

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB2025-23: Cornerstone Community Church Final Site Plan
Review Type	Final Site Plan and Second Review of Architecture
Parcel Identification	07800-00-00-058K0
Location	1395 Stony Point Road, on the east side of Route 20 across from the intersection of Trailside Drive and Route 20
Zoned	Highway Commercial (HC), Entrance Corridor (EC)
Owner/Applicant	Cornerstone Community Church / Line + Grade (Kendra Moon)
Magisterial District	Rivanna
Proposal	The subject property contains a 2,229-sf. ft. house and a 4,445-sf. ft. metal garage. The proposal calls for renovating the house and garage to accommodate offices and a church in addition to associated site improvements on approximately 3.58 acres.
Context	This portion of Rt. 20 includes a mixed-use development to the west (Riverside Village), residential neighborhoods to the north and east, and commercial development to the south (Flow Mazda and Volkswagen dealerships and Holiday Inn Express and Suites).
Visibility	The proposed development will have maximum visibility from the Route 20 Entrance Corridor.
ARB Meeting Date	October 20, 2025
Staff Contact	Khrist Taggart

PROJECT HISTORY

In 2023, Design staff commented on a rezoning from R-1 to C-1 to allow the religious assembly use on this parcel, which the BOS approved at its April 17, 2024 meeting. On October 7, 2024, the ARB provided comments on the initial site plan and preliminary architecture (ARB2024-55). Those comments are included below in the analysis section of this report.



Figure 1: Pictometry Image showing project area along the Rt. 250 Entrance Corridor.

ANALYSIS

REF	GUIDELINE	ISSUE 10/7/2024	RECOMMENDATION 10/7/2024	ISSUE 10/20/2025	RECOMMENDATION 10/20/2025
	GENERAL GUIDELINES				
	<i>Purpose; Compatibility with significant historic sites; Compatibility with the character of the Entrance Corridor; Structure Design</i>				
1	The goal of the regulation of the design of development within the designated Entrance Corridors is to ensure that new development within the corridors reflects the traditional architecture of the area. Therefore, it is the purpose of ARB review and of these Guidelines, that proposed development within the designated Entrance Corridors reflect elements of design characteristic of the significant historical landmarks, buildings, and structures of the Charlottesville and Albemarle area, and to promote orderly and attractive development within these corridors. Applicants should note that replication of historic structures is neither required nor desired.	This portion of the Rt. 20 EC includes commercial and residential buildings. Across Rt. 20 is Riverside Village. Within this development are commercial buildings that have a modern appearance but use forms and materials that have loose ties to the historic architecture of the County. The residential buildings within this portion of the EC use of mix of materials and colors but share similarities in the forms. The site contains a 1965 ranch-style residence and a metal garage. The drawings show the beige brick and white columns of the house being painted gray, replacing the existing faux shutters with stained wood ones, adding a pergola along the west side of the house, and adding wood cladding to the walls of the front porch. The proposed changes to the garage include the addition of offset screen walls composed of stained wood slats at the west and south elevations of the building, painting the white metal siding dark gray, and creating a new pedestrian entrance and infilling some existing entrances on the west elevation. The existing garage, located approximately 220' from the EC, is a large pre-engineered structure with a utilitarian appearance and little connection to traditional architecture. The building's distance from the EC and its placement relative	Provide samples for all materials and colors.	The current proposal retains the primary design features from the previous submission, with some modifications made to both the existing house and garage. These changes include the removal of the stained wood shutters from the house and the elimination of the pergola joining the house and the garage. Revisions proposed for the garage include infilling the three existing pedestrian entrances on the west elevation, converting one of the bay doors into a storefront with entrance doors, and adjusting the wood screen walls on the west and south elevations to a consistent height beginning 8' above the ground. The proposed modifications maintain the character of the original proposal, and the design is still expected to reduce the utilitarian appearance of the garage and better integrate the buildings into the surrounding context. Material samples have been submitted for review. The stained pine sample intended for the wood walls of the house and garage has a dark gray hue, as shown in the site renderings; however, the architectural drawings show the walls with a more natural color. Additionally, the specific stain color has not been provided, and the specific colors proposed are absent from the architectural drawings.	Revise the architectural drawings to note the specific colors proposed. Revise the architectural drawings to accurately show the stain color proposed for the wood walls.
2	Visitors to the significant historical sites in the Charlottesville and Albemarle area experience these sites as ensembles of buildings, land, and vegetation. In order to accomplish the integration of buildings, land, and vegetation characteristic of these sites, the Guidelines require attention to four primary factors: compatibility with significant historic sites in the area; the character of the Entrance				

	Corridor; site development and layout; and landscaping.	to the house establish it as a secondary building. The screen walls proposed on the west and south elevations would conceal the roof and cover most of the walls that are visible from the EC. The walls would replace the current industrial character with a warmer and more modern aesthetic and establish more of a front for the building. Using materials and colors that are compatible with those found in the nearby commercial and residential buildings, the screen walls also help integrate the building into the site and surrounding context.			
3	New structures and substantial additions to existing structures should respect the traditions of the architecture of historically significant buildings in the Charlottesville and Albemarle area. Photographs of historic buildings in the area, as well as drawings of architectural features, which provide important examples of this tradition are contained in Appendix A.				
4	The examples contained in Appendix A should be used as a guide for building design: the standard of compatibility with the area’s historic structures is not intended to impose a rigid design solution for new development. Replication of the design of the important historic sites in the area is neither intended nor desired. The Guideline’s standard of compatibility can be met through building scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The Guidelines allow individuality in design to accommodate varying tastes as well as special functional requirements.				
5	It is also an important objective of the Guidelines to establish a pattern of compatible architectural characteristics throughout the Entrance Corridor in order to achieve unity and coherence. Building designs should demonstrate sensitivity to other nearby structures within the Entrance Corridor. Where a				

	designated corridor is substantially developed, these Guidelines require striking a careful balance between harmonizing new development with the existing character of the corridor and achieving compatibility with the significant historic sites in the area.				
9	Building forms and features, including roofs, windows, doors, materials, colors and textures should be compatible with the forms and features of the significant historic buildings in the area, exemplified by (but not limited to) the buildings described in Appendix A [of the design guidelines]. The standard of compatibility can be met through scale, materials, and forms which may be embodied in architecture which is contemporary as well as traditional. The replication of important historic sites in Albemarle County is not the objective of these guidelines.				
10	Buildings should relate to their site and the surrounding context of buildings.				
11	The overall design of buildings should have human scale. Scale should be integral to the building and site design.	The façade of the existing garage features three prominent overhead bay doors and three smaller pedestrian entrances. The pre-engineered structure has little human scale as viewed from the EC. The proposal replaces the metal bay doors with smaller aluminum and glass doors. The offset screen wall establishes a consistent 8' door height above both the new pedestrian entrance and the two bay doors. The offset wall adds to the overall height of the building, but the entrances are more in proportion with the overall building, and the slat construction of the screen adds depth and scale.			

12	Architecture proposed within the Entrance Corridor should use forms, shapes, scale, and materials to create a cohesive whole.	The existing buildings were developed at different periods and for different uses, and there is no cohesiveness between them. The proposed design calls for the use of materials, colors, and connecting devices to visually and physically tie the buildings together. The changes help to create a cohesive design and provide visual interest as viewed from the EC.			
13	Any appearance of “blankness” resulting from building design should be relieved using design detail or vegetation, or both.	The house, an example of post-WWII architecture in the county, has a simple form and elevations that have no blankness. The changes proposed to the house do not change this condition. The garage is a large structure with minimal detailing that results in blank elevations. The addition of the offset walls on the west and south elevations provides layers to the elevation which help to reduce the blankness.	None.		
14	Arcades, colonnades, or other architectural connecting devices should be used to unify groups of buildings within a development.	A stained wood pergola is proposed along the sidewalk between the house and garage, visually connecting the two buildings.	None.	The stained wood pergola has been removed from the project scope. Although the pergola served to establish a visual connection between the two buildings, the proposed colors and materials for the buildings still preserve the overall cohesion between them.	None.
15	Trademark buildings and related features should be modified to meet the requirements of the Guidelines.	The building does not appear to be a trademark design.	None.	The building does not appear to be a trademark design.	None.
16	Window glass in the Entrance Corridors should not be highly tinted or highly reflective. Window glass in the Entrance Corridors should meet the following criteria: <i>Visible light transmittance (VLT) shall not drop below 40%. Visible light reflectance (VLR) shall not exceed 30%. Specifications on the proposed window glass should be submitted with the application for final review.</i>	The line drawings include a version of the standard window glass note.	Provide window glass specs with the next submittal confirming that VLT is not below 40% and VLR does not exceed 30%. Revise the note to read: Visible Light Transmittance of all window glass will not drop below 40%. Visible Light Reflectance will not exceed 30%.	The proposed window glass meets the Entrance Corridor glass requirements. The note on the drawings has been revised to the standard window glass note.	None.

<i>Accessory structures and equipment</i>					
17	Accessory structures and equipment should be integrated into the overall plan of development and shall, to the extent possible, be compatible with the building designs used on the site.	A dumpster enclosure and pad are proposed south of the metal garage. In this location, the dumpster enclosure will have limited visibility from the Entrance Corridor. No details have been provided on the enclosure's appearance. An enclosure matching the materials approved for the buildings would provide a coordinated appearance. The narrative notes that the mechanical equipment for both the house and garage will be located behind the buildings (east elevation); however, these location(s) are not labeled on the plan.	Revise the site plan to provide a dumpster enclosure detail. A material that coordinates with that approved for the buildings would be appropriate.	The site plan has been revised to include a dumpster enclosure detail. This wooden enclosure is intended to be compatible with the proposed architectural designs of the building. The specifications note that the enclosure will be stained; however, a specific color was not provided. Using the proposed stain color for the buildings would be appropriate.	Revise the site plan to note the stain color proposed for the dumpster enclosure. Using the stain color proposed for the buildings would be appropriate.
18	The following should be located to eliminate visibility from the Entrance Corridor street. If, after appropriate siting, these features will still have a negative visual impact on the Entrance Corridor street, screening should be provided to eliminate visibility. a. Loading areas, b. Service areas, c. Refuse areas, d. Storage areas, e. Mechanical equipment, f. Above-ground utilities, and g. Chain link fence, barbed wire, razor wire, and similar security fencing devices.		Show the location of mechanical equipment (building and ground mounted) on the site and architectural plans and show how it will be screened from the EC.	The site plan has been revised to show the locations of the proposed mechanical equipment. The equipment is shown behind the building and will not be visible from the EC.	
19	Screening devices should be compatible with the design of the buildings and surrounding natural vegetation and may consist of: a. Walls, b. Plantings, and c. Fencing.				
21	The following note should be added to the site plan and the architectural plan: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."	The standard mechanical equipment note is present on the architectural drawings but not on the site plan.	Revise the site plan to include the standard mechanical equipment note.	The standard mechanical equipment note has been added to the plan.	None.
	<i>Lighting</i>				
22	Light should be contained on the site and not spill over onto adjacent properties or streets;	The lighting is contained within the site and does not spillover onto adjacent properties or streets.	None.	The spillover does not exceed ordinance requirements.	None.
23	Light should be shielded, recessed or flush-mounted to eliminate glare. All fixtures with lamps emitting 3000 lumens or more must be full cutoff fixtures.	The lighting shown is full cut off and lighting levels (3 fc) are well below the Guideline's maximum. However, the architectural drawings note building-mounted lighting for which cutsheets have not been provided.	Revise the lighting plans to include all information on proposed building-mounted fixtures.	The cutsheets on the building-mounted fixtures have been provided with this submittal. The lamps have been specified with a color temperature of 4000K, which is a bright white. 3000K is an available	Revise the proposed color temperature of the building-mounted fixture to 3000K.

24	Light levels exceeding 30 footcandles are not appropriate for display lots in the Entrance Corridors. Lower light levels will apply to most other uses in the Entrance Corridors.			option, and would provide the warm white light called for in the Guidelines.	
25	Light should have the appearance of white light with a warm soft glow; however, a consistent appearance throughout a site or development is required. Consequently, if existing lamps that emit non-white light are to remain, new lamps may be required to match them.	The proposed lighting has a warm white appearance (2700K-3000K).			
26	Dark brown, dark bronze, or black are appropriate colors for free-standing pole mounted light fixtures in the Entrance Corridors.	The finish of the fixtures has not been specified on the plan.	Revise the lighting plan to note the proposed finishes for the pole- and building-mounted fixtures. Dark brown, dark bronze, or black are appropriate colors for pole-mounted fixtures in the EC.	The lighting plan has been revised to note that the finish of the fixtures will be black.	None.
27	The height and scale of freestanding, pole-mounted light fixtures should be compatible with the height and scale of the buildings and the sites they are illuminating, and with the use of the site. Typically, the height of freestanding pole-mounted light fixtures in the Entrance Corridors should not exceed 20 feet, including the base. Fixtures that exceed 20 feet in height will typically require additional screening to achieve an appropriate appearance from the Entrance Corridor.	A note of the plan states that the proposed pole-mounted fixtures will be 15' but the note does not clarify if the height includes a base.	Revise the note on the lighting plan to confirm that the 15' mounting height includes the base.	The note on the plan has been revised to confirm that the 15' mounting height includes the base.	None.
28	In determining the appropriateness of lighting fixtures for the Entrance Corridors, the individual context of				

	the site will be taken into consideration on a case by case basis.				
29	The following note should be included on 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 footcandle.”	The lighting plan includes the standard lighting note.	None.	The lighting plan includes the standard lighting note.	None.
	<i>Guidelines for the Use of Decorative Landscape Lighting</i>				
30	Light used for decorative effect shall: a. be compatible with the character of the Entrance Corridor. Compatibility of exterior lighting and lighting fixtures is assessed in terms of design, use, size, scale, color, and brightness. b. impact only the immediate site. The effect of the illumination should not be discernible from distances along the Entrance Corridor.	No decorative lighting is proposed for the site.	None.	No decorative lighting is proposed for the site.	None.
31	Where used for decorative effect, outdoor light fixtures shall: a. be equipped with automatic timing devices and shall be extinguished between the hours of 11:00 p.m. and dawn. b. be shielded and focused to eliminate glare. Glare control shall be achieved primarily through the use of such means as cutoff fixtures, shields and baffles, and appropriate application of mounting height,				

	wattage, aiming angle, fixture placement, etc. c. be cutoff luminaires, aimed so as not to project their output beyond the objects intended to be illuminated; or non-cutoff luminaires, equipped with glare shields, visors, barn doors, and/or other similar shielding accessories as required to meet the following criteria: Light distribution from all lighting installations shall be cut-off at all angles beyond those required to restrict direct illumination to within the perimeter of the landscape feature being illuminated. d. never exceed 3,000 lumens. Further restrictions on lumens may be imposed by the ARB. e. not be modified to reflect seasonal colors. f. be of a number that is compatible with the scale of the object and the development to be illuminated, such that the light emitted will not over-illuminate or overpower the site, as determined by the ARB.				
	<i>Landscaping</i>				
7	The requirements of the Guidelines regarding landscaping are intended to reflect the landscaping characteristic of many of the area's significant historic sites which is characterized by large shade trees and lawns. Landscaping should promote visual order within the Entrance Corridor and help to integrate buildings into the existing environment of the corridor.	The landscape plan shows large trees and ornamentals on both sides of the site entrance. North and south of the proposed trees along the frontage are existing trees. The existing and proposed trees meet the frontage landscaping spacing and quantity requirements; however, some of this landscaping is located offsite and the proposed ornamentals do not contribute to a cohesive appearance. Revising the landscape plan to provide additional ornamentals and shift the	Revise the landscape plan to show the proposed frontage trees on site. Revise the landscape plan to provide additional ornamentals north and south of the site entrance along the frontage.	The landscape plan has been revised to shift the proposed frontage trees on site. The landscape plan has been revised to provide additional ornamental trees north and south of the site entrance. These trees help to provide a consistent appearance along the frontage. The landscape plan shows that trenching will occur along the existing tree line north of the site entrance to install a new water line. The plan includes a note	Update the landscape plan to identify the species of the seven existing trees located north of the site entrance.

8	Continuity within the Entrance Corridor should be obtained by planting different types of plant materials that share similar characteristics. Such common elements allow for more flexibility in the design of structures because common landscape features will help to harmonize the appearance of development as seen from the street upon which the Corridor is centered.	proposed frontage trees on site would be appropriate.		stating that any trees damaged during this work will be replaced with the same species. Identifying the species of trees in this area on the plan would be appropriate to ensure proper tracking for replacements in the event of damage.	
32	Landscaping along the frontage of Entrance Corridor streets should include the following: a. Large shade trees should be planted parallel to the Entrance Corridor Street. Such trees should be at least 3½ inches caliper (measured 6 inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 35 feet on center. b. Flowering ornamental trees of a species common to the area should be interspersed among the trees required by the preceding paragraph. The ornamental trees need not alternate one for one with the large shade trees. They may be planted among the large shade trees in a less regular spacing pattern. c. In situations where appropriate, a three or four board fence or low stone wall, typical of the area, should align the frontage of the Entrance Corridor street. d. An area of sufficient width to accommodate the foregoing plantings and fencing should be reserved parallel to the Entrance Corridor				

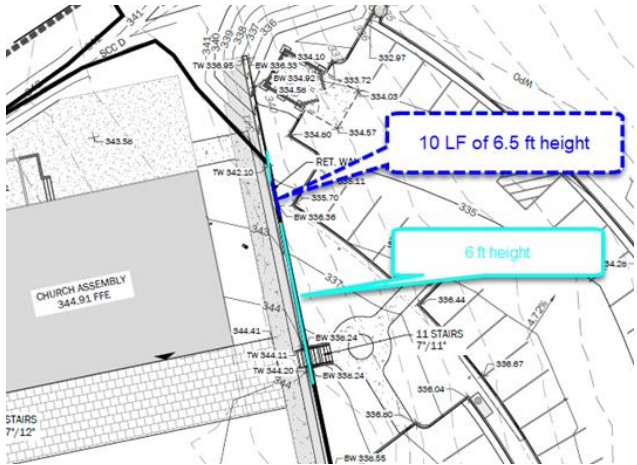
	street, and exclusive of road right-of-way and utility easements.				
33	Landscaping along interior roads: a. Large trees should be planted parallel to all interior roads. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a plant species common to the area. Such trees should be located at least every 40 feet on center.	There are no interior roads within this site.	None.	There are no interior roads within this site.	None.
35	Landscaping of parking areas: a. Large trees should align the perimeter of parking areas, located 40 feet on center. Trees should be planted in the interior of parking areas at the rate of one tree for every 10 parking spaces provided and should be evenly distributed throughout the interior of the parking area. b. Trees required by the preceding paragraph should measure 2½ inches caliper (measured six inches above the ground); should be evenly spaced; and should be of a species common to the area. Such trees should be planted in planters or medians sufficiently large to maintain the health of the tree and shall be protected by curbing. c. Shrubs should be provided as necessary to minimize the parking area's impact on Entrance Corridor streets. Shrubs should measure 24 inches in height.	There are 79 parking spaces proposed for the site, requiring eight interior trees. The landscape plan shows nine trees; however, some also double as perimeter parking area trees, and no interior trees are provided within the parking rows north of the house and garage. Parking areas and travelways are positioned close to the EC resulting in paving being a dominant feature visible from the EC. To mitigate the visual impact of pavement on the EC, landscaping has been provided. Along the perimeter of the parking area north of the site entrance, a row of evergreen shrubs is shown and the proposed frontage trees double as perimeter parking trees. Evergreen shrubs are also provided along the travelway south of the site entrance, but due to topography in the area, they are not expected to provide much mitigation. Revising the landscape plan to shift the shrubs closer to the travelway and shifting the nearby frontage trees on site would provide layered landscaping resulting in greater mitigation.	Revise the landscape plan to shift the row of shrubs south to align with the travelway west of the site entrance. Revise the landscape plan to provide large shade trees along the southern perimeter of the parking lot.	The landscape plan has been revised to shift the row of shrubs to align with travelway west of the site entrance. This arrangement adds depth to the landscaping, enhancing mitigation of the proposed paved areas. The landscape plan has been revised to provide large shade trees that meet perimeter parking area tree spacing and size requirements along the southern perimeter of the parking lot.	None.

		Along the perimeter of the parking lot south of the garage, no trees are shown. The landscape plan notes that trees are required in this general area as part of a mitigation planting area. Plantings in this area may satisfy perimeter parking landscaping requirements, but no details have been provided. Along the frontage and the site's southern perimeter, existing trees are expected to screen this parking area from the view of the EC but this vegetation is offsite and should not be relied on to satisfy landscaping requirements. Revising the landscape plan to provide trees along the southern perimeter of the parking area would be appropriate.			
34	Landscaping along interior pedestrian ways: a. Medium trees should be planted parallel to all interior pedestrian ways. Such trees should be at least 2½ inches caliper (measured six inches above the ground) and should be of a species common to the area. Such trees should be located at least every 25 feet on center.	A sidewalk leads from the garage and connects to the 6-space parking row and the larger parking lot to the south. Two trees, 2½" at time of planting, are shown to the east and west of the sidewalk that connects to the larger parking lot, but no trees are shown along the sidewalk that leads to the rear of the sanctuary.	Revise the landscape plan to show medium trees, 2½" at time of planting, along the sidewalk that leads to the rear of the sanctuary.	The landscape plan has been updated to include medium trees that comply with the interior pedestrian landscaping requirements along the sidewalk leading to the rear of the sanctuary.	None.
36	Landscaping of buildings and other structures: a. Trees or other vegetation should be planted along the front of long buildings as necessary to soften the appearance of exterior walls. The spacing, size, and type of such trees or vegetation should be determined by the length, height, and blankness of such walls. b. Shrubs should be used to integrate the site, buildings, and other structures; dumpsters, accessory buildings and structures; "drive thru" windows; service areas; and signs.	There are no long elevations associated with the existing buildings that would require softening.	None.	There are no long elevations associated with the existing buildings that would require softening.	None.

	Shrubs should measure at least 24 inches in height.				
37	Plant species: a. Plant species required should be as approved by the Staff based upon but not limited to the <i>Generic Landscape Plan Recommended Species List</i> and <i>Native Plants for Virginia Landscapes (Appendix D)</i> .	The proposed plants are on the recommended species lists.	None.	The proposed plants are on the recommended species lists.	None.
38	Plant health: The following note should be added 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.”	The note is not on the landscape plan.	Revise the landscape plan to include the standard landscaping note.	The landscape plan has been revised to include the standard landscaping note.	None.
	<i>Development pattern, Site Development and layout</i>				

6	Site development should be sensitive to the existing natural landscape and should contribute to the creation of an organized development plan. This may be accomplished, to the extent practical, by preserving the trees and rolling terrain typical of the area; planting new trees along streets and pedestrian ways and choosing species that reflect native forest elements; insuring that any grading will blend into the surrounding topography thereby creating a continuous landscape; preserving, to the extent practical, existing significant river and stream valleys which may be located on the site and integrating these features into the design of surrounding development; and limiting the building mass and height to a scale that does not overpower the natural settings of the site, or the Entrance Corridor.	The site has been previously developed to establish the house and associated outbuildings. The existing trees along the frontage near the northwest and northeast corners of the site will remain. The parcel has two entrances along Rt. 20. The entrance leading to the garage will be removed with the site's proposed development. The travelway and parking area have an organized pattern. The house and garage, which are to remain, are oriented generally parallel to the EC. There is an existing sidewalk along Rt. 20 and infill sidewalk will be provided at the closed entrance. Views around the site are not expected to be negatively impacted.	None.	No material changes to the site layout have been made since the previous submittal. The landscaping changes along the frontage are expected to help better integrate the site into the surrounding context.	None.
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39	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: a. An organized pattern of roads, service lanes, bike paths, and pedestrian walks should guide the layout of the site. b. In general, buildings fronting the Entrance Corridor street should be parallel to the street. Building groupings should be arranged to parallel the Entrance Corridor street. c. Provisions should be made for connections to adjacent pedestrian and vehicular circulation systems. d. Open spaces should be tied into surrounding areas to provide continuity within the Entrance Corridor. e. If significant natural features exist on the site (including creek valleys, steep slopes, significant trees or rock outcroppings), to the extent practical, then such natural features should be reflected in the site layout. If the provisions of Section 32.5.2.n of the <i>Albemarle County Zoning Ordinance</i> apply, then improvements required by that section should be located so as to maximize the use of existing features in screening such improvements from Entrance Corridor streets. f. The placement of structures on the site should respect existing views and vistas on and around the site.				
	Site Grading				

40	Site grading should maintain the basic relationship of the site to surrounding conditions by limiting the use of retaining walls and by shaping the terrain through the use of smooth, rounded landforms that blend with the existing terrain. Steep cut or fill sections are generally unacceptable. Proposed contours on the grading plan shall be rounded with a ten-foot minimum radius where they meet the adjacent condition. Final grading should achieve a natural, rather than engineered, appearance. Retaining walls 6 feet in height and taller, when necessary, shall be terraced and planted to blend with the landscape.	Grading is proposed to establish the parking area southwest and southeast of the garage and the 11-space parking row north of the house. A retaining wall with a maximum height of 6' is proposed between the garage and the larger parking lot. No details have been provided on the retaining wall material and colors. Based on the positioning of the wall and off-site frontage vegetation, this wall is not expected to be visible from the EC, but offsite landscaping should not be relied on to provide screening. Revising the site plan to provide details on the proposed block material and color would be appropriate.	Revise the site plan to provide details on the proposed retaining wall block color and material. A warm earthtone would be appropriate.	The block sample provided is a gray stone cut block designed to mimic natural stone. However, the gray color is likely to stand out in its surroundings. Revising the block color to a warm earth tone would better help the wall integrate into the surrounding context. The note concerning the maximum height of the retaining wall has been updated to specify that the maximum height is 7 feet, but the wall elevations suggest a maximum height of 6 feet. In communication with the applicant, it was noted that the maximum height of the wall is approximately 6.5 feet. This height applies only to a short section near the southeast corner of the building (see Fig. 2). Considering the short length of this taller section and its reduced visibility due to the angled orientation to the EC, changing the block color to a warm earth tone would sufficiently minimize the impact of the taller wall and eliminate the need for terracing.  Figure 2: Grading plan labeled by the applicant, indicating the location of the wall heights above 6 feet.	Revise the retaining wall block color to a warm earthtone to help the wall better integrate into the surrounding context. James River is a block color that has been approved in other sites along the EC. Revise the grading plan to specify top and bottom wall heights along the entire length of the wall, clarifying the position of the 6.5-foot wall height.
41	No grading, trenching, or tunneling should occur within the drip line of any trees or other existing features designated for preservation in the final Certificate of Appropriateness. Adequate tree protection fencing should be shown on, and coordinated throughout, the grading, landscaping and erosion and sediment control plans.				
42	Areas designated for preservation in the final Certificate of Appropriateness should be clearly delineated and protected on the site prior to any grading activity on the site. This protection should remain in place until completion of the development of the site.				
43	Preservation areas should be protected from storage or movement of heavy equipment within this area.				

20	Surface runoff structures and detention ponds should be designed to fit into the natural topography to avoid the need for screening. When visible from the Entrance Corridor street, these features must be fully integrated into the landscape. They should not have the appearance of engineered features.	There are no above-ground stormwater features proposed.	None.	There are a few above-ground stormwater features proposed along the southern perimeter of the parking lot. The features are small and are not expected to be visible from the EC due to existing vegetation along the frontage that is to remain.	None.
44	Natural drainage patterns (or to the extent required, new drainage patterns) should be incorporated into the finished site to the extent possible.				
	Signs	Signage is reviewed and approved by separate submission. However, the following preliminary comments are provided: The ARB may require that the color and scale of standard templates for trademarks, service marks, corporate logos and graphics be modified. The illumination type is not indicated on the drawings, but the signs appear to be externally illuminated which would be appropriate given the surrounding context.	Please note separate sign applications are required for all proposed signs. The following preliminary comment has been provided: If an illuminated wall sign is desired, external illumination is recommended.	The sign comments provided with the initial site plan still apply.	Please note separate sign applications are required for all proposed signs. The following preliminary comment has been provided: If an illuminated wall sign is desired, external illumination is recommended.

SUMMARY OF RECOMMENDATIONS

Staff recommends the following as the primary points of discussion:

- 1. House and Garage Design:
 - Wood stain color
 - Revised garage design.
- 2. Landscaping:
 - Frontage

Staff recommends approval of the final site plan with the following revisions:

1. Revise the architectural drawings to note the specific colors proposed.
2. Revise the architectural drawings to accurately show the color proposed for the wood walls.
3. Revise the site plan to note the stain color proposed for the dumpster enclosure. Using the stain color proposed for the buildings would be appropriate.
4. Revise the proposed color temperature of the building-mounted fixture to 3000K.
5. Update the landscape plan to identify the species of the seven existing trees located north of the site entrance.
6. Revise the retaining wall block color to a warm earthtone to help the wall better integrate into the surrounding context. James River is a block color that has been approved in other sites along the EC.
7. Revise the grading plan to specify top and bottom wall heights along the entire length of the wall, clarifying the position of the 6.5-foot wall height.
8. Please note separate sign applications are required for all proposed signs. The following preliminary comment has been provided:
 - a. If an illuminated wall sign is desired, external illumination is recommended.

ATTACHMENTS

- **Attach. 1:** [ARB2025-23: Cornerstone Community Church Final Site Plan](#)
- **Attach. 2:** [ARB2025-23: Cornerstone Community Church Architectural Drawings](#)