



FINAL ARB ACTION MEMO / MINUTES

Date: July 13, 2026

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

Chris Henningsen, Chair: Present
Frank Hancock, Vice-Chair: Present
Frank Stoner: Absent
Taro Matsuno: Absent
Dade Van Der Werf: 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: Neil Williamson with the Free Enterprise Forum stated that the ARB doesn't review applications for single family detached houses. The footprints of some townhouse blocks are similar to the size of single-family detached houses. The ARB should not review applications for townhouses. It increases time, complexity and cost and is a double-standard.

CONSENT AGENDA:

a. Approval of Minutes: July 6, 2026

Motion: Mr. Henningsen moved for approval of the Consent Agenda.

Mr. Van Der Werf seconded the motion.

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

REGULAR REVIEW ITEMS:

a. ARB-2026-00013 – Rivanna Village Townhouses

Location: South side of Rt. 250 East, west of the Cumbria Ln./Heavenly Ln. intersection

Proposal: To construct two blocks of townhouses in the Rivanna Village development, with associated site improvements.

Staff: Khris Taggart

Representative: Justin Thompson, Ryan Homes

Khris Taggart summarized the staff report in a Power Point presentation. ARB members had no questions for staff. Justin Thompson with Ryan Homes addressed the ARB. He said he had no additional presentation but noted that the proposal had been revised to address staff's recommendations. ARB members had no questions for the applicant. No members of the public wanted to speak about the proposal. In discussion, the ARB members noted that the berm, landscaping buffer, and distance from the street would help mitigate the appearance, appreciated the applicant's willingness to address the comments, and said that the proposal was appropriate to the setting.

Motion: Mr. Henningsen moved for approval of the Certificate of Appropriateness for ARB-2026-00013 – Rivanna Village Townhouses with the conditions listed in the staff report, as follows:

1. Revise the west elevation of Lot 49 and the east elevation of Lot 63 to incorporate additional detailing that will reduce blankness, enhance visual interest, and provide human scale. This may include material and color changes at the base and top of the elevations, additional windows, or a combination of these elements.
2. Adjust the second-story doorway on the rear elevation to better align with the adjacent windows and the door below.
3. Revise the design of the townhouses to limit Arctic White to trim and decorative features only.
4. Provide window glass specs confirming that VLT is not below 40% and VLR does not exceed 30%.

Mr. Hancock seconded the motion.

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

WORK SESSION: None.

OTHER BUSINESS

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

b. Next ARB Meeting: Monday, August 3, 2026, 1:00 PM – Lane Auditorium

Mr. Henningsen said he would not be able to attend the August 3 meeting. Mr. Hancock and Mr. Van Der Werf did plan to attend. Staff should contact the other members to determine attendance.

ADJOURNMENT

The meeting was adjourned at 1:12 p.m. to the next ARB meeting on Monday, August 3, 2026, at 1:00 p.m.