Mr. Hancock moved for approval of the Certificate of Appropriateness for ARB2024-77: Albemarle-Charlottesville Regional Jail with the conditions listed in the staff report, amended as follows:

1. Clarify in both the architectural and site plans the relative height and locations of the razor wire/security screen. Razor wire may not be visible from the EC street.

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

b. ARB2024-78: ColonialWebb

Location: 2275 Seminole Lane

Proposal: To renovate an existing building to accommodate a commercial mechanical contractor (ColonialWebb) and to undertake associated site improvements on approximately 1.15 acres.

Staff Contact: Khris Taggart
Representative: Steve Davis

Khris Taggart summarized the staff report in a PowerPoint presentation. ARB members asked if there were remaining landscape recommendations (yes). Steve Davis, with Thrive Architecture, represented the applicant and addressed the Board. He noted the tall shrubs along Seminole Lane that provide screening for the site, that he had no exception to the recommendation for evergreen shrubs along the chain link fence, questioned the need for condition 12, said that comment 13 was reasonable, that a darker color could be used for the base and carried along the side elevations, that adding canopies along the full elevation would be cost prohibitive, and that they prefer to move to a lighter color palette. Mr. Stoner said that he concurred with the architectural decisions and other members had no questions for the applicant. No members of the public were present to speak on the application. In discussion, ARB members expressed appreciation to the applicant for working with staff, noted that the landscaping will improve the site substantially, that the screening fence is attractive and does not require landscaping, and noted that human scale is mitigated by the size of the building.

Motion: Mr. Stoner moved to approve the proposal with the conditions listed in the staff report, amended as follows:

1. Consider revising the design to add canopies above the storefront windows along the north, west, and south elevations.
2. Revise the elevation drawings to include a material/color schedule keyed to the elevations.
3. Provide paint samples for the two shades of gray that are proposed.
4. Revise the design to emphasize the building's base.
5. Consider revising the proposed design to create a better sense of human scale.
6. Provide a color/finish sample for the proposed screening fence. The fence design and associated landscaping are to be reviewed during a work session at a future ARB meeting.
7. Revise the landscape plan to show a row of evergreen shrubs along the chain link fence on the southern perimeter of the site.
8. Add the standard mechanical equipment note to the site plan: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
9. Provide a lighting plan with the next submittal or add a note to the plan stating that no new ground- or building-mounted lighting is proposed.
10. Revise the landscape plan to include the standard landscape note: 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.
11. Sign applications are required for all proposed signs.

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

WORK SESSION: None.

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Van Der Werf moved for approval of the minutes from the February 3, 2025, ARB meeting.
Mr. Hancock seconded the motion.
The motion was carried by a vote of 5:0.

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

c. Next ARB Meeting: Monday, March 3, 1:00 PM – Lane Auditorium

ADJOURNMENT

The meeting was adjourned at 1:40 p.m. to the next ARB meeting on Monday, March 3, 2025, at 1:40 p.m.