



DRAFT ARB ACTION MEMO / MINUTES

Date: September 8, 2026

Time: 1:00 PM

Meeting Room: Lane Auditorium

Members:

Chris Henningsen, Chair: Absent
Frank Hancock, Vice-Chair: Present
Frank Stoner: Absent
Taro Matsuno: Present
Dade Van Der Werf: Present

Staff:

Margaret Maliszewski
Khris Taggart
Carolyn Shaffer, Clerk

CALL TO ORDER: Mr. Henningsen called the meeting to order at 1:02 p.m. and established a quorum.

DISCLOSURES: None.

PUBLIC COMMENT: None.

CONSENT AGENDA:

a. Approval of Minutes: August 31, 2026

Motion: Mr. Van Der Werf moved for approval of the Consent Agenda.

Mr. Matsuno seconded the motion.

The motion was carried by a vote of 3:0. (Henningsen and Stoner absent)

REGULAR REVIEW ITEMS:

a. ARB-2025-00032: Southside Tier II PWSF

Location: 2415 Southside Drive, North Garden

Proposal: To construct a personal wireless services facility consisting of a 105'-tall monopole and associated equipment.

Staff: Khris Taggart

Representative: Leigh Dukatt

Khris Taggart summarized the staff report in a Power Point presentation. ARB members asked for clarification on the most recent relevant code changes (greater pole height and antenna standoff), and whether the proposal met those changes (yes). Leigh Dukatt with Harmoni Towers addressed the ARB via Zoom. He said that staff summarized the proposal and that a balloon test had been conducted. ARB members asked the applicant to explain why the specific location within the lease area was chosen and if alternate locations would reduce visibility. The applicant noted the distance from the house, the terrain, and the trees, said the location was the best one, and was uncertain why the specific location was chosen.

Ed Donohue with SBA Towers told the ARB that instead of building a new telecom site, collocation should be considered on the existing poles at the southwest corner of the Rt. 29/Red Hill Rd. intersection. He said the proposed facility will be visible, and the existing facility could be extended to accommodate the additional antennas. He said he was opposed to the proposal but wanted to collaborate with staff.

In discussion, the ARB agreed that the proposal would screen the ground equipment adequately and that the proposed location of the monopole was generally acceptable. They asked staff for direction on the collocation issue. Staff said collocation could not be a justification for denial but could be investigated if the proposal was going to be denied for other reasons and said that the ARB should provide advice on the proposed siting and if the Board wants to make a recommendation on collocation that would be an additional comment. The ARB asked if there was precedent for requiring an applicant to explore alternative locations to demonstrate that the chosen location has the least visibility. The applicant said there was not precedent for that. Staff agreed. The ARB questioned whether alternate locations within the lease area would produce less visibility.

Motion: Mr. Matsuno moved:

1. For approval of the Certificate of Appropriateness for the Southside Tier II PWSF ground equipment and base station as proposed; and
2. To forward the recommendation regarding visibility of the facility to the Agent, as listed in the staff report and amended as follows:
 - The ARB recommends that the applicant consider alternate locations within the lease area that further reduce visibility, but generally 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.

Mr. Van Der Werf seconded the motion.

The motion was carried by a vote of 3:0. (Henningesen and Stoner absent)

WORK SESSION: None.

OTHER BUSINESS

a. Other items from staff or ARB members: None.

b. Next ARB Meeting: Monday, September 14, 2026, 1:00 PM – Lane Auditorium
ARB members present stated that they planned to attend the September 14 meeting.

ADJOURNMENT

The meeting was adjourned at 1:32 p.m. to the next ARB meeting on **Monday, September 14, 2026**, at 1:00 p.m.