

ARCHITECTURAL REVIEW BOARD STAFF REPORT

Project #/Name	ARB-2025-32: Southside Tier 2 PWSF
Review Type	Advisory Review for a personal wireless facility; Certificate of Appropriateness for ground equipment
Parcel Identification	087000000022E0
Location	2415 Southside Drive, North Garden (Fig. 1.)
Zoned	Rural Areas (RA) / Entrance Corridor (EC)
Owner/Applicant	Roy Thomas Fitzgerald III or Lisa Fitzgerald / Harmoni Towers (Leigh Dukatt)
Magisterial District	Samuel Miller
Proposal	To construct a personal wireless services facility consisting of a 105’-tall monopole and associated equipment. (See Attach. 1.)
Context	The surrounding area is rural/rural residential. Nearby, at the southwest corner of the intersection of Rt. 29 and Red Hill Rd. (3017 Monacan Trail Rd.) is the Trading Post convenience store with a fuel pump canopy and two PWSF monopoles (Fig. 2).
ARB Meeting Date	September 8, 2026
Staff Contact	Khris Taggart

HISTORY: The Architectural Review Board (ARB) previously reviewed a personal wireless facility proposal for this property (ARB-2021-106) on October 4, 2021. Submitted on behalf of AT&T, the prior application proposed an 87-foot-tall monopole located approximately 178’ from the Rt. 29 right-of-way. The plan showed the monopole and associated ground equipment within a 50’ x 50’ compound, enclosed by a 6-foot-tall, barbed-wire-topped chain-link fence inside a 100’ x 100’ lease area. The submittal also included a Special Exception request for a 63” antenna standoff. At that meeting, the ARB requested revisions to clarify visibility and minimize visual impacts. These included updating the plan to reduce the antenna standoff from 63” to flush-mounted and show all proposed ground equipment and tree removals. However, no revised application was submitted, and no further action was taken on the proposal.

PROJECT DETAILS

The current proposal includes the following:

- Installation of a 105’-tall monopole within a fenced 50’ x 48’ compound in a 100’ x 100’ lease area, with the monopole located approximately 161’ from the Rt. 29 right-of-way.
- Installation of ground equipment including fiber vaults and a utility H-frame with meter and cabinet. The site plan also shows a future 500-square-foot Verizon Wireless equipment lease area and two additional future lease areas of 300 sf and 500 sf. Within the Verizon Wireless lease area, proposed equipment locations (ice bridge, diesel generator, and equipment and battery cabinets) are shown.
- Installation of an 8’-tall wood fence around the compound.
- Creation of a 20’-wide access easement with a 12’ gravel access road to the lease area.
- Installation of 9 antennas (72" high x 19” wide x 8” deep), 3 Raycap squids, and 6 Remote Radio Heads on pipe mounts.
 - Under the previous ordinance, a Special Exception was required for any standoff greater than 12” from the facility, structure, or building. Under the current ordinance, the standoff has been increased to no more than 6’ from a tower facility or 20’ from a base station. The current plan shows the antennas will be mounted no more than 6’ from the face of the tower.
- The reference tree is identified as 77’ tall. Sheet C-2 shows the tree 18’ from the monopole and approximately 3’ from the proposed fence line of the equipment compound.
- Monopole, antennas, RRHs and associated mounting equipment are proposed to be painted Woodsy Brown SW 2924. A paint sample was not provided.

ANALYSIS REGARDING THE GROUND EQUIPMENT

A Certificate of Appropriateness from the ARB is required for the base equipment portion of this proposed telecommunications facility. 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
17	Accessory structures and equipment: The following should be screened to eliminate visibility from the Entrance Corridor street: e) Mechanical equipment	The plans show a monopole with a utility H-frame with a meter and cabinet within a compound surrounded by an 8-foot-tall wood fence. North of this equipment, the plan shows future locations for a 500 sq. ft. Verizon Wireless equipment lease area and associated equipment (ice bridge, diesel generator, and equipment and battery cabinets). At its closest point, the fence would be located approximately 126’ from the Rt. 29 right-of-way. The overall site plan overlaid on an aerial map (Sheet C-1) shows that the existing mixed tree line between the proposed site and Rt. 29 will not be impacted. Because many of these trees sit off-site within the right-of-way, site visibility may increase during seasonal defoliation or right-of-way maintenance. However, the proposed wooden fence is expected to eliminate visibility of the ground-mounted equipment from the EC while remaining visually compatible with the surrounding context.	None.

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.

Ref	Guideline/Ordinance	Issues	Recommendations
33	Development pattern: 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.	On August 18, 2026, a balloon test was conducted using a 5.5-foot diameter spherical balloon. Due to dense vegetation, the balloon was flown from a clearing roughly 95 feet west of the proposed monopole location and 147 feet north of the Rt. 29 right-of-way, rather than the actual site location. The test showed the balloon was visible along an approximately ¼-mile segment of Rt. 29, between 2936 Monacan Trail Rd. and just west of Rt. 710 (Taylors Gap Rd.) (Fig. 3). The balloon had the greatest visibility between 2966 Monacan Trail Rd. and just east of the Rt. 710 intersection, where it became skylit through a gap in the tree line (Fig. 4). A balloon flown from the actual monopole location is expected to have comparable visibility and be skylit from the same viewpoint. The test demonstrated that overall balloon visibility was limited and the skylit view was brief (Figs. 4 and 5). Given this limited visibility and the proposed wooden fence screening the ground equipment, the proposed structure is not expected to result in a significant negative visual impact as viewed from the EC. Sheet L-1 shows that fourteen trees will be removed within the proposed access/utility easements, lease area, and compound. However, seven trees in the tree inventory table on this sheet have conflicting labels: • Tree 21 (Hickory): symbology indicates it will remain, but a note on sheet L-1 states that all trees inside the fenced area will be removed. • Tree 26 (Red Oak): symbology indicates removal, but the tree is located 17 feet outside the lease area and does not appear to require removal. • Tree 28 (Red Oak): symbology indicates it will remain, but the status/notes column states it will be removed. • Trees 35-38 (Bradford Pears): symbology indicates they will remain, but the status/notes column states they will be removed. The proposal notes that the pole and related equipment will be painted SW 2924 “Woodsy Brown”. While a physical sample was not provided with the submittal, a review of the color swatch on file indicates the tone will likely coordinate with the wooded surroundings.	Revise the tree inventory table on Sheet L-1 to resolve conflicting notes and symbology regarding tree removal and preservation: • Tree 21 (Hickory): Correct symbology and notes in the inventory table to show that this tree will be removed. • Tree 26 (Red Oak): Resolve the symbology for this tree. The table uses bold formatting indicating removal, yet the tree is located 17 feet outside the lease area boundary and does not appear to require clearing. • Tree 28 (Red Oak): Correct the symbology and the notes in the inventory table to show that this tree will be removed. • Trees 35-38 (Bradford Pears): Correct the symbology in the inventory table to show that these trees will be removed.



Fig. 1: The orange star marks the general location of the proposed facility. The red triangle marks the approximate location from which the balloon was flown.



Fig. 2: Existing PWSFs at the Trading Post, 3017 Monacan Trail Rd. View from Red Hill Rd. near the intersection with Rt. 29, facing southwest.



Fig. 3: The subject parcel is highlighted in blue. The orange line shows the segment of the Rt. 29 Entrance Corridor where views of the balloon were available. The red lines mark the area where the balloon has the greatest visibility. Outside the red lines, views were intermittent.



Fig. 4: View of the balloon from the eastbound lanes of Rt. 29 at 2991 Monacan Trail Rd., facing northeast.



Fig. 5: View of the balloon from the Rt. 29 median crossover east of 2936 Monacan Trail Rd., facing northwest.

SUMMARY OF RECOMMENDATIONS

Points of Discussion

1. Anticipated visibility of the monopole.
2. Anticipated visibility of the ground equipment and wooden fence.

Recommendations

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

Staff recommends approval of the Certificate of Appropriateness for the ground equipment and base station.

Regarding visibility of the facility:

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

- The ARB finds that the proposed location will sufficiently minimize the visibility of the monopole from the Rt. 29 Entrance Corridor; however, the ARB recommends the following revisions to the plan prior to approval by the Agent:
 1. Revise the tree inventory table on Sheet L-1 to resolve conflicting notes and symbology regarding tree removal and preservation:
 - a. Tree 21 (Hickory): Correct symbology and notes in the inventory table to show that this tree will be removed.
 - b. Tree 26 (Red Oak): Resolve the symbology for this tree. The table uses bold formatting indicating removal, yet the tree is located 17 feet outside the lease area boundary and does not appear to require clearing.
 - c. Tree 28 (Red Oak): Correct the symbology and the notes in the inventory table to show that this tree will be removed.
 - d. Trees 35-38 (Bradford Pears): Correct the symbology in the inventory table to show that these trees will be removed.

ATTACHMENTS

- Attach. 1: [ARB-2025-00032: Southside Tier II Site Plan](#)
- Attach. 2: [ARB-2025-00032: Southside Tier II Verizon Wireless Antenna and Equipment Plan](#)