



FINAL ARB ACTION MEMO/MINUTES

Date: December 20, 2021
Time: 1:00 PM
Meeting Room: Virtual Meeting

Members:

Frank Stoner: Present
Frank Hancock: Present
Fred Missel, Vice-Chair: Present
Chris Henningsen: Present
Dade Van Der Werf, Chair: Present

Staff:

Margaret Maliszewski
Khris Taggart
Carolyn Shaffer

CALL TO ORDER

Mr. Van Der Werf called the meeting to order at 1:00 p.m. and established a quorum.

DISCLOSURES

Mr. Hancock disclosed that he would recuse himself from the Crozet Storage review and discussion. Mr. Van Der Werf, Mr. Missel and Mr. Stoner disclosed that they had discussions with the applicant about the Crozet Storage application. Mr. Henningsen stated that the applicant contacted him to set up a meeting, but they did not meet.

PUBLIC COMMENT: None.

CONSENT AGENDA: None

Regular Review Items

- a. **ARB-2021-127: Crozet Self Storage** (TMP: 05600000003200 and 056000000032A0)

Location: 5696 Rockfish Gap Turnpike

Proposal: To construct a 90,000 sf, 3-story self-storage building with associated site improvements.

Staff Contact: Margaret Maliszewski

Representative for Project: Andrew Lewis

Margaret Maliszewski summarized the staff report in a Power Point presentation. ARB members asked for clarification about the recommendation for approval of the initial plan considering the scale and architectural issues. Staff noted that the recommendation was for approval with the understanding that significant architectural changes would be needed, but the ARB could choose to not support approval of the initial plan based on mass and scale. Mr. Henningsen confirmed that the proposal was by-right. Mr. Van Der Werf confirmed that the zoning was Highway Commercial.

The applicant, Andrew Lewis, addressed the Board, noting that the intention was to address the concerns about scale and return for a work session to refine the design.

Mr. Henningsen asked if the projections were just surface treatments or if they were actual projections. A representative of the applicant (Chris) said that they currently projected a couple of inches, but he would like to make larger changes. Mr. Missel, Mr. Stoner and Mr. Van Der Werf indicated that they had asked questions of the applicant in their individual meetings and could share those comments during the discussion period.

Three members of the public spoke about the proposal. Doug Bates of Whitehall Rd. asked the Board to consider the broader responsibility of keeping the community coherent and suggested that other more suitable locations should be pursued. Brenda Plantz urged the ARB to consider the guiding principles of the Crozet Master Plan in the review of the proposal. James Ketwell of 5716 Brownsville Rd. said that he supported business but three stories was unsuitable for this location.

Mr. Van Der Werf stated that the charge of the ARB aligns with the master plan issue of coherence, but the ARB can't change the zoning or the use. He added that public comments on the proposal were also received by email.

The ARB discussed the project. Each of the members noted that they struggled with the scale and the close proximity of the building to the EC streets. Mr. Stoner said that making the building ancillary to something more appropriate might work, but no amount of landscaping could effectively hide it. He said the façade treatments were not successful in breaking down the scale; they were not convincing. He said it would be hard to support the initial plan. Mr. Missel said that the proposed design is exactly what the guidelines are helping to guard against. He said a work session would be smart and mentioned step-backs and setbacks as possible methods for dealing with scale. He questioned the appropriateness of this site and said the proposal was the wrong scale. He said he could not support the initial plan without seeing some of the changes in place. Mr. Henningsen said more articulation was needed. Mr. Van Der Werf said he was not comfortable approving the initial site plan.

Mr. Stoner asked the other Board members what would work – what the building would have to look like for approval. Mr. Van Der Werf offered some suggestions, including: exploring making the building look like two stories with a roof; studying The Square; looking at rural precedents; looking at the Clover Lawn development as a successful example. Mr. Henningsen suggested bringing down the height, making the building look two with a third story mansard, looking at examples of well-articulated warehouses, increasing articulation, and reducing the appearance of height. He noted that required changes may require an alternate material (to precast panels). Mr. Missel added the need to consider transparency at the ground level, visibility from all angles, appropriately addressing the corner, and the hierarchy of the corner entrance element. Mr. Van Der Werf noted that the staff report comments adequately captured the Board's concerns.

Motion: Mr. Missel moved to forward the recommendations outlined in the ARB2021-127: Crozet Self Storage staff report 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:
 - The ARB does not support approval of the Initial Plan at this time due to the scale and mass of the building and the lack of appropriate architectural elements.
- 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. Provide perspective renderings that show the proposed building in the surrounding context to clarify the scale, extent of visibility, and visual impacts along both corridors.
 2. Revise the architectural design to incorporate forms, features and materials that reflect the traditional architecture of the area.
 3. Revise the architectural design to include architectural elements with greater relief.
 4. Revise the architectural design with a combination of reduced footprint, reduced height, substantial breaks in the building form, and substantial changes in depth for recesses and projections along the walls to reduce the mass and scale of the building.
 5. Revise the architectural design to eliminate blankness on all sides of the building.
 6. Include a detail of the dumpster enclosure in the plan.
 7. Add low level planting to screen the lift station from view.
 8. Add the standard mechanical equipment note to the site and architectural plans: "Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated."
 9. Provide a complete lighting plan for review. Include all proposed building- and ground-mounted lighting in the plan.
 10. Provide 16 large shade trees along Brownsville Rd., 2½" caliper at planting.
 11. Add a large tree on the north side of the parking lot, 2½" caliper at planting.
 12. Increase the planting along the Rt. 250 side of the building to offset the impacts of the scale of the building.
 13. Add low level plantings all along the Rt. 250 frontage.
 14. Revise the design to reduce the scale of the building to not overpower the setting of the site.
 15. Indicate on the plan the material and color proposed for the retaining wall. A muted earth tone color is recommended.
 16. Include a detail of the retaining wall safety railing in the plan.
 17. Add low-level landscaping in the vicinity of the stormwater facility to integrate it more fully into the landscape.

Mr. Stoner seconded the motion.

The motion was carried by a vote of 4:0. (Hancock recused)

b. ARB2021-134 Caliber Collision Major Amendment (TMP: 04500-00-00-10600)

Location: 1720 Seminole Trail

Proposal: To renovate an existing 9,200 sf building to establish an auto body shop in addition to associated site improvement on a 1.02-acre parcel.

Staff Contact: Khris Taggart

Representative for Project: Bret Flory

Khris Taggart summarized the staff report in a Power Point presentation. Mr. Hancock asked about the original of the 14'-wide path (new to this revised plan, Small Area Plan requirement). Bret Flory, the applicant, addressed the ARB. He said that the Planning Commission recommended a reduction in the size of the path to 8' for more landscaping. He said the landscape plan would change a lot; there would be no issue with meeting the staff recommendations. He said the fence would have black slats and they could make any changes necessary to get the fence approved. ARB members had no questions for the applicant.

In discussion, Mr. Hancock said that a reduction in the width of the path would be good, as would additional landscaping. He thought the wood fence was OK at the back of the lot. Mr. Henningsen and Mr. Stoner agreed with the path reduction. Mr. Missel agreed and noted that the reuse of the building was a positive factor.

Motion: Mr. Stoner moved for approval of the Certificate for Appropriateness for ARB-2021-134 Caliber Collision Major Amendment pending staff approval of the conditions listed in the staff report, amended as follows:

1. Revise the architectural drawings to correctly note the illustrated building paint colors.
2. Revise the plans to show a dumpster enclosure that matches the ornamental fencing.
3. Revise the ornamental fence detail to indicate material and color.
4. Revise the ornamental fence detail to indicate screening fabric color.
5. Revise the plans to indicate a single color for the chain link fence vision slats that matches the ornamental fencing.
6. Revise the site and architectural plans to include the standard mechanical equipment note: Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.
7. If any new lighting is proposed revise the site plan set to provide a complete lighting plan.
8. Revise the landscape plan to show large trees with an upright habit and an arrangement of ornamental trees and shrubs at a minimum of 24" at time of planting in the planting area along the frontage.
9. Revise the plan to show large trees (with an upright habit where overhead lines are located nearby), spaced 40' on center and 2½" caliper at time of planting in the planting areas along the northern and southern perimeters of the site.
10. Add the standard plant health note 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.
11. Please note separate sign applications are required for all proposed signs. The following comment for the sign application submittal has been provided: Because the band includes more than 3 colors, staff recommends that the band not be illuminated.
12. The ARB supports the Planning Commission's recommendation to reduce the width of the path and add landscaping.

Mr. Henningsen seconded the motion.

The motion was carried by a vote of 5:0.

WORK SESSIONS: None

OTHER BUSINESS

a. Minutes Approval: December 6, 2021

Motion: Mr. Stoner moved for approval of the minutes from the December 6, 2021, ARB meeting.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 5:0.

b. Next ARB Meeting: Monday, January 3, 2022, 1:00 PM – VIRTUAL MEETING

- Staff noted that it might be possible to cancel the second meeting in January. Mr. Stoner asked if that meeting could be used to continue the discussion about EC guidelines. Staff noted that the template would not be complete at that time, and the discussion would depend on Board members' progress.
- Mr. Van Der Werf said that he might have a recurring conflict with the Monday afternoon ARB meeting time in 2022 and asked if there were other afternoons available to hold ARB meetings. Tuesday afternoon was noted as a potential option. Staff will contact Mr. Van Der Werf to discuss further.

ADJOURNMENT

The meeting was adjourned at 2:00 p.m. to the next Virtual ARB meeting on Monday, January 3, 2022 at 1:00 p.m.