

**FAUQUIER COUNTY  
ARCHITECTURAL REVIEW BOARD**

**Meeting Minutes**

September 3, 2014  
4:00 p.m.

2nd Floor Conference Room, Warren Green Building, 10 Hotel Street, Warrenton

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**Attendance:**

Chris Phillips (Lee District Representative)  
Bob Lee (Planning Commission Representative)  
Mary Root, Chair (Citizen-at-Large)  
Hilary Gerhardt (Cedar Run District Representative)  
Jack LaMonica (Marshall District Representative)  
Julie Broaddus (Scott District Representative)

**Staff:**

Wendy Wheatcraft, Preservation Planner  
Maureen Williamson, Staff

**Guests:**

Kim Johnson, Chief of Zoning & Development Services

**Not in attendance:**

Brandie Schaeffer (Center District Representative)

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1. Ms. Root called the meeting to order at 4:05 p.m.
2. The August 6, 2014 meeting minutes were reviewed. Mr. Phillips made a motion to approve the minutes. Mr. Lee seconded the motion. The motion carried 6 – 0.
3. New Business  
The ARB was visited by Kim Johnson, Chief of Zoning & Development Services, who discussed the revision of Chapter 9 Addendum of the Comprehensive Plan and Article 11 of the Zoning Ordinance, the telecommunications ordinance. Ms. Johnson noted that the revision of the telecommunications chapter of the Comprehensive Plan, which is a draft at this time, will better guide an applicant through the application review process.

There were a couple of topics discussed, including the role Ms. Johnson envisioned for the ARB. Ms. Root stated the current role of the ARB is to evaluate only those towers at or above 120' and noted that there could be towers of lower heights that may leave an impact to the historic resources, which because of their lower height, would not be brought before the ARB with the use of the current ordinance.

Ms. Johnson confirmed that there is no intent to lessen the role of the ARB with the revisions. She sees there is a need to define a role. ARB members asked if they could be brought into the application process earlier, and Ms. Johnson noted that this will be one of the topics she will be evaluating. Ms. Johnson also mentioned that the County now works with a telecommunications consultant, CityScape Consultants, Inc., who specializes in serving governmental entities and is not associated or affiliated with wireless providers or private tower owners. Therefore, the County receives independent and unbiased reports and information on all telecommunication-related issues.

Ms. Johnson noted that she would like to bring the revised draft of the telecommunications ordinance to this Board for their review and input once complete.

4. Ongoing Business  
May 2015 Masonry Workshop

Ms. Wheatcraft shared masonry educational material from other jurisdictions. The Board discussed a list of craftsmen invitees to the workshop, including local contractors.

5. Announcements

Ms. Wheatcraft informed the Board that it is anticipated that a cell tower with an approximate height of 140', located along Route 29 south of Warrenton, will come before this Board at the October 2014 meeting. It is a tree pole concealment tower. Ms. Wheatcraft provided the Board with a map of cultural resources within a one-mile radius for this tower.

There will be a balloon test for this proposed tower on Saturday, September 13, 2014 from 8:00 a.m. to 5:00 p.m. The following are the specific details:

Applicant: CWS (Community Wireless Structures)  
Site Location: 9337 James Madison Highway. Across from Lee Highway Nursery

Ms. Wheatcraft noted that in the event of inclement weather, the balloon test will be rescheduled for Saturday, September 20, 2014 from 8:00 a.m. to 5:00 p.m.

6. Next Meeting

**The next meeting will be on Wednesday, October 1, 2014.** The meeting will be held on The 2nd Floor Conference Room, Warren Green Building, 10 Hotel Street, Warrenton and will begin at 4:00 p.m.

7. There being no further business, the meeting was adjourned at 5:30 p.m.