

STAFFORD COUNTY ARCHITECTURAL REVIEW BOARD MINUTES
December 2, 2019

The meeting of the Stafford County Architectural Review Board of Monday, December 2, 2019, was called to order at 6:00 pm by Charles Dodgen, Chairman, in the Board of Supervisors Chambers of the George L. Gordon, Jr., Government Center.

MEMBERS PRESENT: Charles Dodgen, Doris McAdams, Mark Osborn, Fillmore McPherson, Corey Miles

MEMBERS ABSENT:

STAFF PRESENT: Lindsey Marr, Eva Campbell

GUESTS PRESENT:

CALL TO ORDER

Mr. Dodgen called the meeting to order.

ROLL CALL OF MEMBERS

Ms. Marr called roll. Mr. Dodgen stated there was a quorum present.

PUBLIC PRESENTATIONS

Mr. Dodgen: Do we have any public presentations? Doesn't look so, okay.

NEW BUSINESS

1. Falmouth Bridge Replacement Project

Mr. Dodgen: Falmouth Bridge Replacement Project, could you tell us what's going on with that?

Ms. Campbell: we haven't received any information from VDOT as of yet, they wanted to ask, they reached out to see if the County wanted to be a consulting party, so me as the liaison between you all and the Historical Commission will just collect comments as we receive them, this will just stay on the agenda until we receive more information on the project for you guys to actually comment on. But I'll compile all of that and send it, our comments along...

Mr. Dodgen: Okay.

Ms. Campbell: ...when that comes, but I was just putting it out there that that's coming up.

Mr. McPherson: Are we expected to get like a design plan for us to comment on, or are they looking for comments before they create a construction plan?

Ms. Campbell: I think they're going to be supplying me with something that I can share with you all. And they were giving me the heads up and they wanted to know if we wanted to be a consulting party, so then they will send me information as it comes, so I told them yes, and maybe I was a little

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preemptive in putting this on the agenda, I thought they were gonna send more materials soon, but they had not yet, so...

Mr. Dodgen: So, on future agendas, maybe we should note “no action necessary” or “attached” or “distributed information, comments to be...”, just so we can...

Ms. Campbell: Yeah, I’ll try to make it more of an FYI rather than that.

Ms. Dodgen: And if there is action, then let us know that as well.

Ms. Campbell: Okay.

Mr. Dodgen: Okay.

2. Cellular Antennas

Mr. Dodgen: Next up is our cellular antennas. We’ve had some discussion offline, and we’ll probably have some now about the location of the antennas, and we’re unclear as to the location exactly and then, hello Doris, and then the other discussion or question is, is there’s no application so I guess it’s just for information?

Ms. Campbell: Yes, for information, and to see if there’s any comment but I told them, I sent an email asking for more information since they provided very little on what they’re doing other than just the height of the pole.

Mr. Osborn: You said that it might come under our purview because it is the historic Courthouse...

Ms. Campbell: But the one by Hospital Boulevard, I’m not sure why they sent that, maybe it was a just in case because they don’t know our historic zones, so they were just sending as an FYI for us to kind of clear.

Mr. McPherson: Since we’re revamping the entire, I mean the County of Stafford is revamping this entire downtown area, I think that needs to be taken into consideration because it’s not what things look like now, it’s what they’ll look like then, you know it might not be historical, so just pointing that out.

Ms. Campbell: Yeah.

Mr. Dodgen: Is the one location on the corner adjacent to the Courthouse?

Ms. Campbell: that’s what it looks like but they just have a dot on the map, that’s the only information they’ve given me so I’m not even sure which side it would be on or what it entails, because Kathy didn’t even know of an existing antenna there and they’re saying that it’s a replacement so we asked for more information.

Mr. Dodgen: Okay, alright, let the record show that Doris is here.

Ms. McAdams: I have a question. I think I sent you an email today and whoever sent the stuff out on Tuesday, when I, it goes to my junk mail and when I tried to bring it over somehow I lost that and a

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couple other emails and I asked if you would resend it but I haven't, I asked both people to resend that stuff and I got nothin.

Ms. Campbell: Really? I resent it out after I got the email this morning, so I'll have to check to make sure that went through.

Ms. McAdams: I checked junk mail on my phone and I didn't see it.

Ms. Campbell: Okay, well I'll double check.

Mr. Osborn: You got one from me this morning too.

Ms. Campbell: Yeah.

Mr. Osborn: I didn't get...

Ms. Campbell: You didn't get an email back? Okay, I'll check my outbox.

Mr. Miles: May I ask, just a point of clarification, just to ensure that I'm reading this correctly, the only modification from the existing one would be in vertical height, there would be no two dimensional...?

Ms. Campbell: No, just height.

Mr. McPherson: It's just a straight antenna, it's not a cell phone antenna which **inaudible**, it's just something sticking straight up.

Ms. Campbell: I think the height is concerning a lot in historic zones because of the view shed and having a clean view of something without a bunch of antennas or power lines and things.

Mr. Dodgen: Any more discussion?

Mr. Miles: What's the standard height of a power line now?

Ms. Campbell: I don't even know. I'm not sure.

Mr. Dodgen: Just a regular secondary power distribution? 25, 30 feet.

Mr. McPherson: This one's about 31 feet.

Mr. Miles: I think they said 35.8 foot utility pole and then whatever they, I think there's the extension...

Ms. Campbell: It says it's replacing a 27 foot or something like that.

Mr. Miles: Well there's a difference because the letter from the 31st which says it's a new 40 foot utility pole.

Ms. Campbell: Okay, yeah the one from the hospital.

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Mr. Miles: I was just trying to get information about the power lines.

Mr. Dodgen: If it sits on County property, are benefiting from its location as far as rental and use?

Ms. Campbell: I'm not sure and depending on what sort of cell tower it is, sometimes these need to go through conditional use permits, so I ran these by our, by our long range planners who do the rezonings to see if this is something they've heard of yet or we have any official application that's come through.

Mr. McPherson: It's rare for a cell tower to have to bump the antenna so I'm wondering if it's actually cellular coverage or if it's just like a hot spot or something, I'm not really sure what it even is.

Ms. Campbell: Yeah this is all I received for it, so...

Mr. Dodgen: So, bottom line is we'll probably get more information and staff is gonna comment on it anyway, prior to our receipt.

Ms. Campbell: Yes.

Mr. Dodgen: Okay, perfect.

UNFINISHED BUSINESS

3. Westebbe Acreage / Smith Forbes House

Mr. Dodgen: Let's move on to unfinished business. The Westebbe acreage, Smith Forbes House. Interesting subject, isn't it?

Ms. Campbell: Yes. The latest I have from Mr. Unruh is that they found a potential architectural historian and after they have everything documented then he wants to invite you all out for a field trip. And he said he would coordinate through me when a good time was and I haven't heard from him since then, so they're probably, hopefully getting that work done now so we'll have that for his next presentation to you all.

Mr. Miles: Did they send a bio or credentials of whoever the architectural historian is?

Ms. Campbell: No, he said they found someone and then he would let me know further, but they haven't said anything.

Ms. McAdams: Yeah, I'd be glad to take a run down there, but I just haven't had time to go down there.

Ms. Campbell: And I can ask him to send me the credentials, because I didn't consider that of who they ended up hiring.

Mr. Dodgen: I think that's important. The whole idea of it being a large overlay and somehow cutting the overlay down without doing the zoning change, all of those things all of a sudden start to get a little more complex. I'm thinking in terms of if he sells the property in the future, how does the title read as far as how the property that's being sold whether it sits in or outside of the overlay. And what are the requirements that go along with the title if he subdivides it or sells it. Is it going to be a, like a

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community property type of arrangement where the people only own the land underneath the house or is it gonna be subdivided lots and so on. I don't think we really got a clear answer from him on that.

Mr. McPherson: Is that pertinent to our decision?

Mr. Dodgen: Well what I'm saying is, is that if we, what we do as far as the overlay will have an impact on the title search. And so we have to be cognizant of that going forward and so the next thing is staff needs to review their application and address that before we see it. Because we need to have direction from staff or the office of general counsel on how it should be taken care of. If we have to require them to do a zoning change then we should do that, if we don't have to do that, if staff recommends doing some kind of a summary plat with constraints and covenances and so on then we would do that, but what we need staff to do is tell us that.

Ms. Campbell: Yeah, we have to figure out first which direction he's going to go in and we won't really have anything to review unless he decided to go forward with the rezoning which would then go through the entire rezoning process and go before the Planning Commission and it would have different stipulations, whatever they're proffering, whatever... yeah, so....

Ms. McAdams: I don't think he wants to do, go that route, because that's an expensive, long route that may or may not be approved.

Ms. Campbell: Yeah. So I think he's looking more towards what you all would be agreeable with and I know Kathy has been talking with certain people to figure out the best route and working with Mr. Unruh, so as soon as we hear more from him we can move forward with that.

Mr. Miles: Do we have any sort of mechanism to verify the findings of the report of whatever historian they commission?

Mr. Dodgen: We asked for that to be presented to us at the October meeting.

Mr. Miles: Is there any...

Ms. McAdams: You want to know do we have an historian...

Mr. Miles: Right is there any sort of protocol where we can verify the findings, that they're not being embellished simply to, you know, affirm his own opinion? I don't know if there's somebody on staff or someone with expertise, or whatnot...

Mr. Dodgen: I believe we asked for an individual that had credentials, part of the reason, I agree with you as for the resume of the individual doing the work, let's see who's doing it.

Ms. Campbell: I can email him and make sure he provides that as well, not just whatever work he gets from the person.

Mr. Dodgen: And yes, it's a long process, the thing that we don't have control over is how many years ago was it that they decided to put this large tract of land in the overlay and...

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Ms. McAdams: I think it was when the, when they were given the opportunity and I can't remember what year it was, that's what I was told last month...

Mr. Dodgen: So, we're only dealing with that action, we can't change it. What we have to do is go forward with what's the proper thing to do given the request and I think that's a counsel and staff to look at first and give us some direction. I don't think it's our responsibility to make those kinds of determinations. Anything else about Westebbe? Alright.

REPORTS BY ARB MEMBERS

Mr. Dodgen: Anybody have anything to report, ARB members?

APPROVAL OF MINUTES

August 5, 2019

The ARB voted to approve the minutes from August 5, 2019 as amended by Mr. Dodgen.

October 7, 2019

The ARB voted to approve the minutes from October 7, 2019 as amended by Mr. Dodgen.

ADJOURNMENT

Mr. Dodgen adjourned the meeting at 6:28 pm.