

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: July 28, 2025

FROM: Jaime W. Groce, Town Planner

SUBJECT: Waiver from the Design Guidelines Related to Fencing for Page Robbins Adult Day Center, Case #251599

INTRODUCTION:

Page Robbins Adult Day Center (Herbert Ann Krisle) requests approval of a waiver for replacement fence at their existing facility located in Parcel 13 of the Almadale Farms Planned Development (PD). The rear yard fence, the subject of the waiver request, encloses an outdoor patio at the rear/west side of the property used by the patrons and staff during favorable weather.

BACKGROUND:

The 10,168-square foot facility was built in 2003, with renovations to the courtyard on the west side of the building constructed around 15 years ago. Page Robbins provides daytime care for adults with memory loss. They also provide educational support to caregivers and the community related to those experiencing memory loss.

A fence permit (Exhibit 3) was received June 9, 2025, to replace the existing solid wood fence at the rear/west side of the camps with a mixture of precast concrete panels and wood. The proposed design omitted required masonry (brick or stone) columns required for such fences. Staff cannot issue a fence permit for a design inconsistent with the Guidelines, prompting the waiver request (Exhibit 2) on June 11, 2025. Only the Board of Mayor and Aldermen (BMA) can grant waivers from the Guidelines. The Design Review Commission (DRC) recommended approval of the requested waiver on July 10, 2025.

The neighbors to the north, south, and west have provided letters of support for the waiver request (see Exhibit 6).

DISCUSSION:

1. The BMA amended the Design Guidelines in August 2021 to require solid or opaque walls or fences stretching longer than 50 feet to have “vertical brick or stone piers to provide a break in the wall or fence.” This section also says, “required plantings and street trees should be used in conjunction with a wall or fence to break up a long expanse.”

- The intent of this provision is to prevent a “stockade” appearance from long expanses of solid fencing. The 2021 amendment originated because the DRC and BMA were concerned over the longevity of solid wooden fences, especially along public roadways.
- This standard applies to nonresidential developments, attached dwellings, senior housing, and residential developments with houses backing up to public streets.
- Examples of precast concrete panels can be found along Shelton Road and Bray Station Road along the perimeter of the Braystone neighborhood. If the DRC and BMA deny the waiver request, a design solution similar to Braystone will be required.

2. The applicant is replacing the existing wooden fence to prevent the elopement of clients (see

Exhibit 2).

- The current six-foot, shadow box fence design with exposed horizontal boards poses a climbing risk, according to the applicant.
- The applicant notes masonry columns were not part of the budget for the renovations.

3. A recent site visit by staff (Exhibit 5) confirmed existing vegetation on the north, south, and west property lines obscure the existing fence and would “soften” the proposed replacement fence.

- The fence will be obscured from the south by future development of the Crews property with nonresidential uses (retail, office, restaurants, etc.) allowed by the PD. Plants installed in 2003 are also along the northernmost fence line.
- The fence on the north side of the property abuts a tract (Parcel 13a of the Almadale Farms PD) planned to be conveyed to Page Robbins by David Halle for future expansion of the facility. The BMA approved a Major PD Amendment in May 2017 to designate the tract to the north for an “Alzheimer Care Center”. The fence design shows wood fencing along the north property line to allow for easier expansion in the future onto the adjacent property.
- The Laurels neighborhood to the west is buffered by a mixture of native plants and plantings from 2003.
- The Zoning Ordinance requires landscaping for commercial properties to be maintained in perpetuity.

4. Prior to the Guidelines amendment in 2021, the DRC and BMA considered similar requests before to omit masonry columns, instead requiring a variety of plantings to break up the stockade appearance of long expanses of fencing. Examples include Phases 2 and 3 of the Oak Hill Subdivision along Shelton Road in 2019.

NEXT STEPS: The fence permit must be issued prior to installation of the new fence. The fence permit application shall be revised to reflect any BMA conditions of approval.

STAFF RECOMMENDATION: Approval of the requested waiver is recommended, as the use of vegetation to soften the proposed fence and avoid a stockade appearance is an example of “alternative means of compliance”. The spirit and intent of the Guidelines will be met by the proposed solution.

ATTACHMENTS:

[Exhibit 1 - Location Map.pdf](#)
[Exhibit 2 - Page Robbins Cover Letter 6-11-25.pdf](#)
[Exhibit 3 - Page Robbins Fence Permit 6-9-25.pdf](#)
[Exhibit 4 - Wood Fence Examples 6-26-25.pdf](#)
[Exhibit 5 - Existing Site Photos 6-26-25.pdf](#)
[Exhibit 6 - Letters of Support June 2025.pdf](#)
[Exhibit 7 - Alzheimer's Final Plan -Site Layout 2002.pdf](#)

PROPOSED MOTION:

To approve a waiver of the Design Guidelines to omit masonry columns from the replacement fencing, provided the perimeter landscaping is retained and the wood proposed wood replacement fencing is stained, cedar, and has a finished side facing out.

Board Action: Motion By_____ Seconded By_____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						