



County of Albemarle
COMMUNITY DEVELOPMENT/PLANNING

Architectural Review Board

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434-296-5832 ext. 3276

FINAL ARB ACTION MEMO

Date: May 5, 2025

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

Chris Henningsen, Chair: Absent
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. Hancock called the meeting to order at 1:01 p.m. and established a quorum.

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA: None.

REGULAR REVIEW ITEMS:

a. ARB2025-05: Northside Drive Initial Site Plan

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

Proposal: To construct a 72,000-sf warehouse in addition to associated site improvements.

Staff Contact: Khris Taggart

Representative: Keith Lancaster, Charlie Armstrong

Motion: Mr. Matsuno moved to forward the recommendations outlined in the staff report for the Initial Site Plan to the Agent for the Site Review Committee, 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 initial plan approval, the following items shall be resolved to the satisfaction of the ARB: None. The ARB recommends approval of the initial site plan.
- 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. Revise the building design to provide detailing that better reduces the building's scale. Consider variations in the wall plane and precast texture. Explain the design process.
2. Consider revising the building design to use warmer paint colors.
3. Revise the site plan to show the locations of ground-mounted equipment. Show how visibility from the ECs will be eliminated.
4. Revise the architectural drawings to add the roof-mounted equipment locations and heights to the elevations. Show how visibility from the ECs will be eliminated.
5. Revise the lighting plan to note the proposed color/finish of the light fixtures.
6. Revise the lighting plan to show wall fixture mounting heights that do not exceed 20 feet.
7. Ensure that the fixture locations are coordinated between the site and the architectural drawings.
8. Revise the landscape plan to show a more irregular planting pattern north and south of the parking row.
9. Revise the landscape plan to provide landscaping along the parking row that meets EC frontage and interior parking requirements while avoiding utility conflicts. Parking islands that can accommodate large trees may be one way to satisfy both landscaping requirements and avoid utility conflicts.
10. Revise the landscape plan to show large shade trees or small trees or shrubs in the planting area between Northside Drive and the stormwater facility.
11. Revise the site plan to coordinate the number of parking spaces referenced throughout the plan set.
12. Revise the landscape plan to incorporate large trees in the planting area located between the tree line along the southern perimeter of the site and the travelway leading to the loading area.
13. Update the rendering with the revised architectural design for ARB review.
14. Incorporate evergreen trees into the landscape plan for better screening of the building.

Mr. Stoner seconded the motion.

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

WORK SESSION:

a. ARB2024-29: 999 Rio

Location: East corner of the intersection of Rio Road East and Belvedere Boulevard

Proposal: To construct a mix of residential units with associated site improvements.

Staff Contact: Mariah Gleason

Representative: Justin Shimp, Nicole Scro

Motion: Mr. Van Der Werf moved to approve the revised condition recommended by staff, as follows:

1. An alternate plant for the Arrowwood Viburnum in a more naturalistic arrangement with less required maintenance is preferred.

Mr. Stoner seconded the motion.

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

OTHER BUSINESS

a. Minutes Approval:

Motion: Mr. Stoner moved for approval of the minutes from the April 7, 2025, ARB meeting.

Mr. Matsuno seconded the motion.

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

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

c. Next ARB Meeting: Monday, May 19, 2025, 1:00 PM – Lane Auditorium

ADJOURNMENT

The meeting was adjourned at 2:01 p.m. to the next ARB meeting on May 19, 2025, at 1:00 p.m.