

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2022-58: Scruby Verizon
Review Type	Advisory Review - Tier 3 PWSF
Parcel Identification	05500-00-00-01400
Location	7418 Greenwood Station Road
Zoned	Rural Area (RA) / Entrance Corridor (EC)
Owner/Applicant	Brian Gray Scruby / GDN Sites (Nathan Holland)
Magisterial District	White Hall
Proposal	To construct a telecommunications facility consisting of a 140'-tall monopole topped by a 2'-tall lightning rod, with associated structures and equipment. The proposal includes a request for a Special Exception regarding the distance between the face of the monopole and the backs of the antennas.
Context	The subject parcel is nearly 45 acres in size and is bisected by I-64. The portion of the parcel located south of the interstate, where the monopole is proposed, has wooded borders on the north, east and west, and some hedgerows and scattered trees in the eastern half. Most of the property is occupied by open fields. The surrounding area is rural in character with residential and agricultural buildings, many of which are historic. (Fig. 1)
ARB Meeting Date	July 18, 2022
Staff Contact	Margaret Maliszewski

PROJECT DETAILS The proposal includes the following:

- Installation of a 140’-tall monopole (plus a 2’-tall lightning rod) within a 20’ x 20’ fenced compound in a 40’ x 40’ lease area, with monopole located approximately 33’ from the I-64 right-of-way.
- Installation of ground equipment including various cabinets, a generator, an H-frame for other equipment, and an ice bridge, most on concrete pads.
- Installation of a 10’-tall board-on-board wooden post screening fence around the compound.
- Creation of a 20’-wide access and utility easement from the existing gravel access drive to the lease area along the path of what appears to be an old farm road.
- Installation of three arrays: 1) one array with six antennas using a mounting collar and frames; 2) one array with six remote radio heads below the antenna array; and 3) one array with two fiber optic sure protection boxes below the remote radio heads. Antenna size is: 96" high x 11.9" wide x 7.1" deep.
- The project description notes that there are numerous mature trees along the north property line. Six individual trees are drawn on the plan. They are located on the property line, which is 23’8” from the proposed monopole center. Tree species are not identified. No tree removal is proposed.
- Monopole, antennas, base station equipment, and fence are to be painted Java Brown SW 6090.
- A Special Exception is requested to allow the antennas to be mounted with their backs 18" from the face of the pole. (See below for additional information.)

ANALYSIS REGARDING THE GROUND EQUIPMENT

A Certificate of Appropriateness from the ARB is required for the base equipment portion of telecommunications facilities in the Entrance Corridors. The ARB may impose conditions on the Certificate of Appropriateness, based on the EC Guidelines, and consistent with Section 5.1.40 of the Zoning Ordinance.

Ref	Guideline	Issues	Recommendations
	Accessory structures and equipment		
17	The following should be screened to eliminate visibility from the Entrance Corridor street: e) Mechanical equipment	The compound is proposed to be surrounded by a board-on-board wood fence, so the ground equipment is not expected to be visible from the I-64 Entrance Corridor. The proposed fence material is appropriate given the rural setting. It is expected to blend with the wooded buffer between the Interstate and the property, but the screening plants are not located on site. (Fig. 2)	None.



Figure 2: A few trees stand along the property line that is adjacent to I-64. Trees, shrubs and undergrowth stand in the right-of-way between the property line and I-64. This low-level growth is expected to sufficiently minimize visibility of the ground equipment and compound, but the screening is located primarily off-site.

ANALYSIS REGARDING VISIBILITY OF THE FACILITY

The ARB may act in an advisory capacity to the Agent as to whether the facility is being sited to minimize its visibility. If constructed as proposed, the monopole will be readily visible from the I-64 Entrance Corridor. When visible along I-64, the balloon was seen well above the trees and was skylit. Trees and other vegetation along the property line and in the I-64 right-of-way only screen the lower portion of the monopole. Over 50' of the monopole rises above the nearby trees. East of the site, travelling westbound on I-64, the balloon was visible from the I-64 EC for approximately 3370'. West of the site, travelling eastbound, the balloon was visible for approximately 1100'.

Ref	Guideline	Issues	Recommendations
	Development pattern		
33	The relationship of buildings and other structures to the Entrance Corridor street and to other development within the corridor should be as follows: f. The placement of structures on the site should respect existing views and vistas on and around the site.	As described above, the balloon test revealed that the monopole would be readily visible both east- and westbound on I-64. It would be seen well above the trees and would be skylit. (Figs. 3, 4, 5) Photo-simulations confirm that the monopole will have an obtrusive appearance from the I-64 Entrance Corridor. (Figs. 6, 7)	Given the degree of visibility displayed at the balloon test, the proposed location of the facility does not sufficiently minimize the visibility of the monopole from the I-64 EC. Significant negative visual impact on the Entrance Corridor is anticipated.

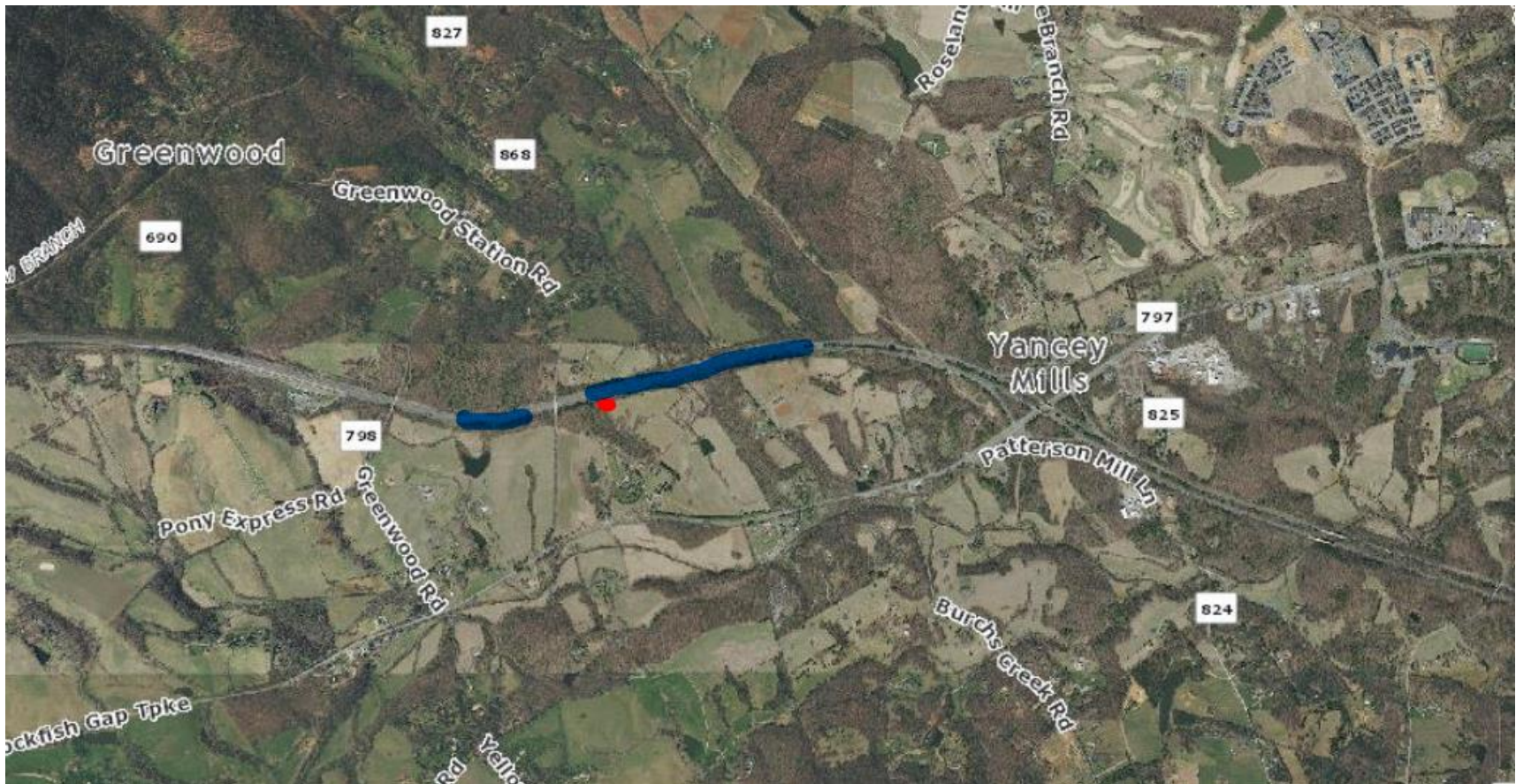


Figure 3: The monopole site is highlighted in red. The blue lines represent the distance along the I64 Entrance Corridor that the balloon was visible.



Figure 4: Monopole site and balloon as seen from the Greenwood Station Road overpass at I-64.



Figure 5: Traveling west on I-64, the balloon was seen well above the trees and was skylit.

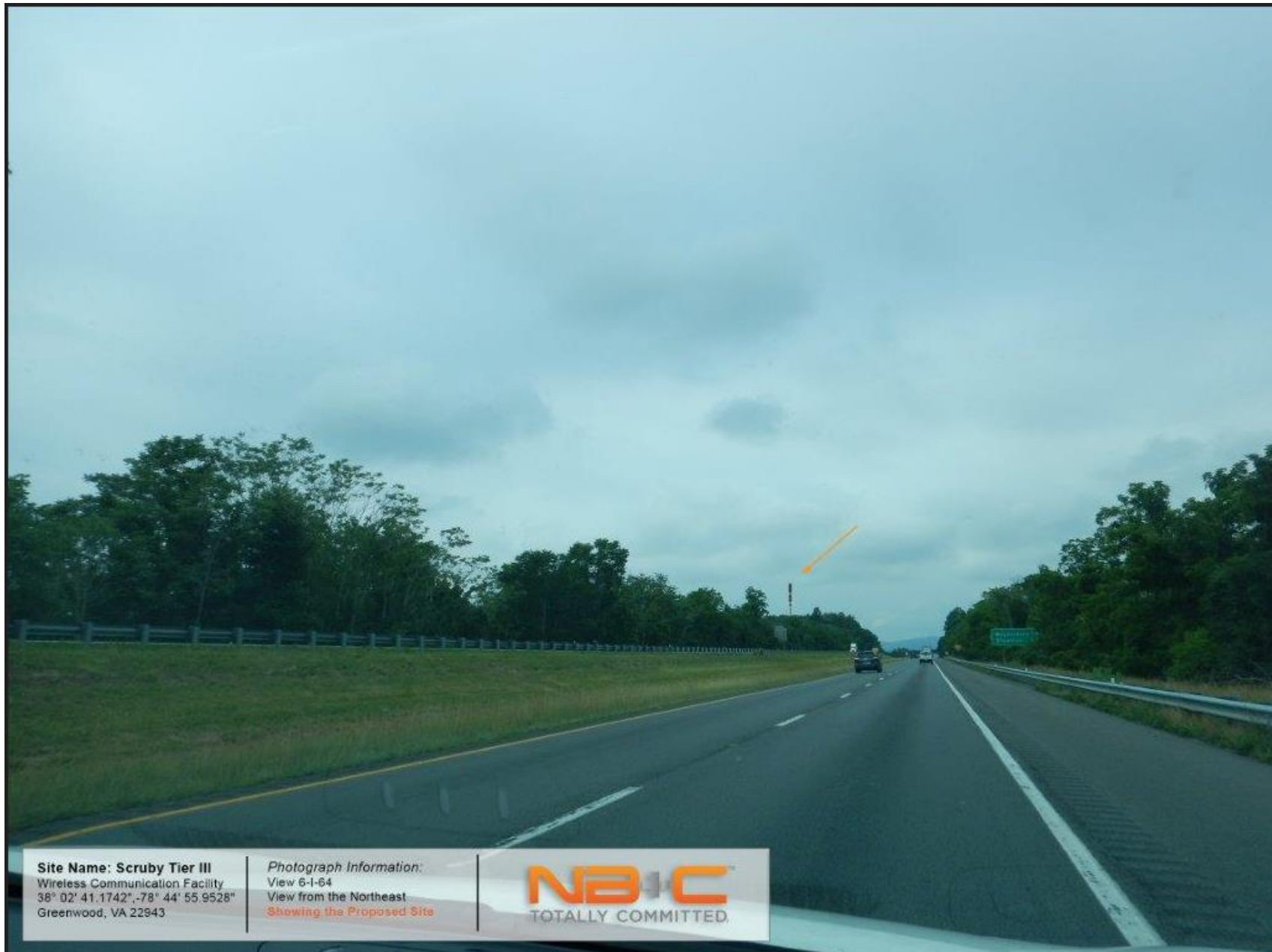


Fig. 6: Applicant's photo-simulation of the monopole as viewed from east of the site, traveling westbound on I-64.

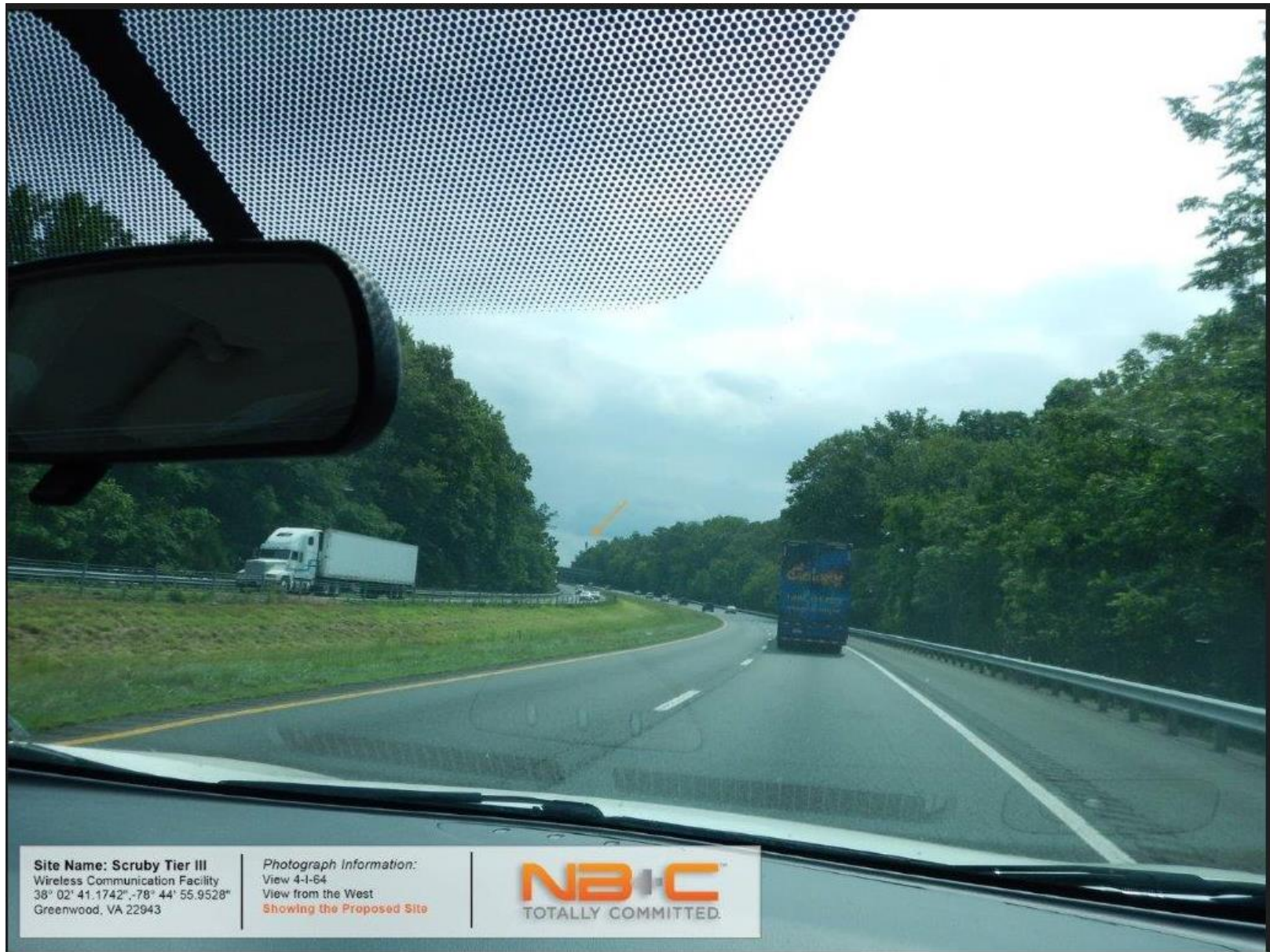


Fig. 7: Applicant's photo-simulation of the monopole as viewed from west of the site, traveling eastbound on I-64.

SPECIAL EXCEPTION REQUESTS

Request	Applicant's Reasoning	Staff Comment
Request to allow the closest point of the backs of the mounted antennas to be 18" from the face of the monopole. 12" is the standard requirement. 5.1.40.b(2)(c)	The applicant states that the proposed mounts will not allow the antennas to meet the 12" requirement. Internal electric tilting (not physical tilting) of the antenna is proposed, with a consistent 18" standoff for the full length of the antennas.	Staff agrees that a consistent 18" standoff will not create significant additional negative visual impact as viewed from the I64 EC.

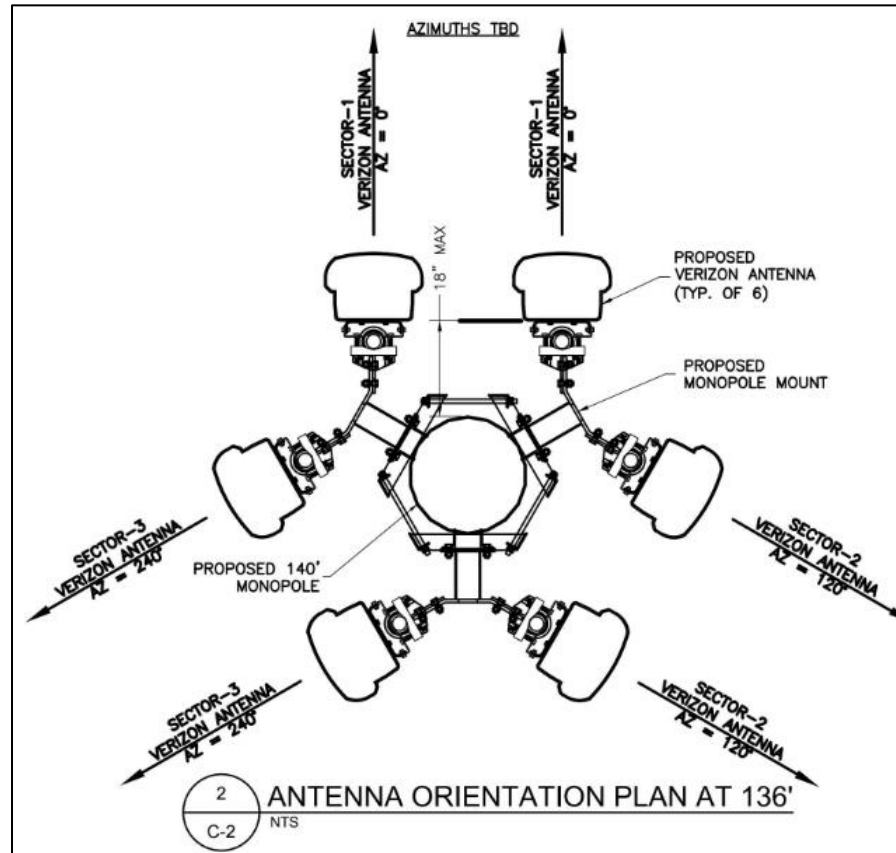


Fig. 8: Applicant's detail showing 18" from face of monopole to back of antenna.

SUMMARY OF RECOMMENDATIONS

Points of Discussion

1. Anticipated visibility of the monopole
2. Anticipated visibility of the ground equipment and base station

Recommendations

Regarding the Certificate of Appropriateness for the ground equipment and base station:

Because the ground equipment is expected to be sufficiently screened from the EC and the wooden fence is not expected to appear out of place in the surroundings, staff recommends approval of the Certificate of Appropriateness for the ground equipment and base station.

Regarding visibility of the monopole:

Staff recommends that the ARB forward the following recommendation to the Agent:

1. The ARB finds that the proposed location will not sufficiently minimize the visibility of the monopole from the I-64 Entrance Corridor.

Regarding the Special Exception:

Staff recommends that the ARB forward the following recommendation to the Agent:

1. The ARB finds that a consistent 18” standoff will not create significant additional negative visual impact as viewed from the I64 EC.

ATTACHMENTS

Attach. 1: [ARB2022-58: Scruby Verizon project description](#)

Attach. 2: [ARB2022-58: Scruby Verizon site plan](#)