



COUNTY OF ALBEMARLE
Department of Community Development
401 McIntire Road, North Wing
Charlottesville, Virginia 22902-4596

Phone (434) 296-5832

Fax (434) 972-4126

February 3, 2017

Bill Tomala
Cuhaci & Peterson
1925 Prospect Ave
Orlando, FL 32814

RE: ARB-2016-155: LL Bean at Stonefield

Dear Mr. Tomala,

The Albemarle County Architectural Review Board, at its meeting on January 17, 2017, completed a preliminary review of the above-noted request. The Board took the following actions.

Regarding the Special Use Permit/Rezoning, the Board by a vote of 5:0, forwarded the following recommendation to the Planning Commission:

The ARB cannot support the request for the Special Use Permit for outdoor display as illustrated because it does not meet the Entrance Corridor Design Guidelines, in particular #5, 9, 10, and 12. The ARB can support the outdoor display if relocated to the Bond Street elevation, west of the store entrance.

Regarding the proposed building renovations, the Board made the following comments and suggestions for the benefit of the applicant's next submittal.

1. Move the outdoor display to the Bond Street elevation, just west of the store entrance.
2. Add the standard lighting note to the plans. *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.*
3. Revise the lighting design to not exceed 20 fc at the ground.
4. Add the standard mechanical equipment note to the plans: *Visibility of all mechanical equipment from the Entrance Corridor shall be eliminated.*
5. Confirm that no changes to accessory structures or equipment are proposed.
6. Revise the design to allow the window on the Rt. 29 facing elevation to remain transparent glass.
7. Eliminate or reduce the green metal siding from the stone wall on the Rt. 29 facing elevation, so that the majority of the stone remains visible.
8. Note that a separate sign application will be needed.
9. Replace the existing trellises on the east elevation with cedar trellises.

You may submit your application for continued ARB review at your earliest convenience. Application forms, checklists and schedules are available on-line at www.albemarle.org/ARB.

Revised drawings addressing the comments listed above are required. Include updated ARB revision dates on each drawing. Please provide a memo including detailed responses indicating how each comment has been addressed. If changes other than those requested have been made, identify those changes in the memo also. Highlighting the changes in the drawing with "clouding" or by other means will facilitate review and approval.

If you have any questions concerning any of the above, please feel free to call me.

Sincerely,

A handwritten signature in cursive script that reads "Margaret Maliszewski".

Margaret Maliszewski
Principal Planner

cc: Albemarle Place EAAP LLC
P O Box 528
Columbia SC 29202

File