

Halifax County Board of Supervisors Planning Commission Joint Meeting



**County Administration Building
1050 Mary Bethune Street
Halifax, Virginia**

**January 20, 2026
6:30 p.m.**

AMENDED AGENDA
Halifax County Board of Supervisors
Halifax County Planning Commission
Joint Meeting
County Administration Building
Board of Supervisors Meeting Room
1050 Mary Bethune Street
Halifax, VA 24558
Tuesday, January 20, 2026 / 6:30 PM

A. CALL TO ORDER

Board of Supervisors Call to Order – Chair Roller
Planning Commission Call to Order – Madam Chair Cowan

Invocation – Planning Commission Griles
Pledge of Allegiance – Board of Supervisors Chair Roller

B. ATTENDANCE

Board of Supervisors Attendance Roll Call
Planning Commission Attendance Roll Call

C. ADOPTION OF AGENDA

Board of Supervisors Adoption of Agenda
Planning Commission Adoption of Agenda

D. RECOGNITIONS

1. Planning Commissioners
 - a. Mattie Cowman
 - b. Jimmy Watts

E. NEW BUSINESS – PLANNING COMMISSION

1. IDA - Ordinance Change Request
 - a. Building height increase for M-2, industrial district

pages 7 – 8

F. PUBLIC HEARINGS

1. Rezoning Permit Application: A-1, Agricultural to M-2, Industrial ED # 6:

pages 10 – 18

Applicant: Ronnie Jones
PRN: 16534 & 16535
Location: Philpott Road and Crestview Trail
Propose Use: Planned expansion for Hitachi Energy Project

- a. Zoning Administrator Overview

- b. Applicant Presentation

- c. Board of Supervisors Open Public Hearing
Planning Commission Open Public Hearing

- d. Public Comment

- e. Planning Commission Close Public Hearing
Board of Supervisors Close Public Hearing

- 2. Conditional Use Permit Application ED # 6: pages 19 – 63
Applicant: Celco Partnership d/b/a Verizon Wireless
PRN: 34996
Location: Mill Pond Road
Landowner: Katherine Farmer
Proposed Use: Construct a 199ft Wireless Telecommunication Tower
 - a. Zoning Administrator Overview
 - b. Applicant Presentation
 - c. Board of Supervisors Open Public Hearing
Planning Commission Open Public Hearing
 - d. Public Comment
 - e. Planning Commission Close Public Hearing
Board of Supervisors Close Public Hearing

- 3. Conditional Use Permit Application ED # 1: pages 64 – 102
Applicant: Celco Partnership d/b/a Verizon Wireless
PRN: 31627
Location: LP Bailey Memorial Hwy
Landowner: Aubry Younger or Mary Sue
Proposed Use: Construct a 199ft Wireless Telecommunication Tower
 - a. Zoning Administrator Overview
 - b. Applicant Presentation
 - c. Board of Supervisors Open Public Hearing
Planning Commission Open Public Hearing
 - d. Public Comment
 - e. Planning Commission Close Public Hearing
Board of Supervisors Close Public Hearing

G. PRESENTATIONS

None

H. MINUTES CORRECTION/APPROVAL

A. December 16, 2025 Planning Commission/Board of Supervisors pages 104 - 108
Joint Meeting

I. PLANNING COMMISSION DISCUSSION & RECOMMENDATION

1. Rezoning Permit Application: A-1, Agricultural to M-2, Industrial ED # 6: pages 10 – 18
Applicant: Ronnie Jones
PRN: 16534 & 16535

Location: Philpott Road and Crestview Trail
Propose Use: Planned expansion for Hitachi Energy Project

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J. PLANNING COMMISSION ADJOURN

K. NEW BUSINESS – BOARD OF SUPERVISORS

1. Airport – Award AWOS Contract pages 110 - 134

L. MOTION TO ENTER CLOSED SESSION PURSUANT TO VIRGINIA CODE §2.2-3711

Subsection (a)(1): Discussion, consideration, or interviews of prospective candidates for employment; assignment, appointment, promotion, performance, demotion, salaries, disciplining, or resignation of specific public officers, appointees, or employees of any public body; and evaluation of performance of departments or schools of public institutions of higher education where such evaluation will necessarily involve discussion of the performance of specific individuals. (Appointments) (Personnel)

M. MOTION TO RECONVENE IN OPEN SESSION

N. MOTION TO ADOPT RESOLUTION FOR CERTIFICATION OF CLOSED SESSION

WHEREAS, the Halifax County Board of Supervisors has convened a closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of the Virginia Freedom of Information Act; and

WHEREAS, § 2.2-3712 of the Code of Virginia requires a certification by this governing body that such closed meeting was conducted in conformity with Virginia law;
NOW, THEREFORE, BE IT RESOLVED that this governing body hereby certifies that, to the best of each member's knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the governing body.

ROLL CALL VOTE

O. ACTION RESULTING FROM CLOSED SESSION

P. BOARD OF SUPERVISORS ADJOURN

NEXT MEETING(S)

Board of Supervisors Regular Meeting
Board of Supervisors & Planning Commission Joint Meeting

February 2, 2026 (6:30 p.m.)
February 17, 2026 (6:30 p.m.)

HALIFAX COUNTY BOARD OF SUPERVISORS
Standards of Conduct

Recognizing that persons holding a position of public trust are under constant observation by the media and interested County residents, and recognizing that maintaining the integrity and dignity of the public office is essential for maintaining high levels of public confidence in our institutions of government, every member of the Halifax County Board of Supervisors should adhere to the following Standards of Conduct.

1. Avoid during public meetings and during the performance of public duties the-use of abusive, threatening or intimidating language or gestures directed at colleagues, citizens, or personnel.
2. Pay all taxes due to the County, state, or national government.
3. Avoid a private lifestyle that casts public doubt upon the integrity and competence of the County government.
4. Make a conscientious effort to be well prepared for each meeting.
5. Recognizing the dignity of each individual, the Board shall attempt to avoid offering public criticism of colleagues or County employees.
6. Work to create a positive environment in public meeting where citizens will feel comfortable in their roles as observers or participants.
7. Maintain an attitude of courtesy and consideration toward all colleagues and staff during all discussions and deliberations.
8. Be tolerant. Allow citizens, employees, or colleagues sufficient opportunity to present their views.
9. Be respectful and attentive. Avoid comments, body language or distracting activity that conveys a message of disrespect for the presentations from citizens, personnel, or colleagues. Be concise.
10. Avoid the practice of taking more time to address an issue before the body than is necessary and essential for an adequate consideration of those matters being discussed.

Board members should always remember, "There is no right way to do the wrong thing."

HALIFAX COUNTY BOARD OF SUPERVISORS

CONDUCT OF THE PUBLIC

The efficient and dignified conduct of public business is an ultimate concern of the Board. Accordingly, it is the policy of the Board that its meetings be conducted with the highest degree of order and decorum. The Board's integrity and dignity will be established and maintained at all times during the conduct of public business, and the Board will permit no behavior which is not in keeping with this policy. Prohibited conduct at meetings shall include:

1. Campaigning for public office, soliciting of funds, or promoting private business ventures.
2. Using profanity, vulgar language or gestures.
3. Language or actions which insult or demean any person or group of persons or which, when directed at a public official or employee is not related to his official duties.
4. Disruptive behavior.
5. Making non-germane or frivolous statements.
6. Discussions of a sectarian or partisan nature.
7. Smoking or eating in the Board Room.
8. Addressing question or statements to anyone other than the Chairman (Questions shall be presented to the Chairman, who will, at their discretion, solicit a response from the appropriate board or staff member.)
9. Standing in the back or side isles of the Board Room as long as there are sufficient seats available (except for law enforcement personnel).
10. Persons in attendance at the meeting addressing the Board while members of the Board are considering any motion, resolution or ordinance preliminary to a vote on the same, except at the discretion of the Chairman.
11. Any persons addressing comments or questions to someone other than the Chairman.
12. Wearing hats, caps or other types of headgear.
13. Applause is permitted only during presentations, awards, proclamations and special recognition periods.

The Board of Supervisors welcomes and encourages citizen participation in its meetings. To insure fair and timely participation, the following procedures are observed by the Board:

1. All presenters are asked to state their name
2. Each speaker on a general matter, whether an individual or a representative for an organization, is limited to three (3) minutes.
3. Speaker's comments are limited to a presentation on his or her point of view only – questions of clarification may be entertained only by the board members;
4. All comments are to be directed to the board;
5. Debate between a recognized speaker and audience members or between board members and the speaker is not permitted;
6. Courtesy between the speaker and audience is expected at all times;
7. Speakers are requested to leave any written statement and / or comments with the clerk to the board;
8. Individuals speaking on behalf of an organized group are required to file with the clerk written authorization from the group allowing the individual to represent that group;
9. By applying to speak as a representative for an organization, the individual confirms they are recognized as an official representative of that organization; and
10. Presentation to the board by groups should:
 - a. Obtain prior approval from the chairman of the board;
 - b. Submit all written materials and data no later than ten days prior to the meeting in time to be included in the board's agenda packet distributed a week before each regular monthly meeting;
 - c. Limit presentations to fifteen minutes; and
 - d. File with the clerk written authorization from the group allowing the individual to represent that group.
11. A digital, color-coded timer will be displayed in full view of the Board, the speaker, and individuals seated in the gallery. When two minutes have expired, the timer display will turn yellow indicating the speaker has one minute to conclude his/her comments. At the end of that one-minute period (completion of the full three-minute period), the timer will display 0:00 in red, indicating the speaker must relinquish the podium to the next speaker. Staff will notify the Chairman that the speaker's time has expired. Speakers continuing after the time allotted shall be ruled out of order by the Chairman.

The Chairman shall preserve order and decorum at all meetings. The Chairman may order the expulsion of any person for violation of these rules, disruptive behavior, or any words or action which incite violence or disorder, subject to appeal to the Board. Any person so expelled shall not be readmitted for the remainder of the meeting from which he was expelled. Any person who has been so expelled and who at a later meeting again engages in words or actions justifying expulsion may be barred from attendance at future meetings of the Board for a specified and reasonable period of time not to exceed six months or upon a still subsequent expulsion, a period not to exceed one year either by the Chairman, subject to appeal to the Board, or by motion passed by the Board.

BUSINESS ITEMS

Planning Commission



HALIFAX COUNTY

Virginia

AGENDA

Meeting Date:	January 20, 2026	Staff Members:
Item #	E-1	Detrick Easley
Department:	Planning & Zoning	
Subject:	Zoning Amendment Request from Halifax IDA	

Halifax IDA is requesting the board(s) to consider increasing the maximum building height in the M-2, Industrial zoning district. Section 53-383 of Halifax Code only allows buildings in the M2 district to be erected up to a height of 50 feet.

Hitachi was successful in pursing their variance height increase for their planned expansion.

Staff has been advised by Mr. Brian Brown that the current zoning restriction eliminates location decision for specific projects.

Staff would like the go-ahead to proceed with drafting ordinance amendment to increase the height restriction and hold joint public hearing to consider the increase.

Halifax IDA request attached.



December 19, 2025

Mattie Cowen, Chairman
Halifax County Planning Commission
1050 Mary Bethune Street
Halifax, VA 24558

Chairman Cowan,

On behalf of Halifax IDA, I request the Planning Commission consider increasing the maximum building height for buildings in the M2 Heavy Manufacturing District. The current maximum height by right is 50 ft. This maximum is below our neighboring jurisdictions, placing Halifax County at a disadvantage for many economic development projects.

The Halifax IDA recommends a maximum height of 80 ft for properties outside an industrial park and 120 ft inside an industrial park. The recommendation does not change any zoning regulations for property located in a M1 Light Manufacturing Zoning District.

We recommend mirroring the following language from a neighboring jurisdiction:

MAXIMUM HEIGHT OF BUILDINGS: The maximum height of buildings in this district shall be eighty (80) feet. The maximum height of buildings located within an Industrial Park recognized by Pittsylvania County shall be one hundred twenty (120) feet. (B.S.M. 9/21/21) Belfries, cupolas, chimneys, flues, flagpoles, television antennae, radio aerials, silos, and water tanks are exempt. Any building or structure shall be constructed, erected, installed, maintained, and be of an approved type in accordance with the provisions of the Virginia Uniform Statewide Building Code as amended and the Fire Prevention Code.

Thank you for your consideration.

Sincerely,


Ryland Clark
Chairman

Public Hearings



HALIFAX COUNTY

Virginia

AGENDA

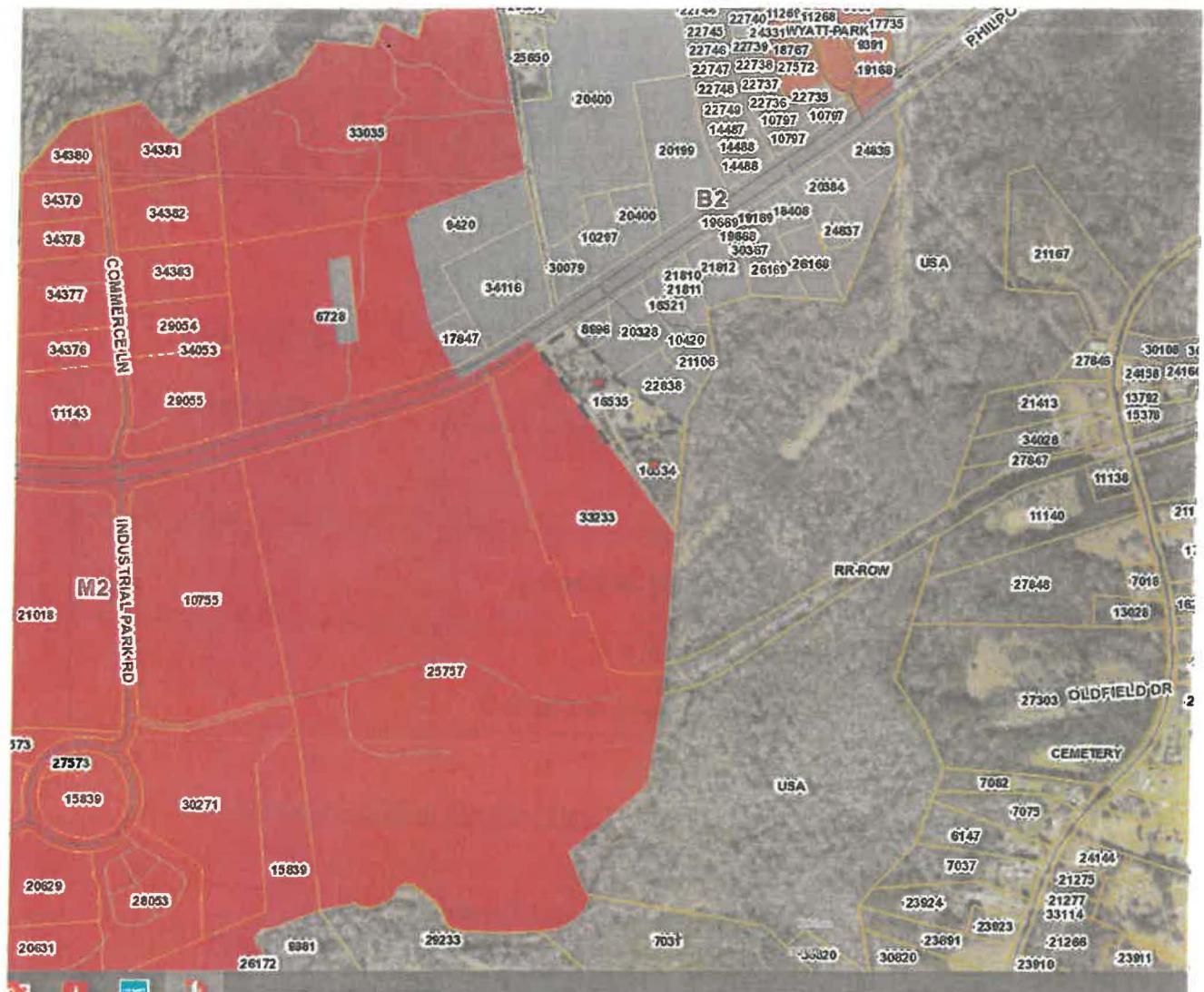
Meeting Date:	January 20, 2026	Staff Members: Detrick Easley	
Item #	F - 1		
Department:	Planning & Zoning		
Subject:	Election District # 6 Public Hearing Rezoning request A-1 to M-2		

Background:

1. Rezoning Permit Application: A-1, Agricultural to M-2, Industrial ED # 6:

Applicant: Ronnie Jones
PRN: 16534 & 16535
Location: Philpott Road and Crestview Trail
Propose Use: Planned expansion for Hitachi Energy Project

Mr. Ronnie Jones has submitted a rezoning application to rezone parcels 16534 & 16535 located on Philpott Rd from A-1, Agricultural to M-2, Industrial. The rezoning purpose is to allow the parcels to part of the Hitachi planned expansion. Hitachi is in process of purchasing the two parcels from Mr. Jones. The two parcels adjoin industrial and commercial. The rezoning request would be consistent with surrounding land use.



The Halifax County Comprehensive land promotes industrial development growth through planned areas to enhance the County. By working with stakeholders to identify underutilized properties within or adjacent to the industrial and business core of Halifax County and its urban and urban-like areas, which should be acquired or improved to enhance development opportunities.

Rezoning of parcels 16534 & 16535 remains consistent with current zoning and land use maps, as well as future land use maps.

I have attached all supporting documents for the rezoning request.



HALIFAX COUNTY BOARD OF SUPERVISORS

PLANNING AND ZONING OFFICE

1030 Mary Bethune St., Suite LL1

P. O. Box 699

HALIFAX, VIRGINIA 24558-0699

PHONE: (434) 476-3300

FAX: (434) 476-3384

planning@co.halifax.va.us

Detrick Easley
Zoning Administrator

January 5, 2026

Ronnie Jones
1015 Crestview Trail
South Boston Va. 24592

Dear Mr. Jones

The Halifax County Planning Commission and Halifax County Board of Supervisors will hold a Joint Public Hearing on your rezoning application request on Tuesday, January 20, 2026 at 6:30pm.

The attached Public Notice identifies the date, time, and location of the Public Hearing.

You will be allowed ten (10) minutes to present your application to the board prior to opening of each public hearing.

Please advise with any concerns or questions before the Public Hearing.

Sincerely,

A handwritten signature in black ink that reads "Detrick J. Easley".

Detrick J. Easley
Zoning Administrator

ADJOINING PROPERTY OWNERS

Name:**Mailing Address:**

PRN 3323
Industrial Development Authority
of Halifax County Virginia

1100 Confroy Drive
South Boston, Virginia 24592

PRN 8996
Anaya, Ezequiel

4501 Boston Road
Roxboro, North Carolina 27573

PRN 20328
Shila, Inc.

2075 Philpott Road
South Boston, Virginia 24592

PRN 22838
Sizemore, Lajanice J.

1015 Crestview Trail
South Boston, Virginia 24592



HALIFAX COUNTY BOARD OF SUPERVISORS

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PHONE: (434) 476-3300
FAX: (434) 476-3384
planning@co.halifax.va.us

Detrick Easley
Zoning Administrator

January 5, 2026

Dear Adjoining Property Owner:

You are being notified of a Rezoning Permit application which has been submitted by Mr. Ronnie Jones to rezone parcels 16534 & 16535. The request is to rezone the parcels from A-1, Agricultural to M-2, Industrial. Upon a successful rezoning, the properties will be used as part of Hitachi planned expansion.

The attached Public Notice identifies the Applicant, property location, and describes the nature of the Land Use application. Dates, times, and locations of the Public Hearings are noted.

Should you wish to comment on an application, you may speak at the scheduled Public Hearing. You may also comment by letter, fax, email, or telephone prior to any Hearing. Please note that speakers at Public Hearings are subject to time limits.

The final decision on any Land Use Application is made by the Halifax County Board of Supervisors upon completion of a review of the merits of the Application, consideration of public comments, and consideration of any recommendations from the Halifax County Planning Commission.

Please do not hesitate to contact me for additional application details, or if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Detrick Easley".
Detrick Easley
Zoning Administrator



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FAX: (434) 476-3384
planning@co.halifax.va.us

Detrick Easley
Zoning Administrator

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that a Joint Public Hearing will be held **Tuesday, January 20, 2026** at 6:30 PM by the Halifax County Planning Commission and Halifax County Board of Supervisors to consider and receive comments on the below applications:

1. Rezoning Permit Application: A-1, Agricultural to M-2, Industrial ED # 6:

Applicant: Ronnie Jones
PRN: 16534 & 16535
Location: Philpott Road and Crestview Trail
Propose Use: Planned expansion for Hitachi Energy Project

2. Conditional Use Permit Application ED # 6:

Applicant: Cellco Partnership d/b/a Verizon Wireless
PRN: 34996
Location: Mill Pond Road
Landowner: Katherine Farmer
Proposed Use: Construct a 199ft Wireless Telecommunication Tower

3. Conditional Use Permit Application ED # 1:

Applicant: Cellco Partnership d/b/a Verizon Wireless
PRN: 31627
Location: LP Bailey Memorial Hwy
Landowner: Aubry Younger or Mary Sue
Proposed Use: Construct a 199ft Wireless Telecommunication Tower

The Joint Public Hearing will be held in the Board of Supervisors Meeting Room located in the Halifax County Administration Building, 1050 Mary Bethune Street, Halifax, Virginia. Public attendance at the Public Hearing will be permitted.

Any comments sent by letter, fax, or email will be distributed to the individual Commissioners and Board members. Comments received by January 12, 2025, at 5:00 PM will be included in meeting packets sent to members. Comments received after this date will be distributed to the members at the beginning of the Public Hearing.

Individuals requiring special assistance to attend and participate in the Hearings, or requiring additional information on the Hearings' issues, including copies of any applications, proposed plans, ordinances, or amendments, should contact the Halifax County Planning and Zoning Office, 1050 Mary Bethune Street, P.O. Box 699, Halifax, Virginia 24558.

For further information, please call or email:

Telephone: (434) 476-3300 ext. 3321
Email: planning@co.halifax.va.us

HALIFAX COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATION BUILDING

1050 Mary Bethune Street

P. O. BOX 699

HALIFAX, VIRGINIA 24558

Telephone: (434) 476-3300

Fax: (434) 476-3384

E-mail: planning@co.halifax.va.us

RECEIVED
DEC 22 2025
BY: KG

DATE FILED: 12/22/2025

ELECTION DISTRICT # ED6

COUNTY OF HALIFAX, VIRGINIA LAND USE APPLICATION

Rezoning

Conditional Use Permit

Planned Unit Development

1. Applicant: Ronnie M. Jones
2. Address & Telephone: 1015 Crestview Trail
South Boston, Virginia 24592
3. Current Zoning Classification: A1
Proposed Zoning Classification: M2
4. Proposed Use: Planned expansion project for Hitachi Energy
5. County Code Section: _____
6. Location: Street Address: Philpott Road
Road Number: US-58E
Nearest Intersection: Philpott Road and Crestview Trail
Distance and Direction from Intersection: _____
385 feet west of the intersection of Crestview Trail
- Side of Road (North, South, East or West): South

7. Size of Parcel: 2.47 acres (PRN 16534) & 3.89 acres (PRN 16535) = 6.36

8. Size of Proposed Use Area: 6.36

9. Property Owner (If different from #1): _____
Property Owner Address: _____

10. Deed Book: 531 Page # 432
Parcel Record Number (PRN): 16534 & 16535

11. Water Supply (Type): HCSA
Sewage Disposal (Type): HCSA
Approved by Health Department: _____
Approved by Municipality: _____

I certify that the information contained in and submitted with this Application is true and accurate to the best of my knowledge and belief.

Date

12/19/2025

Date

Signature of Applicant

Ronnie M. Jones

Signature of Property Owner



HALIFAX COUNTY

Virginia

AGENDA

Meeting Date:	January 20, 2026	Staff Members:
Item #	F - 2	Detrick Easley
Department:	Planning & Zoning	
Subject:	Election District # 6 Public Hearing Conditional Use Permit (Wireless Telecommunication Tower)	

Background:

1. Conditional Use Permit Application ED # 6:

Applicant: Cellco Partnership d/b/a Verizon Wireless
PRN: 34996
Location: Mill Pond Road
Landowner: Katherine Farmer
Proposed Use: Construct a 199ft Wireless Telecommunication Tower

Verizon Wireless has applied for a Conditional Use Permit to install 195' foot monopole-style wireless telecommunications tower with a 4' lighting rod. The proposed location of the new tower is located adjacent to 2196 Mill Road (parcel 12408), owned by Katherine Farmer. The property is currently zoned A-1, agricultural. Section 53-175 (24) of Halifax Zoning Code permits communication towers and antenna systems with the issuance of a Conditional Use Permit approved by the governing body.

The applicant proposes to lease an area of the property to design the Verizon tower with the capability of adding additional wireless carriers to provide adequate coverage and capacity for both wireless voice and broadband to this area of Halifax County.

There are no existing towers in the area on which to co-locate.

Potential site conditions have been provided to the applicant. Adjoining property owners' letters were sent out on January 6, 2026, for the tower.

All supporting documents for the proposed tower are enclosed.



HALIFAX COUNTY BOARD OF SUPERVISORS

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FAX: (434) 476-3384

planning@co.halifax.va.us

Detrick Easley
Zoning Administrator

January 2, 2026

Celco Partnership

Rui Da Silva

1831 Rady Court

Richmond Va. 23222

Dear Rui:

The Halifax County Planning Commission and Halifax Board of Supervisors will hold a Joint Public Hearing on Tuesday, January 20, 2026 at 6:30pm. The Public Hearing will address your two Conditional Use Permit applications to install wireless telecommunication towers. The Joint Public Hearing will be held in the Board of Supervisors Meeting Room located in the Halifax County Administration Building, 1050 Mary Bethune Street, Halifax, Virginia.

For Conditional Use Permit (C.U.P.) Applications, it is my practice to prepare a list of "Potential Conditions" for use by the Planning Commission and the Board of Supervisors in their respective deliberations regarding activities covered by a Conditional Use Permit. Should the Commission recommend Permit approval, or if the Board of Supervisors ultimately approves Permit issuance, the "Potential Conditions" are used as basis for any final conditions that may be imposed by the Board of Supervisors.

A copy of the "Potential Conditions" is enclosed. I urge you to carefully review this document.

Please understand that the Planning Commission or the Board of Supervisors may accept, reject, or modify any or all of the "Potential Conditions" if Permit issuance is determined to be appropriate.

You will be allowed ten (10) minutes to present your application prior to the Public Hearing.

Should you have any questions or wish to discuss this prior to the Joint Public Hearing please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Detrick Easley".

Detrick Easley
Zoning Administrator



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Detrick Easley
Zoning Administrator

**CELLCO PARTNERSHIP
VERIZON WIRELESS
MILL POND ROAD
PARCEL 34996
COMMUNICATION TOWER**

SITE CONDITIONS

1. Development of the site shall be limited solely to those structures and activities shown on the Site Plan; and as detailed in Conditional Use Permit Application dated November 13, 2025
2. Tower height shall not exceed 199 feet above ground level, exclusive of lightning protection or other safety features, and shall be self-supporting. Any further height increases shall be subject to approval by the Halifax County Board of Supervisors through the Conditional Use Permit process.
3. Existing natural screening provided by trees and other vegetation within and adjoining the lease area shall remain in place, excluding the minimum removal necessary to accommodate the tower base, building, fenced equipment area, and access and to comply with vegetation removal requirements of Virginia Department of Transportation for sight distance compliance at entrance.
4. The Permittee shall preserve existing trees within the lease area for screening on three (3) sides along with solid fencing on front side with anticlimbing device.
5. The access road to serve the site shall be located and constructed to comply with Virginia Department of Transportation entrance standards.
6. No signs shall be installed at the site entrance to identify the site. Signs not exceeding 18 inches by 24 inches shall be allowed to be installed on the equipment building or security fence. No advertising of any type may be placed on the tower.

7. Tower lighting, if any, shall be red, unless superseded by FAA requirements. Any such lighting shall be shielded to prevent glare to ground.
8. The tower must be set back from any off-site residential structure no less than 400ft and any accessory facilities must meet the minimum zoning district setback requirement for primary structures.
9. Construction and operations of the facility shall be in compliance with all applicable local, state and federal codes, rules, ordinances, regulations, and laws.
10. This conditional use permit shall become null and void if tower construction is not commenced within two (2) years of Permit issuance.
11. Failure of the Permittee or its successor to fully comply with all terms and conditions of this Permit may result in the revocation of the "Conditional Use Permit."
12. This Permit is non-transferable, except and unless written notice from the Permittee regarding the transfer, and a signed document from the proposed new Permittee, is received by the County Planning and Zoning Office which states that the new Permittee agrees to comply with all Conditions imposed with original Permit issuance. If the proposed new Permittee desires to amend the original Permit Conditions, such a request must be addressed by the Halifax County Planning Commission and Board of Supervisors through the Use Permit Public Hearing Process.
13. Failure of Permittee to fully conform to all terms and conditions of the Permit may result in revocation of the Conditional Use Permit.

Adopted by Halifax County Board of Supervisors _____.

Date

Detrick J. Easley
Zoning Administrator



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FAX: (434) 476-3384

planning@co.halifax.va.us

Detrick Easley
Zoning Administrator

January 2, 2026

Dear Adjoining Property Owner:

You are being notified of a Conditional Use Permit application, which has been submitted by Cellco d/b/a Verizon Wireless to install a 195-foot monopole-style wireless telecommunications tower. The proposed location of the new tower is located on Mill Pond Road, owned by Katherine Farmer.

The applicant proposes to lease area of the property to design the Verizon tower with the capability of adding four additional broadband carriers to provide adequate coverage and capacity for both wireless voice and broadband to this area of Halifax County.

The attached Public Notice identifies the Applicant, property location, and describes the nature of the Land Use Application. The date, time, and location of the Public Hearing are noted.

Should you wish to comment on any application, you may speak at any or all Public Hearings. You may also comment by letter, fax, email, or telephone prior to any Hearing. Please note that speakers at Public Hearings are subject to time limits.

The final decision on any Land Use Application is made by the Halifax County Board of Supervisors upon completion of a review of the merits of the Application, consideration of public comments, and consideration of any recommendations from the Halifax County Planning Commission.

Please do not hesitate to contact me for additional details, or if you have any questions.

Sincerely,

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Detrick Easley
Zoning Administrator



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Detrick Easley
Zoning Administrator

PUBLIC NOTICE

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Applicant: Ronnie Jones
PRN: 16534 & 16535
Location: Philpott Road and Crestview Trail
Propose Use: Planned expansion for Hitachi Energy Project

2. Conditional Use Permit Application ED # 6:

Applicant: Cellco Partnership d/b/a Verizon Wireless
PRN: 34996
Location: Mill Pond Road
Landowner: Katherine Farmer
Proposed Use: Construct a 199ft Wireless Telecommunication Tower

3. Conditional Use Permit Application ED # 1:

Applicant: Cellco Partnership d/b/a Verizon Wireless
PRN: 31627
Location: LP Bailey Memorial Hwy
Landowner: Aubry Younger or Mary Sue
Proposed Use: Construct a 199ft Wireless Telecommunication Tower

The Joint Public Hearing will be held in the Board of Supervisors Meeting Room located in the Halifax County Administration Building, 1050 Mary Bethune Street, Halifax, Virginia. Public attendance at the Public Hearing will be permitted.

Any comments sent by letter, fax, or email will be distributed to the individual Commissioners and Board members. Comments received by January 12, 2025, at 5:00 PM will be included in meeting packets sent to members. Comments received after this date will be distributed to the members at the beginning of the Public Hearing.



Site Name: Lawson's Creek
Teleless Communication Facility
34°35.1'N 79°02'05.2"W
on, VA 24520

Photograph Information:
View 4-Alton Post Office Road
View from the Southwest
Showing the Existing Site

NBC
TOTALLY COMMITTED



**Lawson's Creek
Location Map**

● - not visible ● - visible

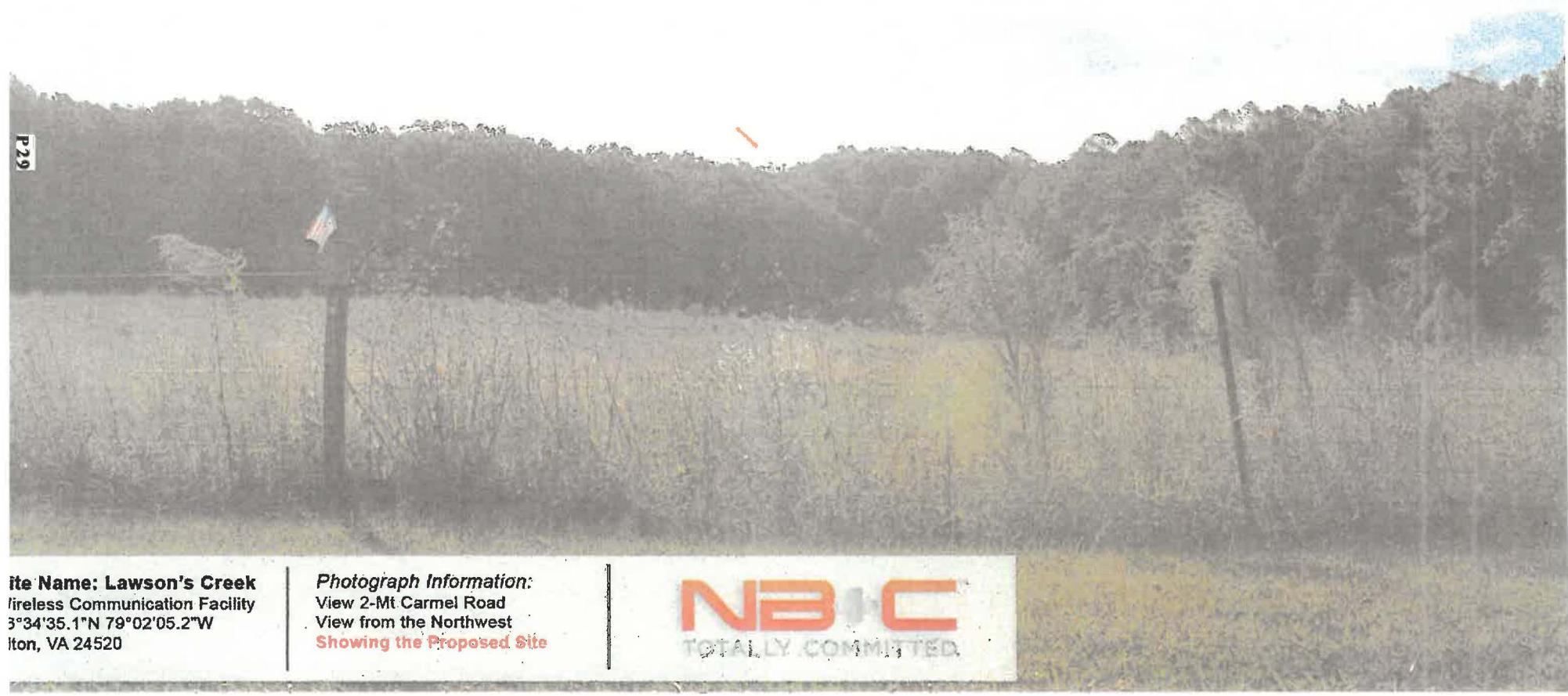


ite Name: Lawson's Creek
ireless Communication Facility
5°34'35.1"N 79°02'05.2"W
ton, VA 24520

Photograph Information:
View 1-Mill Pond Road
View from the North
Showing the Proposed Site

NBC
TOTALLY COMMITTED.

P29



Site Name: Lawson's Creek
Wireless Communication Facility
3°34'35.1"N 79°02'05.2"W
Ition, VA 24520

Photograph Information:
View 2-Mt Carmel Road
View from the Northwest
Showing the Proposed Site

NBC
TOTALLY COMMITTED.

HALIFAX COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATION BUILDING

1050 Mary Bethune Street
P. O. BOX 699
HALIFAX, VIRGINIA 24558

Telephone: (434) 476-3300

Fax: (434) 476-3384

E-mail: planning@co.halifax.va.us

DATE FILED: November 13, 2025

ELECTION DISTRICT # 6

COUNTY OF HALIFAX, VIRGINIA LAND USE APPLICATION

Rezoning Conditional Use Permit Planned Unit Development

1. Applicant: Cellco partnership D/B/A Verizon Wireless - Rui Da Silva - Agent
2. Address & Telephone: 1831 Rady Court, Richmond, VA 23222
804-931-0804 / rui@sulofva.com

3. Current Zoning Classification: A - Agricultural
Proposed Zoning Classification: N/A

4. Proposed Use: Proposing a new Wireless Communications Facility with a
195' Monopole Tower (199' overall with a 4' lightning rod) within
a 75'x75' Lease Area.

5. County Code Section: Article IV - Standards for Telecommunications Antennas and Towers, Sec. 53-100

6. Location: Street Address: Mill Pond Road, Afton, VA 24520
Road Number: Route 701
Nearest Intersection: Route 701 and Route 711
Distance and Direction from Intersection: 0.36 miles southeast from
intersection of Route 701 and Route 711.

- Side of Road (North, South, East or West): West

7. Size of Parcel: 34.93 acres

8. Size of Proposed Use Area: 75'x75' Lease Area (5,625 sq ft)

9. Property Owner (If different from #1): Katherine B. Farmer
Property Owner Address: 1826 Cumberland Road,
Farmville, VA 23901

10. Deed Book: 540 Page # 208
Parcel Record Number (PRN): 34996

11. Water Supply (Type): N/A
Sewage Disposal (Type): N/A
Approved by Health Department: _____
Approved by Municipality: _____

I certify that the information contained in and submitted with this Application is true and accurate to the best of my knowledge and belief.

11/13/2025

Date

K. C.
Signature of Applicant

11-4-25

Date

Katherine B. Farmer

Signature of Property Owner

ADJOINING PROPERTY OWNERS

Name:

Mailing Address:

REQUIRED ATTACHMENTS

1. Application Fee - \$500.00 (Check payable to County of Halifax)
Solar Application Fee - \$1,000.00 (Check payable to County of Halifax)
2. Site Plan, to Scale, clearly illustrating all aspects of site usage. May be drawn on a plat of the parcel.
 - A. Total parcel and proposed use area
 - B. Buildings
 - Provide separate drawing of interior layout, if appropriate
 - Distances to all property lines should be noted
 - C. Parking areas and capacity
 - Note access from State Highway (see #3 below). Note nearest intersection if possible.
 - D. Proposed Signs
 - E. North Arrow
3. Written confirmation from the Virginia Department of Transportation that access to a State Highway can be approved for the property being developed (applicable to either existing or proposed access locations).
** Contact Jay Craddock, P.E. with VDOT to arrange an onsite entrance review at phone number: 434-316-8898. **
4. Other details or information to fully describe proposal (hours and/or days of operation, number of employees, site screening/buffering, etc).



Rui Da Silva <rui@sulofva.co

Re: Fw: Lawsons Creek - New Cell Tower Site

1 message

Rui Da Silva <rui@sulofva.com>
To: "Gravitt, Arron (VDOT)" <Arron.Gravitt@vdot.virginia.gov>
Cc: "Fisher, Mark (VDOT)" <Mark.Fisher@vdot.virginia.gov>
Bcc: Rui Da Silva <rui@sulofva.com>

Tue, Nov 4, 2025 at 12:17

Arron,

I just received confirmation that we should be good with flagging traffic during construction and we will submit full site plans/construction drawings with a traffic control plan for review and approval during the Building Permit process.

I am assuming we will also need to submit a VDOT LUP Application for the review and approval of the traffic control plan at that time, correct?

Thank you

Rui

SUL of VA, Inc.

Rui Da Silva
804-931-0804 (cell)
rui@sulofva.com

Please note that I have no authority to bind Verizon Wireless and the result of our negotiations are subject to approval by Verizon Wireless management. This transmittal, however, is not a representation that I will present this, or any other proposal which results from our negotiations, to Verizon Wireless management for final approval. The terms and conditions set forth herein are not an offer and neither party is legally bound until a final document, which is subject to review by Verizon Wireless counsel and management, has been executed by and delivered to all parties. This email may contain confidential or privileged material. Use or disclosure of it by anyone other than the recipient is unauthorized. If you are not an intended recipient, please delete this email. NOTE: I represent Verizon Wireless in this transaction and they pay my fees. .

On Tue, Nov 4, 2025 at 9:16 AM Rui Da Silva <rui@sulofva.com> wrote:

Good morning,

I believe that we should be able to do that, but I will just run this by the Construction and Engineering teams to be sure. I will get back to you soon.

Thank you

Rui

SUL of VA, Inc.

Rui Da Silva
804-931-0804 (cell)
rui@sulofva.com

Please note that I have no authority to bind Verizon Wireless and the result of our negotiations are subject to approval by Verizon Wireless management. This transmittal, however, is not a representation that I will present this, or any other proposal which results from our negotiations, to Verizon Wireless management for final approval. The terms and conditions set forth herein are not an offer and neither party is legally bound until a final document, which is subject to review by Verizon Wireless counsel and management, has been executed by and delivered to all parties. This email may contain confidential or privileged material. Use or disclosure of it by anyone other than the recipient is unauthorized. If you are not an intended recipient, please delete this email. NOTE: I represent Verizon Wireless in this transaction and they pay my fees. .

On Mon, Nov 3, 2025 at 8:32 AM Gravitt, Arron (VDOT) <Arron.Gravitt@vdot.virginia.gov> wrote:

Rui,

Mark checked the sight distance Friday for these plans. The existing entrance does not meet the required sight distance that is required. Mark's numbers are below.

Being it is an existing entrance and a Private Entrance is required, I can approve the plans, but you will be required to flag traffic during the construction phase.

If that is ok with you, then no revisions are required. If you want to put a new entrance in a location with better sight distance, let me know and Mark can check the sight distance at that location.

Thanks,

Arron Gravitt

Arron Gravitt
Assistant Resident Engineer
Halifax Residency
Virginia Department of Transportation
(434) 222-0066
Arron.Gravitt@VDOT.Virginia.gov



From: Fisher, Mark (VDOT) <Mark.Fisher@vdot.virginia.gov>
Sent: Friday, October 31, 2025 2:02 PM
To: Gravitt, Arron (VDOT) <Arron.Gravitt@vdot.virginia.gov>
Subject: Re: Lawsons Creek - New Cell Tower Site

Arron,

The sight distance is below for this existing entrance. This entrance is less than 495' both directions. I moved the cone 250' south towards Alton Post office Rd and can get over 495' traveling southbound but the other direction stayed about the same. Measurements below are the existing entrance.

Traveling Northbound toward Wilkins Rd 297'
Traveling Southbound toward Alton Post Office Rd 429'

Thank you,



Mark Fisher
Permits Specialist Sr./ Halifax Residency
Virginia Department of Transportation
434-221-1212
Mark.Fisher@vdot.virginia.gov

From: Rui Da Silva <rui@sulofva.com>
Sent: Wednesday, October 29, 2025 11:59 AM
To: Craddock, Joseph (VDOT) <Joseph.Craddock@vdot.virginia.gov>
Cc: Fisher, Mark (VDOT) <Mark.Fisher@vdot.virginia.gov>; Gravitt, Arron (VDOT) <Arron.Gravitt@vdot.virginia.gov>
Subject: Re: Lawsons Creek - New Cell Tower Site

Sounds good! Thank you very much for the update and congratulations on your new position!

Thank you

Rui

SUL of VA, Inc.

Rui Da Silva
804-931-0804 (cell)
rui@sulofva.com

Please note that I have no authority to bind Verizon Wireless and the result of our negotiations are subject to approval by Verizon Wireless management. This transmittal, however, is not a representation that I will present this, or any other proposal which results from our negotiations, to Verizon Wireless management for final approval. The terms and conditions set forth herein are not an offer and neither party is legally bound until a final document, which is subject to review by Verizon Wireless counsel and management, has been executed by and delivered to all parties. This email may contain confidential or privileged material. Use or disclosure of it by anyone other than the recipient is unauthorized. If you are not an Intended recipient, please delete this email. NOTE: I represent Verizon Wireless in this transaction and they pay my fees.

On Wed, Oct 29, 2025 at 11:53 AM Craddock, Joseph (VDOT) <Joseph.Craddock@vdot.virginia.gov> wrote:

Hey Rui,

I've accepted a new job at VDOT, so I won't be looking at these anymore. I've forwarded to Arron Gravitt, who will be looking at these going forward, and you had already copied Mark Fisher, who will also be looking at them.

Thanks,

Jay

Jay Craddock
Area Construction Engineer / Lynchburg District
Virginia Department of Transportation
434-316-8898
Joseph.Craddock@VDOT.Virginia.gov



From: Rui Da Silva <rui@sulofva.com>
Sent: Wednesday, October 29, 2025 10:44 AM

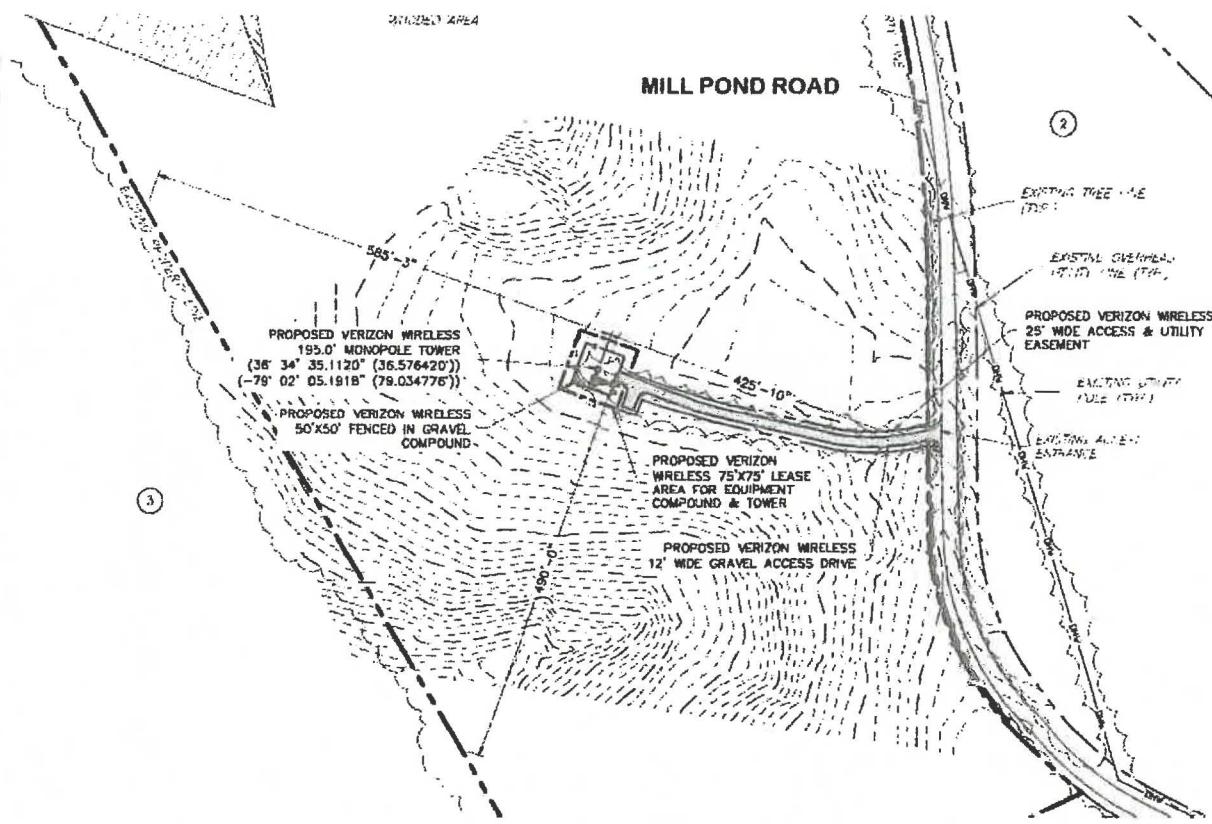
To: Craddock, Joseph (VDOT) <joseph.craddock@vdot.virginia.gov>; Fisher, Mark (VDOT) <Mark.Fisher@vdot.virginia.gov>
Subject: Lawsons Creek - New Cell Tower Site

Jay,

One more tower site entrance that I would like to check with you. This one is on Mill Pond Road and we are planning on using an existing access road. See below and attached.

Can you please let me know if you see any issues with this entrance location?





Thank you

Rui

SUL of VA, Inc.

Rui Da Silva

804-931-0804 (cell)

rui@sulofva.com

Please note that I have no authority to bind Verizon Wireless and the result of our negotiations are subject to approval by Verizon Wireless management. This transmittal, however, is not a representation that I will present this, or any other proposal which results from our negotiations, to Verizon Wireless management for final approval. The terms and conditions set forth herein are not an offer and neither party is legally bound until a final document, which is subject to review by Verizon Wireless counsel and management, has been executed by and delivered to all parties. This email may contain confidential or privileged material. Use or disclosure of it by anyone other than the recipient is unauthorized. If you are not an intended recipient, please delete this email. NOTE: I represent Verizon Wireless in this transaction and they pay my fees. .

Zoned A-1

CONDITIONAL USE PERMIT APPLICATION NARRATIVE

APPLICANT: CELLCO PARTNERSHIP D/B/A/ VERIZON WIRELESS
SITE NAME: LAWSONS CREEK
SITE LOCATION: MILL POND ROAD, AFTON, VA 24520
HALIFAX COUNTY, VIRGINIA
DATE: November 14, 2025

Pursuant to the Halifax County Zoning Ordinance, Article IV, Standards for Telecommunication Antennas and Towers, adopted in 2000 (the "Ordinance"), the Applicant respectfully requests approval of a Conditional Use Permit (CUP) for a Telecommunication Facility (the "Facility") consisting of a 199' monopole (including 4' lightning rod) and related ground equipment. The Facility is proposed for Parcel ID 34996 with address Mill Pond Road, Afton, VA 24520 on the west side of Mill Pond Road and north of Alton Post Office Road (the "Subject Parcel"), which parcel is owned by Katherine B. Farmer. The Subject Property, which contains 34.93 acres, is in the Agricultural A-1 Zoning District and is designated as Agriculture in the Comprehensive Plan. Upon approval of necessary permitting, the Facility would be constructed and operated by The Towers, LLC, an affiliate of Vertical Bridge and Verizon Wireless.

This narrative is submitted with the Land Use Application for a Conditional Use Permit to provide the information required by the Ordinance. The Application submission materials comply with the provisions of the Ordinance set out below. The Zoning Ordinance provisions are copied in italics, and the Applicant's responsive comments are in bold typeface.

Enclosed and referred to in this narrative is the Lawsons Creek conceptual zoning plat set, dated October 21, 2025, prepared by NB+C Engineering Services, LLC (the "Plans").

✓ **Sec. 53-103. - General guidelines and requirements.**

(a) *Principal or accessory use. For purposes of determining compliance with area requirements, antennas and towers may be considered either principal or accessory uses. An existing use or an existing structure on the same lot shall not preclude the installation of antennas or towers on such lot. For purposes of determining whether the installation of a tower or antenna complies with district regulations, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased area within such lots. Towers that are constructed, and antennas that are installed in accordance with the provisions of this chapter shall not be deemed to constitute the expansion of a nonconforming use or structure.*

The proposed Facility would be an accessory use as the Subject Parcel is currently unmanaged forest.

(b) *Inventory of Existing Sites*

Each applicant applying for approval of an antenna and/or tower permit shall provide to the planning and zoning department an inventory of its existing facilities that are either within the locality or within five miles of the border thereof, including specific information about the location, height, and existing use and available capacity of each tower. The planning and zoning department may share such information with other applicants applying for approvals or special use permits under this chapter or other organizations seeking to locate antennas within the jurisdiction of the locality, provided, however, that the planning and zoning department shall not,

by sharing such information, in any way represent or warrant that such sites are available or suitable.

The Application does not include detailed information about Verizon Wireless' existing wireless communications sites and network because this information is proprietary and confidential business information. Va. Code § 15.2-2316.4:2(A)(2) provides as follows:

"In its receiving, consideration, and processing of a complete application submitted under subsection A of § 15.2-2316.4:1 or for any zoning approval required for a standard process project, a locality shall not:

.... 2. Require an applicant to provide proprietary, confidential, or other business information to justify the need for the project, including propagation maps and telecommunications traffic studies, or information reviewed by a federal agency as part of the approval process for the same structure and wireless facility, provided that a locality may require an applicant to provide a copy of any approval granted by a federal agency, including conditions imposed by that agency...."

There are no existing towers in the area to be served.

(c) Design; lighting. The requirements set forth in this section shall govern the location of all towers and the installation of all antennas governed by this article; provided, however, that the board of supervisors may waive any of these requirements if it determines that the goals of this chapter are better served thereby.

(1) Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color, so as to reduce visual obtrusiveness. Dish antennas will be of a neutral, nonreflective color with no logos;

✓ The proposed monopole shall maintain a galvanized steel finish. (See Sheet C-2 of the Plans.) All attachments to the monopole shall be of a neutral, nonreflective color with no logos.

(2) At a facility site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and surrounding structures;

All cabinets, generators, and other ground equipment within the fenced compound will be neutral colors. As shown and noted on Sheet of the Plans, existing trees within the lease area will be preserved to the greatest extent possible to serve as a landscape buffer at least four feet (4') wide. In addition, as shown on Sheets Z-1 and C-1, existing trees within a 200' radius around the tower will not be removed except as necessary for tower construction and installation of the access road and utilities serving the Facility.

(3) If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible;

This provision is inapplicable to the project.

(4) Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the board of supervisors may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views;

✓ The tower will not be lighted as it will be under 200' tall and should not be required to be lit by FAA regulations. Please see the enclosed TOWAIR Determination Results. If the FAA requires lighting in the future, the Applicant will comply with such federal requirements.

(5) No advertising of any type may be placed on the tower or accompanying facility unless as part of retrofitting an existing sign structure;

✓ The Applicant will comply with this requirement; no advertising will be placed on the Facility.

(6) To permit collocation, the tower shall be designed and constructed to permit extensions to a maximum height of 199 feet; and

✓ The proposed monopole tower would be designed and constructed at 195' with a 4' lightning rod and will permit antenna arrays and ground equipment by Verizon Wireless and at least three other wireless providers, as depicted on Sheet C-2 of the Plans.

(7) Towers shall be designed to collapse within the lot lines or lease area, as applicable, in case of structural failure.

✓ The monopole will be set back more than the distance of its height from surrounding parcels, so it would collapse within the lot lines of the Subject Parcel in the case of catastrophic structural failure.

(d) Federal requirements. All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas.

✓ The Facility will be constructed and operated to comply with all applicable federal laws and regulations.

(e) Building codes. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable federal, state and local building codes and regulations.

✓ The monopole will be constructed and maintained in compliance with applicable federal, state, and local building codes and regulations.

(f) Information required. Each applicant requesting a conditional use permit under this chapter shall submit a scaled plan and a scaled elevation view and other supporting drawings, calculations, and other documentation, signed and sealed by appropriate licensed professionals, showing the location and dimensions of all improvements, including information concerning topography, radio frequency coverage, tower height requirements, setbacks, drives, parking, fencing, landscaping and adjacent uses. The board of supervisors may require other information to be necessary to assess compliance with this chapter. Additionally, applicant shall provide

actual photographs of the site that include a simulated photographic image of the proposed tower. The photograph with the simulated image shall include the foreground, the midground, and the background of the site.

Please see enclosed with the application conceptual zoning drawings entitled, "LAWSONS CREEK, MILL POND ROAD, AFTON, VA 24520," prepared by NB+C Engineering Services, LLC, dated October 21, 2025 (the "Plans").

Also enclosed are photo simulations of the proposed monopole from surrounding roadways.

(g) Engineering report. An engineering report must be submitted by the applicant certifying that the proposed tower is compatible for collocation with a minimum of three users including the primary user, designed such that additional user systems are each of no greater load than the primary user. This provision may be waived by a governing body in a particular case.

As shown on Sheet C-2 of the Plans, the monopole will be constructed to accommodate at least three (3) wireless providers.

(h) Collocation policy. The applicant shall provide copies of its collocation policy.

✓ The Facility will be constructed with room on the monopole and within the compound to accommodate other wireless providers. Vertical Bridge will own the Facility and manage the leases for the Facility.

(i) Propagation maps. The applicant shall provide copies of propagation maps demonstrating that antennas and sites for possible collocator antennas are no higher in elevation than necessary.

The Applicant respectfully declines to provide propagation maps of existing sites and the proposed Facility, referring to Virginia Code § 15.2-2316.4:2.A, which states that

"In its receiving, consideration, and processing of a complete application submitted under subsection A of §15.2-2316.4:1 or for any zoning approval required for a standard process project, a locality shall not:

1. Disapprove an application on the basis of:

- a. The applicant's business decision with respect to its designed service, customer demand for service, or quality of its service to or from a particular site;**
- b. The applicant's specific need for the project, including the applicant's desire to provide additional wireless coverage or capacity; or**

(2) Require an applicant to provide proprietary, confidential, or other business information to justify the need for the project, including propagation maps and telecommunications traffic studies, or information reviewed by a federal agency as part of the approval process for the same structure and wireless facility..."

To explain the need for the Facility in this area of the County, however, the Applicant represents to the County that there are no existing towers in the area to be served.

(j) Factors considered in granting special use permits for new towers. The applicant shall obtain a conditional use permit from the board of supervisors before erecting towers or antennas covered by this article. The board of supervisors shall consider the following factors in determining whether to issue a special use permit, although the board of supervisors may waive or reduce the burden on the applicant of one or more of these criteria if the board of supervisors concludes that the goals of this article are better served thereby:

(1) Height of the proposed tower;

The proposed monopole is 195' tall with a four-foot lightning rod for total height of 199'. This height is optimum for providing needed coverage in the targeted area without requiring lighting on the monopole. (See Sheet C-2 of the Concept Plan.)

(2) Proximity of the tower to residential structures and residential district boundaries;

As shown on Sheet Z-1 ("Parcel Plan") of the Plans, the monopole would be greater than 500 feet from the closest off-site residential dwelling. Like the Subject Parcel, all surrounding parcels are zoned Agriculture A-1.

(3) Nature of the uses on adjacent and nearby properties;

Surrounding properties are used primarily for agricultural and residential uses.

(4) Surrounding topography.

This area of the county is relatively flat with open fields and forests.

(5) Surrounding tree coverage and foliage

The Subject Parcel is covered in existing trees and other vegetation. Tree cover on the subject parcel and large areas of forest on surrounding parcels will help to screen the lower portion of the Facility.

(6) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

The tower is designed as a monopole, which has a slimmer, less obtrusive profile than a traditional lattice tower. A matte galvanized steel finish is the best color for blending with the sky background from a distance.

(7) Proposed ingress and egress;

The Applicant has obtained a 25' wide access, fiber, and utility easement from the Subject Parcel Owner from Mill Pond Road to the Facility site and will provide a 12-foot gravel, all-weather road to the Facility site within this easement.

(8) Co-location policy.

Vertical Bridge makes available collocation opportunities on its towers to wireless providers. Please see the enclosed letter from Vertical Bridge.

(9) *Language of the lease agreement.*

A memorandum of lease ("MOL") with the Subject Parcel owner is enclosed with the application.

(10) *Consistency with the Comprehensive Plan and the purposes to be served by zoning.*

NThe Halifax County Comprehensive Plan 2017-2037 includes "Policy PFS4-Electric & Communications Facilities: Provide and plan for efficient public facilities and services to meet the community needs of Halifax County and surrounding areas." Strategy 1 of this Policy is to "(w)ork with regional entities and providers to expand access to existing broadband fiber-optic networks that benefit economic development, enhance educational opportunities, as well as improve public safety communications." Like fiber optic networks, wireless networks provide modern communications important for economic development, education, and public safety via telephone, text, and internet services. Strategy 2 of this Policy is to "(w)ork with state, regional, and commercial entities to provide accurate site mapping of current facilities to plan for future expansion and upgrades to electric and communication facilities." These Strategies indicate that Halifax County would like improved communications facilities. Commercial providers like Verizon Wireless and commercial infrastructure providers such as Vertical Bridge construct infrastructure that provides critical wireless communications to the County.

Wireless communications are important not only for convenience but for emergency communications, business and economic development, remote learning, agricultural applications, tourism and enjoyment of parks and recreation opportunities, and health care applications. In addition to providing voice and data services, wireless facilities may be the only means of internet access in some rural areas.

Wireless communications infrastructure uses very small land areas and does not draw on local resources such as schools, roads, water and sewer, and fire protection. Without interfering with existing agricultural uses, it provides much needed communications services much needed in rural areas with poor cell phone coverage and limited internet access. Further, wireless facility leases help support local farmers and landowners.

The proposed Facility can accommodate several other wireless providers, which helps to minimize the number of tower sites in the county. Vertical Bridge regularly leases space on its towers and equipment compounds to wireless providers.

(k) *Availability of suitable existing towers and other structures as discussed below.*

No towers are available for collocation in the target area for service.

(11) *Availability of Suitable Existing Towers and Other Structures as discussed below;*

Please see the explanation in subsection (k) above.

(12) *Proximity to commercial or private airports.*

Vaughan Airport-00VA is located approximately 2 miles east of the site. The Applicant will obtain a Form 7460 from the FAA confirming the tower will not interfere with air traffic using this airport.

(k) Availability of suitable existing towers or other structures. No tower shall be permitted unless applicant demonstrates to the reasonable satisfaction of the board of supervisors that no existing tower or structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of the following:

- (1) No existing towers or structures are located within the geographic area required to meet applicant's requirements.
- (2) Existing towers are not sufficient height to meet applicant's engineering requirements.
- (3) Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
- (4) The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structure would cause interference with the applicant's proposed antenna.
- (5) The fees, cost, or contractual provisions required by the owner in order to share an existing tower or structures or to adapt an existing tower or structure for sharing unreasonable. Cost exceeding new tower development is presumed to be unreasonable.
- (6) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

Wherever possible, Verizon Wireless collocates on existing towers in compliance with local governments' goal of minimizing the number of towers and to avoid the expense of building new towers. However, there are no existing towers that could be used to provide service to the area this Facility is intended to serve.

(l) Setbacks. The following setback requirements shall apply to all towers and antennas for which a conditional use permit is required; provided, however, that the board of supervisors may reduce the standard setback requirements if the goals of this ordinance would better be served thereby.

- (1) The tower must be set back from any off-site residential structure no less than four hundred (400) feet.

 The Tower would be greater than 400 feet from the nearest off-site residential structure, as shown on Sheet Z-1.

- (2) Towers, guys, and accessory facilities must satisfy the minimum zoning district setback requirements for primary structures.

The Subject Property fronts on a state highway and meets the parcel size and frontage requirements for the A-1 district. The Facility lease premises would be approximately 425' from the road, which exceeds the front yard setbacks from the public road in the A-1 district, as shown on Sheet Z-1 of the Plans. The Facility will have a side setback of approximately 490 feet and a rear setback of approximately 585'.

(m) *Security Fencing.* Towers shall be enclosed by opaque security fencing not less than six (6) feet in height and shall also be equipped with an appropriate anti-climbing device, provided; however, that the board of supervisors may waive such requirements, as it deems appropriate.

✓ The Facility will comply with this requirement. A seven-foot chain link fence topped with three strands of barbed wire, one foot in height, will surround the 50' x 50' compound within the 75' x 75' lease area, as shown on Sheet C-1 ("Compound Plan").

(n) *Landscaping.* The following requirements shall govern the landscaping surrounding towers for which a special use permit is required, provided, however, that the governing authority may waive such requirement if the goals of this ordinance would better be served thereby.

(1) Tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the support building from adjacent property. The standard buffer shall consist of a landscaped strip at least four (4) feet wide outside the perimeter of the facilities.

(2) In locations where the board of supervisors finds that the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived altogether.

(3) Existing tree growth and natural land and natural lands forms on the site shall be preserved to the maximum extent possible. In some cases, such towers sited on large, wooded lots, natural growth around the property perimeter may be sufficient buffer.

(4) Existing trees within 200 feet of the tower shall not be removed except as may be authorized to permit construction of the tower and installation of access for vehicle utilities. This provision may be waived by a governing body in a particular case.

✓ The Applicant requests the Board of Supervisors to waive the requirement for a planted landscape buffer. The Subject Property is covered in existing, mature trees and other vegetation, and the Applicant proposes to retain trees within the lease area to the greatest extent possible to form a buffer of existing trees at least four feet (4') wide, as shown on Sheet SP-2 of the Plans. Further, existing trees within 200' of the monopole will not be removed except as necessary for construction and installation of the access road and utilities, as noted and depicted on Sheet C-1.

(o) *Local government access.* Owners of towers shall provide the county collocation opportunities as a community benefit to improve radio communication for county departments and emergency services, provided it does not conflict with the collocation requirement of subsection (k) of this section.

Localities may not condition approval of wireless permits on free collocation, based on Va. Code § 15.2-2316.4:2.A(8):

"A. In its receiving, consideration, and processing of a complete application submitted under subsection A of § 15.2-2316.4:1 or for any zoning approval required for a standard process project, a locality shall not:....8. Condition or require the approval of an application solely on the basis of the applicant's agreement to allow any wireless facilities provided or operated, in whole or in part, by a locality or by any other entity, to be placed at or co-located with the applicant's project;...."

(p) *Removal of abandoned antennas and towers.* Any antenna or tower that is not operated for a continuous period of 24 months shall be considered abandoned, and the owner of each such antenna or tower shall remove same within 90 days of receipt of notice from the board of supervisors notifying the owner of such equipment removal requirement. Removal includes the

removal of the tower, all tower and fence footers, underground cables and support buildings. The buildings may remain with owner's approval. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

Noted.

(q) Required yearly report. The owner of each such antenna or tower shall submit a report to the board of supervisors once a year, no later than July 1. The report shall state the current user status of the tower. The owner of any antenna or tower, as defined, existing at the effective date of the ordinance from which this section is derived shall be required to submit a yearly report.

Noted.

(r) Review fees. Any out-of-pocket costs incurred for review by a licensed engineer of any of the above-required information shall be paid by the applicant.

Noted.

(Code 2000, § 16.33.4)

Regarding the Conditional Use Permit validity period, please note that Pursuant to state law, the approval of an application for a wireless facility must not be limited in duration except the locality may require construction of the project within two years of approval. Please see the following Virginia Code provision:

Va. Code § 15.2-2316.4:2(A). “In its receiving, consideration, and processing of a complete application submitted under subsection A of § 15.2-2316.4:1 or for any zoning approval required for a standard process project, a locality shall not...10. Limit the duration of the approval of an application, except a locality may require that construction of the approved project shall commence within two years of final approval and be diligently pursued to completion....”

CONCLUSION

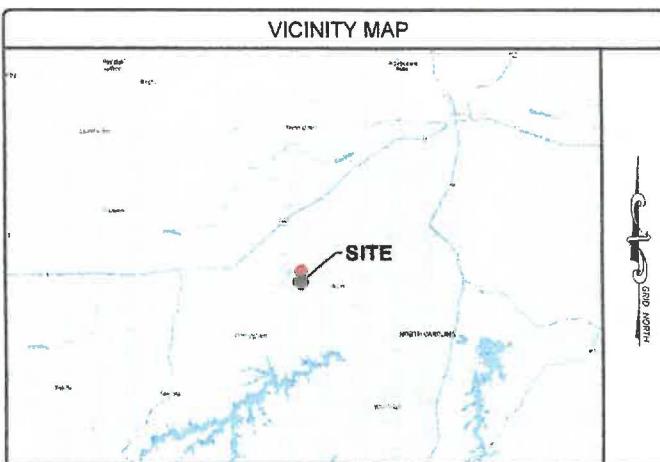
In summary, the proposed Facility complies with the Halifax County Zoning Ordinance and supports the County's Comprehensive Plan goals to improve wireless communications. The Facility will support the goals of Article IV of the Zoning Ordinance “to minimize the total number of towers and tower sites throughout the community” and to “encourage strongly the joint use of new and existing tower sites” by providing several collocation opportunities for other wireless providers. The Site has been designed and located to minimize any adverse visual effect on the community by employing a monopole style tower 199' tall in a location where ground equipment will be screened by existing trees and vegetation. The Facility will have no negative impact on the resources of the county while providing important communications services.

We appreciate the opportunity to present this project in support of improved wireless communications services to Halifax County.

verizon

SITE NAME: LAWSONS CREEK VERIZON RAWLAND

SITE INFORMATION	
PROJECT DESCRIPTION:	RAWLAND: PROPOSED INSTALLATION OF TELECOMMUNICATIONS TOWER AND RELATED EQUIPMENT WITHIN SECURED COMPOUND.
SITE ADDRESS:	MILL POND ROAD AFTON, VA 24520
LATITUDE (NAD 83):	36° 34' 35.1120" (36.576420")
LONGITUDE (NAD 83):	-79° 02' 05.1918" (79.034776")
GROUND ELEVATION:	548.0± AGL
JURISDICTION:	HALIFAX COUNTY
ZONING:	NZ (NON-ZONED)
PARCEL ID:	34098
PARCEL AREA:	34.93± ACRES
PARCEL OWNER:	FARMER KATHERINE B 1626 CUMBERLAND ROAD FARMVILLE, VA 23901
OWNER OWNER:	VERIZON WIRELESS 1831 RADY CT RICHMOND, VA 23222
STRUCTURE TYPE:	MONOPOLE
HEIGHT OF STRUCTURE:	195.0± AGL
RAD CENTER:	192.0 AGL
OVERALL HEIGHT OF STRUCTURE:	199.0± AGL
TOTAL LEASE AREA:	5,625± SQ. FT.
TOTAL AREA OF DISTURBANCE:	15,565± SQ. FT.
POWER PROVIDER:	VEPCO POWER (866) 366-4357
TELCO PROVIDER:	CENTURYLINK (800) 803-8000
EMERGENCY INFORMATION:	
FIRE & RESCUE DEPARTMENT:	(434) 753-6726
POLICE OFFICE:	(434) 476-2526
PROJECT TEAM	
CONSTRUCTION MANAGER:	NETWORK BUILDING + CONSULTING, LLC DOUG KRAMER DKRAMER@NBCLLC.COM
PROJECT MANAGEMENT FIRM:	SITES UNLIMITED INC. RUI DA SILVA (804) 520-8728
ENGINEERING FIRM:	NB+C ENGINEERING SERVICES, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23059 (804) 548-4079



DIRECTIONS

FROM 2501 GOODES BRIDGE RD, RICHMOND, VA 23222:
TURN RIGHT TOWARD GOODES BRIDGE RD, TURN RIGHT ONTO GOODES BRIDGE RD, TURN LEFT ONTO US-360 W/HULL STREET RD, CONTINUE FOR 0.8 MILES, THEN CONTINUE STRAIGHT TO STAY ON US-360 W AND CONTINUE FOR 22.5 MORE MILES, TURN RIGHT ONTO US-360 W/US-58 W AND CONTINUE FOR 10.3 MILES, AFTER 3.6 MILES TURN LEFT ONTO STATE RTE 699, AFTER 2.1 MILES TURN LEFT ONTO STATE RTE 701, IN 1.5 MILES THE DESTINATION WILL BE ON THE RIGHT.

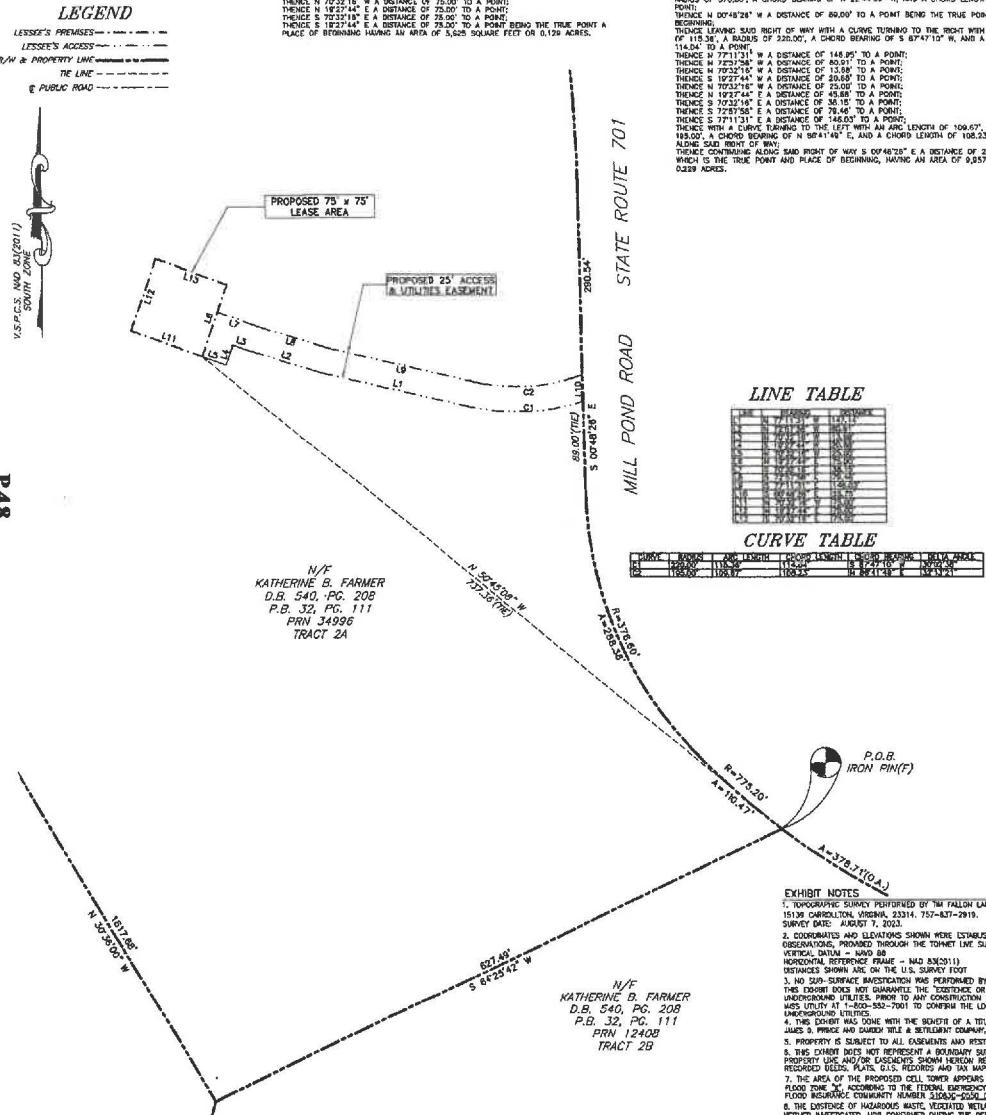
CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

- 2021 VIRGINIA CONSTRUCTION CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 NFPA 101, LIFE SAFETY CODE
- 2021 VIRGINIA STATEWIDE FIRE PREVENTION CODE
- AMERICAN CONCRETE INSTITUTE
- AISC MANUAL OF STEEL CONSTRUCTION 15TH EDITION
- ANSI/TIA-222-H
- TIA 507
- INSTITUTE FOR ELECTRICAL & ELECTRONICS ENGINEER 81
- IEEE C2 NATIONAL ELECTRIC SAFETY CODE LATEST EDITION
- TELECORDIA GR-1275
- ANSI/T 311



DRAWING INDEX	
T-1	TITLE SHEET
EE-1	EASEMENT EXHIBIT
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
C-1	COMPOUND PLAN
C-2	TOWER ELEVATION DETAILS & NOTES
S-1	CONSTRUCTION DETAILS
S-2	FENCING DETAILS I
S-3	FENCING DETAILS II
REVISIONS	
DESIGN RECORD	1 10/21/05 FINAL ZDA JC 0 09/24/05 PRELIMINARY ZDA JC REV DATE DESCRIPTION BY
DO NOT SCALE DRAWINGS	
THESE DRAWINGS ARE FORMATTED TO BE SCALED AT FULL SIZE (22"X34") AND MAY NOT SCALE WHEN PRINTED AT OTHER SIZES. CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE DESIGNER/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. NO MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.	
APPROVAL BLOCK	
PROFESSIONAL STAMP	
ENGINEER	JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122
SHEET TITLE	TITLE SHEET
SHEET NUMBER	T-1

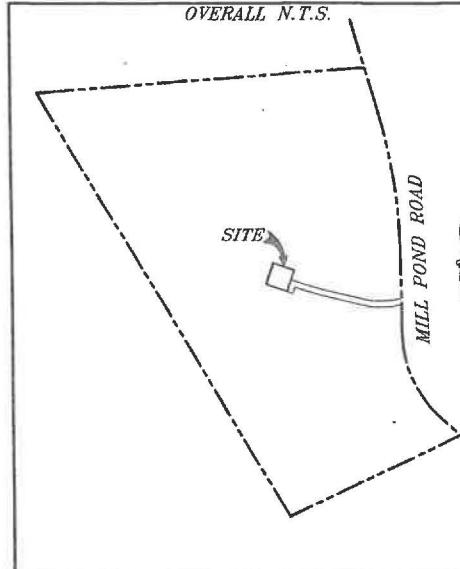


CERTIFICATION

THIS DOCUMENT HAS BEEN RECEIVED AND REVIEWED PURSUANT CERTAIN TITLE REPORT.
THE LAW OFFICES JAMES G. PRINCE AND CARDEN TITLE & SETTLEMENT COMPANY, INC. DATED JUNE 23, 2025
FOR FO 3498, PREPARED TO PROPOSES TO INSURE THE LANDS DESCRIBED IN SAID TITLE REPORT.
THE LANDS ARE DESCRIBED IN THE DOCUMENTS LISTED AS DEBTHOLDERS ON THIS COMBINE.
EXHIBIT D, PART 1, DEBTOR'S TITLE.

1. Right of Way in favor of Virginia Electric and Power Company, a Virginia corporation, its successors and assigns set forth in instrument recorded on June 9, 1949 in Deed Book 197, Page 97. (Does not affect either the proposed Lease Area or Access Easement.)
2. Easement in favor of Virginia Electric and Power Company, a corporation, its successors and assigns set forth in instrument recorded on March 10, 1954 in Deed Book 222, Page 132. (Does not affect either the proposed Lease Area or Access Easement.)
3. Right of Way Covenant Agreement in favor of Pocahontas Pipe Line Company set forth in instrument recorded on March 31, 1964 in Deed Book 311, Page 525. (Does not affect either the proposed Lease Area or Access Easement.)
4. Easement in favor of Commonwealth of Virginia set forth in instrument recorded on April 13, 1978 in Deed Book 432, Page 617. (Does not affect either the proposed Lease Area or Access Easement.)
5. Easement in favor of Virginia Electric and Power Company, a Virginia corporation, its successors and assigns set forth in instrument recorded on January 19, 1970 in Deed Book 433, Page 813. (Does not affect either the proposed Lease Area or Access Easement.)
6. Mortgate as shown and noted on Plat recorded in Plat Book 2, Page 33. (Does not affect either the proposed Lease Area or Access Easement.)
7. Mortgate as shown and noted on Plat recorded in Plat Book 25, Page 144. (Does not affect either the proposed Lease Area or Access Easement.)
8. Mortgate as shown and noted on Plat recorded in Plat Book 32, Page 111. (Does not affect either the proposed Lease Area or Access Easement.)

OVERALL N.T.S.



INFORMATION
SITE NAME: LAWSONS CREEK
NB+C PROJ. # 100349
MILL POND ROAD
ALTON, VA 24520
HALIFAX COUNTY

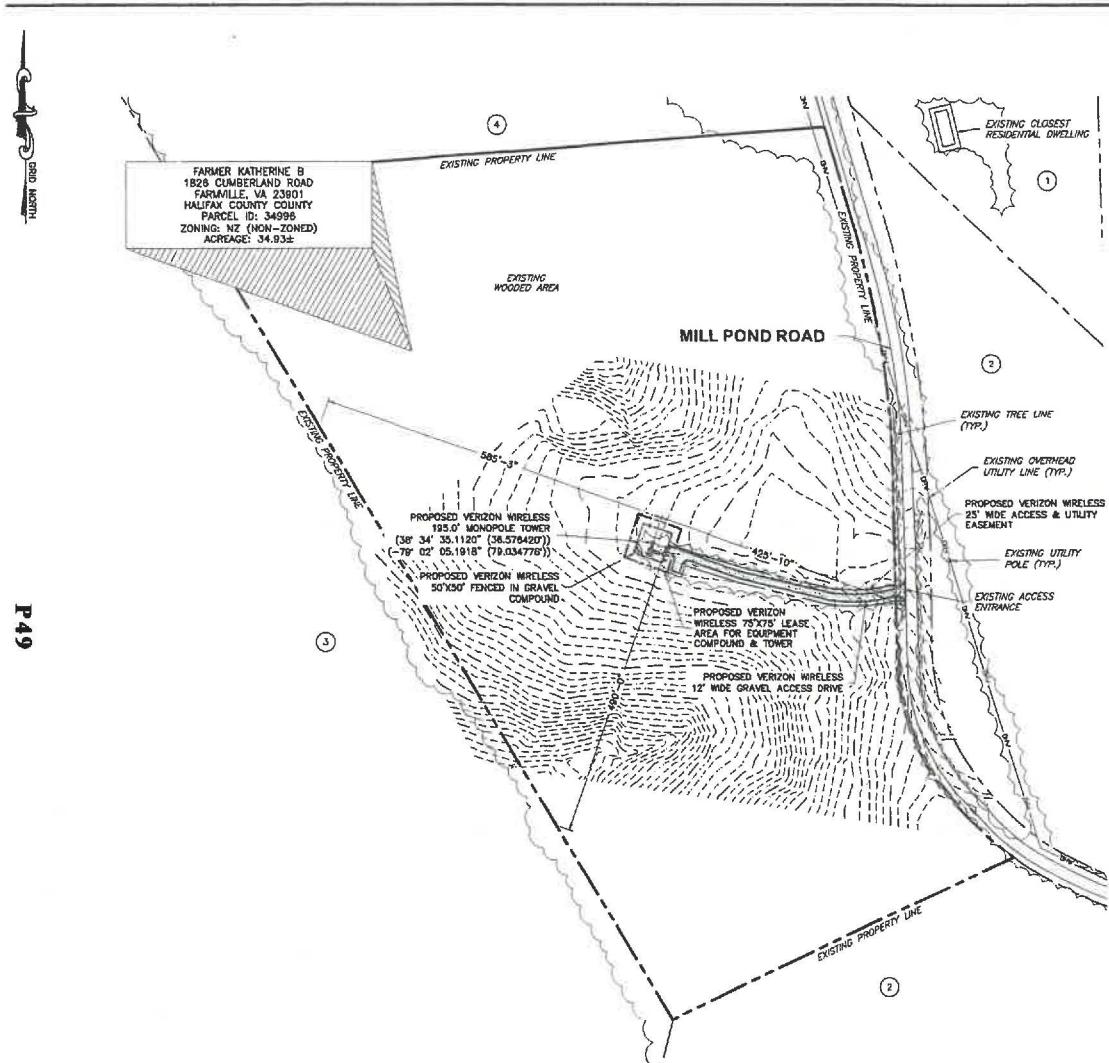
REVISIONS

DESIGN RECORD			
REV	DATE	DESCRIPTION	BY
1	9/15/25	MOVE LEASE	RTE
0	8/28/23	EXHIBIT	RTE



**EASEMENT
EXHIBIT**

GRAPHIC SCALE
1" = 60' (22x34)
1" = 120' (11x17)



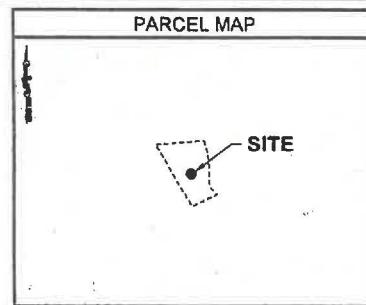
1 SITE PLAN
Z-1 SCALE: 1" = 100' (22X22)
SCALE: 1" = 200' (11X11)

1
WHITT TRAVIS WAYNE
1810 MAKAYLA LN
SEACOMBE, TX 75153
PARCEL ID: 28094
ZONING: NZ
AREA: 5.00+ ACRES

2
FARMER KATHERINE L
1826 CUMBERLAND RD
FARMVILLE, VA 23901
PARCEL ID: 12408
ZONING: NZ
AREA: 52.00± ACRES

8 YANCEY WILLIAM T
AD MARY ANN
1 3052 ALTON POST
ALTON, VA 24
PARCEL ID: 21
5 ZONING: N

4
THOMAS &
C.
OFFICE RD
1520
7156
Z
FARMER KATH
1826 CUMBER
FARMVILLE, VA
PARCEL ID:
ZONING:
AREA: 18-29



GENERAL NOTES

1. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
3. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION. THERE IS NO HANDICAP ACCESS REQUIRED.
4. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.

LEGEND

- — — — — PROPERTY LINE - SUBJECT PARCELS
- — — — — PROPERTY LINE - ADJACENTS
- — — — — EXISTING ROAD
- — — — — EXISTING FENCE
- — — — — PROPOSED EASEMENT
- — — — — PROPOSED LEASE AREA
- — — — — EXISTING EASEMENT
- — — — — PROPOSED FENCE
- — — — — EXISTING OVERHEAD UTILITY LINES

ZONING INFORMATION

JURISDICTION	HALIFAX COUNTY	
ZONING	NL (NON-THDED)	
DIMENSION	PROPOSED z	REQUIRE
FRONT YARD SETBACK:	45'-0"	N/A
SIDE YARD SETBACK:	18'-0"	N/A
REAR YARD SETBACK:	24'-0"	N/A
LOT AREA	343.5 ACRES	
(ALL MEASUREMENTS ARE IN FEET UNTIL OTHERWISE NOTED)		

NS+C ENGINEERING SERVICES, LLC
120 EASTSHORE DRIVE, SUITE 300
GLEN ALLEN, VA 23059
(804) 548-4078

verizon
1831 RADY COURT
RICHMOND, VA 23222

LAWSONS CREEK
VERIZON RAWLAND
NB+C PROJECT #: 100374
MILL POND ROAD
AFTON, VA 24520
HALIFAX COUNTY

REVISIONS

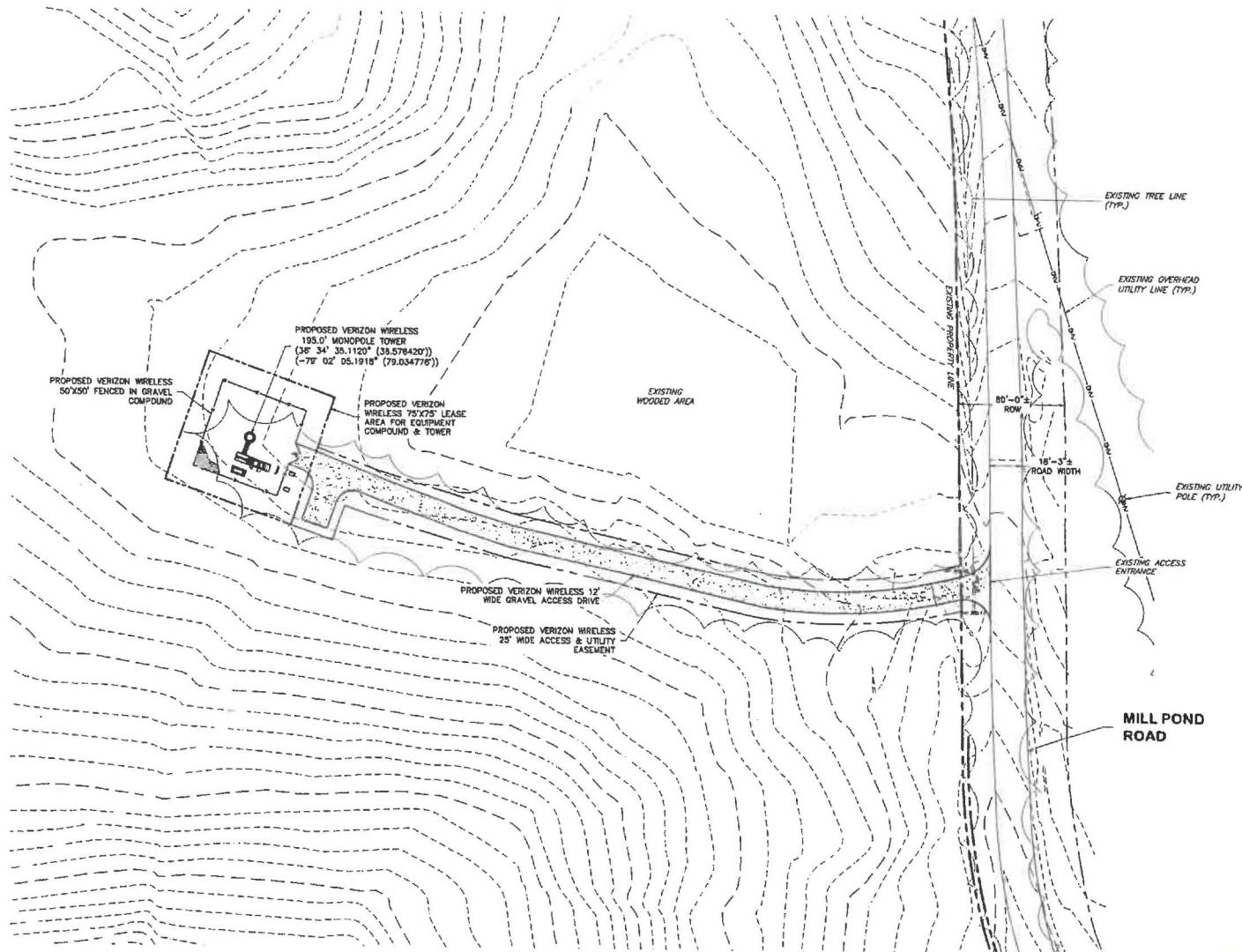
JOHN A. DAUGHTREY III, P.E.
VA PROFESSIONAL ENGINEER LIC. #05212

SITE PLAN

Z-1

HARD GRID NORTH

P50



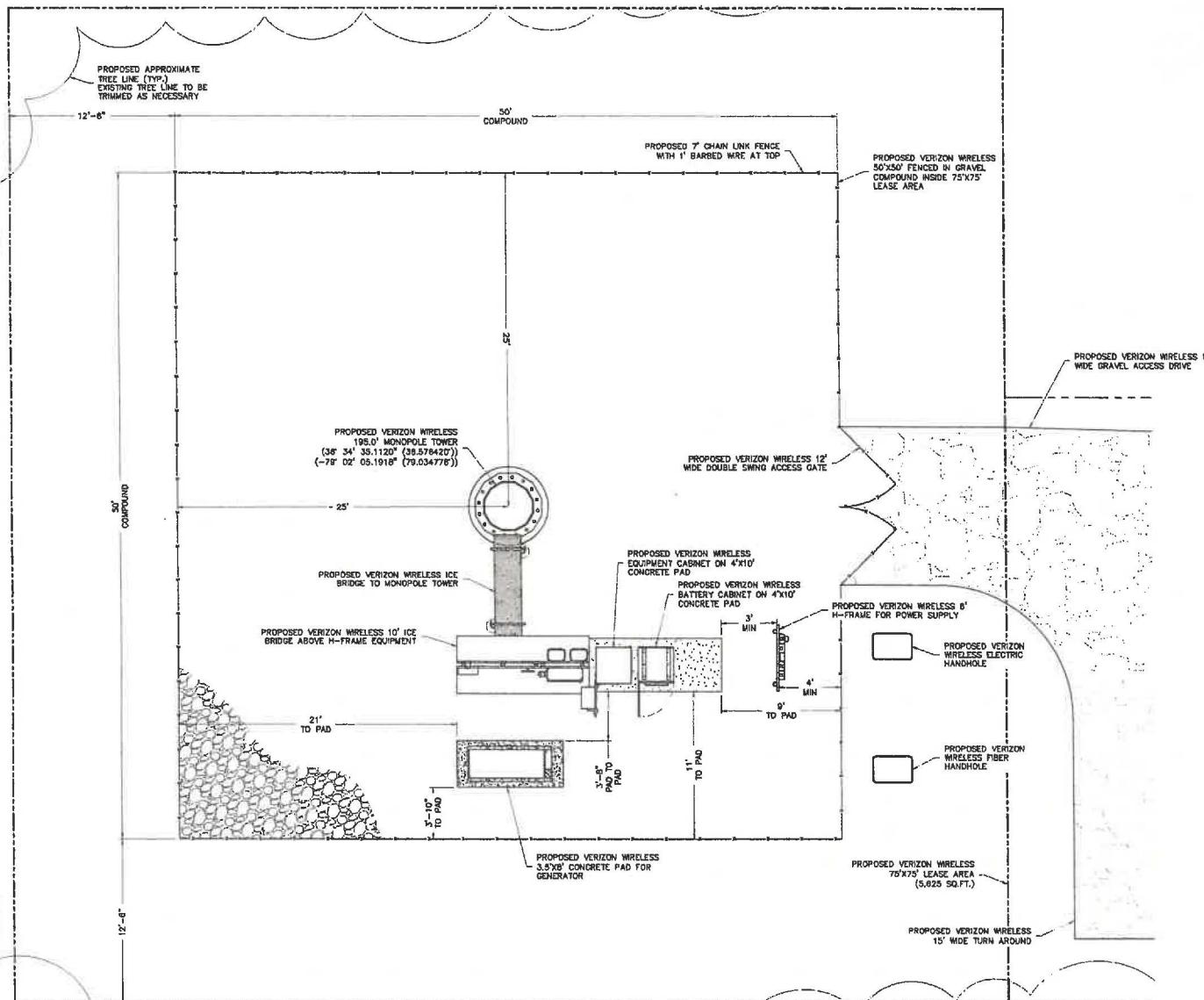
1
Z-2
ENLARGED SITE PLAN
SCALE: 1" = 30' (22x34)
SCALE: 1" = 60' (11x17)

GRAPHIC SCALE
20 15 10 5 0 50 100 120
1 INCH = 30 FEET (22x34)
1 INCH = 60 FEET (11x17)



ENGINEERING FIRM													
NB+C TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 170 EASTBROOK DRIVE, SUITE 300 OAKEN ALLEN, VA 23026 (804) 548-4074													
APPLICANT	verizon 1831 RADY COURT RICHMOND, VA 23222												
SITE INFORMATION	LAWSONS CREEK VERIZON RAWLAND NB+C PROJECT #: 100374 MILL POND ROAD AFTON, VA 24520 HALIFAX COUNTY												
REVISIONS	<table border="1"><tr><td>1</td><td>10/21/23</td><td>FINAL ZON</td><td>J.C.</td></tr><tr><td>0</td><td>09/24/23</td><td>PRELIMINARY ZON</td><td>J.C.</td></tr><tr><td>REV</td><td>DATE</td><td>DESCRIPTION</td><td>BY</td></tr></table>	1	10/21/23	FINAL ZON	J.C.	0	09/24/23	PRELIMINARY ZON	J.C.	REV	DATE	DESCRIPTION	BY
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0	09/24/23	PRELIMINARY ZON	J.C.										
REV	DATE	DESCRIPTION	BY										
DESIGN RECORD													
PROFESSIONAL STAMP													
ENGINEER	JOHN A. DAUGHERTY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122												
SHEET TITLE	ENLARGED SITE PLAN												
SHEET NUMBER	Z-2												

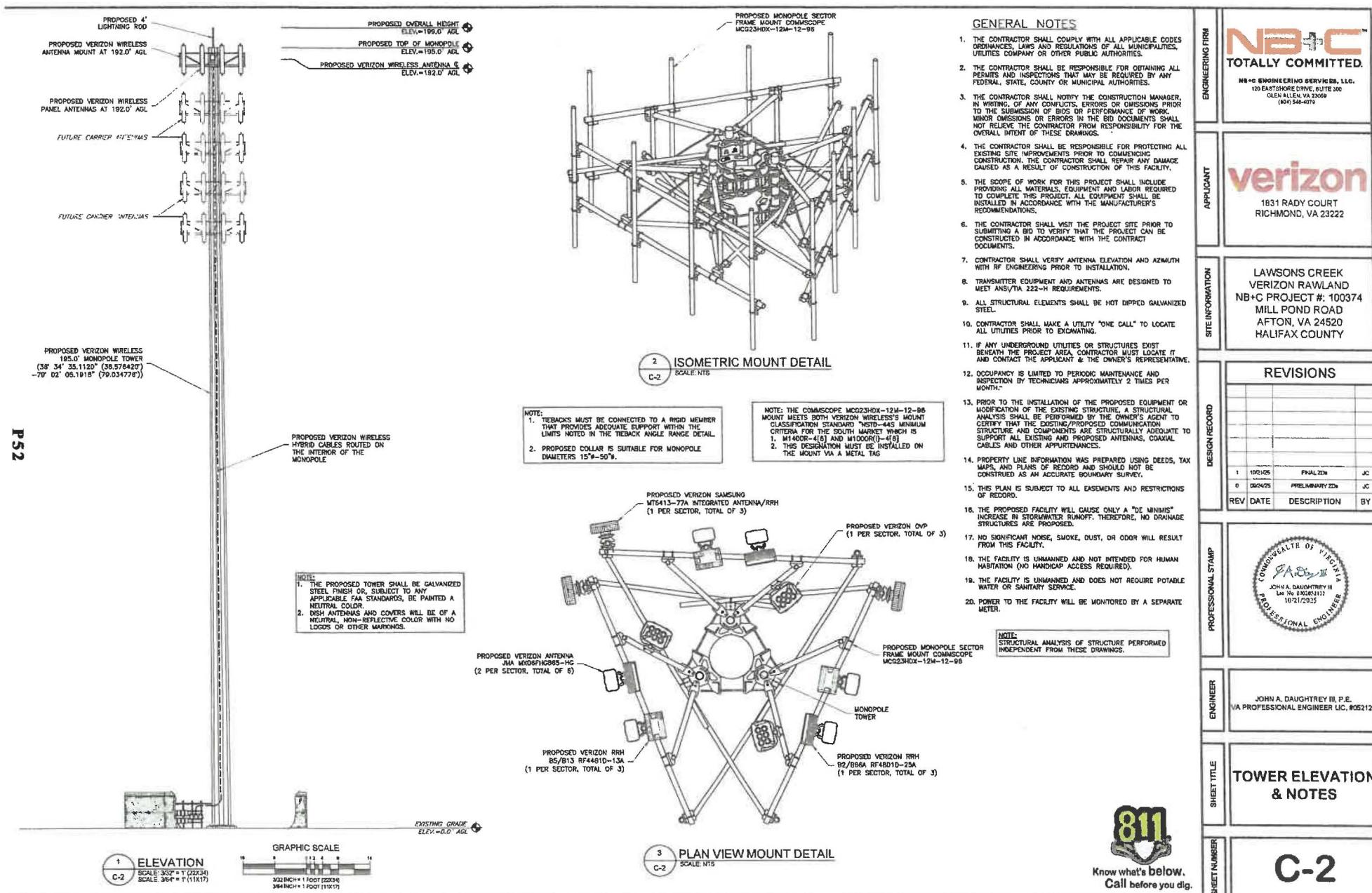
PSI

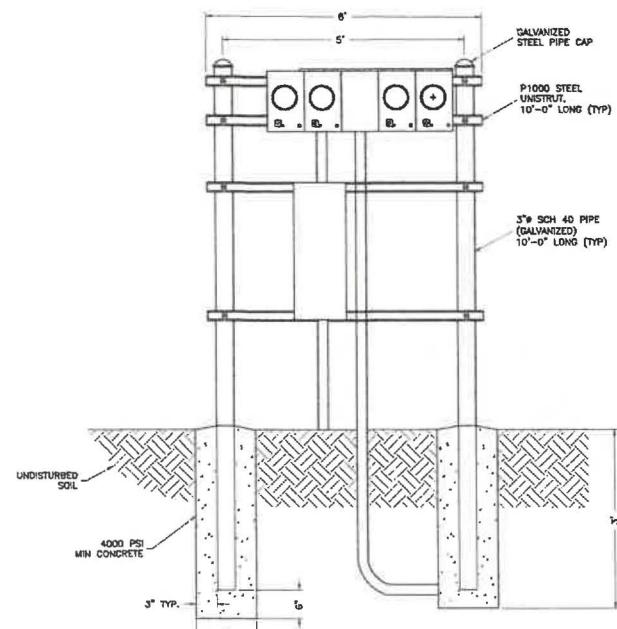
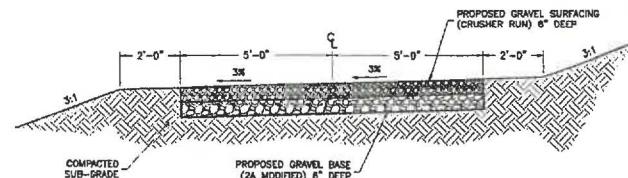
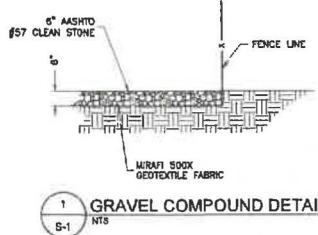


1
C-1
COMPOUND PLAN
SCALE: 1/8" = 1' (11X17)
SCALE: 1' = 1' (22X30)

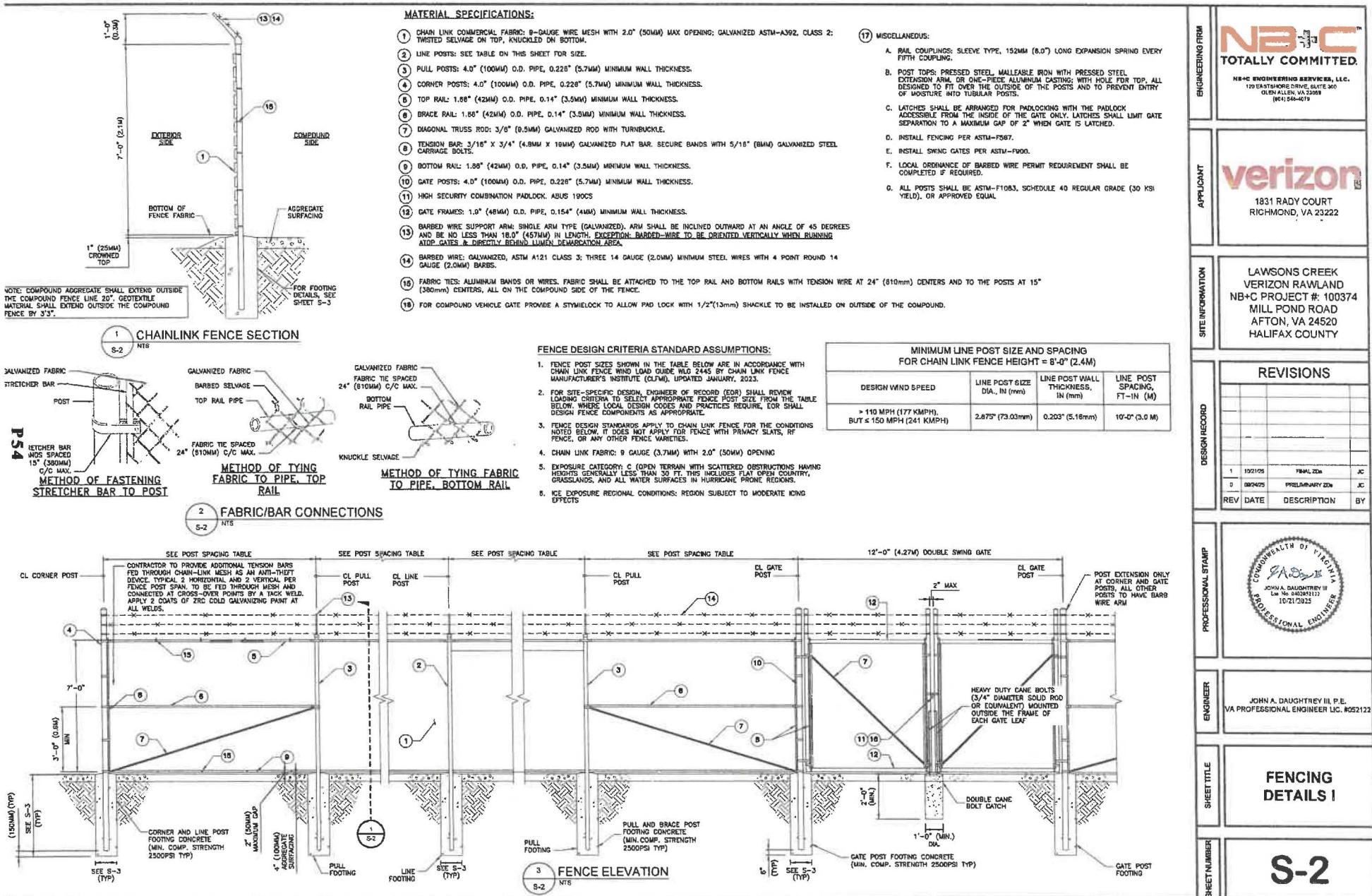
4 3 2 1 0 1 2 3 4 5
1' INCH = 1' FOOT (22X30)
1/8 INCH = 1' FOOT (11X17)

ENGINEERING FIRM	NB+C TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23060 (804) 344-0779													
APPLICANT	verizon 1831 RADY COURT RICHMOND, VA 23222													
SITE INFORMATION	LAWSONS CREEK VERIZON RAWLAND NB+C PROJECT #: 100374 MILL POND ROAD AFTON, VA 24520 HALIFAX COUNTY													
REVISIONS														
DESIGN RECORD	<table border="1"> <tr> <td>1</td><td>10/21/25</td><td>FINAL ZONE</td><td>JC</td> </tr> <tr> <td>0</td><td>09/24/25</td><td>PRELIMINARY ZONE</td><td>JC</td> </tr> <tr> <td>REV</td><td>DATE</td><td>DESCRIPTION</td><td>BY</td> </tr> </table>		1	10/21/25	FINAL ZONE	JC	0	09/24/25	PRELIMINARY ZONE	JC	REV	DATE	DESCRIPTION	BY
1	10/21/25	FINAL ZONE	JC											
0	09/24/25	PRELIMINARY ZONE	JC											
REV	DATE	DESCRIPTION	BY											
PROFESSIONAL STAMP	<p>JOHN A. DAUGHTRY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122 10/21/2025</p>													
ENGINEER	JOHN A. DAUGHTRY III, P.E., VA PROFESSIONAL ENGINEER LIC. #052122													
SHEET TITLE	COMPOUND PLAN													
SHEET NUMBER	C-1													





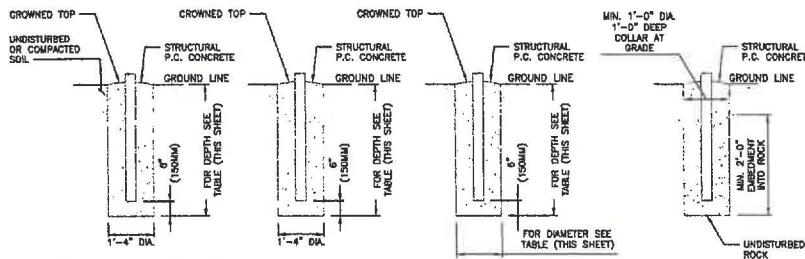
ENGINEERING FIRM	NB+C TOTALLY COMMITTED. NB+C ENGINEERING SERVICES, LLC. 120 EASTSHORE DRIVE, SUITE 300 GLEN ALLEN, VA 23060 (804) 248-0719													
APPLICANT	 1831 RAYD COURT RICHMOND, VA 23222													
SITE INFORMATION	LAWSONS CREEK VERIZON RAWLAND NB+C PROJECT #: 100374 MILL POND ROAD AFTON, VA 24520 HALIFAX COUNTY													
REVISIONS	<table border="1"> <tr> <td colspan="3">DESIGN RECORD</td> </tr> <tr> <td>REV</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>1</td> <td>10/21/25</td> <td>FINAL ZD8 JC</td> </tr> <tr> <td>0</td> <td>09/24/25</td> <td>PRELIMINARY ZD8 JC</td> </tr> </table>		DESIGN RECORD			REV	DATE	DESCRIPTION	1	10/21/25	FINAL ZD8 JC	0	09/24/25	PRELIMINARY ZD8 JC
DESIGN RECORD														
REV	DATE	DESCRIPTION												
1	10/21/25	FINAL ZD8 JC												
0	09/24/25	PRELIMINARY ZD8 JC												
PROFESSIONAL STAMP														
ENGINEER	JOHN A. DAUGTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122													
SHEET TITLE	CONSTRUCTION DETAILS													
SHEET NUMBER	S-1													



8'-0" HIGH FENCE POST FOOTING SIZE		
SOIL TYPE	WIND SPEED	≤ 130 MPH
SAND, SILTY SAND, CLAYSY SAND, SILTY GRAVEL, AND CLAYEY SAND (SW/SWP/SMSCG/AGC)	150	1'-4" x 4'-0"

FENCE POST FOOTING NOTES:

- FOOTING SIZES SHOWN IN THE TABLE BELOW ARE BASED ON GENERALIZED SOIL CLASSIFICATION IN ACCORDANCE WITH CHAIN LINK FENCE WIND LOAD GUIDE WLG 2445 BY CHAIN LINK FENCE MANUFACTURER'S INSTITUTE (CLFI), UPDATED JANUARY, 2023.



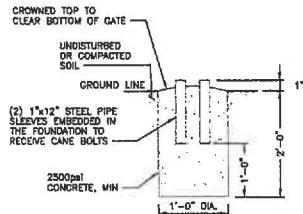
PS-5
FOOTING FOR TERMINAL OR CORNER POST

FOOTING FOR GATE POST

FOOTING FOR LINE POST

FOOTING IN CORED BEDROCK

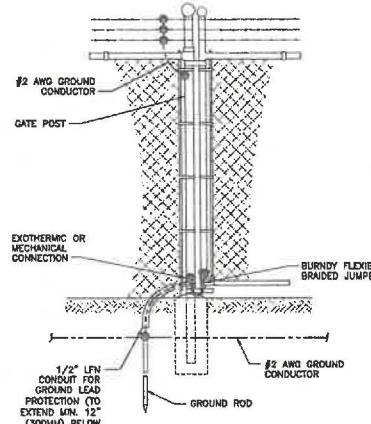
1 POST FOOTINGS
S-3 NT6



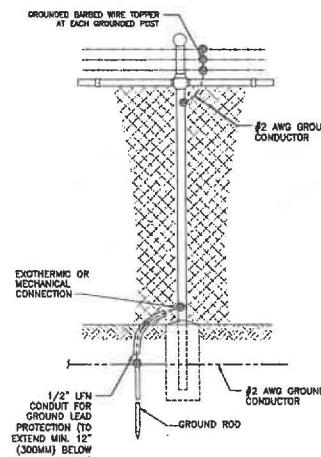
2 DOUBLE CANE BOLT CATCH
S-3 NT6

FENCE GROUNDING NOTES:

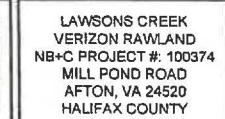
1. PROVIDE SEPARATE GROUNDING CONNECTIONS AT ALL CORNER POSTS AND TWO ADDITIONAL POSTS PER SIDE OF THE FENCE.
2. PROVIDE GROUNDING ON BOTH SIDES OF ALL PERSONNEL AND VEHICLE GATES.
3. FENCE POST SHALL BE CONNECTED TO GROUNDING ROD USING #2 AWG (OR LOCAL EQUIVALENT) TINNED COPPER WIRE THAT IS CLAMPED, BRAZED, OR WELDED.



3 GATE AND GATE POST
S-3 NT6



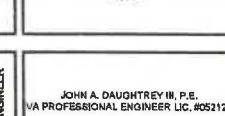
4 TANGENT POST FENCE
S-3 NT6



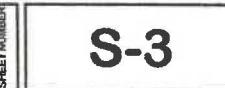
REVISIONS

DESIGN RECORD		
1 10/21/25	FINAL ZD6	JG
0 09/26/25	PRELIMINARY ZD6	JG

REV DATE DE8CRIPTION BY



FENCING DETAILS II



TOWAIR Determination Results

*** NOTICE ***

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

INTERPRETATION Results

Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.

Your Specified Coordinates

NAD83 Coordinates

Latitude	36-34-35.1 north
Longitude	079-02-05.2 west

Measurements (Meters)

Overall Structure Height (AGL)	60.7
Support Structure Height (AGL)	59.4
Site Elevation (AMSL)	167

Structure Type

MTOWER - Monopole

Tower Construction Notifications

Notify Tribes and Historic Preservation Officers of your plans to build a tower.

[CLOSE WINDOW](#)

250003570

Return to and prepared by:
Barnes Evans & Lohse, LLC
102 W Pennsylvania Ave, Ste 505
Towson, MD 21204

SUBJECT TO STATE RECORDATION TAX OF \$75
PURSUANT TO VIRGINIA CODE SEC. 58.1-807.F,
FOR LEASE OF A COMMUNICATIONS SITE

Site Name: Lawsons Creek
MDG Location ID : 5000919006

Tax Parcel No. 34996

MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT is made effective this 9th day of September 2025 by and between Katherine B. Farmer, an individual, with an address located at 1826 Cumberland Road, Farmville, VA 23901 (hereinafter "Lessor" or "Grantor"), and Alltel Corporation, a Delaware corporation d/b/a Verizon Wireless ("Lessee" or "Grantee") with a mailing address of One Verizon Way, Mail Stop 4AW100, Basking Ridge, New Jersey 07920.

WHEREAS, Lessor and Lessee entered into a Land Lease Agreement ("Lease"), dated 9/9/2025, whereby Lessor conveyed a Lease to Lessee, for a 75' x 75' portion (the "Leased Premises") of a 34.93 acre tract of property located located on the west side of Mill Pond Road, Alton, Halifax County, Virginia, and also known as Tax Parcel ID No.: 34996 (the "Property"), which Property is described in Exhibit "A" attached hereto; and,

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Lessor and Lessee shall set forth basic terms of the Lease as follows:

1. The Initial Term of the Lease is for five (5) years commencing on the first day of the month after LESSEE begins installation on the Premises, with options to renew for four (4) additional five (5) year terms unless terminated in accordance with the provisions of the Lease Agreement.
2. In consideration of the Rent set forth in the Lease, Lessor leases to Lessee a portion of the Property consisting of a 75' by 75' parcel of land containing 5625 square feet, together with the non-exclusive right for ingress and egress seven (7) days a week, twenty-four (24) hours a day for installation, maintenance and operation of communications facilities. A plan of the Leased Premises is attached hereto as Exhibit "B".
3. A copy of the Lease, as may be amended, is on file with the Lessor and Lessee.
4. The terms, covenants and provisions of the Lease, of which this is a Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Lessor and Lessee.

[Signatures follow on page 2]

LESSOR: Katherine B. Farmer

BY: Katherine B. Farmer
Katherine B. Farmer

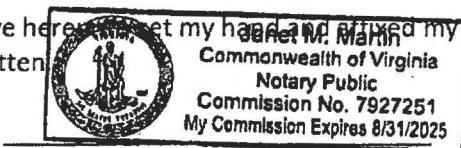
STATE OF Virginia
COUNTY OF Charlotte

ss

ACKNOWLEDGMENT

On this 19th day of July, 2023, before me, the subscriber, a Notary Public, in and for the State of Virginia, personally appeared Katherine B. Farmer, and in due form of law acknowledged that she executed the above Memorandum of Lease Agreement and desired the same might be recorded.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said County and State of the day and year last above written.



Notary Public

My Commission Expires:

8-31-2025

gmk
8-31-2025

LESSEE: **ALLTEL CORPORATION**
d/b/a **Verizon Wireless**

BY: T. Gosnell
Name: Tarra Gosnell
Title: Sr Director Eng

STATE / COMMONWEALTH OF Virginia :
City Richmond : SS

CORPORATE ACKNOWLEDGMENT

On this 9th day of Sept, 2025, before me, the subscriber, a Notary Public, in and for the State / Commonwealth Virginia, personally appeared Tarra Gosnell (name), Sr. Director Eng (title) of Alltel Corporation, a Delaware corporation, and in due form of law acknowledged that he/she is authorized on behalf of said corporation to execute all documents pertaining hereto and acknowledged to me that he executed the same as his/her voluntary act and deed on behalf of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my seal in said County and State of the day and year last above written.

Margaret Elizabeth Brown
Notary Public

My Commission Expires: August 31, 2026

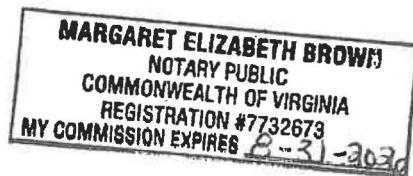


EXHIBIT "A"

DESCRIPTION OF PROPERTY

Property located in Halifax County, Virginia

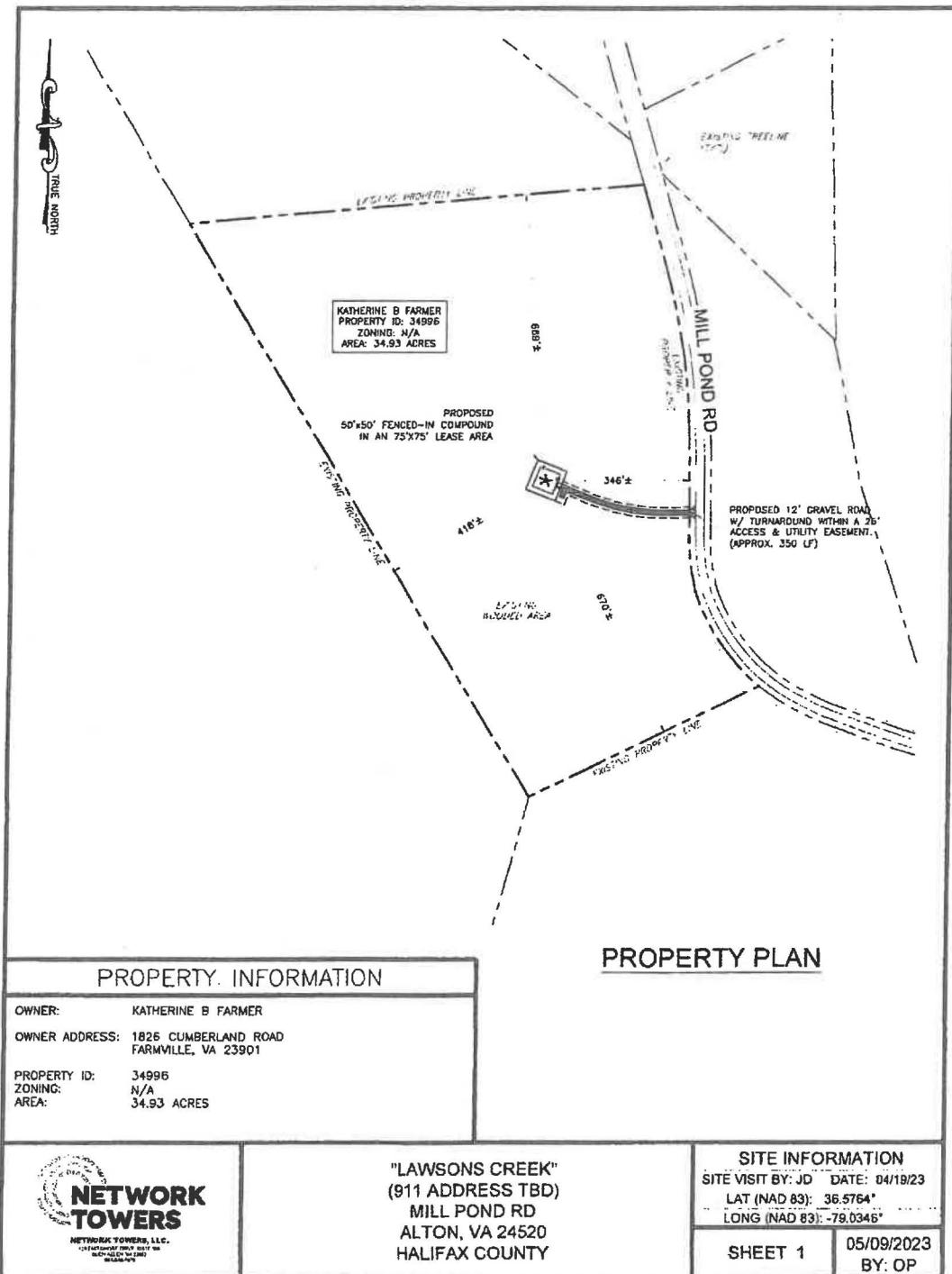
Lot 2A as shown and depicted on Division Plat Being a Portion of Property owned by Katherine B. Farmer dated April 4, 2017 by Watson and Duggan PLC Land Surveying, and recorded April 4, 2017 in Plat Book 32, Page 111, Halifax County records.

AND BEING the same property conveyed to Katherine B. Farmer, an undivided one-half interest from Walter Blane by Deed dated September 9, 1971 and recorded September 13, 1971 in Deed Book 361, Page 737; AND FURTHER conveyed to Katherine B. Farmer, an undivided one-half interest from Watkins J. Blane and Marie Y. Blane by Deed dated July 31, 1989 and recorded August 1, 1989 in Deed Book 539, Page 8; RE-RECORDED recorded on September 5, 1989 in Deed Book 540, Page 208.

Tax Parcel No. 34996

EXHIBIT "B"

[See attached one page Property Plan prepared by Network Towers, LLC, dated 5/9/2023. The Premises are described on the attached Property Plan as the "LEASE AREA".]



INSTRUMENT 250003570
RECORDED IN THE CLERK'S OFFICE OF
HALIFAX COUNTY CIRCUIT COURT ON
SEPTEMBER 24, 2025 AT 11:52 AM
CATHY M. COSBY, CLERK
RECORDED BY: TLC



HALIFAX COUNTY

Virginia

AGENDA

Meeting Date:	January 20, 2026	Staff Members: Detrick Easley	
Ordinance #	F - 3		
Department:	Planning & Zoning		
Subject:	Election District # 1 Public Hearing Conditional Use Permit (Wireless Telecommunication Tower)		

Background:

1. Conditional Use Permit Application ED # 1:

Applicant: Cellco Partnership d/b/a Verizon Wireless
PRN: 31627
Location: LP Bailey Memorial Hwy
Landowner: Aubry Younger or Mary Sue
Proposed Use: Construct a 199ft Wireless Telecommunication Tower

Verizon Wireless has applied for a Conditional Use Permit to install 195' foot monopole-style wireless telecommunications tower with a 4' lighting rod. The proposed location of new tower is located adjacent to 12090 LP Bailey Memorial Hwy (parcel 31627), owned by Aubry or Mary Sue Younger. The property is currently zoned A-1, agricultural. Section 53-175 (24) of Halifax Zoning Code permits communication towers and antenna systems with the issuance of a Conditional Use Permit approved by the governing body.

The applicant proposes to lease area of the property to design the Verizon tower with the capability of adding additional wireless carriers to provide adequate coverage and capacity for both wireless voice and broadband to this area of Halifax County.

There are no existing towers in the area on which to co-locate.

Potential site conditions have been provided to the applicant. Adjoining property owner's letters were sent out on January 6, 2026, for the tower.

All supporting documents for proposed tower are enclosed.



HALIFAX COUNTY BOARD OF SUPERVISORS

PLANNING AND ZONING OFFICE

1030 Mary Bethune St., Suite LL1

P. O. Box 699

HALIFAX, VIRGINIA 24558-0699

PHONE: (434) 476-3300

FAX: (434) 476-3384

planning@co.halifax.va.us

Detrick Easley
Zoning Administrator

January 2, 2026

Cellco Partnership
Rui Da Silva
1831 Rady Court
Richmond Va. 23222

Dear Rui:

The Halifax County Planning Commission and Halifax Board of Supervisors will hold a Joint Public Hearing on Tuesday, January 20, 2026 at 6:30pm. The Public Hearing will address your two Conditional Use Permit applications to install wireless telecommunication towers. The Joint Public Hearing will be held in the Board of Supervisors Meeting Room located in the Halifax County Administration Building, 1050 Mary Bethune Street, Halifax, Virginia.

For Conditional Use Permit (C.U.P.) Applications, it is my practice to prepare a list of "Potential Conditions" for use by the Planning Commission and the Board of Supervisors in their respective deliberations regarding activities covered by a Conditional Use Permit. Should the Commission recommend Permit approval, or if the Board of Supervisors ultimately approves Permit issuance, the "Potential Conditions" are used as basis for any final conditions that may be imposed by the Board of Supervisors.

A copy of the "Potential Conditions" is enclosed. I urge you to carefully review this document.

Please understand that the Planning Commission or the Board of Supervisors may accept, reject, or modify any or all of the "Potential Conditions" if Permit issuance is determined to be appropriate.

You will be allowed ten (10) minutes to present your application prior to the Public Hearing.

Should you have any questions or wish to discuss this prior to the Joint Public Hearing please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Detrick Easley".

Detrick Easley
Zoning Administrator



Detrick Easley
Zoning Administrator

HALIFAX COUNTY BOARD OF SUPERVISORS

PLANNING AND ZONING OFFICE

1050 Mary Bethune St
P. O. Box 699
HALIFAX, VIRGINIA 24558-0699
PHONE: (434) 476-3300
FAX: (434) 476-3384
planning@co.halifax.va.us

**CELLCO PARTNERSHIP
VERIZON WIRELESS
LP BAILEY MEMORIAL HWY
PARCEL 31627
COMMUNICATION TOWER**

SITE CONDITIONS

1. Development of the site shall be limited solely to those structures and activities shown on the Site Plan; and as detailed in Conditional Use Permit Application dated November 13, 2025
2. Tower height shall not exceed 199 feet above ground level, exclusive of lightning protection or other safety features, and shall be self-supporting. Any further height increases shall be subject to approval by the Halifax County Board of Supervisors through the Conditional Use Permit process.
3. Existing natural screening provided by trees and other vegetation within and adjoining the lease area shall remain in place, excluding the minimum removal necessary to accommodate the tower base, building, fenced equipment area, and access and to comply with vegetation removal requirements of Virginia Department of Transportation for sight distance compliance at entrance.
4. The Permittee shall preserve existing trees within the lease area for screening on three (3) sides along with solid fencing on front side with anticlimbing device.
5. The access road to serve the site shall be located and constructed to comply with Virginia Department of Transportation entrance standards.
6. No signs shall be installed at the site entrance to identify the site. Signs not exceeding 18 inches by 24 inches shall be allowed to be installed on the equipment building or security fence. No advertising of any type may be placed on the tower.

7. Tower lighting, if any, shall be red, unless superseded by FAA requirements. Any such lighting shall be shielded to prevent glare to ground.
8. The tower must be set back from any off-site residential structure no less than 400ft and any accessory facilities must meet the minimum zoning district setback requirement for primary structures.
9. Construction and operations of the facility shall be in compliance with all applicable local, state and federal codes, rules, ordinances, regulations, and laws.
10. This conditional use permit shall become null and void if tower construction is not commenced within two (2) years of Permit issuance.
11. Failure of the Permittee or its successor to fully comply with all terms and conditions of this Permit may result in the revocation of the "Conditional Use Permit."
12. This Permit is non-transferable, except and unless written notice from the Permittee regarding the transfer, and a signed document from the proposed new Permittee, is received by the County Planning and Zoning Office which states that the new Permittee agrees to comply with all Conditions imposed with original Permit issuance. If the proposed new Permittee desires to amend the original Permit Conditions, such a request must be addressed by the Halifax County Planning Commission and Board of Supervisors through the Use Permit Public Hearing Process.
13. Failure of Permittee to fully conform to all terms and conditions of the Permit may result in revocation of the Conditional Use Permit.

Adopted by Halifax County Board of Supervisors _____.

Date

Detrick J. Easley
Zoning Administrator



HALIFAX COUNTY BOARD OF SUPERVISORS

PLANNING AND ZONING OFFICE

1050 Mary Bethune St., Suite LL1

P. O. Box 699

HALIFAX, VIRGINIA 24558-0699

PHONE: (434) 476-3300

FAX: (434) 476-3384

planning@co.halifax.va.us

Detrick Easley
Zoning Administrator

January 5, 2026

Dear Adjoining Property Owner:

You are being notified of a Conditional Use Permit application, which has been submitted by Cellco d/b/a Verizon Wireless to install a 195-foot monopole-style wireless telecommunications tower. The proposed location of the new tower is located on LP Bailey Memorial Hwy, owned by Aubrey B. Younger Jr.

The applicant proposes to lease area of the property to design the Verizon tower with the capability of adding four additional broadband carriers to provide adequate coverage and capacity for both wireless voice and broadband to this area of Halifax County.

- The attached Public Notice identifies the Applicant, property location, and describes the nature of the Land Use Application. The date, time, and location of the Public Hearing are noted.

Should you wish to comment on any application, you may speak at any or all Public Hearings. You may also comment by letter, fax, email, or telephone prior to any Hearing. Please note that speakers at Public Hearings are subject to time limits.

The final decision on any Land Use Application is made by the Halifax County Board of Supervisors upon completion of a review of the merits of the Application, consideration of public comments, and consideration of any recommendations from the Halifax County Planning Commission.

Please do not hesitate to contact me for additional details, or if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Detrick Easley".
Detrick Easley
Zoning Administrator



HALIFAX COUNTY BOARD OF SUPERVISORS

PLANNING AND ZONING OFFICE

1050 Mary Bethune St.
P. O. Box 699
HALIFAX, VIRGINIA 24558-0699
PHONE: (434) 476-3300
FAX: (434) 476-3384
planning@co.halifax.va.us

Detrick Easley
Zoning Administrator

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN, that a Joint Public Hearing will be held **Tuesday, January 20, 2026** at 6:30 PM by the Halifax County Planning Commission and Halifax County Board of Supervisors to consider and receive comments on the below applications:

1. Rezoning Permit Application: A-1, Agricultural to M-2, Industrial ED # 6:

Applicant: Ronnie Jones
PRN: 16534 & 16535
Location: Philpott Road and Crestview Trail
Propose Use: Planned expansion for Hitachi Energy Project

2. Conditional Use Permit Application ED # 6:

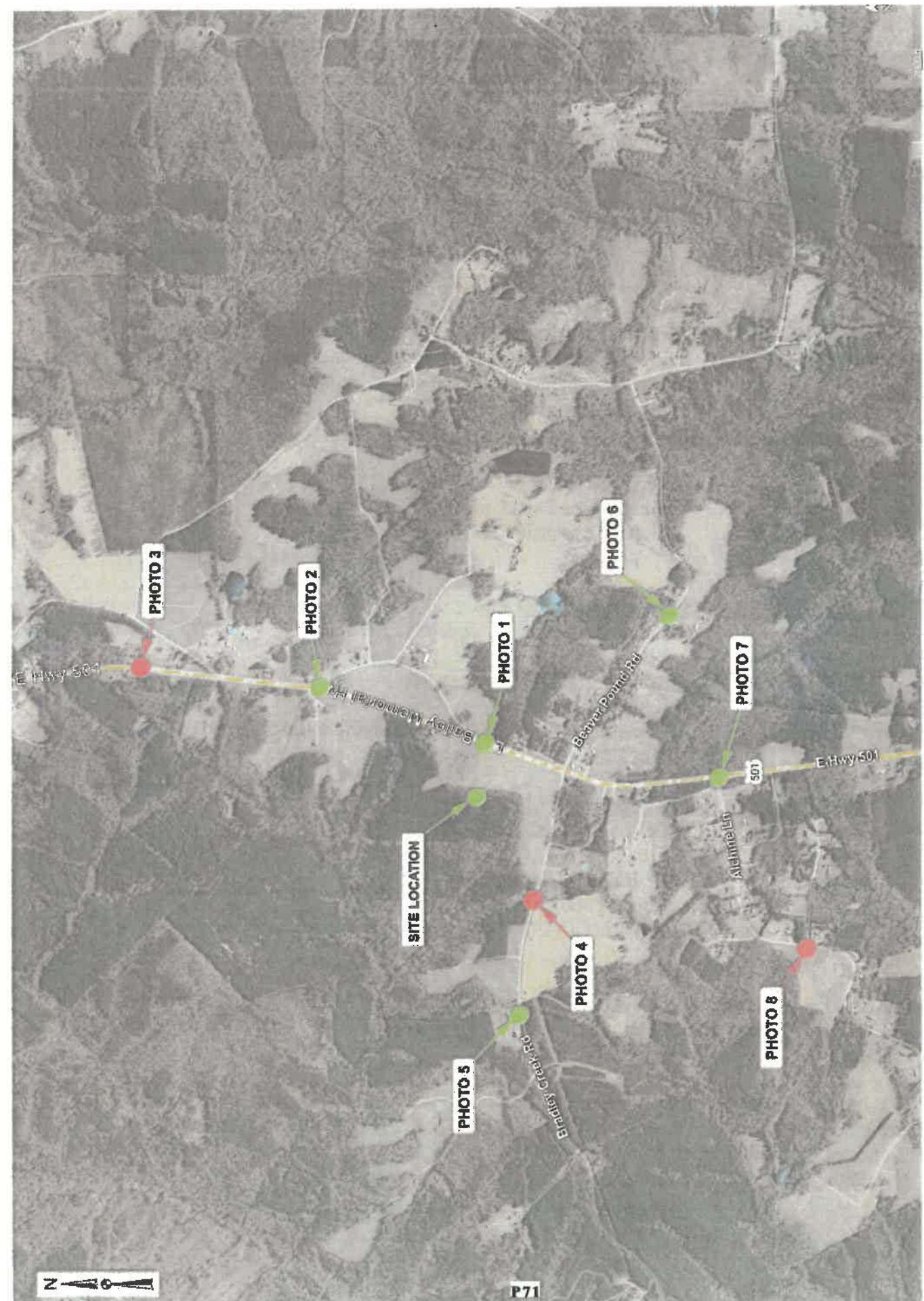
Applicant: Cellco Partnership d/b/a Verizon Wireless
PRN: 34996
Location: Mill Pond Road
Landowner: Katherine Farmer
Proposed Use: Construct a 199ft Wireless Telecommunication Tower

3. Conditional Use Permit Application ED # 1:

Applicant: Cellco Partnership d/b/a Verizon Wireless
PRN: 31627
Location: LP Bailey Memorial Hwy
Landowner: Aubry Younger or Mary Sue
Proposed Use: Construct a 199ft Wireless Telecommunication Tower

The Joint Public Hearing will be held in the Board of Supervisors Meeting Room located in the Halifax County Administration Building, 1050 Mary Bethune Street, Halifax, Virginia. Public attendance at the Public Hearing will be permitted.

Any comments sent by letter, fax, or email will be distributed to the individual Commissioners and Board members. Comments received by January 12, 2025, at 5:00 PM will be included in meeting packets sent to members. Comments received after this date will be distributed to the members at the beginning of the Public Hearing.

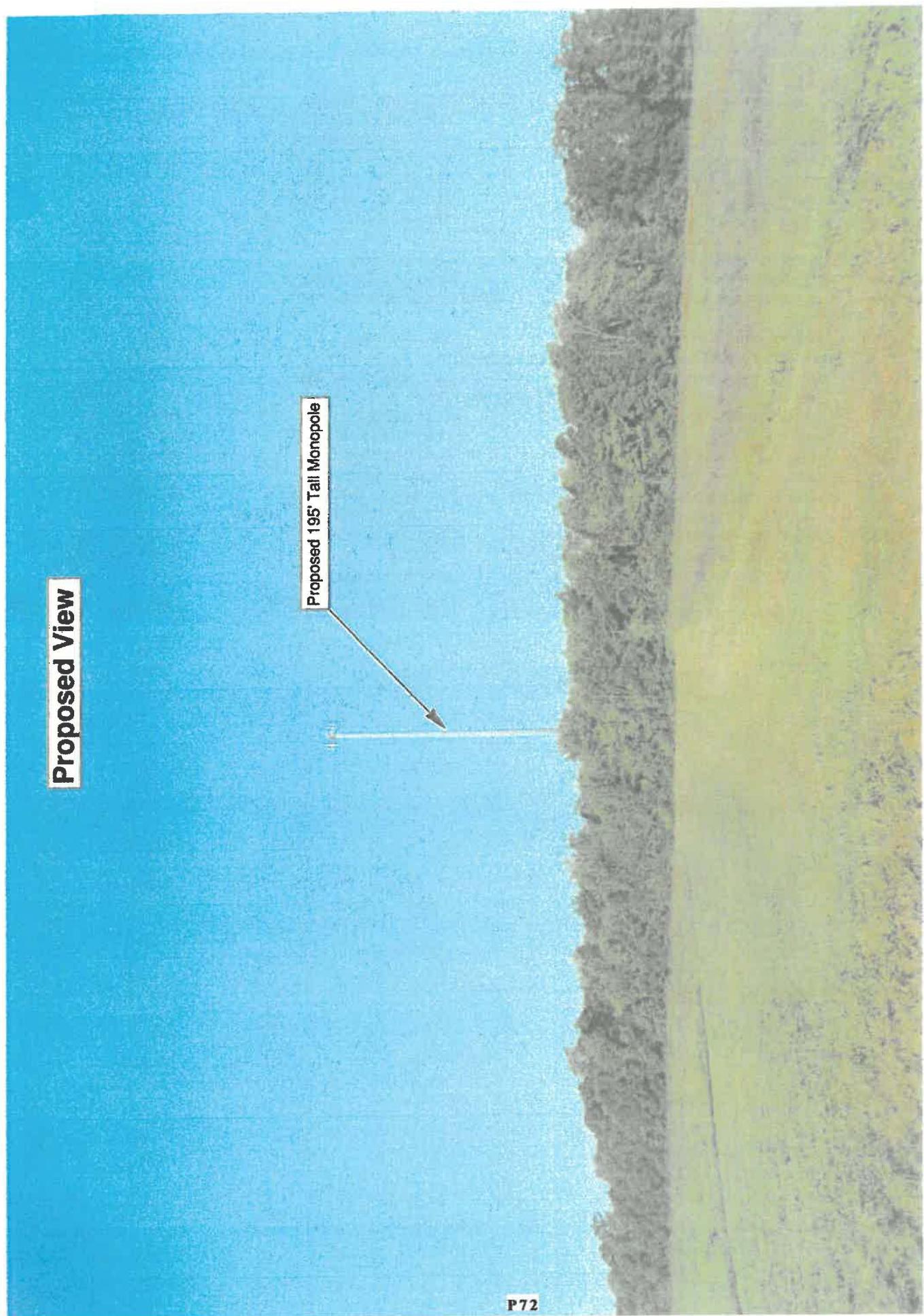


Verizon

Bradley Creek
L.P. Bradley Memorial Hwy
Nathawee, Virginia 24577
Page 2 of 157

 **Dewberry**

Proposed View



P72

verizon

Bradley Creek
View Facing West From L P Bradley Memorial Hwy E Hwy 501
PHOTO 1B
(Page 4 of 15)

PRN	MAP	OWNER_CURRENT	Co_Owner_Current	Address_Line_1_Current	Address_L1	City, State, Zip_Current
30189	3438	HAZELWOOD MICHAEL A		11235 L P BAILEY MEM HWY		NATHALIE VA 24577
14979	3438	MONDICK KRISTAL R		1007 BRADLEY CREEK ROAD		NATHALIE VA 24577
35110	3438	REESE MARY ELIZABETH		1061 BRADLEY CREEK RD		NATHALIE VA 24577
28503	3438	MABINS JACKIE A		1017 BRADLEY CREEK ROAD		NATHALIE VA 24577
34952	3438	MONDICK KRISTAL R		1007 BRADLEY CREEK ROAD		NATHALIE VA 24578
21295	3438	SMOOT DARLENE T		1188 DEER RUN RD		HALIFAX VA 24558
						CHARLOTTE COURT
21296	3439	SPECIAL K ENTERPRISES LLC		979 HARVEY ROAD		HOUSE VA 23923
11437	3439	DODSON LOUIS CARROLL		4833 SPRING GARDEN ROAD		CHATHAM VA 24531
21304	3438	RAGSDALE KELVIN P &	TRACEY M RAGSDALE	3195 BEAVER POND ROAD		NATHALIE VA 24577
						CHARLOTTE COURT
31551	3439	SPECIAL K ENTERPRISES LLC		979 HARVEY ROAD		HOUSE VA 23923
12663	3438	SHOOK CLYDE EDWARD JR OR	NANCY FISHER SHOO	1066 THORNTON JIM TRL		NATHALIE VA 24577
34927	3439	RIDDLE BONNIE FISHER		1062 THORNTON JIM TRAIL		NATHALIE VA 24577
21306	3439	RAGSDALE PHILLIP N &	MARY FRANCES RAGS	3195 BEAVER POND ROAD		NATHALIE VA 24578
27130	3438	WYNN KEN NETH WAYNE JR		1130 STAGE COACH RD		NATHALIE VA 24577
34352	3438	WADE JEREMY W		11220 L P BAILEY MEM HWY		NATHALIE VA 24577
27131	3438	WYNN KENNETH WAYNE JR		1130 STAGE COACH RD		NATHALIE VA 24577
27132	3438	WYNN KENNETH WAYNE JR		1131 STAGE COACH RD		NATHALIE VA 24578
16090	3439	JENNINGS WANDA GAY		1078 BRADLEY CREEK ROAD		NATHALIE VA 24577
21478	3438	REESE JANET FAYE & OTHERS		1061 BRADLEY CREEK RD %M E REESE		NATHALIE VA 24577
28224	3439	YOUNGER AUBREY BARKSDALE JR.	& MARY	12194 LP BAILEY MEM HWY		NATHALIE VA 24577
14037	3510	DONALD W CARTER REVOCABLE	LIVING TRUST	P O BOX 96		EVINGTON VA 24550
11437	3439	DODSON LOUIS CARROLL		4833 SPRING GARDEN ROAD		CHATHAM VA 24531

28494 Garcia Jessie

1021 Bradley Creek Rd.

Nathalie Va. 24577

HALIFAX COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATION BUILDING

1050 Mary Bethune Street

P. O. BOX 699

HALIFAX, VIRGINIA 24558

Telephone: (434) 476-3300

Fax: (434) 476-3384

E-mail: planning@co.halifax.va.us

DATE FILED: November 13, 2025

ELECTION DISTRICT # 1

COUNTY OF HALIFAX, VIRGINIA LAND USE APPLICATION

Rezoning Conditional Use Permit Planned Unit Development

1. Applicant: Cellico partnership D/B/A Verizon Wireless - Rui DA Silva - Agent
2. Address & Telephone: 1831 Rady Court, Richmond, VA 23222
804-931-0804 / rui@sulofva.com
3. Current Zoning Classification: A - Agricultural
Proposed Zoning Classification: N/A
4. Proposed Use: Proposing a new Wireless Communications Facility with a 195' Monopole Tower (199' overall with a 4' lightning rod) within a 75'x75' Lease Area.
5. County Code Section: Article IV - Standards for Telecommunications Antennas and Towers, Sec. 53-100
6. Location: Street Address: LP Bailey Memorial Hwy, Nathalie, VA 24577
Road Number: Route 501
Nearest Intersection: Route 621 and Route 501
Distance and Direction from Intersection: 0.21 miles north from the intersection of Route 501 and Route 621 and behind the grassfield in the tree area.
- Side of Road (North, South, East or West): West

7. **Size of Parcel:** 92.51 acres

8. **Size of Proposed Use Area:** 75'x75' Lease Area (5,625 sq ft)

9. **Property Owner (If different from #1):** Aubrey B. Younger Jr.
Property Owner Address: 12194 LP Bailey Memorial Hwy.
Nathalie, VA 24577

10. **Deed Book:** 1061 **Page #** 645
Parcel Record Number (PRN): 31627

11. **Water Supply (Type):** N/A
Sewage Disposal (Type): N/A
Approved by Health Department: _____
Approved by Municipality: _____

I certify that the information contained in and submitted with this Application is true and accurate to the best of my knowledge and belief.

11/13/2025

Date



Signature of Applicant

11-1-25

Date



Signature of Property Owner

ADJOINING PROPERTY OWNERS

Name:

Mailing Address:

REQUIRED ATTACHMENTS

1. Application Fee - \$500.00 (Check payable to County of Halifax)
Solar Application Fee - \$1,000.00 (Check payable to County of Halifax)
2. Site Plan, to Scale, clearly illustrating all aspects of site usage. May be drawn on a plat of the parcel.
 - A. Total parcel and proposed use area
 - B. Buildings
 - Provide separate drawing of interior layout, if appropriate
 - Distances to all property lines should be noted
 - C. Parking areas and capacity
 - Note access from State Highway (see #3 below). Note nearest intersection if possible.
 - D. Proposed Signs
 - E. North Arrow
3. Written confirmation from the Virginia Department of Transportation that access to a State Highway can be approved for the property being developed (applicable to either existing or proposed access locations).
** Contact Jay Craddock, P.E. with VDOT to arrange an onsite entrance review at phone number: 434-316-8898. **
4. Other details or information to fully describe proposal (hours and/or days of operation, number of employees, site screening/buffering, etc).



Rui Da Silva <rui@sulofva.com>

Re: Bradley Creek - New Cell Tower Site

1 message

Gravitt, Arron (VDOT) <Arron.Gravitt@vdot.virginia.gov>
To: "rui@sulofva.com" <rui@sulofva.com>
Cc: "Fisher, Mark (VDOT)" <Mark.Fisher@vdot.virginia.gov>

Mon, Nov 3, 2025 at 8:23

Rui,

Mark checked your sight distance Friday and the proposed entrance meets the requirements. As far as VDOT is concerned this site plan is approved.

Please coordinate with Mark when it is time for you to obtain a VDOT entrance permit.

Also, Dominion and Verizon should know, but they should coordinate with Mark before any work/boring in the Right-of-Way starts.

Thanks,

Arron Gravitt

Arron Gravitt
Assistant Resident Engineer
Halifax Residency
Virginia Department of Transportation
(434) 222-0066
Arron.Gravitt@VDOT.Virginia.gov



From: Fisher, Mark (VDOT) <Mark.Fisher@vdot.virginia.gov>
Sent: Friday, October 31, 2025 1:46 PM
To: Gravitt, Arron (VDOT) <Arron.Gravitt@vdot.virginia.gov>
Subject: Re: Bradley Creek - New Cell Tower Site

Arron,

The sight distances are below for this site.

Traveling Northbound 1072'
Traveling Southbound 753'

Thank you,

Mark Fisher
Permits Specialist Sr./ Halifax Residency
Virginia Department of Transportation
434-221-1212
Mark.Fisher@vdot.virginia.gov



From: Gravitt, Arron (VDOT) <Arron.Gravitt@vdot.virginia.gov>
Sent: Wednesday, October 29, 2025 11:55 AM
To: Fisher, Mark (VDOT) <Mark.Fisher@vdot.virginia.gov>

Get [Outlook for iOS](#)

From: Craddock, Joseph (VDOT) <Joseph.Craddock@VDOT.Virginia.gov>

Sent: Wednesday, October 29, 2025 11:53:27 AM

To: Gravitt, Arron (VDOT) <Arron.Ggravitt@vdot.virginia.gov>

Subject: Fw: Bradley Creek - New Cell Tower Site

Jay Craddock
Area Construction Engineer / Lynchburg District
Virginia Department of Transportation
434-316-8898
Joseph.Craddock@VDOT.Virginia.gov



From: Rui Da Silva <rui@sulofva.com>

Sent: Wednesday, October 29, 2025 10:35 AM

To: Craddock, Joseph (VDOT) <joseph.craddock@vdot.virginia.gov>; Fisher, Mark (VDOT) <Mark.Fisher@vdot.virginia.gov>

Subject: Bradley Creek - New Cell Tower Site

Good morning, Jay,

I am working on another tower site in Halifax County and I wanted to check with you on the access road location to make sure there are no concerns from the VDOT perspective.

For this one we are planning on building a new entrance with a culvert pipe from LP Bailey Memorial Hwy. Please see below and attached drawings with some details.

Could you please review and let me know if this is acceptable?



Good

LEGEND

— Existing Property Line

— Existing Building

— Existing Tree Line

— Existing Overhead Electric

— LOCAL PROPERTY LINE

— PROPOSED ROAD

— PROPOSED FREE CUSHING LANE

— PROPOSED RAIL

— PROPOSED ACCELETRITY/TEAR EXCAVATION

— PROPOSED PAVEMENT

— PROPOSED UNDERGROUND CONDUIT

verizon

VERZON WHEEL
1835 RADY CO
RICHMOND, VA 2

BRADLEY C

ZONING DRAW

Dewberry

Digitized by Google

A circular blue stamp with a decorative border. The text inside the stamp is in a stylized, handwritten-like font. The date '00/23/26' is clearly visible at the bottom of the stamp.

F. BAILEY MENG
ATHAUE, VIRGINIA

SITE PLA



Dewberry Engineers Inc. | 804.290.7957
4805 Lake Brook Drive, Suite 200 | 804.290.7928 fax
Glen Allen, VA 23060-9278 | www.dewberry.com

September 15, 2025

Verizon Wireless
1831 Rady Court
Richmond, VA 23222

**Re: Bradley Creek
Subject: Certification of Code Compliance for Proposed Telecom Tower
L P Bailey Memorial Highway, Nathalie, VA 24577**

To Whom It May Concern,

Dewberry Engineers Inc. (Dewberry) is pleased to submit this certification letter outlining the approximate geometry and design parameters for a proposed telecommunications structure. It is our understanding that Verizon Wireless intends to build a new wireless telecommunications facility at the above-mentioned site to include a new 195' monopole and fenced compound as defined in the latest drawings prepared by Dewberry.

This letter certifies that the tower shall be designed and manufactured (by others) to meet all structural requirements and safety specifications outlined in the codes and standards listed below, as well as local code requirements. Please see below for a listing of the general tower site information, approximate geometry, design parameters, and design loading summary that are anticipated based on the latest drawings as referenced above. Furthermore, the proposed telecommunications facility shall be effectively grounded and bonded to protect persons and property. Appropriate surge protectors will be installed where needed.

Approximate Monopole Tower Geometry

Tower Latitude, Longitude:	36.908350°, -79.018483°
Tower Structure Height:	195 ft AGL
Overall Height w/Lightning Rod:	199 ft AGL
Height of Breakpoint:	149 ft AGL
Tower Fall Zone Radius:	50 ft
Foundation Type:	Drilled Shaft or Pier on Spread Footing, per Geotechnical Report
Min. # of Design Carriers:	3

Tower Site Design Parameters

Building Code:	2021 Virginia Construction Code (2021 IBC)
TIA Code:	TIA-222-H
Risk Category:	II
Wind Speed:	110 mph
Exposure Category:	C
Topographic Cat:	1
Ice Thickness:	1.50 inches
Wind Speed w/ Ice:	30 mph
Seismic Ss:	0.14
Seismic Ss1:	0.057
Service Wind Speed:	60 mph



Dewberry Engineers Inc. | 804.290.7957
4805 Lake Brook Drive, Suite 200 | 804.290.7928 fax
Glen Allen, VA 23060-9278 | www.dewberry.com

Tower Design Loading Summary

Centerline (AGL)	Descriptions	No Ice EPA (ft ²)	No Ice Weight (lb)	Coax Count
192'	12.5' Co-Lo Platform w/HR	40.0	2250.0	(3) 1-5/8"
	(12) 8' tall Antennas & (12) RRH	145.0	2250.0	
182'	12.5' Co-Lo Platform w/HR	40.0	2250.0	(3) 1-5/8"
	(12) 8' tall Antennas & (12) RRH	145.0	2250.0	
172'	12.5' Co-Lo Platform w/HR	40.0	2250.0	(3) 1-5/8"
	(12) 8' tall Antennas & (12) RRH	145.0	2250.0	

If you have any questions, please do not hesitate to call me at 804-205-3348.

Sincerely,
Dewberry Engineers Inc.



09/15/25

Hillary Siegall, P.E.
Senior Associate, Senior Project Manager

CONDITIONAL USE PERMIT APPLICATION NARRATIVE

APPLICANT: CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS
SITE NAME: BRADLEY CREEK
SITE LOCATION: L P BAILEY MEMORIAL HIGHWAY, NATHALIE, VIRGINIA 24577
HALIFAX COUNTY, VIRGINIA
DATE: November 13, 2025

Pursuant to the Halifax County Zoning Ordinance, Article IV, Standards for Telecommunication Antennas and Towers, adopted in 2000 (the "Ordinance"), the Applicant respectfully requests approval of a Conditional Use Permit (CUP) for a Telecommunication Facility (the "Facility") consisting of a 199' monopole (including 4' lightning rod) and related ground equipment. The Facility is proposed for Parcel ID 31627 with address of L P Bailey Memorial Highway (US 501), Nathalie, Virginia 24577 on the west side of L P Bailey Memorial Highway (US 501) and north of Bradley Creek Road (the "Subject Parcel"), which parcel is owned by Aubrey B. Younger, Jr. and Mary Sue Younger. The Subject Property, which contains approximately 92.51 acres, is in the Agricultural A-1 Zoning District and is designated as Agriculture in the Comprehensive Plan. Upon approval of necessary permitting, the Facility would be constructed and operated by The Towers, LLC, an affiliate of Vertical Bridge and Verizon Wireless.

This narrative is submitted with the Land Use Application for a Conditional Use Permit to provide the information required by the Ordinance. The Application submission materials comply with the provisions of the Ordinance set out below. The Zoning Ordinance provisions are copied in *italics*, and the Applicant's responsive comments are in **bold** typeface.

Enclosed and referred to in this narrative is the Bradley Creek conceptual zoning plat set, dated September 23, 2025, prepared by Dewberry Engineers Inc. (the "Plans").

Sec. 53-103. - General guidelines and requirements.

(a) Principal or accessory use. For purposes of determining compliance with area requirements, antennas and towers may be considered either principal or accessory uses. An existing use or an existing structure on the same lot shall not preclude the installation of antennas or towers on such lot. For purposes of determining whether the installation of a tower or antenna complies with district regulations, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased area within such lots. Towers that are constructed, and antennas that are installed in accordance with the provisions of this chapter shall not be deemed to constitute the expansion of a nonconforming use or structure.

The proposed Facility would be an accessory use as the Subject Parcel is currently undeveloped agricultural land.

(b) Inventory of Existing Sites

Each applicant applying for approval of an antenna and/or tower permit shall provide to the planning and zoning department an inventory of its existing facilities that are either within the locality or within five miles of the border thereof, including specific information about the location, height, and existing use and available capacity of each tower. The planning and zoning department may share such information with other applicants applying for approvals or special use permits under this chapter or other organizations seeking to locate antennas within the jurisdiction of the locality, provided, however, that the planning and zoning department shall not,

by sharing such information, in any way represent or warrant that such sites are available or suitable.

The Application does not include detailed information about Verizon Wireless' existing wireless communications sites and network because this information is proprietary and confidential business information. Va. Code § 15.2-2316.4:2(A)(2) provides as follows:

"In its receiving, consideration, and processing of a complete application submitted under subsection A of § 15.2-2316.4:1 or for any zoning approval required for a standard process project, a locality shall not:

.... 2. Require an applicant to provide proprietary, confidential, or other business information to justify the need for the project, including propagation maps and telecommunications traffic studies, or information reviewed by a federal agency as part of the approval process for the same structure and wireless facility, provided that a locality may require an applicant to provide a copy of any approval granted by a federal agency, including conditions imposed by that agency...."

There are no existing towers in the area on which to co-locate.

(c) Design; lighting. The requirements set forth in this section shall govern the location of all towers and the installation of all antennas governed by this article; provided, however, that the board of supervisors may waive any of these requirements if it determines that the goals of this chapter are better served thereby.

(1) Towers shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color, so as to reduce visual obtrusiveness. Dish antennas will be of a neutral, nonreflective color with no logos;

The proposed monopole shall maintain a galvanized steel finish. All attachments to the monopole shall be of a neutral, nonreflective color with no logos.

(2) At a facility site, the design of the buildings and related structures shall, to the extent possible, use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and surrounding structures;

All cabinets, generators, and other ground equipment within the fenced compound will be neutral colors. As shown on Sheet Z-3 of the Plans, existing trees within the lease area will be preserved to the greatest extent possible to serve as a landscape buffer. In addition, existing trees within a 200' radius around the tower will not be removed except as necessary for tower construction and installation of the access road and utilities serving the Facility.

(3) If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment must be of a neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible;

This provision is inapplicable to the project.

(4) Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the board of supervisors may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views;

The tower will not be lighted as it will be under 200' tall and not required to be lit by FAA regulations: there are no airports within five miles of the proposed site. If the FAA requires lighting in the future, the Applicant will comply with such federal requirements.

(5) No advertising of any type may be placed on the tower or accompanying facility unless as part of retrofitting an existing sign structure;

The Applicant will comply with this requirement; no advertising will be placed on the Facility.

(6) To permit collocation, the tower shall be designed and constructed to permit extensions to a maximum height of 199 feet; and

The proposed monopole tower would be designed and constructed at 195' with a 4' lightning rod and will permit antenna arrays and ground equipment by Verizon Wireless and at least two other wireless providers, as depicted on Sheet Z-4 of the Plans.

(7) Towers shall be designed to collapse within the lot lines or lease area, as applicable, in case of structural failure.

The monopole will be designed so that in the unlikely event of a catastrophic structural failure, the Tower will collapse within a distance of 50' from the Tower, well within the lot lines of the Subject Parcel (See Sheet Z-2).

(d) Federal requirements. All towers must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the federal government with the authority to regulate towers and antennas.

The Facility will be constructed and operated to comply with all applicable federal laws and regulations.

(e) Building codes. To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable federal, state and local building codes and regulations.

The monopole will be constructed and maintained in compliance with applicable federal, state, and local building codes and regulations.

(f) Information required. Each applicant requesting a conditional use permit under this chapter shall submit a scaled plan and a scaled elevation view and other supporting drawings, calculations, and other documentation, signed and sealed by appropriate licensed professionals, showing the location and dimensions of all improvements, including information concerning topography, radio frequency coverage, tower height requirements, setbacks, drives, parking, fencing, landscaping and adjacent uses. The board of supervisors may require other information to be necessary to assess compliance with this chapter. Additionally, applicant shall provide actual photographs of the site that include a simulated photographic image of the proposed tower.

The photograph with the simulated image shall include the foreground, the midground, and the background of the site.

Please see enclosed with the application conceptual zoning drawings entitled, BRADLEY CREEK, L P BAILEY MEMORIAL HIGHWAY, NATHALIE, VA 24577," prepared by Dewberry Engineers Inc., dated September 23, 2025 (the "Plans").

Also enclosed are photo simulations of the proposed monopole from surrounding roadways.

(g) Engineering report. An engineering report must be submitted by the applicant certifying that the proposed tower is compatible for collocation with a minimum of three users including the primary user, designed such that additional user systems are each of no greater load than the primary user. This provision may be waived by a governing body in a particular case.

As shown on Sheet Z-4 of the Plans, the monopole will be constructed to accommodate at least three (3) wireless providers.

(h) Collocation policy. The applicant shall provide copies of its collocation policy.

The Facility will be constructed with room on the monopole and within the compound to accommodate other wireless providers. Vertical Bridge will own the Facility and manage the leases for the Facility.

(i) Propagation maps. The applicant shall provide copies of propagation maps demonstrating that antennas and sites for possible collocator antennas are no higher in elevation than necessary.

The Applicant respectfully declines to provide propagation maps of existing sites and the proposed Facility, referring to Virginia Code § 15.2-2316.4:2.A, which states that

"In its receiving, consideration, and processing of a complete application submitted under subsection A of §15.2-2316.4:1 or for any zoning approval required for a standard process project, a locality shall not:

1. Disapprove an application on the basis of:

- a. The applicant's business decision with respect to its designed service, customer demand for service, or quality of its service to or from a particular site;**
- b. The applicant's specific need for the project, including the applicant's desire to provide additional wireless coverage or capacity; or**

(2) Require an applicant to provide proprietary, confidential, or other business information to justify the need for the project, including propagation maps and telecommunications traffic studies, or information reviewed by a federal agency as part of the approval process for the same structure and wireless facility..."

To explain the need for the Facility in this area of the County, however, the Applicant represents to the County that there are no existing towers in the area to be served.

(j) Factors considered in granting special use permits for new towers. The applicant shall obtain a conditional use permit from the board of supervisors before erecting towers or antennas covered by this article. The board of supervisors shall consider the following factors in determining whether to issue a special use permit, although the board of supervisors may waive or reduce the burden on the applicant of one or more of these criteria if the board of supervisors concludes that the goals of this article are better served thereby:

(1) Height of the proposed tower;

The proposed monopole is 195' tall with a four-foot lightning rod for total height of 199'. This height is optimum for providing needed coverage in the targeted area without requiring lighting on the monopole. (See Sheet Z-4 of the Concept Plan.)

(2) Proximity of the tower to residential structures and residential district boundaries;

As shown on Sheet Z-1 ("Parcel Plan") of the Plans, the monopole would be approximately 805 feet from the closest off-site residential dwelling. Like the Subject Parcel, all surrounding parcels are zoned Agriculture A-1.

(3) Nature of the uses on adjacent and nearby properties;

Surrounding properties are used primarily for agricultural and residential uses.

(4) Surrounding topography.

This area of the county is relatively flat with open fields and forests.

(5) Surrounding tree coverage and foliage

The Subject Parcel is predominantly covered in trees and other vegetation. Tree cover on the Subject Parcel and large areas of forest on surrounding parcels will help to screen the Facility.

(6) Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness;

The Tower is designed as a monopole, which has a slimmer less obtrusive profile than a traditional lattice tower. A matte galvanized steel finish is the best color for blending with the background.

(7) Proposed ingress and egress;

The Applicant has obtained a 20' wide access, fiber, and utility easement from the Subject Parcel Owner from L P Bailey Memorial Highway (US 501) to the Facility and will gravel the 12 foot road (See Sheet Z-2).

(8) Co-location policy.

Vertical Bridge makes available collocation opportunities on its towers to wireless providers. Please see the enclosed letter from Vertical Bridge.

(9) *Language of the lease agreement.*

A memorandum of lease evidencing the lease with the Subject Parcel owner is enclosed with the application.

(10) *Consistency with the Comprehensive Plan and the purposes to be served by zoning.*

The Halifax County Comprehensive Plan 2017-2037 includes “Policy PFS4-Electric & Communications Facilities: Provide and plan for efficient public facilities and services to meet the community needs of Halifax County and surrounding areas.” Strategy 1 of this Policy is to “(w)ork with regional entities and providers to expand access to existing broadband fiber-optic networks that benefit economic development, enhance educational opportunities, as well as improve public safety communications.” Like fiber optic networks, wireless networks provide modern communications important for economic development, education, and public safety via telephone, text, and internet services. Strategy 2 of this Policy is to “(w)ork with state, regional, and commercial entities to provide accurate site mapping of current facilities to plan for future expansion and upgrades to electric and communication facilities.” These Strategies indicate that Halifax County would like improved communications facilities. Commercial providers like Verizon Wireless and commercial infrastructure providers such as Vertical Bridge construct infrastructure that provides critical wireless communications to the County.

Wireless communications are important not only for convenience but for emergency communications, business and economic development, remote learning, agricultural applications, tourism and enjoyment of parks and recreation opportunities, and health care applications. In addition to providing voice and data services, wireless facilities may be the only means of internet access in some rural areas.

Wireless communications infrastructure uses very small land areas and does not draw on local resources such as schools, roads, water and sewer, and fire protection. Without interfering with existing agricultural uses, it provides much needed communications services much needed in rural areas with poor cell phone coverage and limited internet access. Further, wireless facility leases help support local farmers and landowners.

The proposed Facility can accommodate several other wireless providers, which helps to minimize the number of tower sites in the county. Vertical Bridge regularly leases space on its towers and equipment compounds to wireless providers.

(k) *Availability of suitable existing towers and other structures as discussed below.*

No towers are available for collocation in the target area for service.

(11) *Availability of Suitable Existing Towers and Other Structures as discussed below;*

Please see the explanation in subsection (k) above.

(12) *Proximity to commercial or private airports.*

No commercial or private airports are within five miles of the site.

(k) Availability of suitable existing towers or other structures. No tower shall be permitted unless applicant demonstrates to the reasonable satisfaction of the board of supervisors that no existing tower or structure can accommodate the applicant's proposed antenna. Evidence submitted to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of the following:

- (1) No existing towers or structures are located within the geographic area required to meet applicant's requirements.
- (2) Existing towers are not sufficient height to meet applicant's engineering requirements.
- (3) Existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
- (4) The applicant's proposed antenna would cause electromagnetic interference with the antenna on the existing towers or structures, or the antenna on the existing towers or structure would cause interference with the applicant's proposed antenna.
- (5) The fees, cost, or contractual provisions required by the owner in order to share an existing tower or structures or to adapt an existing tower or structure for sharing unreasonable. Cost exceeding new tower development is presumed to be unreasonable.
- (6) The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

Wherever possible, Verizon Wireless collocates on existing towers in compliance with local governments' goal of minimizing the number of towers and to avoid the expense of building new towers. However, there are no existing towers that could be used to provide service to the area this Facility is intended to serve.

(l) Setbacks. The following setback requirements shall apply to all towers and antennas for which a conditional use permit is required; provided, however, that the board of supervisors may reduce the standard setback requirements if the goals of this ordinance would better be served thereby.

- (1) The tower must be set back from any off-site residential structure no less than four hundred (400) feet.

The Tower will be 805 feet from the nearest off-site residential structure, which is more than double the required minimum setback.

- (2) Towers, guys, and accessory facilities must satisfy the minimum zoning district setback requirements for primary structures.

The Subject Property fronts on a L P Bailey Memorial Highway (US 501) and meets the parcel size and frontage requirements for the A-1 district. The Facility lease premises would be approximately 565' from the highway, which exceeds the front yard setbacks from the public road in the A-1 district, as shown on Sheet Z-1 of the Plans. The Facility will be approximately 900' to the Subject Property boundary to the south, 1290' to the boundary to the west, and 350' to the boundary to the north. The Facility will be 60' from the property corner to the northeast which exceeds the required side setback. In any event, the Tower will be designed fall within 50' of the Tower in order to remain within the property boundaries in the unlikely event of a catastrophic failure (See Sheet Z-2).

(m) Security Fencing. Towers shall be enclosed by opaque security fencing not less than six (6) feet in height and shall also be equipped with an appropriate anti-climbing device, provided; however, that the board of supervisors may waive such requirements, as it deems appropriate.

The Facility will comply with this requirement. An eight-foot chain link fence topped with an additional one foot consisting of three strands of barbed wire will surround the 50' x 50' compound within the 75' x 75' lease area, as shown on Sheet Z-2 ("Site Plan") of the Plan.

(n) Landscaping. The following requirements shall govern the landscaping surrounding towers for which a special use permit is required, provided, however, that the governing authority may waive such requirement if the goals of this ordinance would better be served thereby.

- (1) Tower facilities shall be landscaped with a buffer of plant materials that effectively screens the view of the support building from adjacent property. The standard buffer shall consist of a landscaped strip at least four (4) feet wide outside the perimeter of the facilities.*
- (2) In locations where the board of supervisors finds that the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived altogether.*
- (3) Existing tree growth and natural land and natural lands forms on the site shall be preserved to the maximum extent possible. In some cases, such towers sited on large, wooded lots, natural growth around the property perimeter may be sufficient buffer.*
- (4) Existing trees within 200 feet of the tower shall not be removed except as may be authorized to permit construction of the tower and installation of access for vehicle utilities. This provision may be waived by a governing body in a particular case.*

The Applicant requests the Board of Supervisors to waive the requirement for a planted landscape buffer. The Subject Property is covered in existing trees and other vegetation, and the Applicant proposes to retain trees within the lease area to the greatest extent possible to form a buffer of existing trees at least four feet (4') wide, as shown on Sheet Z-3 of the Plans. Further, existing trees within 200' of the monopole will not be removed except as necessary for construction and installation of the access road and utilities, as noted and depicted on Sheet Z-3.

(o) Local government access. Owners of towers shall provide the county collocation opportunities as a community benefit to improve radio communication for county departments and emergency services, provided it does not conflict with the collocation requirement of subsection (k) of this section.

Localities may not condition approval of wireless permits on free collocation, based on Va. Code § 15.2-2316.4:2.A(8):

"A. In its receiving, consideration, and processing of a complete application submitted under subsection A of § 15.2-2316.4:1 or for any zoning approval required for a standard process project, a locality shall not:....8. Condition or require the approval of an application solely on the basis of the applicant's agreement to allow any wireless facilities provided or operated, in whole or in part, by a locality or by any other entity, to be placed at or co-located with the applicant's project;...."

(p) Removal of abandoned antennas and towers. Any antenna or tower that is not operated for a continuous period of 24 months shall be considered abandoned, and the owner of each such antenna or tower shall remove same within 90 days of receipt of notice from the board of supervisors notifying the owner of such equipment removal requirement. Removal includes the

removal of the tower, all tower and fence footers, underground cables and support buildings. The buildings may remain with owner's approval. If there are two or more users of a single tower, then this provision shall not become effective until all users cease using the tower.

Noted.

(q) Required yearly report. The owner of each such antenna or tower shall submit a report to the board of supervisors once a year, no later than July 1. The report shall state the current user status of the tower. The owner of any antenna or tower, as defined, existing at the effective date of the ordinance from which this section is derived shall be required to submit a yearly report.

Noted.

(r) Review fees. Any out-of-pocket costs incurred for review by a licensed engineer of any of the above-required information shall be paid by the applicant.

Noted.

(Code 2000, § 16.33.4)

Regarding the Conditional Use Permit validity period, please note that Pursuant to state law, the approval of an application for a wireless facility must not be limited in duration except the locality may require construction of the project within two years of approval. Please see the following Virginia Code provision:

Va. Code § 15.2-2316.4:2(A). "In its receiving, consideration, and processing of a complete application submitted under subsection A of § 15.2-2316.4:1 or for any zoning approval required for a standard process project, a locality shall not...10. Limit the duration of the approval of an application, except a locality may require that construction of the approved project shall commence within two years of final approval and be diligently pursued to completion...."

CONCLUSION

In summary, the proposed Facility complies with the Halifax County Zoning Ordinance and supports the County's Comprehensive Plan goals to improve wireless communications. The Facility will support the goals of Article IV of the Zoning Ordinance "to minimize the total number of towers and tower sites throughout the community" and to "encourage strongly the joint use of new and existing tower sites" by providing several collocation opportunities for other wireless providers. The Site has been designed and located to minimize any adverse visual effect on the community by employing a monopole style tower 199' tall in a location where ground equipment will be screened by existing trees and vegetation. The Facility will have no negative impact on the resources of the county while providing important communications services.

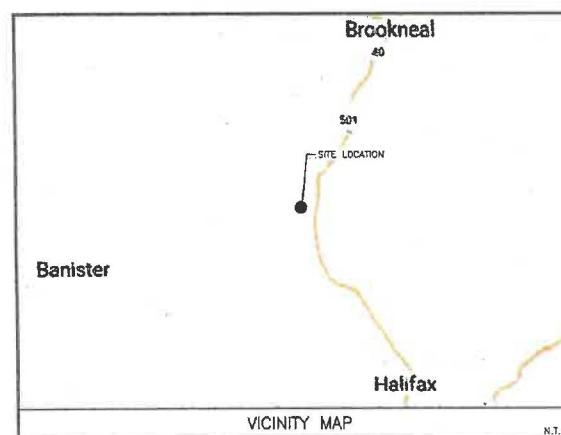
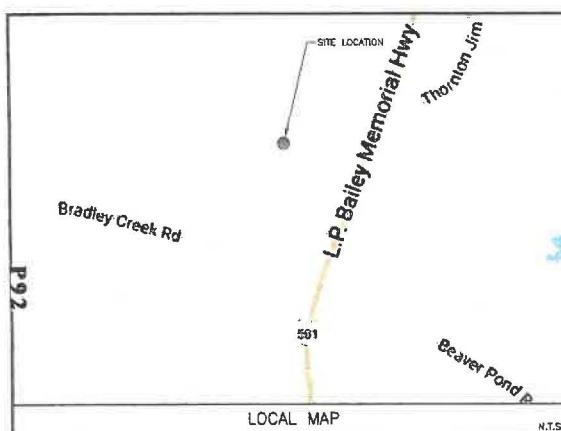
We appreciate the opportunity to present this project in support of improved wireless communications services to Halifax County.

verizon

DIRECTIONS FROM THIRLANE SWITCH (6750 THIRLANE ROAD, ROANOKE, VIRGINIA 24019):

HEAD SOUTHWEST ON THIRLANE RD; 0.3 MILES, TURN RIGHT ONTO PETERS CREEK RD; 0.1 MILES, HAVE A U-TURN; 384 FEET, TAKE THE RIGHT TURN FOR PETERS CREEK RD; 0.205; 5.4 MILES, AT EXIT 6, TURN LEFT ON THE BUMP FOR 13TH ST; 0.1 MILES, TURN LEFT, TURN ONTO 13TH ST; 0.1 MILES, TURN RIGHT ONTO 13TH ST. SE; 1.6 MILES, AT THE ROUNDABOUT, TAKE THE 3RD EXIT FOR RIVERLAND RD SE; 13.5 MILES, TURN RIGHT ONTO BOOKER T WASHINGTON HWY; 0.1 MILES, TURN LEFT ONTO BURNT CHIMNEY RD; 4.4 MILES, AT THE ROUNDABOUT, TAKE THE 1ST EXIT FOR BROOKS MILL RD; 7.7 MILES, TURN LEFT ONTO OLD FRANKLIN TPK; 37.6 MILES, TURN RIGHT ONTO CODY RD; 6.1 MILES, TURN RIGHT ONTO L.P. BAILEY MEMORIAL HWY; 1.0 MILES, DESTINATION WILL BE ON THE RIGHT

DIRECTIONS



BRADLEY CREEK L P BAILEY MEMORIAL HIGHWAY NATHALIE, VIRGINIA 24577

E911 ADDRESS YES NO

PROJECT DESCRIPTION

THE SITE WILL CONSIST OF A NEW 75'X75' PREMISES AND A 50'X50' FENCED COMPOUND. LOCATED WITHIN THE FENCED COMPOUND WILL BE A NEW 195' MONOPOLE, EQUIPMENT, GENERATOR AND H-FRAME.

UTILITIES INFO:

POWER: MECKLENBURG ELECTRIC COOPERATIVE 434.372.6100
TELEPHONE: VERIZON 877.297.7616

CALL BEFORE YOU DIG



CALL 3 WORKING DAYS BEFORE YOU DIG
VA 811 OR MISS UTILITY (800) 552-7001

EMERGENCY INFO:

JURISDICTION: HALIFAX COUNTY
LOCAL FIRE AND RESCUE: 434.572.3980
LOCAL POLICE: 434.575.4273

PROJECT TEAM

REAL ESTATE: RUI DA SILVA
ZONING: RUI DA SILVA
CONSTRUCTION: DOUG KRAMER
UTILITIES: DOUG KRAMER
ENVIRONMENTAL CONSULTANT: BROOKS THACKER

PHONE NUMBER: 804.931.0804
PHONE NUMBER: 804.931.0804
PHONE NUMBER: 804.366.6800
PHONE NUMBER: 804.366.6800
PHONE NUMBER: 630.542.9755

REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE
D	FOR ZONING	MKW	09/15/25				
1	ATTORNEY COMMENTS	MKW	09/17/25				
2	UPDATED PARCEL ID	MKW	09/23/25				

A & E CONSULTING TEAM

ARCHITECTURE AND ENGINEERING:
DEWBERRY ENGINEERS INC.
4805 LAKE BROOK DRIVE, SUITE 200
GLEN ALLEN, VA 23060
CONTACT: HILLARY SIEGALL, PE
TITLE: SENIOR ASSOCIATE, PROJECT MANAGER
PHONE NUMBER: 804.205.5346
EMAIL: hsiegall@dewberry.com
CONTACT: MOLLY WAGNER, EIT
TITLE: SENIOR ENGINEER
PHONE NUMBER: 804.767.4707
EMAIL: mwagner@dewberry.com

PROJECT SUMMARY

PROPERTY OWNER: AUDREY B. YOUNGER JR. & MARY SUE YOUNGER L.P. BAILEY MEMORIAL HWY NATHALIE, VIRGINIA 24577
TOWER OWNER: VERIZON WIRELESS 1831 RADY COURT RICHMOND, VA 23222

PROJECT INFO: CANDIDATE NAME: BRADLEY CREEK FUZE PROJECT ID: 16919144

APPLICANT INFO: VERIZON WIRELESS 1831 RADY COURT RICHMOND, VA 23222 PHONE: 804.543.7313
CONTACT: STEVE FANSHAW

PROJECT DATA:
ZONING: P-1
PARCEL: 31627
ACREAGE: 92.51 ACRES
JURISDICTION: HALIFAX COUNTY
STRUCTURE: MONOPOLE
TOWER TYPE: MONOPOLE
TOWER HEIGHT: ±195' AGL
OVERALL HEIGHT: ±195' AGL
PREMISES: 5,625 SF
AREA OF DISTURBANCE: ±20,000 SF

CENTER OF PROPOSED TOWER:
LATITUDE: 36° 54' 30.05" N / 79° 01' 08.54" W / -79.018483
LONGITUDE: 79° 01' 08.54" W / -79.018483
GROUND ELEVATION: ±811' AMSL
*PER 2C SURVEY CERTIFICATION COMPLETED BY DEWBERRY ENGINEERS, INC. DATED 09/06/23

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE FOLLOWING CODES AS ADOPTED BY THE GOVERNING AUTHORITY:
- 2021 INTERNATIONAL BUILDING CODE (IBC)
- 2020 NATIONAL ELECTRIC CODE (NEC)
- 2018 NFPA 101, LIFE SAFETY CODE
- 2018 ASCE 7-16, NATURAL HAZARD RESISTANCE, 14th EDITION
- AMERICAN CONCRETE INSTITUTE, 318-22
- ANSI/ASCE-222-H
- LOCAL BUILDING CODE
- CITY/COUNTY ORDINANCES

THIS DOCUMENT WAS DEVELOPED TO REFLECT A SPECIFIC SITE AND ITS SITE CONDITIONS. IT IS NOT TO BE USED FOR ANOTHER SITE OR WHEN OTHER CONDITIONS PERTAIN. REUSE OF THIS DOCUMENT IS AT THE SOLE RISK OF THE USER.

A.D.A. COMPLIANCE:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

verizon

VERIZON WIRELESS
1831 RADY COURT
RICHMOND, VA 23222

BRADLEY CREEK

ZONING DRAWINGS

2 09/23/25 UPDATED PARCEL ID
1 09/17/25 ATTORNEY COMMENTS
0 09/15/25 FOR ZONING

Dewberry

Dewberry Engineers Inc.
4805 Lake Brook Drive, Suite 200
Glen Allen, VA 23060
Phone: 804.205.5346
Fax: 804.265.7621
www.dewberry.com



DRAWN BY: MKW
REVIEWED BY: MKW
CHECKED BY: HGS
PROJECT NUMBER: S0164014
SITE ADDRESS:

L P BAILEY MEMORIAL HWY
NATHALIE, VIRGINIA 24577

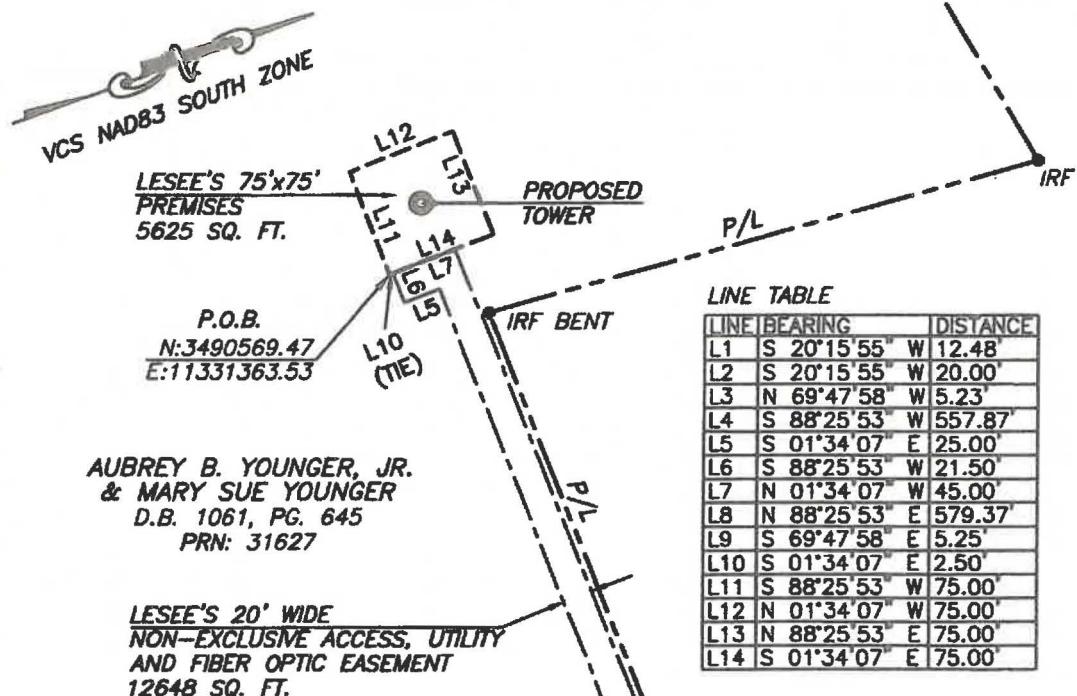
SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1

VERIZON SITE: BRADLEY CREEK

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	17.10'	45.00'	21°46'10"	N 80°41'03" W	16.99'
C2	24.70'	65.00'	21°46'10"	S 80°41'03" E	24.55'



LEGEND OF ABBREVIATIONS

P/L - PARCEL LINE
R/W - RIGHT OF WAY
IRF - IRON ROD FOUND

0 100 200

SCALE 1"=100'

1131' +/- TO THE
NORTH LINE OF
BRADLEY CREEK ROAD

N/F
LOUIS CARROLL DODSON
PRN: 11437

NOTES:

1. THIS EASEMENT PLAT WAS PREPARED WITH THE BENEFIT OF A REPORT AS PREPARED BY FIDELITY NATIONAL TITLE, COMMITMENT #VA-T23.09 BRADLEY CREEK AND DATED JUNE 09, 2023.
2. PROPERTY LINES SHOWN BASED ON COMPILED RECORDED DEED AND PLAT INFORMATION.
THIS IS NOT A BOUNDARY SURVEY.

PLAT SHOWING
LEASE AREA AND ACCESS
& UTILITY EASEMENT
ACROSS THE PROPERTY OF
AUBREY B. YOUNGER, JR.
& MARY SUE YOUNGER
PRN: 31627
STAUNTON DISTRICT,
HALIFAX COUNTY, VIRGINIA

JOB# 50164014

SHEET 1 OF 2

DATE: 07/14/2023 LAST REVISED: 07/14/2023



Dewberry®

Dewberry
Engineers Inc.

4805 Lake Brook Drive
Glen Allen, VA 23060
PHONE: 804.290.7957
FAX: 804.290.7928
www.dewberry.com



VERIZON SITE: BRADLEY CREEK

DESCRIPTION OF LESSEE'S 20' NON-EXCLUSIVE ACCESS, UTILITY AND FIBER OPTIC EASEMENT:

COMMENCING AT AN IRON ROD FOUND (P.O.C.) ON THE WEST LINE OF L. P. BRADLEY HIGHWAY (RTE. # 501), THENCE ALONG AND WITH SAID WEST LINE OF L. P. BRADLEY HIGHWAY S20°15'55"W 12.48 FEET TO A POINT HAVING VCS NAD83 SOUTH ZONE COORDINATES N:3490627.03 E:11331970.54, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.) FOR THE FOLLOWING DESCRIBED EASEMENT:

THENCE S20°15'55"W 20.00 FEET TO A POINT; THENCE N69°47'58"W 5.23 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET, LENGTH 17.10 FEET, DELTA 21°46'21", CHORD N80°41'08"W 17.00 FEET TO A POINT; THENCE S88°25'53"W 557.87 FEET TO A POINT; THENCE S01°34'07"E 25.00 FEET TO A POINT; THENCE S88°25'53"W 21.50 FEET TO A POINT; THENCE N01°34'07"W 45.00 FEET TO A POINT; THENCE N88°25'53"E 579.37 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 65.00 FEET, LENGTH 24.70 FEET, DELTA 21°46'21", CHORD S80°40'57"E 24.55 FEET TO A POINT; THENCE S69°48'34"E 5.25 FEET TO THE POINT OF BEGINNING. CONTAINING 12648 SQ. FT.

DESCRIPTION OF LESSEE'S 75'x75' PREMISES:

BEGINNING AT A POINT HAVING VCS NAD83 SOUTH ZONE COORDINATES N:3490569.47 E:11331363.53, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.) FOR THE FOLLOWING DESCRIBED EASEMENT:

THENCE S88°25'53"W 75.00 FEET TO A POINT; THENCE N01°34'07"W 75.00 FEET TO A POINT; THENCE N88°25'53"E 75.00 FEET TO A POINT; THENCE S01°34'07"E 75.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5625 SQ. FT.

PLAT SHOWING
LEASE AREA AND ACCESS
& UTILITY EASEMENT
ACROSS THE PROPERTY OF
AUBREY B. YOUNGER, JR.
& MARY SUE YOUNGER
PRN: 31627
STAUNTON DISTRICT,
HALIFAX COUNTY, VIRGINIA

JOB# 50164014

SHEET 2 OF 2

DATE: 07/14/2023 LAST REVISED: 07/14/2023

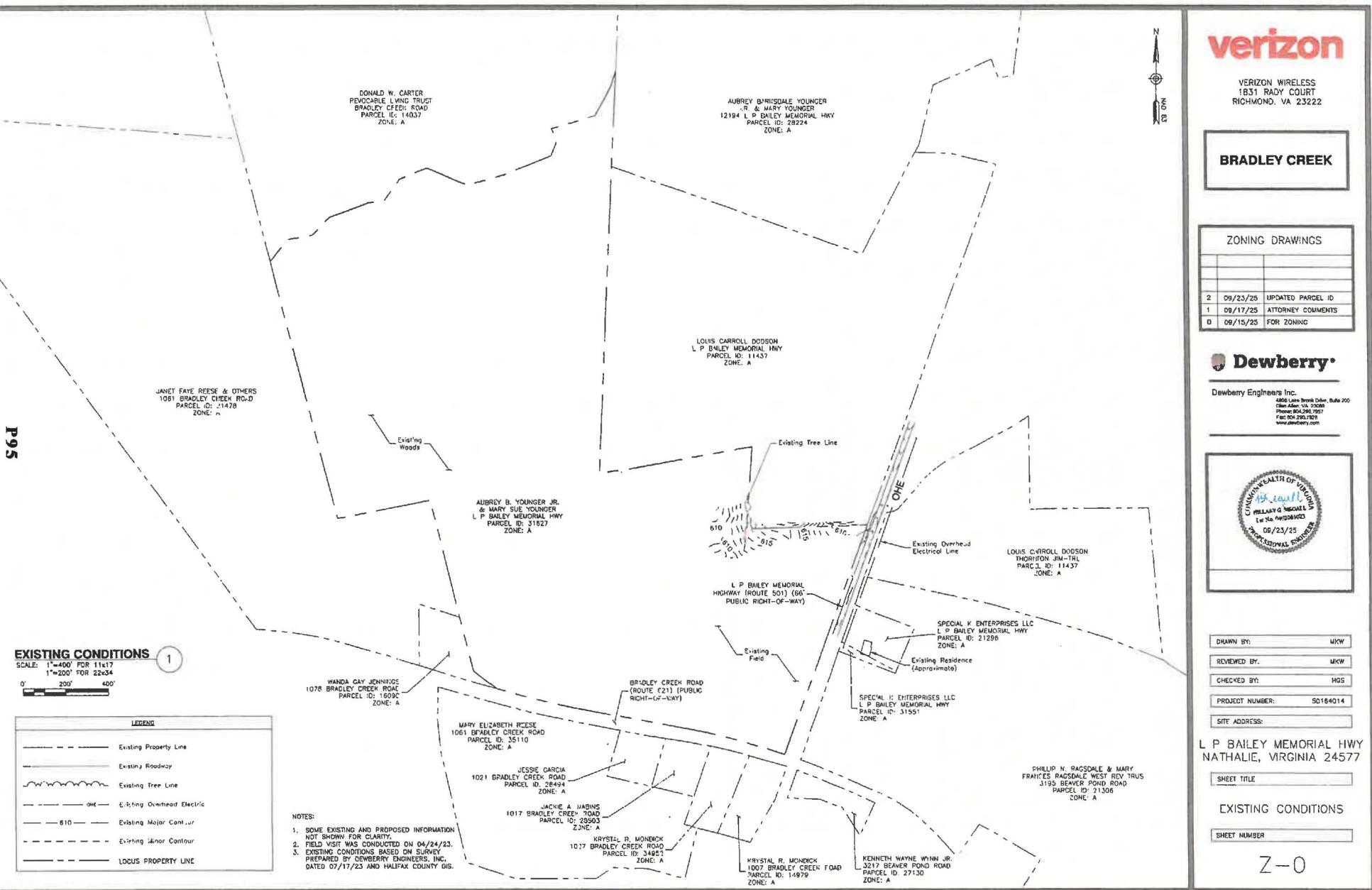


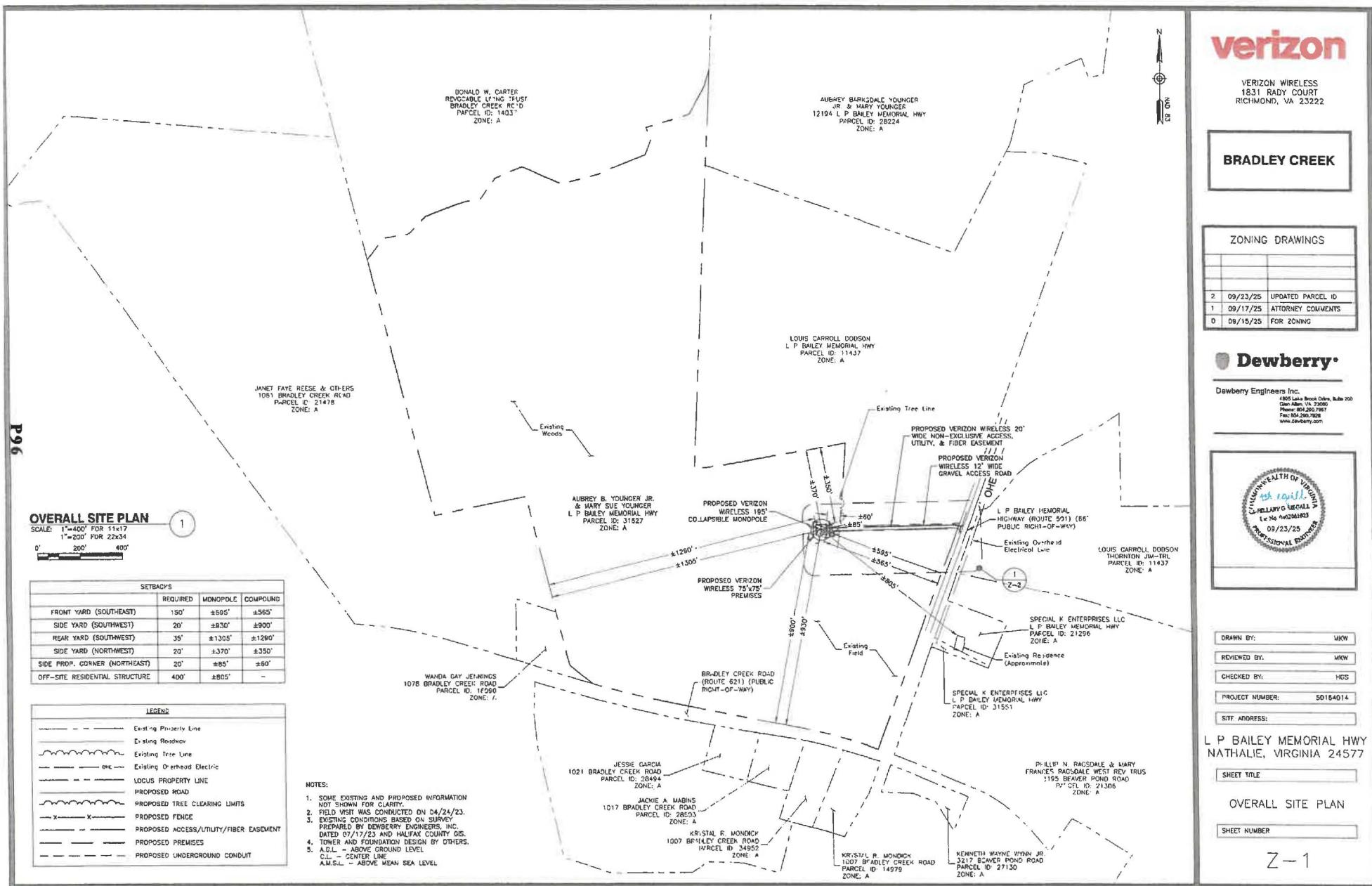
Dewberry®

Dewberry
Engineers Inc.

4805 Lake Brook Drive
Glen Allen, VA 23060
PHONE: 804.290.7957
FAX: 804.290.7928
www.dewberry.com

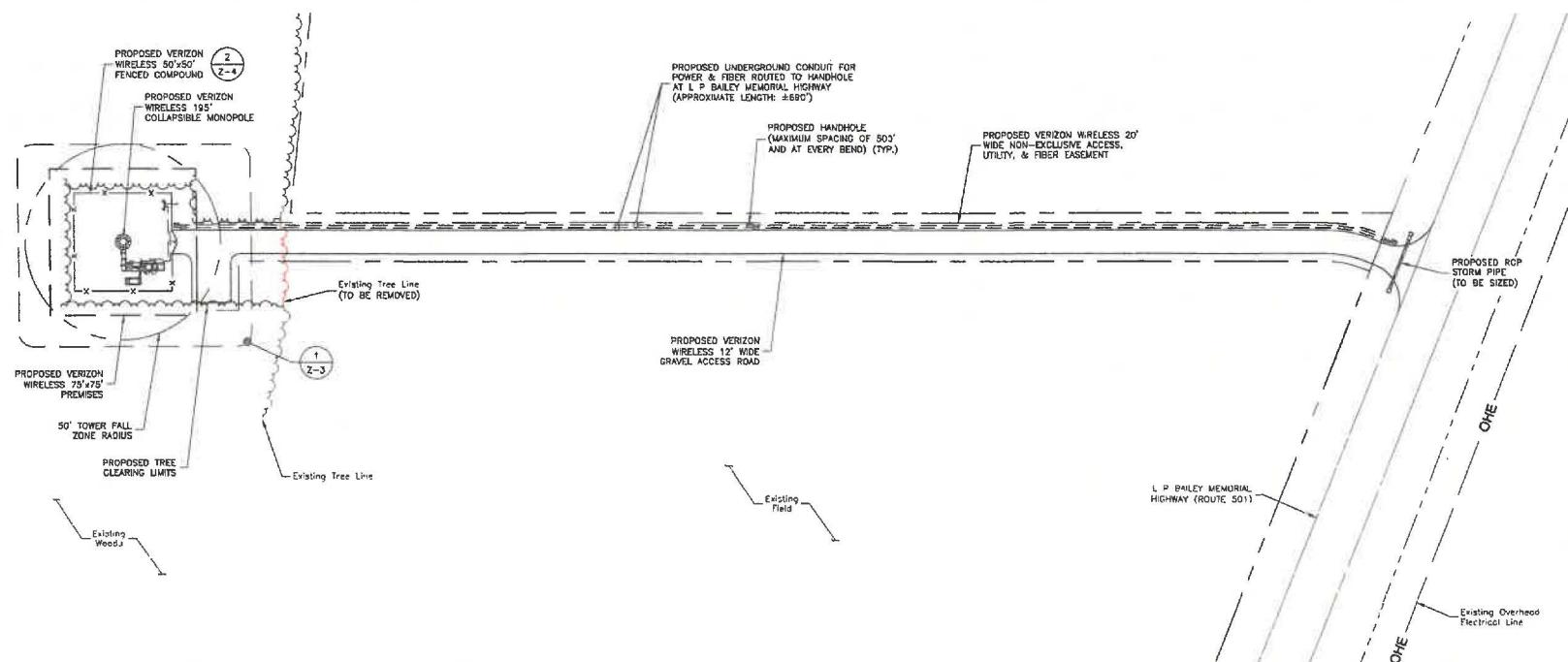






LEGEND	
	Existing Property Line
	Existing Roadway
	Existing Tree Line
	Existing Overhead Electric
	LOCUS PROPERTY LINE
	PROPOSED ROAD
	PROPOSED TREE CLEARING LIMITS
	PROPOSED FENCE
	PROPOSED ACCESS/UTILITY/FIBER EASEMENT
	PROPOSED PREMISES
	PROPOSED UNDERGROUND CONDUIT

P97



NOTES:

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. FIELD VISIT WAS CONDUCTED ON 04/22/23.
3. EXISTING OVERHEAD ELECTRIC DRAWINGS PREPARED BY DEWBERRY ENGINEERS, INC. DATED 07/17/23 AND HALIFAX COUNTY GIS.
4. TOWER AND FOUNDATION DESIGN BY OTHERS.
5. A.G.L. - ABOVE GROUND LEVEL
- CD - CENTER LINE
- A.M.S.L. - ABOVE MEAN SEA LEVEL

verizon

VERIZON WIRELESS
1831 RAY COURT
RICHMOND, VA 23222

BRADLEY CREEK

ZONING DRAWINGS

2	09/23/23	UPDATED PARCEL ID
1	09/17/23	ATTORNEY COMMENTS
0	09/15/23	FOR ZONING

Dewberry.

Dewberry Engineers Inc.
4499 Leesburg Pike, Suite 200
McLean, VA 22101
Phone: (703) 250-7200
Fax: (703) 250-7222
www.dewberry.com



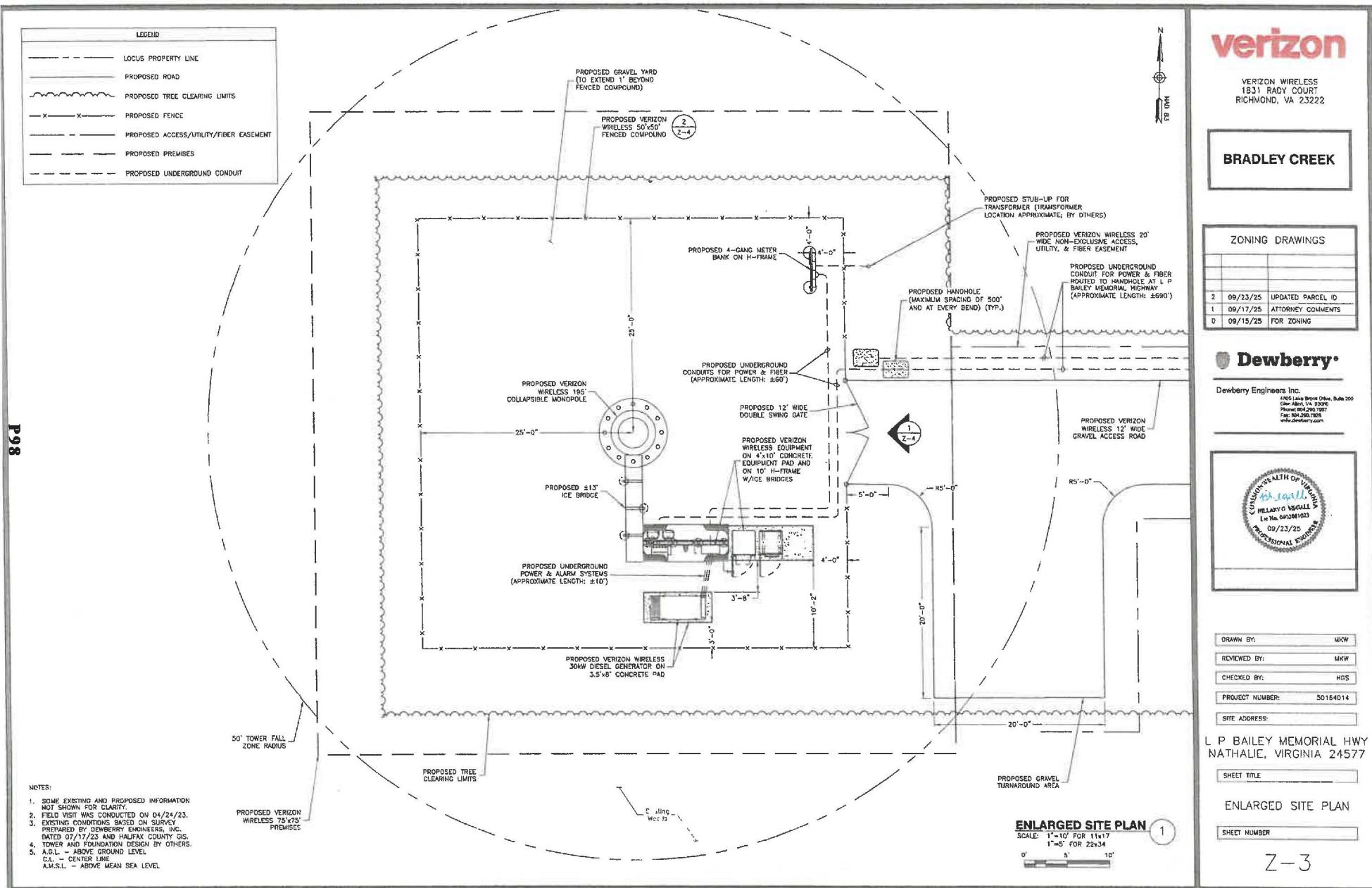
DRAWN BY: MKW
REVIEWED BY: MKW
CHECKED BY: HGS
PROJECT NUMBER: S0164014
SITE ADDRESS:

L P BAILEY MEMORIAL HWY
NATHALIE, VIRGINIA 24577

SHEET TITLE: SITE PLAN

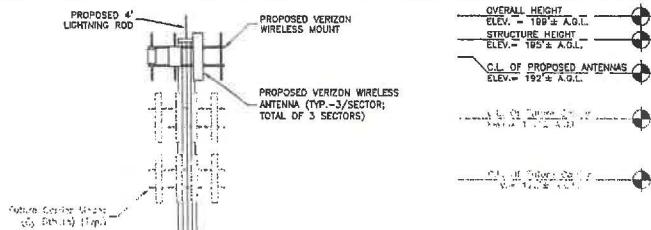
SHEET NUMBER: Z-2

SITE PLAN
SCALE: 1"=50' FOR 11x17
1"=30' FOR 22x34
0' 30' 60'

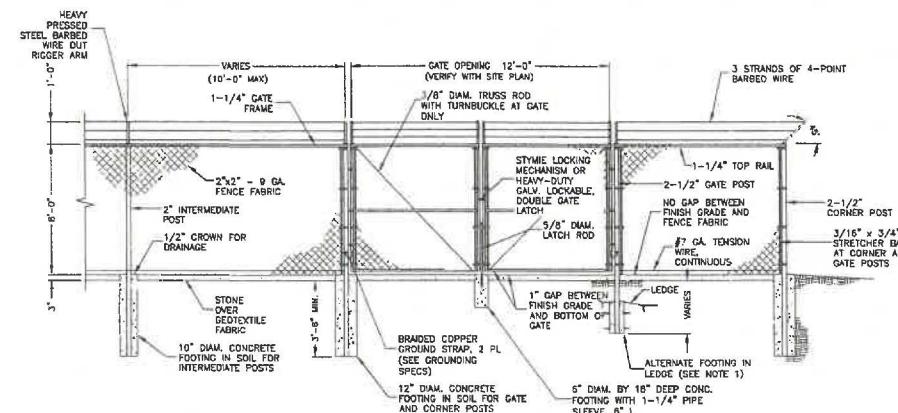


LEGEND	
A.G.L.	- ABOVE GROUND LEVEL
C.L.	- CENTER LINE

TOWER NOTES:
1. WHEN THE TOWER UNDER 200', NO
LIGHTING IS REQUIRED.
2. TOWER SHALL BE GALVANIZED STEEL.



669
PROPOSED VERIZON
WIRELESS 18' COLLAPSIBLE
MONOPOLE (SEE NOTE 4)



FENCE AND ACCESS GATE

SCALE: N.T.S.

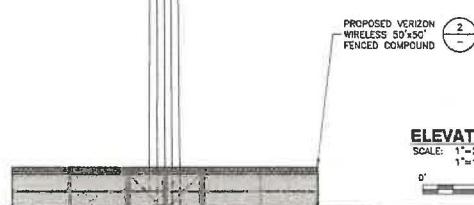
2

FENCE NOTES:

1. ALTERNATE FOOTINGS FOR ALL FENCE POSTS IN LEDGE: IF LEDGE IS ENCOUNTERED AT GRADE, OR AT A DEPTH SHALLOWER THAN 3'-6", CORE DRILL AN 8" DIA HOLE 18" INTO SOIL AND BACKFILL WITH 10" DIA HOLE 18" WITH CONCRETE OR GROUT. IF LEDGE IS BELOW FINISH GRADE, COAT BACKFILLED SECTION OF POST WITH COAL TAR, AND BACKFILL WITH WELL-DRAINING GRAVEL.
2. ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE Hinges. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL.

NOTES:

1. SOME EXISTING AND PROPOSED INFORMATION NOT SHOWN FOR CLARITY.
2. FIELD VISIT WAS CONDUCTED ON 04/24/23.
3. EXISTING CONDITIONS BASED ON DRAVE SURVEY CONDUCTED BY DRAVE ENGINEERS, INC. DATED 07/17/23 AND HALIFAX COUNTY GIS.
4. TOWER AND FOUNDATION DESIGN BY OTHERS.
5. A.G.L. - ABOVE GROUND LEVEL
6. C.L. - CENTER LINE
7. A.M.S.L. - ABOVE MEAN SEA LEVEL



ELEVATION

SCALE: 1'-0" FOR 11x17
1'-10" FOR 22x34
0' 10' 20'

verizon

VERIZON WIRELESS
1631 RADY COURT
RICHMOND, VA 23222

BRADLEY CREEK

ZONING DRAWINGS

2	09/23/25	UPDATED PARCEL ID
1	06/17/25	ATTORNEY COMMENTS
0	09/15/25	FOR ZONING

 **Dewberry®**

Dewberry Engineers Inc.
4001 Lake Street, Suite 200
Dulles, VA 20166
Phone: 703.290.5997
Fax: 703.290.7676
www.dewberry.com



DRAWN BY: MWN
REVISED BY: MWN
CHECKED BY: HGS
PROJECT NUMBER: 50164014
SITE ADDRESS:

L P BAILEY MEMORIAL HWY
NATHALIE, VIRGINIA 24577

SHEET TITLE: ELEVATION

SHEET NUMBER: Z-4

Prepared for:
Verizon Wireless
Site Name:
Bradley Creek
L P Bailey Memorial Hwy
Nathalie, Virginia 24577



Balloon Information:

Balloon: 450' diameter
Sustained balloon: 105' AGL

Tower height and location are consistent with
Rev. 2 Zoning, Franklin, VA (Borough), dated 09/23/25

The accuracy of simulations in continuity, dependency
upon weather conditions (such as wind, temperature,
humidity and (temperature) related) cannot be
controlled or managed. Tower location is approximate.

Proposed View

Proposed 195' Tall Monopole



P101

verizon

Bradley Creek
VIEW Facing Southwest from L P Bradley Memorial Hwy E Hwy 571
PHOTO 2B
(Figure 6 of 15)

© Dewberry



Proposed View

Proposed 195' Tall Monopole

P102

verizon

Bradley Creek
View Facing North From L.P. Baile Memorial Hwy. E Hwy 501
PHOTO 7B
(Page 14 of 15)

MINUTES

HALIFAX COUNTY BOARD OF SUPERVISORS
HALIFAX COUNTY PLANNING COMMISSION
Joint Meeting
County Administration Building
Board of Supervisors Meeting Room
1050 Mary Bethune Street
Halifax, VA 24558
December 16, 2025 / 6:30 PM

A. CALL TO ORDER

Chairman Claiborne called the Board of Supervisors meeting to order at 6:30 p.m.

Madam Chair Cowan called the Planning Commission meeting to order at 6:30 p.m.

Vice Chairman Watts gave the invocation.

Chairman Claiborne led the Pledge of Allegiance

B. ATTENDANCE

Planning Commission members attending were: Mr. A. Hughes, ED1; Mr. D. Griles, ED2, Mr. J. Jennings, ED4; Ms. M. Cowan, ED5; J. Watts, ED7; and Ms. G. Smith-Mangum, ED8

Commission Members absent: Mr. B. Pearce, ED3; and Mr. J. Beard, ED6

Staff members attending were: Mr. Ron Brade, County Administrator; Ms. Tomeka Morgan, Interim Finance Director; Mr. Detrick Easley, Planning/Zoning Administrator; Ms. Nancy Spencer, Strategic Programs Coordinator; and Mrs. Nancy Kamp, Executive Assistant

News reporter attending was: Miranda Baines, The Gazette-Virginian

Planning Commission conducted Roll Call and determined a quorum was present.

C. ADOPTION OF AGENDA

Motion made by Planning Commissioner Hughes, seconded by Planning Commissioner Smith-Mangum, to approve the Agenda.

VOTE

Motion passed 6-0 by the following vote:

Ayes: Mr. A. Hughes, Mr. D. Griles, Mr. J. Jennings, Ms. M. Cowan, Mr. J. Watts, and Ms. G. Smith-Mangum

Nays: No one

Abstained: No one

Absent During Vote: Mr. B. Pearce, and Mr. J. Beard

Absent During Meeting: Mr. B. Pearce, and Mr. J. Beard

D. PUBLIC HEARINGS

1. Conditional Use Permit Application ED # 3:

Applicant:	ESA Solar, Sinai Road Solar Farm, LLC
PRN:	30280
Location:	1180 Sinai Road
Landowner:	Mary C. Hodges
Proposed Use:	Construct a 3.00 MW Community/Shared Solar Energy Facility

a. Zoning Administrator Overview

Mr. Easley said that ESA Solar applied for a 3-megawatt solar facility at 1180 Sinai Road, owned by Mary Hodges and currently used by H&M Logging Company. The project would occupy about 19 acres, with 11 acres developed. The Planning Commission conducted a site visit, and concerns about nearby land conservation were addressed with confirmation from forestry officials that the project would have no negative impact. Required setbacks have been approved.

Mr. Easley presented a brief presentation to explain the project further.

- The solar project is located on approximately 19 acres, with 11 acres used for the facility.
- Existing vegetation along Sinai Road.
- Minimum noise and traffic, and no glare.
- The ordinance requires a 150ft setback, and the application is requesting a 140ft reduction. The ordinance does allow for the exemption if the surrounding property is owned by the same owner. The Virginia Department of Forestry has no negative impact from them on the setback reduction
- Meets the density requirements.
- In addition to Revenue Share payments and property tax and real estate tax payments, the solar project will pay the County \$165,000.
- Performance bond of \$300,000. The decommission bond will be reviewed every five years.

b. Applicant Presentation

Ms. Cara Romaine, project manager at ESA, introduced herself and said the co-owner of ESA, Justin Vandenbroeck, was in attendance along with Mr. Hodges. Ms. Romaine gave a presentation to the Planning Commission and Board of Supervisors. The presentation showed a detailed overview of the property. Ms. Romaine noted they are requesting approval for a reduced 10-foot setback from adjoining property lines that are under conservation easement in order to efficiently develop an 11-acre, 3 megawatt solar facility while allowing the existing family logging operation to continue. The project complies with the county's 150-foot setback from Sinai Road and includes an even larger setback along other areas, with a preserved 150-foot vegetated buffer of pine trees and existing commercial buildings to screen the facility from the road and nearby homes.

Ms. Romaine noted that the site's natural topography further limits visibility, and renderings show minimal visual impact after construction. The Department of Forestry has provided a letter confirming no objection to the reduced setback. Construction is expected to last three to six months, with no significant noise or community impacts anticipated. The applicant commits to meeting all conditions of approval, maintaining roads, following construction plans, and being a good neighbor.

Ms. Romaine explained that the project will use safe, commonly used crystalline silicon solar panels made of aluminum, silicon, and glass. She said that a decommissioning plan and bond have been submitted and will be updated every five years. The company emphasizes its commitment to community engagement and incorporating public feedback into the project design. Ms. Romaine concluded by reviewing the payment schedule and noting a proposed \$10,000 contribution to the American Legion if the permit is approved.

Mr. Easley asked Ms. Romaine if green slats could be placed in the fence facing Sinai Road to protect visibility. Ms. Romaine agreed to the condition, emphasizing the importance of properly concealing the project and ensuring the vegetation remains healthy and effective. She also confirmed her willingness to install green slats on the fence to support those goals.

Planning Commissioner Hughes asked whether, given its small scale, the power generated would be connected to Dominion's grid and distributed wherever it is needed. Ms. Romaine responded, "Yes," there is a three-phase line that runs across the street on property owned by Hodges, which is where the project will connect. From there, the power will run to a substation located a couple of miles away.

c. Board of Supervisors Open Public Hearing
Planning Commission Open Public Hearing

Madam Chair Cowan opened the Public Hearing on behalf of the Planning Commission. Board of Supervisors Chairman Claiborne opened the Public Hearing on behalf of the Board of Supervisors.

d. Public Comment

Madam Chair Cowan asked if there was anyone that would like to speak in favor.

Mr. Anthony Womack

Mr. Womack introduced himself as a resident of Sinai Road and said he was in favor of the project. He continued by saying he believes it is in an ideal location with minimal visibility to the community and offers meaningful benefits.

Mr. Womack said he would also like to take the opportunity to thank Reverend Pannell for his years of dedicated service. He thanked Rev Pannell for always being available, for walking the streets with them during times of concern, for engaging with the community, and for serving as a role model to so many.

Madam Chair Cowan asked if there was anyone that would like to speak in opposition.

No one wished to speak.

e. Planning Commission Close Public Hearing
Board of Supervisors Close Public Hearing

Hearing no further comments, Planning Commission Madam Chair Cowan closed the Public Hearing on behalf of the Planning Commission. Board of Supervisors Chairman Claiborne closed the Public Hearing on behalf of the Board of Supervisors.

Vice Chairman Brandon wanted more information regarding the buffering across the front of the project facing Sinai Road. Ms. Romaine stated that the existing row of trees that were on the left side of Hodges Trucking would remain. Madam Chair Cowan added that the land slopes behind Hodges Trucking; therefore, it would be difficult to see the panels driving down Sinai Road. Ms. Romaine said that there is no vegetation proposed for the right side of the building because Mr. Hodges has trucks parked and moving in that area.

Vice Chairman Brandon said he believes they are already making significant allowances beyond what our ordinance requires. Given the location, the project appears to be well situated. He said he understands the site's topography and how the land slopes downward, which helps minimize visibility. His main

concern is ensuring that the project is well concealed from an aesthetic standpoint. Supervisor McDowell stated he has seen where the proposed facility is located and if there is a perfect spot for a solar facility, this location would be it. Supervisor Witt agreed with Supervisor McDowell.

E. MINUTES CORRECTION/APPROVAL

A. October 21, 2025 Planning Commission/Board of Supervisors Joint Meeting

Motion made by Vice Chairman Watts, seconded by Planning Commissioner Smith-Mangum to approve the October 21, 2025, minutes as presented.

VOTE

Motion passed 6-0 by the following vote:

Ayes: Mr. A. Hughes, Mr. D. Griles, Mr. B. Pearce, Mr. J. Jennings, Ms. M. Cowan, Mr. J. Beard, Mr. J. Watts, and Ms. G. Smith-Mangum

Nays: No one

Abstained: No one

Absent During Vote: Mr. B. Pearce and Mr. J. Beard

Absent During Meeting: Mr. B. Pearce and Mr. J. Beard

F. PLANNING COMMISSION DISCUSSION & RECOMMENDATION

1. Legal status of plan Virginia Code § 15.2-2232 review for ESA Solar, Sinai Road Solar Farm, LLC (1180 Sinai Road) (ED#3) (3 MW Community/Shared Solar Energy Facility)

Motion made by Madam Chair Cowan, seconded by Vice Chairman Watts pursuant to Virginia § 15.2-2232 (A), that the Halifax County Planning Commission find that the general location or approximate location, character, and extent of the proposed Confroy Solar Project; parcel 30280 is substantially in accord with the adopted Halifax County Comprehensive Plan and, furthermore, that the proposed, Confroy Solar Project facility be approved as being substantially in accord with the adopted Halifax County Comprehensive Plan.

VOTE

Motion passed 6-0 by the following vote:

Ayes: Mr. A. Hughes, Mr. D. Griles, Mr. B. Pearce, Mr. J. Jennings, Ms. M. Cowan, Mr. J. Beard, Mr. J. Watts, and Ms. G. Smith-Mangum

Nays: No one

Abstained: No one

Absent During Vote: Mr. B. Pearce, and Mr. J. Beard

Absent During Meeting: Mr. B. Pearce, and Mr. J. Beard

Motion made by Vice Chairman Watts, seconded by Planning Commissioner Smith-Mangum pursuant to Virginia § 15.2-2232 (B) that the Zoning Administrator be directed to communicate this finding to the Halifax County Board of Supervisors.

VOTE

Motion passed 6-0 by the following vote:

Ayes: Mr. A. Hughes, Mr. D. Griles, Mr. B. Pearce, Mr. J. Jennings, Ms. M. Cowan, Mr. J. Beard, Mr. J. Watts, and Ms. G. Smith-Mangum

Nays:	No one
Abstained:	No one
Absent During Vote:	Mr. B. Pearce and Mr. J. Beard
Absent During Meeting:	Mr. B. Pearce and Mr. J. Beard

2. Conditional Use Permit Application ED # 3:

Applicant:	ESA Solar, Sinai Road Solar Farm, LLC
PRN:	30280
Location:	1180 Sinai Road
Landowner:	Mary C. Hodges
Proposed Use:	Construct a 3.00 MW Community/Shared Solar Energy Facility

Mr. Easley stated that he received a letter from Planning Commissioner Pearce stating that he wanted to provide his support for the project.

Motion made by Planning Commissioner Jennings, seconded by Planning Commissioner Griles, to recommend to the Board of Supervisors to approve ESA Solar to construct a 3.00 MW Community/Shared Solar Energy Facility at 1180 Sinai Road with the forty site conditions including a 10-foot setback variance along with requiring green slats to be placed within the chain-link fence at the south corner behind the existing vegetation, and the existing building will be used as buffering.

VOTE

Motion passed 6-0 by the following vote:

Ayes: Mr. A. Hughes, Mr. D. Griles, Mr. B. Pearce, Mr. J. Jennings, Ms. M. Cowan, Mr. J. Beard, Mr. J. Watts, and Ms. G. Smith-Mangum

Nays:	No one
Abstained:	No one
Absent During Vote:	Mr. B. Pearce and Mr. J. Beard
Absent During Meeting:	Mr. B. Pearce and Mr. J. Beard

G. PLANNING COMMISSION ADJOURN

Motion made by Planning Commissioner Hughes, seconded by Vice Chairman Watts, to adjourn the Planning Commission meeting.

VOTE

Motion passed 6-0 by the following vote:

Ayes: Mr. A. Hughes, Mr. D. Griles, Mr. B. Pearce, Mr. J. Jennings, Ms. M. Cowan, Mr. J. Beard, Mr. J. Watts, and Ms. G. Smith-Mangum

Nays:	No one
Abstained:	No one
Absent During Vote:	Mr. B. Pearce, and Mr. J. Beard
Absent During Meeting:	Mr. B. Pearce, and Mr. J. Beard

The Planning Commission adjourned at 7:24 p.m.

BUSINESS ITEMS

Board of Supervisors



HALIFAX COUNTY

Virginia

Meeting Date:	January 20, 2026	Staff Members: Jason Johnson	
Item #	K - 1		
Ordinance #			
Department:	County Administration		
Subject:	Airport – AWOS RFP		

Background:

Our contract to maintain the AWOS system had expired. A RFP was done and we had one company respond. This company is the same company we have been using for at least the last 10 years or more. This system has to be inspected every quarter and we are reimbursed for this fee that we are charged by Department of Virginia Aviation.

Needed Action:

Need motion to approve that AWOS Contract to maintain the AWOS system.

Request for Proposal (RFP)

AWOS Maintenance Agreement – Halifax County, Virginia

RFP No.: HC-AWOS-2025-01

Issue Date: December 17, 2025

Proposal Due Date: December 31, 2025

1. Introduction

Halifax County, Virginia is soliciting proposals from qualified contractors to provide comprehensive maintenance services for the Automated Weather Observing System (AWOS) located at William M. Tuck Airport. The selected contractor will enter into a five-year agreement to ensure continuous, reliable operation of the AWOS in compliance with FAA standards.

2. Scope of Work

The contractor shall provide the following services:

- Routine preventive maintenance (monthly, quarterly, and annual tasks)
- Emergency repairs and troubleshooting (response within 24 hours)
- Software updates and calibration
- FAA compliance inspections and documentation
- Replacement of worn or defective components
- Remote monitoring and diagnostics (if applicable)
- Coordination with FAA and local airport staff

3. Location

AWOS is located at:

William M. Tuck Airport (W78)

350 Airport Road

South Boston, VA 24592

Halifax County, Virginia

4. Term of Agreement

The term of the agreement shall be five (5) years from the date of contract execution, with an option to renew for one additional five-year term upon mutual agreement.

5. Proposal Requirements

Proposals must include:

- Company profile and relevant experience
- List of certified technicians and qualifications
- Detailed maintenance plan and schedule
- Emergency response procedures
- Pricing structure (annual cost, hourly rates, parts markup)
- References from similar contracts
- Proof of insurance and FAA certification

6. Evaluation Criteria

Proposals will be evaluated based on:

Criteria	Weight
Experience and qualifications	25%
Technical approach	25%
Cost proposal	20%
Responsiveness and availability	15%
References and past performance	15%

7. Submission Instructions

Submit proposals electronically or in hard copy to:

Halifax County Board of Supervisors

PO Box 699, Halifax, VA 24558

Email: jhj@co.halifax.va.us

Phone: 434-476-3300 ext. 3330

All proposals must be received by 5:00 pm on December 31, 2025. Late submissions will not be considered.

8. Questions and Clarifications

All questions must be submitted in writing to Jason Johnson (jhj@co.halifax.va.us) no later than 12:00 pm on December 31, 2025, 2025. Answers will be shared with all prospective bidders.

9. Additional Information

Halifax County reserves the right to reject any or all proposals, waive informalities, and negotiate terms with the selected contractor.



P.O. Box 398 / 17566 Main Street
Buchanan, VA 24066
Phone: 540-254-1085 / Fax: 540-254-2729
austinel@verizon.net

Bid Competency Qualification:

Austin Electrical Construction Inc. (AEC) and President Terry L. Austin guarantees all the information in this statement is true and accurate.

Founded on January 1, 1977, by President Terry L. Austin, the business was then incorporated on August 24, 1979. In 1977, Austin Electrical Construction was performing electrical construction work and in 1979 began specializing in airfield lighting.

VA Licensed Class A Contractor # 2701023708 / SCC ID# 01983683 / D&B 099600108 /
VA Master Electrician License #2710023583 / West Virginia WV052065 / WV DOT Prequalified
SWaM Cert. #696368 / Cage# 6JTL0 / FEIN #54-1119722 / NAICS Code #238210 /
CSI Codes 16050, 16200, 16500 / FSC 6605 / EVA #1310196 / VDOT Prequalification A232

Security Clearance:

CHO (Charlottesville Albemarle Airport)
ROA (Roanoke Regional Airport)
LYH (Lynchburg Regional Airport)

Project Competency and Experience (not inclusive of all work):

Location	Project	Contact / Phone
Virginia Department of Aviation \$2,372,868.18	Install 16 AWOS at Airports 2013-2016	Adam Switzer 804-275-8301 Delta Airport Consultants
Chesterfield Co. Airport Chesterfield, VA \$251,349.50	Install Electrical Vault	Jim Nixon 804-275-8301 Delta Airport Consultants
Winchester Reg. Airport Winchester, VA \$286,992	Taxiway Relocation & G.A. Apron Expansion	Jim Nixon 804-275-8301 Delta Airport Consultants
Manassas Municipal Airport Manassas, VA \$637,010	Install PAPIs, REILS and Beacons	Chad Carper 703-802-0093 Campbell & Paris Engineers

Location	Project	Contact / Phone
Bedford Co. Airport Bedford, PA \$78,400.00	Install Level III AWOS	Joe Glowacki 610-975-0960 LPA Group, Inc.
Richmond International Richmond, VA \$129,289.05	Install R/W 2-20 HIRLS	Spencer Waddell 804-236-2290 O' Brien Kreitzberg
Roanoke Regional Airport Roanoke, VA \$59,552.50	Relocate Taxiway A South	Matt Kundrot 804-275-8301 Delta Airport Consultants
Roanoke Regional Airport Roanoke, VA \$243,941.50	Relocate Taxiway A North	Matt Kundrot 804-275-8301 Delta Airport Consultants
Roanoke Regional Airport Roanoke, VA \$1,804,108.00	Rehabilitate Runway 6-24	Matt Kundrot 804-275-8301 Delta Airport Consultants
GTMO Guantanamo Bay, Cuba \$1,375,000.00	Airfield Lighting	Charles Lamb 804-275-8301 Delta Airport Consultants
Westover Air Force Base Chicopee, MA \$682,857.99	Versar, Inc	Matt Kundrot 804-275-8301 Delta Airport Consultants
Leesburg Airport Leesburg, VA \$244,050.00	Install PAPIs R/W 17 & R/W 35	Steve Peterson 804-768-6878 Talbert and Bright
Charlottesville Airport Charlottesville, VA \$68,625.00	ASOS III Relocate 2008	Sue Winslow 804-275-8301 Delta Airport Consultants
Mountain Empire Airport Charlottesville, VA \$87,720.00	AWOS III Relocate 2011	
Charlottesville Airport Charlottesville, VA \$276,990.00	RW21 Ph 2 3 &4 2012	Bill Eschenfelder 804-275-8301 Delta Airport Consultants

Location	Project	Contact / Phone
Charlottesville-Albemarle Airport Charlottesville, VA \$258,490.00	RW21 Ph 3 &4 2013	Bill Eschenfelder 804-275-8301 Delta Airport Consultants
Roanoke-Blacksburg Regional Airport \$539,225.00	Security Upgrades 2018	Jerry Noah Integrated Securities Technology
Shenandoah Regional Airport \$190,400.00	LED Signage Rehab 2018	Kate Dejarnette Delta Airport Consultants
Blue Ridge Regional Airport \$351,372.40	RW Rehabilitation 2019	Mark McGuire Eden and Associates
Richmond International Airport \$473,977.00	East Cargo Ramp 2018	Branscome Mark Massie
Roanoke Airport Tunnel \$808,400.00	Upgrade Tunnel Lighting 2019	T&L Engineering
Manassas Regional Airport \$261,085.00	Taxiway G Upgrade 2020	Chemung Contracting Corp. Billy Myers
Manassas Regional Airport \$734,223.50	Rehabilitate RWY 2020	Chemung Contracting Corp. Billy Myers
Roanoke-Blacksburg Regional Airport \$3,230,070.00	Rehabilitate Lighting and Signage 2021	Bill Eschenfelder Delta Airport Consultants
Shenandoah Regional Airport Weyers Cave, VA \$753,381.00	Rehabilitate Lighting 2022	Kate Dejarnette Delta Airport Consultants
Wakefield Municipal Airport Wakefield, VA \$466,528.00	Rehabilitate Lighting, Signage and Vault 2022	Charlie Thacker Talbert & Bright
Charlottesville-Albemarle Airport Charlottesville, VA \$3,894,725.00	Reconstruct RWY 3-21 Reconstruct Airfield Signage Reconstruct TWY Lighting 2023	Bill Eschenfelder Delta Airport Consultants

Virginia Highlands Airport
Abingdon, VA
\$1,179,794.00

Extend RWY Ph. 4

Delta Engineers
W/L Construction

Manassas Regional Airport
Manassas, VA
\$933,297.00

Taxiway A Rehabilitation

RS&H Engineers
Chemung Contracting Corp.

AWOS & NAVAID Contracts:

16 Virginia Airports
various locations

Install Level III AWOS

Mike Swain 800-292-1034
Virginia Dept. of Aviation

17 Virginia Airports
various locations

Install Level III AWOS

Vernon Carter 800-236-3632
Virginia Dept. of Aviation

AWOS Maintenance contracts
on 41 Airports in Virginia and 8
in surrounding states

Vernon Carter 800-236-3632
Virginia Dept. of Aviation

Navigational Aid Maintenance of
27 Airports in Virginia
Beginning 10/14/1998 to current

Vernon Carter 800-236-3632
Virginia Dept. of Aviation

Year	Equipment	Condition
2023	John Deere Skid Steer 325G	new
2021/22	Dump Trailers	new
2021	LED Lighted Runway Closure Markers (2)	new
2020	LED Lighted Runway Closure Markers (2)	new
2020	Laymor Sweepmaster 450	good
2019	ProLine Trailer 16' Enclosed	new
2019	John Deere Compact Tractor 3046R	new
2019	John Deere 331G Skid Steer	new
2016	John Deere Excavator 660D	good
2012	John Deere Tractor 5083E	good
2012	John Deere Loader 553	good
2012	Rear Blade 2308	good
2011	International Dump truck	new
2008	John Deere Compact Track Loader 323D	good
2007	John Deere 310SE Loader / Backhoe	good
2003	John Deere 310SG Backhoe	good
2003	Talbert 35 Lowboy Trailer	good
2001	Kobelco Excavator 115 w/ 4 buckets	good
2000	John Deere 310SG Backhoe	good
1999	Kenworth Road Tractor	excellent
1994	Ditch Witch Cable Locator	good
1994	Ditch Witch 7610 Trencher	good
1993	Ditch Witch Tamper	good
1992	Komatsu Track Loader	good
1987	John Deere Tractor/Loader LeRoi Air Compressor #2A219-120 Gardner-Denver Pavement Breaker	good good good

Personnel (Year Began)	Certifications
Terry L. Austin (1977)	President Master Electrician Certified Fiber Optic Technician
Curtis Lucado, Jr. (1989)	Project Supervisor Electrician Certified Fiber Optic Technicians
Ray Conlon (1991)	Electronics Technician Certified Fiber Optic Technicians FCC / FAA Licensed AWOS Technician Navigational Aide Technician
Robert VanderVeer (1999)	Master Electrician Project Superintendent Equipment Operator Land Disturber
Mick Renfrew (2017)	FCC / FAA Licensed AWOS Technician Navigational Aide Technician
Rocky Kennedy (2008)	FCC / FAA Licensed AWOS Technician Navigational Aide Technician
John Wilgus (2010)	FCC / FAA Licensed AWOS Technician Navigational Aide Technician
Donald Reiss (2018)	FCC / FAA Licensed AWOS Technician Navigational Aide Technician
Harold Richards (2023)	FCC / FAA Licensed AWOS Technician Navigational Aide Technician
*Cliff McGowan, Forest Austin, TJ Graham, Bert Harper, Kaden Hall, *Ryan Clements, Xavier Reed	Laborers, Equipment Operators, *CDL Drivers



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
04/21/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERs NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(s), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER		CONTACT NAME: Aimee Simpkins, AE	
Trustpoint Insurance 16 E Church Ave		PHONE (A/C, No.): (866) 276-9622	FAX (A/C, No.): (888) 872-5496
Roanoke		E-MAIL ADDRESS: asimpkins@trustpointins.com	
VA 24011		INSURER(S) AFFORDING COVERAGE	
INSURED		NAIC #	
Austin Electrical Construction, Inc. 17566 Main St.		INSURER A: Travelers Indemnity Company of Connecticut 25682	
Buchanan		INSURER B: Travelers Property Casualty Company of America 25674	
VA 24066		INSURER C: BrickStreet Mutual Insurance Company 12372	
INSURER D: Underwriter at Lloyds of London		INSURER E:	
INSURER F:		INSURER F:	

COVERAGES		CERTIFICATE NUMBER: April WC Renewal		REVISION NUMBER:				
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.								
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR			CO-4F663877	10/01/2024	10/01/2025	EACH OCCURRENCE \$ 1,000,000	DAMAGE TO RENTED PREMISES (Ex occurrence) \$ 300,000
	GEN'LAGGREGATE LIMIT APPLIES PER: X POLICY <input type="checkbox"/> PRO- JECT <input type="checkbox"/> LOC OTHER:						MED EXP (Any one person) \$ 5,000	PERSONAL & ADV INJURY \$ 1,000,000
A	X AUTOMOBILE LIABILITY ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			BA-6N277745-24-26-G	10/01/2024	10/01/2025	GENERAL AGGREGATE \$ 2,000,000	PRODUCTS - COMP/OP AGG \$ 2,000,000
	OTHER:						COMBINED SINGLE LIMIT (Ex accident) \$ 1,000,000	BODILY INJURY (Per person) \$
B	X UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE			CUP-3L138644-24-26	10/01/2024	10/01/2025	BODILY INJURY (Per accident) \$	PROPERTY DAMAGE (Per accident) \$
	DED <input checked="" type="checkbox"/> RETENTION \$ 10,000						Underinsured motorist \$ 1,000,000	EACH OCCURRENCE \$ 1,000,000
C	X WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input checked="" type="checkbox"/>	N/A	WCN6011893	04/04/2025	04/04/2026	X PER STATUTE \$ 500,000	OTH-ER \$ 500,000
	DESCRIPTION OF OPERATIONS below						E.L. EACH ACCIDENT \$ 500,000	E.L. DISEASE - EA EMPLOYEE \$ 500,000
D	Excess Liability			SCX1059724	10/01/2024	10/01/2025	Each Occurrence \$ 4,000,000	Aggregate \$ 4,000,000
							OTHER:	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
Austin Electrical Construction, Inc PO Box 398 17566 Main Street Buchanan	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
VA 24066	AUTHORIZED REPRESENTATIVE 

Additional Named Insureds

Other Named Insureds

Austin Airfield Lighting, Inc

Additional Named Insured



U.S. Department
of Transportation
Federal Aviation
Administration

System Management Office
2023-A Aviation Way
West Columbia, SC 29170-2023

August 2 2005

Mr. Rocky H. Kennedy
1685 Hwy 241
Pink Hill, NC 28572

Dear Mr. Kennedy

This is to verify that, in accordance with Federal Aviation Regulations, Part 171, and Federal Aviation Administration policy, you have demonstrated possession of the special skills and knowledge required to maintain equipment/systems) identified below

Verification Authority is hereby granted effective August 1, 2005, to maintain AMS 1100 Instrument Landing System (ILS) Equipment in the Columbia System Management Office. This authority is based on satisfactory completion of AMS 1100 Instrument Landing System theory training at the Overland Park Factory in Kansas on April 8, 2004 and successful completion of performance exams 85762, 85763 and 85766 on July 21, 2005.

If you have any questions, please contact Maria Edwards of the Program Support Staff at (803) 822-4423.

Sincerely,

Ron Blane
Ron Blane
Roger B. Malt
Manager

9/25/2008



U.S. Department
of Transportation
Federal Aviation
Administration

System Management Office
Office of Aviation Safety
Hill Culver Plaza, Foothill Drive
Washington, DC 20590-0001

August 22, 2008

Mr. Tom H. Koenig
1000 2nd Street, Suite 200
Sacramento, CA 95814

Re: Mr. Koenig, a Koenig Corp.

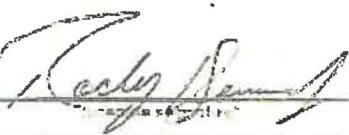
This letter is to advise that, in accordance with Federal Aviation Regulations, Title 14, and Federal Aviation Administration (FAA) policy, you have demonstrated possession of the special skills and knowledge required to maintain commercial airline transport pilot classification.

Authorization authority is for one quarter, effective August 21, 2008, to maintain Boeing 747 equipment in the Boeing System Maintenance Office. This authority is based on certification standards in NACM V-3 timely training at MELA, Inc. on July 1, 2008 and performance from 2007 August 21, 2008.

If you have any questions, please contact Tom Thomas, 903-752-4038 or Koenig Koenig, 9021-622-4400.

Very truly yours,
Ben Schleser
Ben Schleser
Koenig Koenig

9/25/2008

UNITED STATES OF AMERICA FEDERAL COMMUNICATIONS COMMISSION General Radiotelephone Operator License			
KENNEDY, ROCKY H 1669 HWY 241 PINK HILL, NC 28572			
File Registration Number FCC: 0009121795			
Special Conditions/Endorsements			
This license does not confer any authority to operate Broadcast stations. Refer to CFR Title 47 Section 13.7 c)(5).			
Grant Date	Effective Date	Print Date	Expiration Date
07-03-2003	07-03-2003	07-03-2003	
FCC Number	Serial Number	Date of Birth	
0001255653	FG00009637	07-19-1964	
THIS LICENSE IS NOT TRANSFERABLE			
			
FCC 47 CFR 1.2		Printed 09/25/2008	

9/25/2008

P123



9/25/2008



CERTIFICATE OF TRAINING

This Certifies That

ROCKY KENNEDY

Has Completed the On The Job Training For Maintenance Of

MODEL 2100 LOCALIZER

Conducted December 7 - 16, 2005

And Is Awarded This Certificate

This 16th Day Of December Year 2005

A handwritten signature of Mike Warner.

Mike Warner
CEO

A handwritten signature of Gary Pope.

Gary Pope
Training Engineer

9/25/2008



4. В. Шварцман-Р.
и С. Никандрович-В.
Кузьмин, А.А.
Добр-Гильдебранд

THERMOPHILIC BACTERIA

— 10 —

THALES
Aviation Training

TRAINING CENTER



This certifies that

ROCKY KENNEDY

has completed the technical course on the

MK10 INSTRUMENT LANDING SYSTEM

and is hereby awarded this

CERTIFICATE OF ACHIEVEMENT

Friday, July 20, 2007

FOR THALES ATM USA

In witness thereto

TRAINING MANAGER

INSTRUCTOR

No virus found in this incoming message.

Checked by AVG - <http://www.avg.com>

Version: 8.0.169 / Virus Database: 270.7.2/1690 - Release Date: 9/25/2008 7:05 AM

9/25/2008

Certificate of Completion

Rocky Kennedy
ILS Technical Services

*has successfully completed the
training program
for the*

AWOS V-B, V-C, V-D

VAISALA INC.
7450 Industrial Parkway
Plain City, Ohio 43064

Geoff Bing, Manager
July 17, 2003



October 7, 2025

Austin Electrical Construction, Inc.
P.O. Box 398
17566 Main Street
Buchanan, VA 24066

Dear Airport Manager,

It's time to renew your Annual AWOS Maintenance Agreement. This year we are pleased to continue to offer a two-year maintenance contract. Your AWOS III is required, by the FAA, to be under a scheduled inspection program to maintain its commissioned status. Your current agreement will **expire on December 31, 2025**. Austin Electrical Construction, Inc. (AEC) would be honored to continue to handle your AWOS inspections and any needed repairs with our Certified Technicians.

As part of our Maintenance Agreement, AEC will maintain electronic records of your AWOS contracts and maintenance/repair logs. All required scheduled inspections, unscheduled evaluations and repair visits will be logged into our system.

Austin Electrical Construction, Inc. maintains an inventory of spare parts to quickly address any problems your system may encounter. We also work closely with parts suppliers to minimize downtime in the event of system failures. We have six Vaisala Certified Technicians that also hold FCC Licenses. Our technicians are prepared to respond within 48 hours of an outage. AEC Technicians can also remotely access your AWOS from our office to troubleshoot problems as they occur.

Again, we request the opportunity to be a continued part of your operations. Attached is a copy of our two-year agreement for your review. Upon agreement and acceptance of the proposed contract terms, please sign and return a copy to our office (via email is acceptable).

Thank you,

Catie Austin-Brown
Catie Austin-Brown

P.O. Box 398 • Buchanan, VA 24066 • 540-254-1085 • austinel@verizon.net



LEVEL III AWOS MAINTENANCE AGREEMENT
William M. Tuck Airport
W78

January 1, 2026 – December 31, 2027 *30*

Austin Electrical Construction, Inc. (AEC) proposes to complete the required **two (2) Tri-Annual AWOS III Inspections and one (1) FAA Annual Inspection per contract year** at the William M. Tuck Airport in South Boston, Virginia. A certified AEC Technician will perform an on-site inspection every four (4) months on your Level III AWOS. Please note one (1) of these inspections will be the FAA Annual Inspection, scheduled by the FAA, with an AEC Technician present. The proposed Maintenance Agreement cost is \$1,200.00 per visit, with an annual cost of \$3,600.00. Inspections will be billed to the airport, as completed.

Unscheduled emergency visits are an additional charge of \$1,000.00 per trip with \$110.00 per hour labor. Any parts or materials required for repairs will be charged to the airport at fifteen percent (15%) over cost. Austin Electrical Construction, Inc. will respond to an outage within 48 hours of notification.

The AWOS Logbook, as required by the FAA to be on-site, will be charged, if needed, at a rate of \$110.00. The AWOS Logbook will be shipped to, maintained and kept at the airport, as needed and requested by the Technician of Record.

Excluded from this proposed contract agreement are any additional special FAA inspections.

Please sign below to acknowledge agreement and acceptance of the above contract terms and return to Austin Electrical Construction, Inc. We look forward to working with you to maintain your Level III AWOS.

Catie Austin-Brown

Catie Austin-Brown

Contract terms accepted by:

Name: _____

Title: _____

Signature: _____

Date: _____



LEVEL III AWOS MAINTENANCE AGREEMENT

William M. Tuck Airport
W78

January 1, 2024 – December 31, 2025

Austin Electrical Construction, Inc. (AEC) proposes to complete the required two (2) Tri-Annual AWOS III Inspections and one (1) FAA Annual Inspection per contract year at the William M. Tuck Airport in South Boston, Virginia. A certified AEC Technician will perform an on-site inspection every four (4) months on your Level III AWOS. Please note one (1) of these inspections will be the FAA Annual Inspection, scheduled by the FAA, with an AEC Technician present. The proposed Maintenance Agreement cost is \$1,200.00 per visit, with an annual cost of \$3,600.00. Inspections will be billed to the airport, as completed.

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Excluded from this proposed contract agreement are any additional special FAA inspections.

Please sign below to acknowledge agreement and acceptance of the above contract terms and return to Austin Electrical Construction, Inc. We look forward to working with you to maintain your Level III AWOS.

Catie Austin-Brown

Catie Austin-Brown

Contract terms accepted by:

Name: Otis C. Vaughan Jr. Title: Director of General Properties & Inspections
Signature: Otis C. Vaughan Jr. Date: 12-19-23

P.O. Box 398 • Buchanan, VA 24066 • 540-254-1085 • austinel@verizon.net



LEVEL III AWOS MAINTENANCE AGREEMENT

William M. Tuck Airport
W78

January 1, 2022 – December 31, 2023

Austin Electrical Construction, Inc. (AEC) proposes to complete the required two (2) Tri-Annual AWOS III Inspections and one (1) FAA Annual Inspection at the William M. Tuck Airport in South Boston, Virginia. A certified AEC Technician will perform an on-site inspection every four (4) months on your Level III AWOS. Please note one (1) of these inspections will be the FAA Annual Inspection, scheduled by the FAA, with an AEC Technician present. The proposed Maintenance Agreement cost is \$1,200.00 per visit, with an annual cost of \$3,600.00. Inspections will be billed to the airport, as completed.

Unscheduled emergency visits are an additional charge of \$1,000.00 per trip with \$110.00 per hour labor. Any parts or materials required for repairs will be charged to the airport at fifteen percent (15%) over cost. Austin Electrical Construction, Inc. will respond to an outage within 48 hours of notification.

The AWOS Logbook, as required by the FAA to be on-site, will be charged, if needed, at a rate of \$110.00. The AWOS Logbook will be shipped to, maintained and kept at the airport, as needed and requested by the Technician of Record.

Excluded from this proposed contract agreement are any additional special FAA inspections.

Please sign below to acknowledge agreement and acceptance of the above contract terms and return to Austin Electrical Construction, Inc. We look forward to working with you to maintain your Level III AWOS.

Catie Austin-Brown

Catie Austin-Brown

Contract terms accepted by:

Name: OTIS VAUGHN JR

Title: Director of General Properties & Inspections

Signature: *Otis Vaughn*

Date: 1-18-2021

P.O. Box 398 • Buchanan, VA 24066 • 540-254-1085 • austinel@verizon.net



LEVEL III AWOS MAINTENANCE AGREEMENT
William M. Tuck Airport
W78

January 1, 2021 – December 31, 2021

Austin Electrical Construction, Inc. (AEC) proposes to complete the required two (2) Tri-Annual AWOS III Inspections and one (1) FAA Annual Inspection at the William M. Tuck Airport in South Boston, Virginia. A certified AEC Technician will perform an on-site inspection every four (4) months on your Level III AWOS. Please note one (1) of these inspections will be the FAA Annual Inspection, scheduled by the FAA, with an AEC Technician present. The proposed Maintenance Agreement cost is \$1,200.00 per visit, with an annual cost of \$3,600.00. Inspections will be billed to the airport, as completed.

Unscheduled emergency visits are an additional charge of \$1,000.00 per trip with \$110.00 per hour labor. Any parts or materials required for repairs will be charged to the airport at fifteen percent (15%) over cost. Austin Electrical Construction, Inc. will respond to an outage within 48 hours of notification.

The AWOS Logbook, as required by the FAA to be on-site, will be charged, if needed, at a rate of \$110.00. The AWOS Logbook will be shipped to, maintained and kept at the airport, as needed and requested by the Technician of Record.

Excluded from this proposed contract agreement are any additional special FAA inspections.

Please sign below to acknowledge agreement and acceptance of the above contract terms and return to Austin Electrical Construction, Inc. We look forward to working with you to maintain your Level III AWOS.

Catie Austin-Brown

Catie Austin-Brown

Contract terms accepted by:

Name: OTIS C. VAUGHAN JR. Title: DIRECTOR

Signature: *Otis C Vaughan Jr* Date: 2-1-2021

P.O. Box 398 • Buchanan, VA 24066 • 540-254-1085 • austinel@verizon.net



LEVEL III AWOS MAINTENANCE AGREEMENT
William M. Tuck Airport
W78

January 1, 2020 – December 31, 2020

Austin Electrical Construction, Inc. (AEC) proposes to complete the required two (2) Tri-Annual AWOS III Inspections and one (1) FAA Annual Inspection at the William M. Tuck Airport in South Boston, Virginia. A certified AEC Technician will perform an on-site inspection every four (4) months on your Level III AWOS. Please note one (1) of these inspections will be the FAA Annual Inspection, scheduled by the FAA, with an AEC Technician present. The proposed Maintenance Agreement cost is \$1,200.00 per visit, with an annual cost of \$3,600.00. Inspections will be billed to the airport, as completed.

Unscheduled emergency visits are an additional charge of \$1,000.00 per trip with \$110.00 per hour labor. Any parts or materials required for repairs will be charged to the airport at fifteen percent (15%) over cost. Austin Electrical Construction, Inc. will respond to an outage within 48 hours of notification.

The AWOS Logbook, as required by the FAA to be on-site, will be charged, if needed, at a rate of \$110.00. The AWOS Logbook will be shipped to, maintained and kept at the airport, as needed and requested by the Technician of Record.

Excluded from this proposed contract agreement are any additional special FAA inspections.

Please sign below to acknowledge agreement and acceptance of the above contract terms and return to Austin Electrical Construction, Inc. We look forward to working with you to maintain your Level III AWOS.

Catie Austin-Brown

Catie Austin-Brown

Contract terms accepted by:

Name: Otis C. Vaughan Jr.

Title: Director of General Properties & Inspections

Signature: Otis C. Vaughan Jr.

Date: 1-1-2020

P.O. Box 398 · Buchanan, VA 24066 · 540-254-1085 · austinel@verizon.net