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## FINAL ARB ACTION MEMO

**Date:** February 6, 2023

**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  
Mariah Gleason  
Carolyn Shaffer

### CALL TO ORDER

Mr. Henningsen called the meeting to order at 1:03 p.m. and established a quorum.

**DISCLOSURES:** Mr. Matsuno disclosed that he works for the firm that will be presenting on the Southwood project.

**PUBLIC COMMENT:** None.

### Regular Review Items

a. **ARB-2022-111: Gold Eagle Pool and Health Club**

**Location:** South of I64, north of Rt.29, approximately 1000' north of Rt. 29/Gold Eagle Dr. Intersection

**Proposal:** To construct a health spa with pool, gym, and associated improvements.

Staff Contact: Margaret Maliszewski  
Representative: Scott Collins

**Motion:** Mr. Hancock moved to approve the consent agenda and forward the recommendations outlined in the 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 recommends approval of the Initial Plan.
- Prior to Initial Plan approval the following items shall be resolved to the satisfaction of the ARB: None.
- Regarding recommendations on the plan as it relates to the guidelines: None.
- Regarding conditions to be satisfied prior to issuance of a grading permit:
  1. Revise the site plan to show a “tree line to remain”. Maintain grading outside the driplines of trees to remain. Show tree protection fencing on, and coordinated throughout, the grading, landscaping, and erosion and sediment control plans.
- 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 architectural designs with the Final Site Plan submittal. Building materials in muted earth tones are recommended.
  2. Show how visibility of mechanical equipment will be eliminated from the ECs.
  3. Provide a complete lighting plan with the Final Site Plan submittal. Minimize the impacts of outdoor lighting on the Entrance Corridors. Full cutoff, low-level illumination is recommended for all proposed lighting.
  4. Add the standard lighting note to the 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.”
  5. Provide a complete landscape plan with the Final Site Plan submittal. Provide on-site trees to help integrate the development into the corridor and reduce impacts of illumination.
  6. Add the standard plant health note to the 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.”
  7. If retaining walls are proposed, identify them on the site plan, provide wall heights, and indicate proposed materials. Colors that blend with the wooded area are recommended.
  8. Revise the site plan to show a “tree line to remain”.

Mr. Van Der Werf seconded the motion.  
The motion was carried by a vote of 5:0.

#### **WORK SESSIONS:**

- a. **Entrance Corridor Design Guidelines Addenda:** Rt. 20 North (Stony Point Road) and South (Scottsville Road)

Staff: Mariah Gleason, Margaret Maliszewski

The ARB held a work session on the draft addenda for the Rt. 20 North corridor. The ARB members questioned the need for updated photos (to document the post-construction condition and context), noted the importance of the Riverside Village example (contemporary design with vernacular elements, appropriate site design, breaks in the building, two photos may be appropriate), asked if the underlying zoning supports the segment breaks (yes),

#### **OTHER BUSINESS**

### **a. Southwood Apartment A**

Whitney McDermott of BRW Architects summarized the status of the Hickory Hope Apartments A project for the ARB, noted the previous review and approval of the internal architectural review board, stated that the County ARB application was submitted today, questioned the relationship between the two ARBs, emphasized the importance of the funding deadlines, identified building materials and colors, and stressed her hope for a smooth review process. ARB members noted that the two boards have different purviews, asked if there were elements of non-conformance (yes – where to “front” the building), and suggested that the applicant focus on any elements that exist or could be introduced to mitigate non-conformance with the EC guidelines and on precedents. Staff clarified that the site layout is not up for ARB review; only the architectural design of the buildings is. Mr. Matsuno and Mr. Stoner noted conflicts of interest with this item.

### **b. Minutes Approval:**

**Motion:** Mr. Matsuno moved for approval of the minutes from the January 3, 2023, ARB meeting.

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

### **c. Other items from staff or ARB members**

Staff reported on mechanical equipment issues raised by Mr. Van Der Werf. Staff showed pictures of the condition at the 5<sup>th</sup> Street Commercial building. Mr. Henningsen recused himself from the conversation. Board members agreed that visibility of the equipment should be eliminated, based on the standard condition of approval. Staff also showed pictures of Bellair Place and said that the applicant agreed to extend the screening to eliminate visibility of the unit that was retained.

### **d. Next ARB Meeting:** Monday, February 20, 2023, 1:00 PM – Lane Auditorium

Mr. Stoner said that he would not be able to attend this meeting. Mr. Henningsen and Mr. Matsuno said that he might not be able to attend this meeting. Mr. Henningsen said that he might not be able to attend but would double-check and get back to staff.

### **ADJOURNMENT**

The meeting was adjourned at 1:58 p.m. to the next ARB meeting possibly on Monday, February 20, 2023, at 1:00 p.m.