

**FAUQUIER COUNTY  
ARCHITECTURAL REVIEW BOARD**

**Meeting Minutes**

April 2, 2014  
4:00 p.m.

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

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**Attendance:**

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

**Staff:**

Wendy Wheatcraft, Preservation Planner  
Maureen Williamson, Administrative Staff

**Guests:**

Brandie Schaeffer

**Not in attendance:**

Chris Phillips (Lee District Representative)  
Julie Broaddus (Scott District Representative)  
Center District Representative – position vacant

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1. Ms. Root called the meeting to order at 4:00 p.m.

Ms. Wheatcraft introduced Ms. Brandie Schaeffer, who is considering applying for an appointment to the ARB as a representative from the Center District. The Board welcomed Ms. Schaeffer.

2. The March 5, 2014 meeting minutes were reviewed. Ms. Root made a motion to approve the minutes. Ms. Gerhardt seconded the motion. The motion carried 4 – 0.
3. New Business

- Telecommunications Special Exception Review

Ms. Wheatcraft reminded the Board that all proposed cell towers that are over 120' trigger a review by the Architectural Review Board (ARB). Ms. Wheatcraft reminded the Board that the Zoning Ordinance gives the ARB the responsibility of determining the effect of the project on the cultural resources within the viewshed and providing recommendations to the Community Development Department.

For the Board's consideration, Ms. Wheatcraft distributed the following documents:

- Basic Project Description

- Aerial Map
- Cultural Resources Map
- Location Map with Placement of Photos
- Photos & Photo Simulations (with tower physically added to view) of two perspectives

Ms. Wheatcraft summarized the project by providing the following details:

The property is located at 12723 Shipps Store Road (PIN 7806-96-0467), Morrisville, Lee Magisterial District. It is owned by Virginia Electric and Power Company. The applicant is Verizon. The parcel contains approximately 42 acres. There is an electric substation on the property, as well as a transmission line with transmission towers, most of which are over 100' in height. The applicant is planning to install a "Fort Worth" monopole telecommunications tower in the middle of an existing 106' Virginia Power transmission tower and an equipment compound that would include a shelter building, surrounded with a 6 foot high security fence. The proposed height of the telecommunications tower would be 125' above ground level, 19' above the height of the transmission tower.

The applicant is seeking approval of a Special Exception to permit:

- (1) the installation of a telecommunications tower more than 120' above ground elevation, and
- (2) the installation of a telecommunications tower outside of a wooded area (the Zoning Ordinance requires 100 feet of wooded area on all sides of the facility).

Ms. Root expressed her concern with the tower being within the Mt. Holly Ridge-Marsh Run Rural Historic District. She also noted its close proximity to Mary Walter Elementary School.

Mr. Lee commented that there is a proliferation of towers in this area. He continued to say that we do not like to see new towers on the landscape, especially within a rural historic district, but this tower is being proposed in an area that has been previously compromised by the construction of the substation and the transmission towers.

Further discussion ensued. Mr. LaMonica suggested that the applicant consider moving the location of the proposed tower to the adjacent transmission tower to the west. From the photos and photo simulations provided by the applicant, it appeared that the height of the adjacent tower was lower. Constructing the new tower at a lower height would produce less of an intrusion on the district. (The new tower would only be serving Verizon. Future collocations by other carriers would not be accommodated, so adding height to the new tower for additional collocations would not be necessary.)

The ARB asked Ms. Wheatcraft if she would convey to the applicant the Board's request to move the proposed location to an adjacent tower immediately to the west. Ms. Wheatcraft will send the applicant's response to the ARB by e-mail. The ARB will make its final recommendation after receiving the applicant's response.

#### 4. Ongoing Business

- Plan Preservation Month Activity

Ms. Wheatcraft reviewed the Board's upcoming sponsorship of a movie night to commemorate Preservation Month in May and will include the showing of *The Greenest Building* and *Courthouse Girls of Farmland*. She noted that the date of the event had to be changed to Tuesday, May 13<sup>th</sup> but would still be starting at 6:30 p.m. The building would be open at least 30 minutes earlier to set up. Each film is approximately sixty minutes in duration, and there would be a short intermission between films, so the evening would probably end around 9:00 p.m.

Ms. Wheatcraft handed out two versions of the event flyer and asked the ARB for feedback regarding which to present to the public. She followed up on Ms. Root's suggestion to rent the popcorn machine from the Bealeton hardware store and requested permission from the County to rent it.

Ms. Wheatcraft presented the ARB with a draft proclamation designating May 2014 as Historic Preservation Month in Fauquier County. The main goal of the proclamation to educate and build awareness for historic preservation. Ms. Wheatcraft asked Supervisor Trumbo to sponsor the proclamation. Mr. Lee suggested the Fauquier Heritage and Preservation Foundation as a notable citizen organization to help present the proclamation. The ARB members were asked to email Ms. Wheatcraft with any additional suggestions by the middle of April.

At the March meeting, the ARB asked to preview the two films. A short portion of each film was presented at the end of the meeting.

- Waterloo Bridge – update

Ms. Root and Ms. Wheatcraft spoke about recent attendance at a Piedmont Environmental Council (PEC) meeting regarding the Waterloo Bridge. At that time, PEC's online petition had received 623 signatures. PEC may present a Preservation Month activity in the vicinity of the bridge to educate the public regarding its history and to gain public support for its preservation.

General announcements were noted on the agenda.

There being no further business, the meeting was adjourned at 6:00 p.m.