



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

Phone (434) 296-5832

Fax (434) 972-4126

September 19, 2018

Valerie Long  
Williams Mullen  
321 East Main St., Suite 400  
Charlottesville, VA 22902

**RE: ARB-2018-112: Yancey Mill Sorter-Stacker Building**

Dear Ms. Long,

The Albemarle County Architectural Review Board, at its meeting on September 17, 2018, reviewed the above-noted request for a Certificate of Appropriateness for a building permit. The Board approved the request by a vote of 2 to 1. You may consider this letter your Certificate of Appropriateness.

This approval is specifically conditioned on the following:

1. Execution of the design indicated on the final approved plans, attachments, materials, samples, and other submittal items presented. Note that the ARB indicated that because the landscape strip in the proposed location would be ineffective, it was not required as a condition of the building permit for the sorter-stacker.

Please note the following:

1. Any changes in the approved design will require a new application and additional review.
2. Certificates of Appropriateness are valid for the same period that the corresponding site plan is valid. If there is no site plan required for the proposed work, the Certificate of Appropriateness is valid for 3 years. Applicants requesting an extension of the period of validity must do so in writing. The letter must be received by the Director of Planning prior to the expiration date.

If you have any questions concerning this action, please feel free to contact me.

Sincerely,

Margaret Maliszewski  
Chief of Planning/Resource Management

cc: R A Yancey Lumber Corp., P O Box 115, Crozet VA 22932  
File



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**ARB ACTION MEMO**

**Date:** September 17, 2018  
**Time:** 1:00 PM  
**Meeting Room:** Room 241, Second Floor

**Members:**

Frank Stoner: Present  
Frank Hancock: Absent  
Bruce Wardell, Chair: Absent  
Stan Binsted, Vice Chair: Present  
Dade Van Der Werf: Present

**Staff:**

Margaret Maliszewski  
Sharon Taylor  
Bill Fritz

**CALL TO ORDER**

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

**DISCLOSURES**

Mr. Binsted invited disclosures. Hearing none, the meeting moved to the next item.

**PUBLIC COMMENT**

Mr. Binsted invited public comment. Hearing none, the meeting proceeded.

**REGULAR REVIEW ITEMS**

- a. ARB-2018-112: Yancey Mill Sorter-Stacker Building - Review of a Building Permit; Advisory review for Special Exception requests (TM/Parcels 05500000011200, 055000000111B0)**

**Proposal:** To construct a sorter-stacker building, and to establish some landscape screening, with requests for reductions in various building and equipment setbacks. (See Attachment A for more information.)

**Location:** 6317 Rockfish Gap Turnpike.

Regarding the Special Exception requests:

**Motion:** Mr. Stoner moved to forward the following recommendations on the special exception requests for **ARB-2018-112: Yancey Mill Sorter-Stacker Building** to the Agent for the Site Review Committee, requesting that they be forwarded to the Board of Supervisors:

1. The ARB can support the exception for #1, #2 for the stem loader only, #3, #4, and #5 for the stem loader only, #6 and #7.
2. The ARB recommends screening, either fencing or landscaping, to provide separation and buffer between the right-of-way and the parking.

Mr. Van Der Werf seconded the motion.

The motion carried by a vote of 3:0. (Hancock and Wardell absent)

Regarding the building permit:

**Motion:** Mr. Stoner moved to approve the proposal for **ARB-2018-112: Yancey Mill Sorter-Stacker Building**, eliminating the conditions listed in the staff report.

Mr. Binsted seconded the motion.

The motion carried by a vote of 2:1. (Van Der Werf voted no; Hancock and Wardell absent)

**Note that the ARB indicated that the landscape strip in the proposed location would be ineffective and was, therefore, not required as a condition of the building permit for the sorter-stacker.**

## **OTHER BUSINESS**

### **ARB-2018-53: Brookhill Block 3 Ice Rink**

It was the consensus of the ARB that the final site plan for Brookhill, Block 3, Ice Rink did not require further ARB or staff review.

**Next ARB Meeting: Monday, October 1, 2018**

## **ADJOURNMENT**

The meeting was adjourned at 2:10 p.m. to the next ARB meeting on Monday, October 1, 2018 in Room 241, Second Floor, County Office Building at 1:00 p.m.

**SPECIAL EXCEPTIONS REQUESTED**

Analysis of these special exception requests is included in the "Analysis" table of the staff report.

1. A reduction in the required building setback to allow the installation of new equipment. The required setback from the property line is 100 feet. The applicant is proposing construction approximately 35 feet from the property line. The applicant has requested a comprehensive special exception for setback to a property line. (Reference Chapter 18, Section 4.20(b) of the Code of Albemarle)
2. A reduction in the required front building setback to allow existing equipment to remain. The required setback from the property line is 10 feet. The applicant has placed equipment zero (0) from the property line. This equipment encroaches 5.86 feet into the right-of-way for Route 250. (Reference Chapter 18, Section 4.20(b) of the Code of Albemarle)
3. A reduction in the required parking setback for existing parking from 30 feet to zero (0) feet. (Reference Chapter 18, Section 4.20(b) of the Code of Albemarle)
4. A reduction in the required separation of new equipment from the property line. The required setback from the property line is 100 feet. The applicant is proposing construction of new equipment approximately 35 feet from the property line. The applicant has requested a comprehensive special exception for setback to any lot line. (Reference Chapter 18, Section 5.1.15(a) of the Code of Albemarle)
5. A reduction in the required separation of existing equipment from the property line. The required setback from the property line is 100 feet. The applicant has placed equipment zero (0) from the property line. This equipment encroaches 5.86 feet into the right-of-way for Route 250. The applicant has requested a comprehensive special exception for setback to any lot line. (Reference Chapter 18, Section 5.1.15(a) of the Code of Albemarle)
6. A reduction in the required separation of new equipment from a dwelling. The required setback from the dwelling is 600 feet. The applicant is proposing construction of new equipment approximately 35 feet from the property line. The applicant has requested a comprehensive special exception for setback to a dwelling. (Reference Chapter 18, Section 5.1.15(b) of the Code of Albemarle)
7. A reduction in the required separation of existing equipment from a dwelling. The required setback from the dwelling is 600 feet. The applicant has requested a comprehensive special exception for setback to a dwelling. (Reference Chapter 18, Section 5.1.15(b) of the Code of Albemarle)