

**Goochland County  
Design Review Committee Meeting  
Thursday, January 21, 2016  
Administration Building  
1800 Sandy Hook Road, Goochland VA 23063  
Conference Room 234**

The Goochland County Design Review Committee held a meeting on Thursday, January 21, 2016, 5:30 p.m. in conference room 234. Members present were: Stu Doetzer, Stephen Faraci, Paul Costello, and Bill Neal (Alternate). Staff members present were Jo Ann Hunter and Sara Worley. Also present were the applicant and representatives: Larry Page (via telephone), Clark Jones, Cody Thacker, Victoria Respond, Jack Shady, and Jennifer Mullen.

Mr. Costello called the meeting to order and the Committee Clerk declared a quorum.

**COA-2015-00009 – LJP Properties, LLC (Page Audi)**

Ms. Hunter gave a presentation reviewing the site location and the revised elevations. She then reviewed how the applicant addressed the issues from the last meeting.

Victoria Respond, who represented the applicant, began to give a presentation reviewing the site plan. There was discussion about the VDOT owned property and how it could be incorporated into the development. She then continued her presentation reviewing the landscaping plan. There was discussion about the locations of trees in the Option B parking lot and the difficulty of placing cars under trees. There was also discussion on how to break up the parking lot in the rear with landscaping and the size of the proposed landscaping. She then reviewed the elevations and gave the percentage amounts of metal for each option stating that Option A totals 27% and Option B totals 31.5%. She reviewed the masonry and concrete elements showing material examples.

Mr. Doetzer questioned if the applicant would have a concern with placing natural stone around the base of the showroom? Ms. Respond replied that could be done.

Chairman Costello opened the meeting to citizen comment. Pat Hendy of 2337 Wheatlands Drive expressed concern regarding the potential for light spill out of the building. She also questioned if the sign would be lighted. Ms. Mullen stated that the sign would come back to the DRC for approval so any lighting would be reviewed. Ms. Respond stated that Audi likes to have plants and dark flooring to negate any light glare coming out of their windows. She stated most of the interior lighting is uplit and only certain down lighting to highlight the vehicles and that the floors and some materials are matte black to absorb the light.

There was no further comments from the Committee.

Chairman Costello proposed approval subject to conditions. Mr. Faraci stated that he would like to clarify language in the proffers to restrict metal to 30% per side and not 30% of the whole building. Ms. Mullen responded that the language could be amended to read that the overall building will not exceed 30% and that no specific side will exceed 35%.

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Mr. Costello proposed approval of Option A subject to the revised proffers and the proposed conditions. He stated that he would like to see the living wall as an option to review with the landscaping plan and would like to add a requirement for natural stone around all sides of the base of the showroom. He also requested that calculations be done to show how the landscaping breaks up the large amounts of parking. He went on to say that the site and application are unique in that it is a large group of parcels being consolidated into one cohesive development and the site is east of the Route 288 and the village core. He stated that the DRC is making exceptions to the overlay standards particularly in regards to scale, style, and features and that the DRC does not want to set a precedent for the village area.

Mr. Faraci stated that in the approval, the DRC can find that the approval is based on a unique set of circumstances, including the applicant's comprehensive submissions, presentations, and discussions, the unique branding of the proposed use of the property, the unique location of the property at issue, including the applicant's efforts in purchasing and compiling a number of different parcels into a cohesive development.

Mr. Costello motioned that the DRC approve COA-2015-000009, which approval is based on the totality of circumstances considered by the DRC, including the applicant's comprehensive submissions, presentations, and discussions, the unique branding of the proposed use of the property, the unique location of the property at issue, including the applicant's efforts and investment in purchasing and compiling a number of different parcels into a cohesive development. Moreover, the approval is subject to the following conditions:

1. Certificate of Approval is for architecture and building materials only. The applicant shall obtain COA approval from the Design Review Committee for site design, landscaping, lighting, and signage.
2. Architectural elevations and materials shall be substantially similar in size, design, and color as identified as "Option A" prepared by CDR Studio Architects dated Jan. 8, 2016. The version with the living wall is required unless an alternative landscape plan is approved by the DRC at a subsequent meeting.
3. Natural stone shall be used along the base of all sides of the showroom.
4. All new buildings within the proposed development shall be reviewed by the Design Review Committee for appropriateness.
5. Applicant shall include the following proffers in subsequent zoning case:
  - a. Architectural Treatment. The Property shall be subject to the rules and regulations set forth in Article 22 of the Goochland County Zoning Ordinance, entitled "Centerville Overlay District," as may be amended from time to time; provided, however split face block shall not be a permitted exterior building material and metal shall not be permitted as a primary exterior building material. For the purposes of this

provision, primary shall be deemed to be in excess of thirty (30%) percent of the overall exterior building material with no specific side exceeding more than thirty-five (35%) percent. The exposed exterior front, rear and side walls (above finished grade) of each building on the Property shall be similar in high quality construction and shall have compatible architectural design treatment and materials.

- b. Refuse Container Enclosures. Enclosures for refuse containers serving any building shall be constructed of finished masonry materials compatible with the exterior building material such enclosure serves with the exception of gates and doors.
- c. Landscape Plan. Applicant will proffer a landscape plan and will submit a landscape plan at the DRC meeting for DRC approval.

Mr. Faraci seconded the motion. The motion to approve COA-2015-00009 was unanimously approved with a 3-0 vote (Ayes - Costello, Faraci, Doetzer).

#### **Approval of Minutes – December 17, 2015**

Mr. Doetzer motioned to approve the minutes from the December 17<sup>th</sup> meeting as written. Mr. Costello seconded the motion and the motion to approve the minutes was approved with a 3-0 vote (Costello, Doetzer, Faraci - Ayes).

Being no further business before the Committee, the meeting was adjourned at 7:00 p.m.