

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

pages 10 – 18

- 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 Joint Meeting pages 104 - 108

**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

2. Conditional Use Permit Application ED # 6: pages 19 – 63  
Applicant: Celco Partnership d/b/a Verizon Wireless  
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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

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

Board of Supervisors & Planning Commission Joint Meeting

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:  Detrick Easley
Item #	E-1	
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 pursuing 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,

A handwritten signature in dark ink, appearing to read 'Ryland Clark'.

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 surrounded land use.





**Detrick Easley**  
**Zoning Administrator**

# **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

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, appearing to read "Detrick J. Easley", is written over a horizontal line.

**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





**Detrick Easley**  
**Zoning Administrator**

# **HALIFAX COUNTY BOARD OF SUPERVISORS**

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**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**

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 dark ink, appearing to read "Detrick Easley", is written over a horizontal line.

**Detrick Easley**  
**Zoning Administrator**



**Detrick Easley**  
**Zoning Administrator**

# **HALIFAX COUNTY BOARD OF SUPERVISORS**

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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

### **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](mailto:planning@co.halifax.va.us)

# HALIFAX COUNTY PLANNING COMMISSION

COUNTY ADMINISTRATION BUILDING

1050 Mary Bethune Street

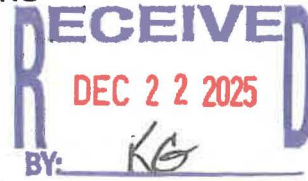
P. O. BOX 699

HALIFAX, VIRGINIA 24558

Telephone: (434) 476-3300

Fax: (434) 476-3384

E-mail: [planning@co.halifax.va.us](mailto:planning@co.halifax.va.us)



DATE FILED: 12/22/2025

ELECTION DISTRICT # ED6

## COUNTY OF HALIFAX, VIRGINIA LAND USE APPLICATION

☒ Rezoning

☐ Conditional Use Permit

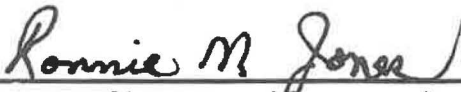
☐ Planned Unit Development

- 
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  
  
  
\_\_\_\_\_  
Signature of Property Owner



# HALIFAX COUNTY *Virginia*

## AGENDA

Meeting Date:	January 20, 2026	Staff Members:  Detrick Easley
Item #	F - 2	
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.



**Detrick Easley**  
Zoning Administrator

# **HALIFAX COUNTY BOARD OF SUPERVISORS**

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**HALIFAX, VIRGINIA 24558-0699**

**PHONE: (434) 476-3300**

**FAX: (434) 476-3384**

**planning@co.halifax.va.us**

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.

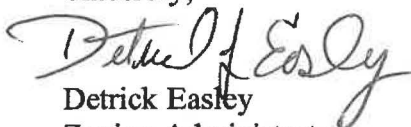
A copy of the "Potential Conditions" is enclosed. I urge you to carefully review this document.

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,

  
Detrick Easley  
Zoning Administrator





**Detrick Easley**  
**Zoning Administrator**

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### **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 anticleimbing 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



**Detrick 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

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,

A handwritten signature in cursive script, appearing to read "Detrick Easley", is written over a horizontal line.

**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

### 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.





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

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

**NBC**  
TOTALLY COMMITTED







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

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

**NBIC**  
TOTALLY COMMITTED



P29

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

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

**NBIC**  
TOTALLY COMMITTED.



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

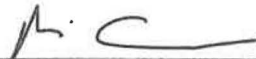
Approved by Health Department: \_\_\_\_\_

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



Signature of Applicant

11-4-25

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.co

## Re: Fw: Lawsons Creek - New Cell Tower Site

1 message

Rui Da Silva <rui@sulofva.com>

Tue, Nov 4, 2025 at 12:27

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>

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](mailto: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](mailto: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](mailto:rui@sulofva.com)

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On Mon, Nov 3, 2025 at 8:32 AM Gravitt, Arron (VDOT) <[Arron.Gravitt@vdot.virginia.gov](mailto: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](mailto:Arron.Gravitt@VDOT.Virginia.gov)



**From:** Fisher, Mark (VDOT) <[Mark.Fisher@vdot.virginia.gov](mailto:Mark.Fisher@vdot.virginia.gov)>  
**Sent:** Friday, October 31, 2025 2:02 PM  
**To:** Gravitt, Arron (VDOT) <[Arron.Gravitt@vdot.virginia.gov](mailto: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](mailto:Mark.Fisher@vdot.virginia.gov)

---

**From:** Rui Da Silva <[rui@sulofva.com](mailto:rui@sulofva.com)>  
**Sent:** Wednesday, October 29, 2025 11:59 AM  
**To:** Craddock, Joseph (VDOT) <[Joseph.Craddock@vdot.virginia.gov](mailto:Joseph.Craddock@vdot.virginia.gov)>  
**Cc:** Fisher, Mark (VDOT) <[Mark.Fisher@vdot.virginia.gov](mailto:Mark.Fisher@vdot.virginia.gov)>; Gravitt, Arron (VDOT) <[Arron.Gravitt@vdot.virginia.gov](mailto: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](mailto:rui@sulofva.com)

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On Wed, Oct 29, 2025 at 11:53 AM Craddock, Joseph (VDOT) <[Joseph.Craddock@vdot.virginia.gov](mailto: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](mailto:Joseph.Craddock@VDOT.Virginia.gov)

---

**From:** Rui Da Silva <[rui@sulofva.com](mailto:rui@sulofva.com)>  
**Sent:** Wednesday, October 29, 2025 10:44 AM



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

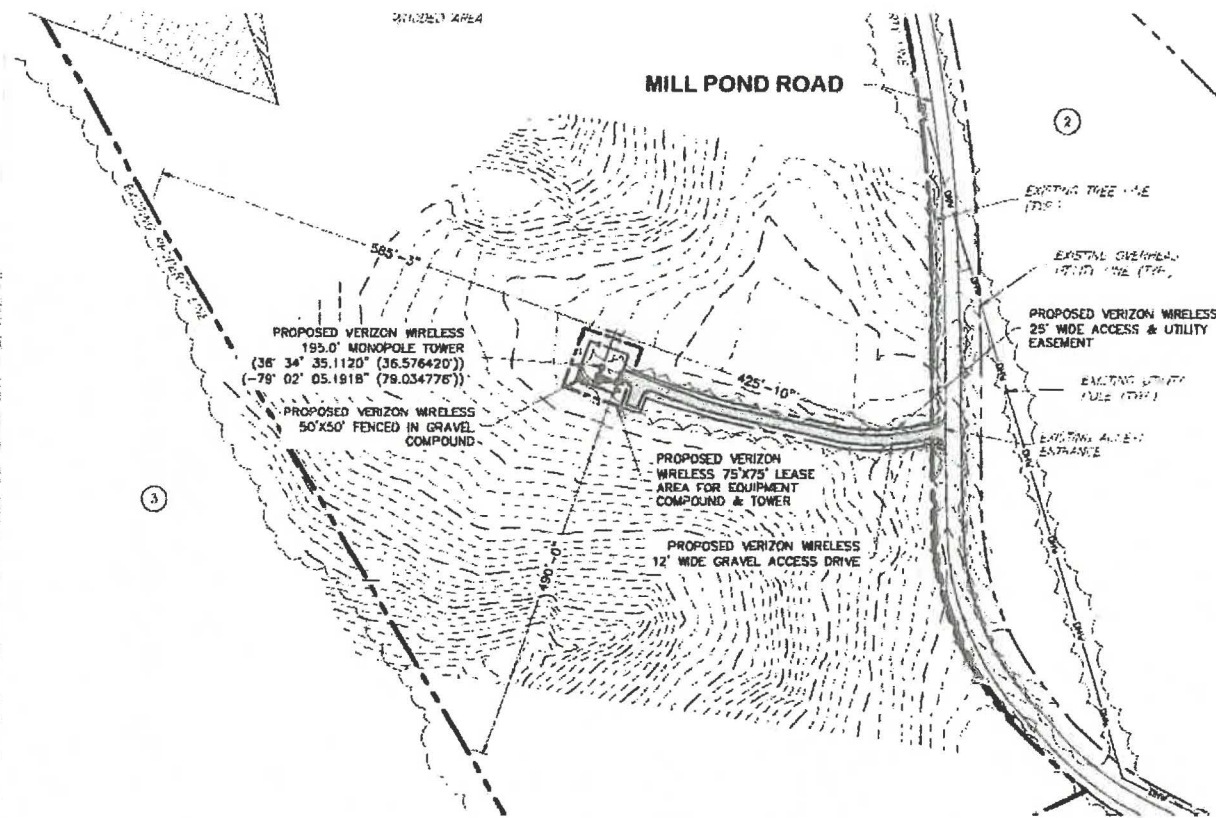
Jay,

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](mailto:rui@sulofva.com)

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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, "LAWSON'S 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 collocators 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.*

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.*

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.**





**SITE NAME: LAWSONS CREEK  
VERIZON RAWLAND**

MILL POND ROAD  
AFTON, VA 24520  
HALIFAX COUNTY



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NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
(804) 548-4079

**verizon**

1831 RADY COURT  
RICHMOND, VA 23222

**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):** 38° 34' 35.1120" (36.576420°)  
**LONGITUDE (NAD 83):** -78° 02' 05.1918" (79.034778°)

**GROUND ELEVATION:** 548.0'± AMSL

**JURISDICTION:** HALIFAX COUNTY

**ZONING:** NZ (NON-ZONED)

**PARCEL ID:** 34099

**PARCEL AREA:** 34.93± ACRES

**PARCEL OWNER:** FARMER KATHERINE B  
1826 CUMBERLAND ROAD  
FARMVILLE, VA 23901

**TOWER 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:** 188.0'± AGL

**TOTAL LEASE AREA:** 5,625± SQ. FT.

**TOTAL AREA OF DISTURBANCE:** 15,595± SQ. FT.

**POWER PROVIDER:** VEPCO POWER (866) 365-4357

**TELCO PROVIDER:** CENTURYLINK (800) 803-6000

**EMERGENCY INFORMATION:**

**FIRE & RESCUE DEPARTMENT:** (434) 753-6726  
**POLICE OFFICE:** (434) 476-2526

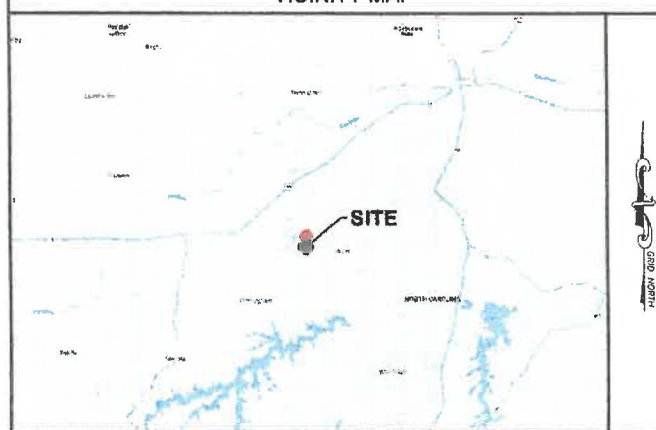
**PROJECT TEAM**

**CONSTRUCTION MANAGER:** NETWORK BUILDING + CONSULTING, LLC  
DQUG KRAMER  
DKRAMER@NBCLLC.COM

**PROJECT MANAGEMENT FIRM:** SITES UNLIMITED INC.  
RUI DA SILVA  
(804) 529-8728

**ENGINEERING FIRM:** NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23059  
(804) 548-4079

**VICINITY MAP**



**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 80.8 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
- ANS/IT 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

**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 OR MATERIAL ORDERS OR BE RESPONSIBLE FOR THE SAME. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICE TO PREVENT STORM WATER POLLUTION DURING CONSTRUCTION.

**APPROVAL BLOCK**

ENGINEERING FIRM

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER

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

**REVISIONS**

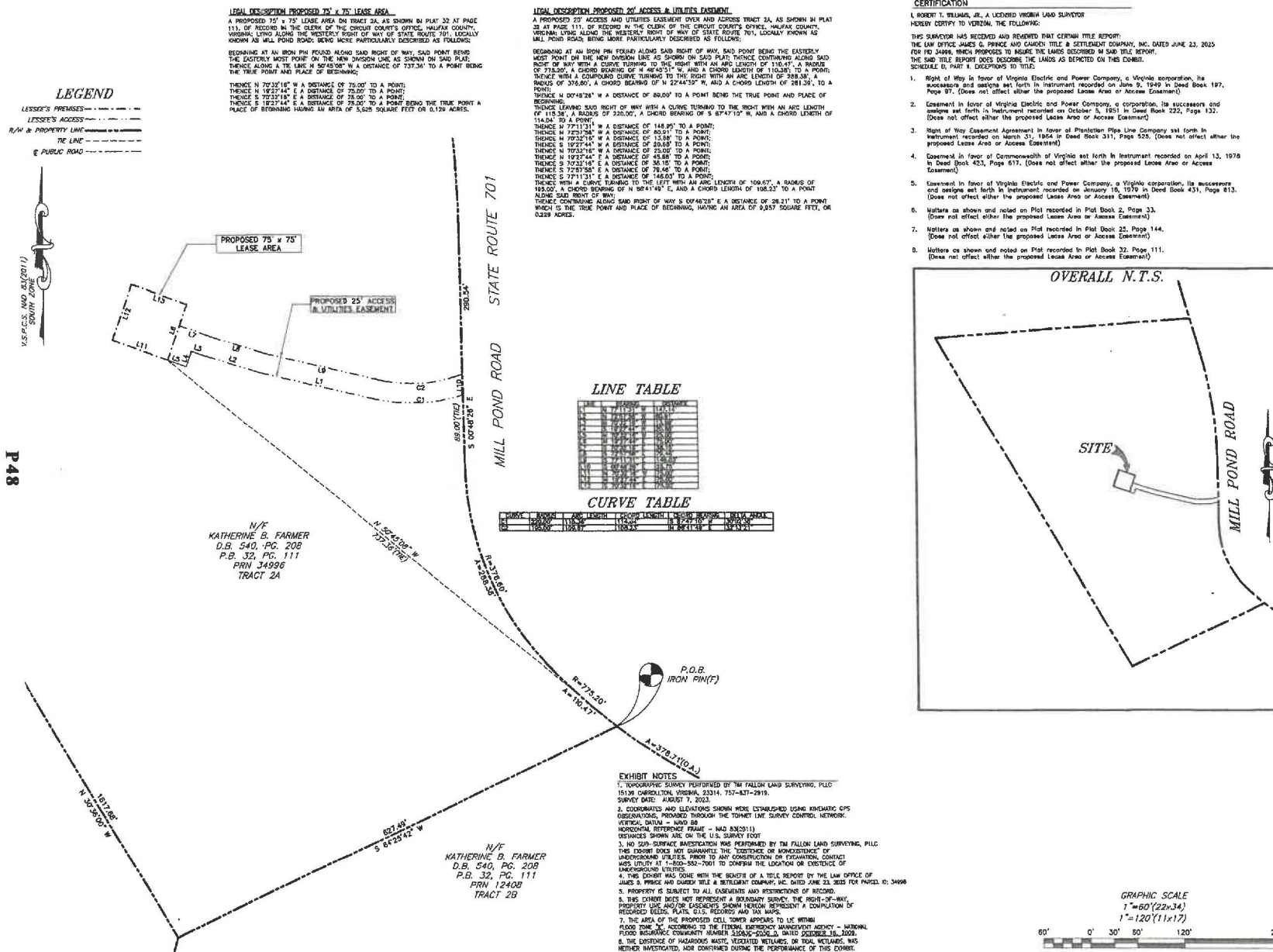
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0	09/24/25	PRELIMINARY 2D	JC

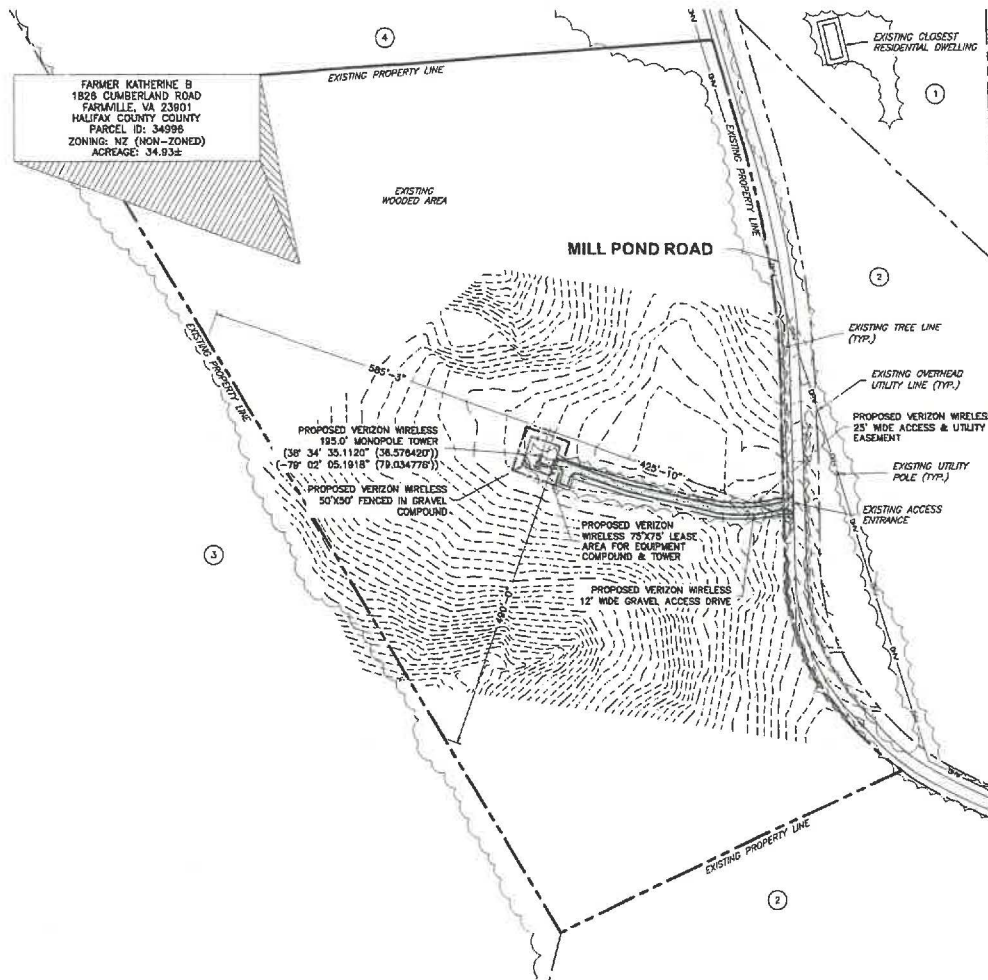


JOHN A. DAUGHTREY III, P.E.  
VA PROFESSIONAL ENGINEER LIC. #052122

**TITLE SHEET**

**T-1**





**1 SITE PLAN**  
SCALE: 1" = 100' (22334)  
SCALE: 1" = 200' (11167)



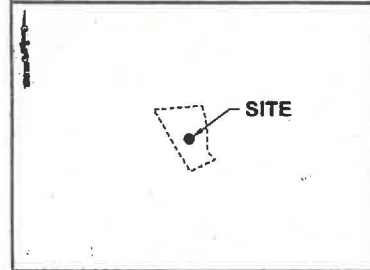
**1**  
WHITT TRAVIS WAYNE  
1610 MAKATIA LN  
SEADSVILLE, TX 75159  
PARCEL ID: 20004  
ZONING: NZ  
AREA: 5.00± ACRES

**2**  
FARMER KATHERINE B  
1826 CUMBERLAND ROAD  
FARMVILLE, VA 23901  
PARCEL ID: 12408  
ZONING: NZ  
AREA: 52.00± ACRES

**3**  
YANCEY WILLIAM THOMAS &  
MARY ANN C.  
3052 ALTON POST OFFICE RD  
ALTON, VA 24520  
PARCEL ID: 27158  
ZONING: NZ  
AREA: 133.5± ACRES

**4**  
FARMER KATHERINE B  
1826 CUMBERLAND ROAD  
FARMVILLE, VA 23901  
PARCEL ID: 33488  
ZONING: NZ  
AREA: 19.79± ACRES

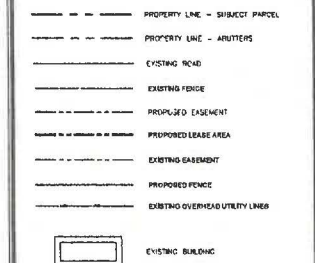
**PARCEL MAP**



**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**



**ZONING INFORMATION**

JURISDICTION: HALIFAX COUNTY		
ZONING: NZ (NON-ZONED)		
CORNER	PROPOSED #	REQUIRED
FRONT YARD SETBACK	45'-0"	N/A
SIDE YARD SETBACK	45'-0"	N/A
REAR YARD SETBACK	45'-0"	N/A
LOT AREA: 34.80 ± ACRES		
(ALL MEASUREMENTS ARE IN FEET ± UNLESS OTHERWISE NOTED)		

**NB+C**  
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.  
120 EASTSHORE DRIVE, SUITE 300  
GLEN ALLEN, VA 23065  
(804) 548-4075

**verizon**

1831 RADY COURT  
RICHMOND, VA 23222

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

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0	09/24/25	PRELIMINARY ZON	JC



JOHN A. DAUGHTREY III, P.E.  
VA PROFESSIONAL ENGINEER LIC. #0521122

**SITE PLAN**

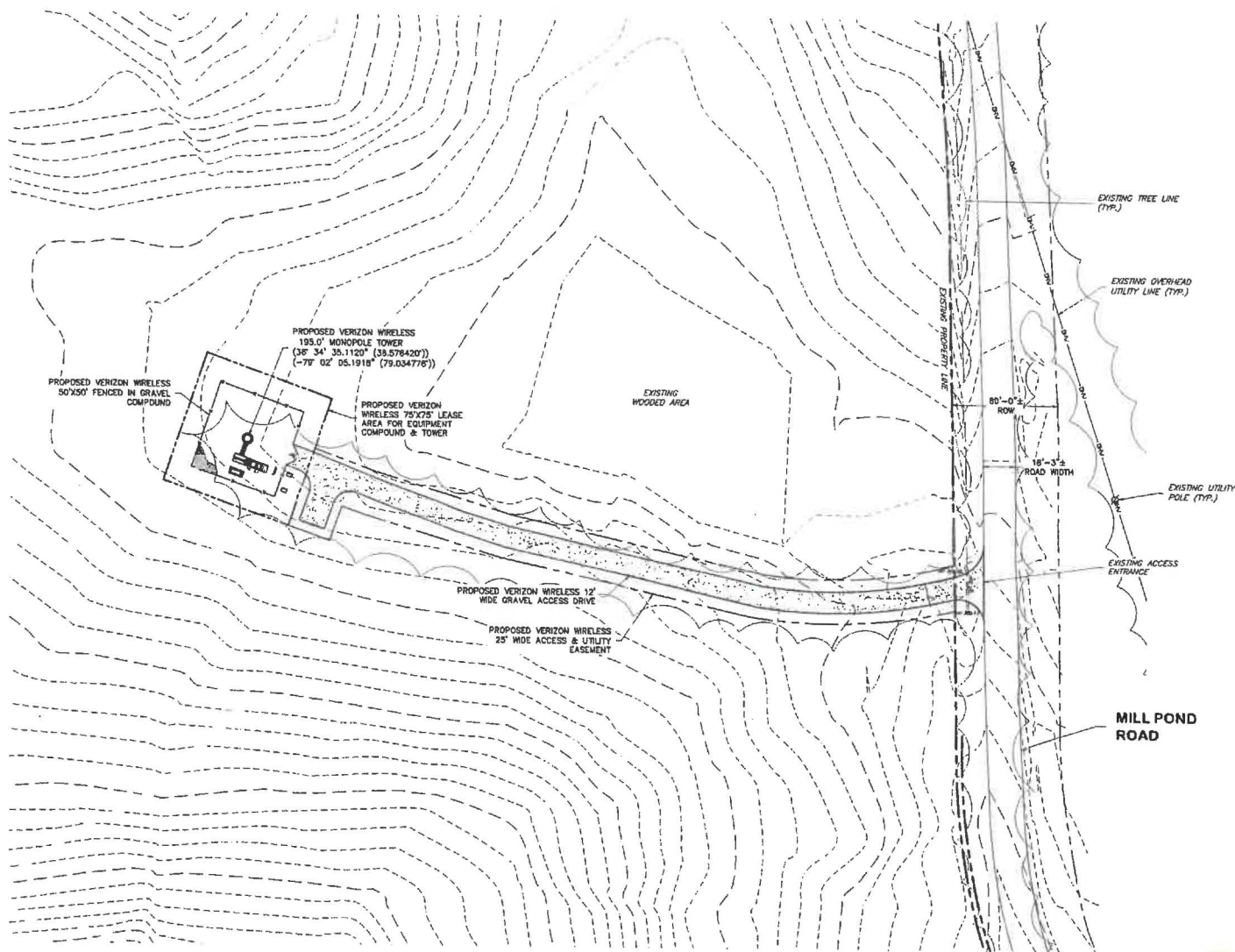
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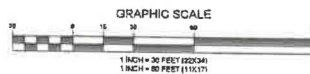




P 50



1  
Z-2  
ENLARGED SITE PLAN  
SCALE: 1" = 30' (22X34)  
SCALE: 1" = 60' (11X17)



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170 EASTSHORE DRIVE, SUITE 200  
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(804) 848-4072

APPLICANT

**verizon**

1831 RADY COURT  
RICHMOND, VA 23222

SITE INFORMATION

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

DESIGN RECORD

#### REVISIONS

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1	10/21/25	FINAL DGN	JC
0	08/24/25	PRELIMINARY DGN	JC

PROFESSIONAL STAMP



ENGINEER

JOHN A. DAUGHTREY III, P.E.  
VA PROFESSIONAL ENGINEER LIC. #052122

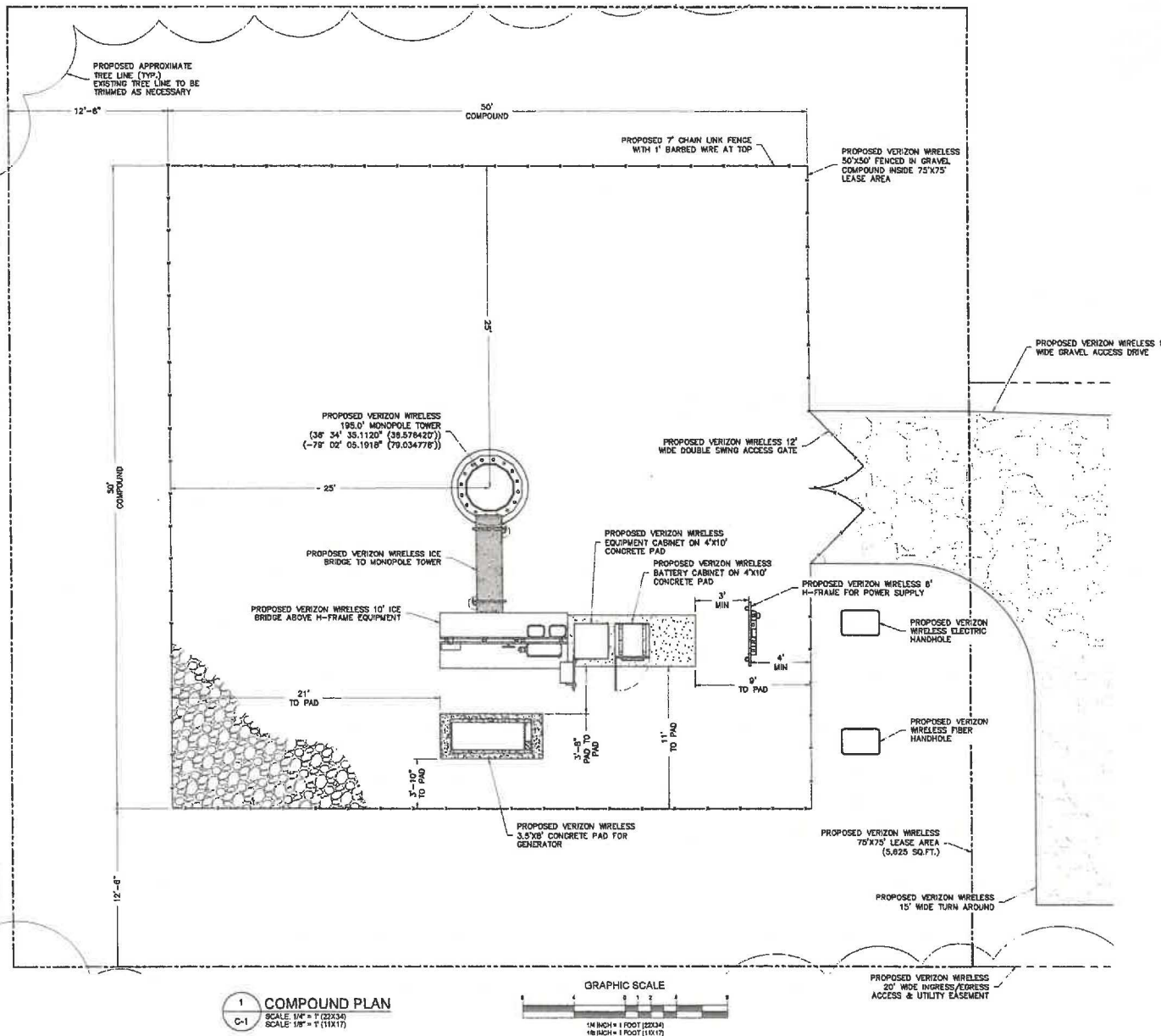
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ENLARGED  
SITE PLAN

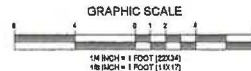
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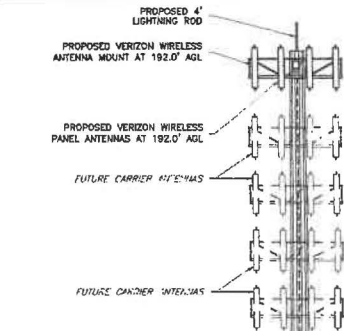




1 COMPOUND PLAN  
SCALE 1/4" = 1' (22X34)  
SCALE 1/8" = 1' (11X17)



ENGINEERING FIRM	<b>NB+C</b> <b>TOTALLY COMMITTED.</b> <small>NB+C ENGINEERING SERVICES, L.L.C.          120 BATHURST DRIVE, SUITE 200          CLINTON, VA 23033          (804) 544-4079</small>																
APPLICANT	<b>verizon</b> 1831 RADY COURT RICHMOND, VA 23222																
SITE INFORMATION	LAWSONS CREEK VERIZON RAWLAND NB+C PROJECT #: 100374 MILL POND ROAD AFTON, VA 24520 HALIFAX COUNTY																
DESIGN RECORD	<table border="1"> <thead> <tr> <th colspan="4">REVISIONS</th> </tr> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>10/21/08</td> <td>FINAL 2D</td> <td>JC</td> </tr> <tr> <td>0</td> <td>06/04/08</td> <td>PRELIMINARY 2D</td> <td>JC</td> </tr> </tbody> </table>	REVISIONS				REV	DATE	DESCRIPTION	BY	1	10/21/08	FINAL 2D	JC	0	06/04/08	PRELIMINARY 2D	JC
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PROFESSIONAL STAMP																	
ENGINEER	JOHN A. DAUGHTREY III, P.E. VA PROFESSIONAL ENGINEER LIC. #052122																
SHEET TITLE	<b>COMPOUND PLAN</b>																
SHEET NUMBER	<b>C-1</b>																



PROPOSED VERIZON WIRELESS 195.0' MONOPOLE TOWER  
(38' 34" 33.1120" (38.578420")  
-79° 02' 05.1918" (79.034778")

PROPOSED OVERALL HEIGHT  
ELEV.=199.0' AGL

PROPOSED TOP OF MONOPOLE  
ELEV.=195.0' AGL

PROPOSED VERIZON WIRELESS ANTENNA  
ELEV.=192.0' AGL

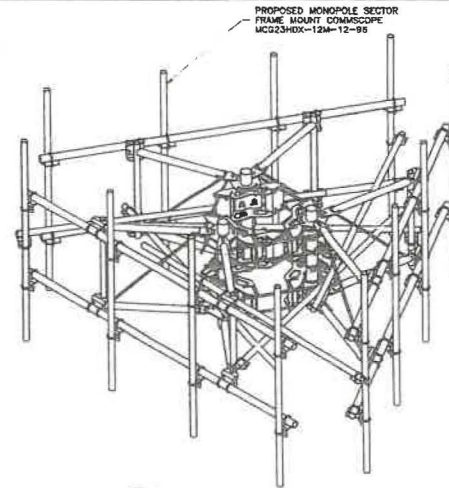
PROPOSED VERIZON WIRELESS HYBRID CABLES ROUTED ON THE INTERIOR OF THE MONOPOLE

NOTES:

1. THE PROPOSED TOWER SHALL BE GALVANIZED STEEL FINISH OR, SUBJECT TO ANY APPLICABLE FAA STANDARDS, BE PAINTED A NEUTRAL COLOR.
2. DISH ANTENNAS AND COVERS WILL BE OF A NEUTRAL, NON-REFLECTIVE COLOR WITH NO LOGOS OR OTHER MARKINGS.

PROPOSED VERIZON ANTENNA  
JWA W05F76385-HC  
(2 PER SECTOR, TOTAL OF 6)

PROPOSED VERIZON RRH  
85/813 RF44610-13A  
(1 PER SECTOR, TOTAL OF 3)

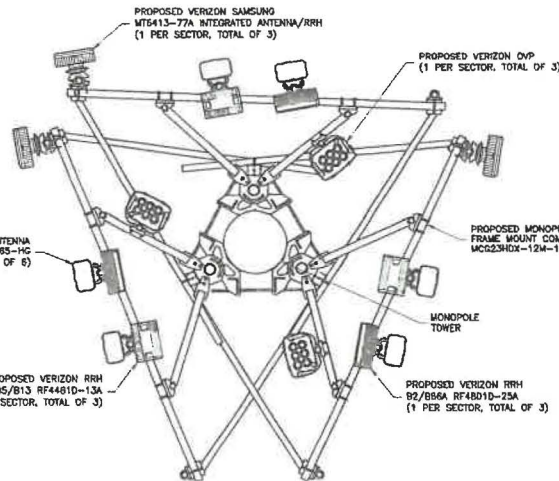


2 ISOMETRIC MOUNT DETAIL  
SCALE: NTS

NOTE:

1. TIEBACKS MUST BE CONNECTED TO A RIGID MEMBER THAT PROVIDES ADEQUATE SUPPORT WITHIN THE LIMITS NOTED IN THE TIEBACK ANGLE RANGE DETAIL.
2. PROPOSED COLLAR IS SUITABLE FOR MONOPOLE DIAMETERS 15'-50'.

NOTE: THE COMSCOPE MC023HX-12M-12-98 MOUNT MEETS BOTH VERIZON WIRELESS'S MOUNT CLASSIFICATION STANDARD "MSTB-44S MINIMUM CRITERIA FOR THE SOUTH MARKET WHICH IS 1. M4002-1(8) AND M1000T-1(16) 2. THIS DESIGNATION MUST BE INSTALLED ON THE MOUNT VIA A METAL TAG



3 PLAN VIEW MOUNT DETAIL  
SCALE: NTS

## GENERAL NOTES

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITIES COMPANY OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
8. TRANSMITTER EQUIPMENT AND ANTENNAS ARE DESIGNED TO MEET ANSI/TIA 222-M REQUIREMENTS.
9. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
10. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
11. IF ANY UNDERGROUND UTILITIES OR STRUCTURES EXIST BENEATH THE PROJECT AREA, CONTRACTOR MUST LOCATE IT AND CONTACT THE APPLICANT & THE OWNER'S REPRESENTATIVE.
12. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION BY TECHNICIANS APPROXIMATELY 2 TIMES PER MONTH.
13. PRIOR TO THE INSTALLATION OF THE PROPOSED EQUIPMENT OR MODIFICATION OF THE EXISTING STRUCTURE, A STRUCTURAL ANALYSIS SHALL BE PERFORMED BY THE OWNER'S AGENT TO CERTIFY THAT THE EXISTING/PROPOSED COMMUNICATION STRUCTURE AND COMPONENTS ARE STRUCTURALLY ADEQUATE TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, COAXIAL CABLES AND OTHER APPURTENANCES.
14. PROPERTY LINE INFORMATION WAS PREPARED USING DEEDS, TAX MAPS, AND PLANS OF RECORD AND SHOULD NOT BE CONSIDERED AS AN ACCURATE BOUNDARY SURVEY.
15. THIS PLAN IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
16. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
17. NO SIGNIFICANT NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
18. THE FACILITY IS UNMANNED AND NOT INTENDED FOR HUMAN HABITATION (NO HANDICAP ACCESS REQUIRED).
19. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
20. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.

NOTE:  
STRUCTURAL ANALYSIS OF STRUCTURE PERFORMED INDEPENDENT FROM THESE DRAWINGS.

ENGINEERING FIRM

APPLICANT

SITE INFORMATION

DESIGN RECORD

PROFESSIONAL STAMP

ENGINEER

SHEET TITLE

SHEET NUMBER

**NB+C**  
TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC  
120 EASTSHORE DRIVE, SUITE 300  
CLEM ALLEN, VA 23009  
(804) 546-4079

**verizon**  
1831 RADY COURT  
RICHMOND, VA 23222

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

## REVISIONS

REV	DATE	DESCRIPTION	BY
1	10/21/2015	FINAL 2D	JC
0	08/04/2015	PRELIMINARY 2D	JC



JOHN A. DAUGHTREY III, P.E.  
VA PROFESSIONAL ENGINEER LIC. #632122

**TOWER ELEVATION  
& NOTES**

**C-2**

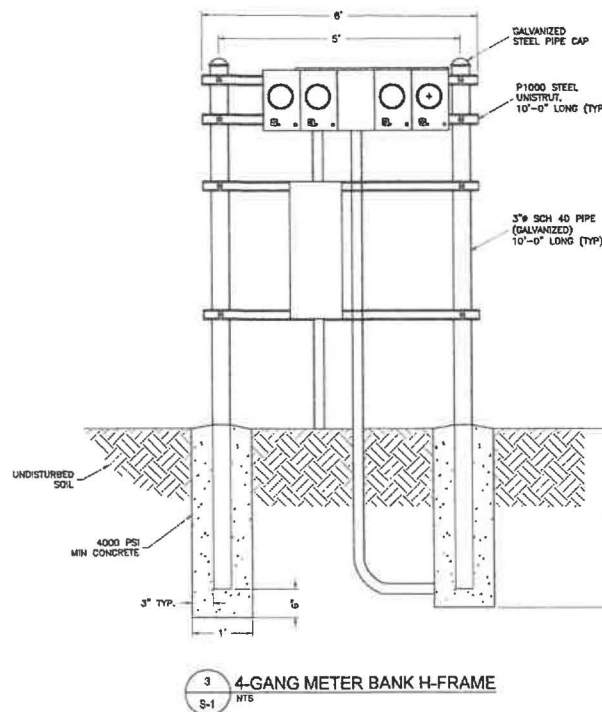
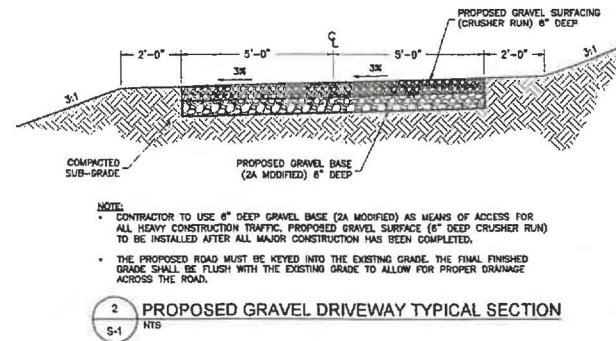
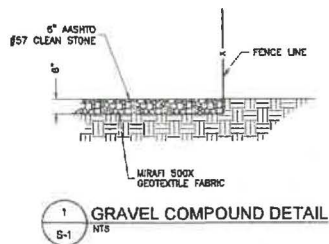
**811**  
Know what's below.  
Call before you dig.

1 ELEVATION  
SCALE: 3/32" = 1' (222/34)  
SCALE: 3/64" = 1' (111/17)

GRAPHIC SCALE  
3/32 INCH = 1 FOOT (222/34)  
3/64 INCH = 1 FOOT (111/17)

EXISTING GRADE  
ELEV.=6.0' AGL

P52



ENGINEERING FIRM

**NB+C**

TOTALLY COMMITTED.

NB+C ENGINEERING SERVICES, LLC.  
120 EASTHOLE DRIVE, SUITE 300  
GLENN ALLEN, VA 22089  
(703) 548-4078

APPLICANT

**verizon**

1831 RADY COURT  
RICHMOND, VA 23222

SITE INFORMATION

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

DESIGN RECORD

REVISIONS

REV	DATE	DESCRIPTION	BY
1	10/21/25	FINAL ZON	JC
0	09/24/25	PRELIMINARY ZON	JC

PROFESSIONAL STAMP

COMMONWEALTH OF VIRGINIA

JOHN A. DAUGHTREY III  
Lic. No. 0103852133  
10/21/2025

PROFESSIONAL ENGINEER

ENGINEER

JOHN A. DAUGHTREY III, P.E.  
VA PROFESSIONAL ENGINEER LIC. #052122

SHEET TITLE

CONSTRUCTION DETAILS

SHEET NUMBER

S-1



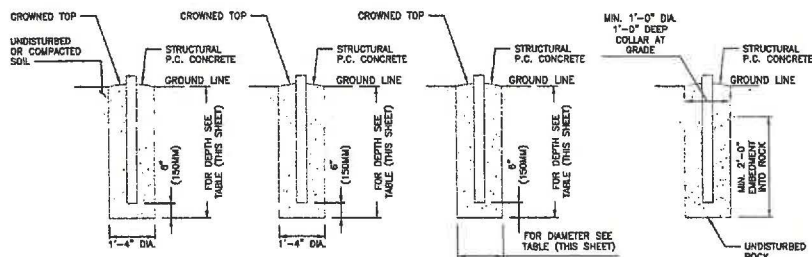




8'-0" HIGH FENCE POST FOOTING SIZE		
SOIL TYPE	WIND SPEED	≤ 130 MPH
	LATERAL BEARING PRESSURE, PSF	FOOTING DIA. x DEPTH, FT-IN
SAID, SILTY SAND, CLAYEY SAND, SILTY GRAVEL, AND CLAYEY SAND (BWSPT/SMBC/MAGC)	150	1'-4"x1'-0"

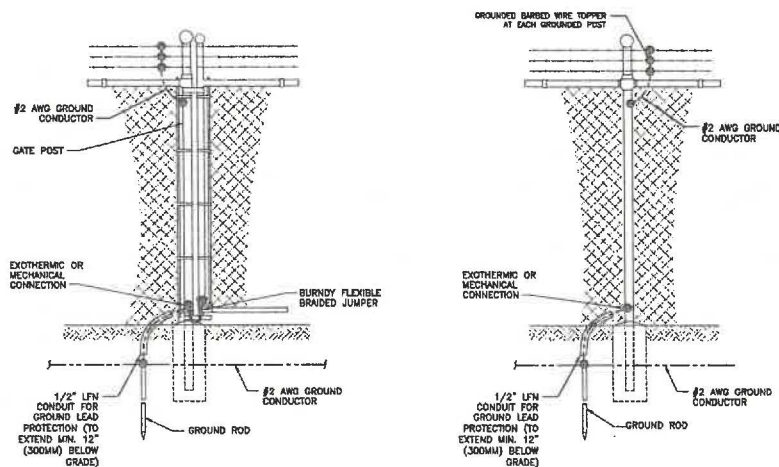
#### FENCE POST FOOTING NOTES:

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



#### FENCE GROUNDING NOTES:

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



PSS

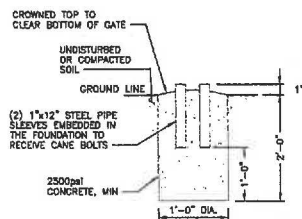
FOOTING FOR  
TERMINAL OR  
CORNER POST

FOOTING FOR  
GATE POST

FOOTING FOR  
LINE POST

FOOTING IN  
CORED BEDROCK

1 POST FOOTINGS  
S-3 NTE



2 DOUBLE CANE BOLT CATCH  
S-3 NTE

3 GATE AND GATE POST  
S-3 NTE

4 TANGENT POST FENCE  
S-3 NTE

ENGINEERING FIRM

**NB+C**  
TOTALLY COMMITTED.  
NB+C ENGINEERING SERVICES, LLC.  
100 EASTSHORE DRIVE, SUITE 300  
OLEN ALLEN, VA 22059  
(804) 548-4079

APPLICANT

**verizon**  
1831 RADY COURT  
RICHMOND, VA 23222

SITE INFORMATION

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

DESIGN RECORD

REVISIONS			
REV	DATE	DESCRIPTION	BY
1	10/21/25	FINAL 2D	JC
0	06/24/25	PRELIMINARY 2D	JC

PROFESSIONAL STAMP



ENGINEER

JOHN A. DAUGHTREY III, P.E.  
VA PROFESSIONAL ENGINEER LIC. 8052122

SHEET TITLE

**FENCING  
DETAILS II**

SHEET NUMBER

**S-3**

# 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.

Determination Results

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

Your Specifications

**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 9<sup>th</sup> 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 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 17<sup>th</sup> 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

gm  
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 :  
COUNTY OF Richmond : SS

CORPORATE ACKNOWLEDGMENT

On this 9<sup>th</sup> 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

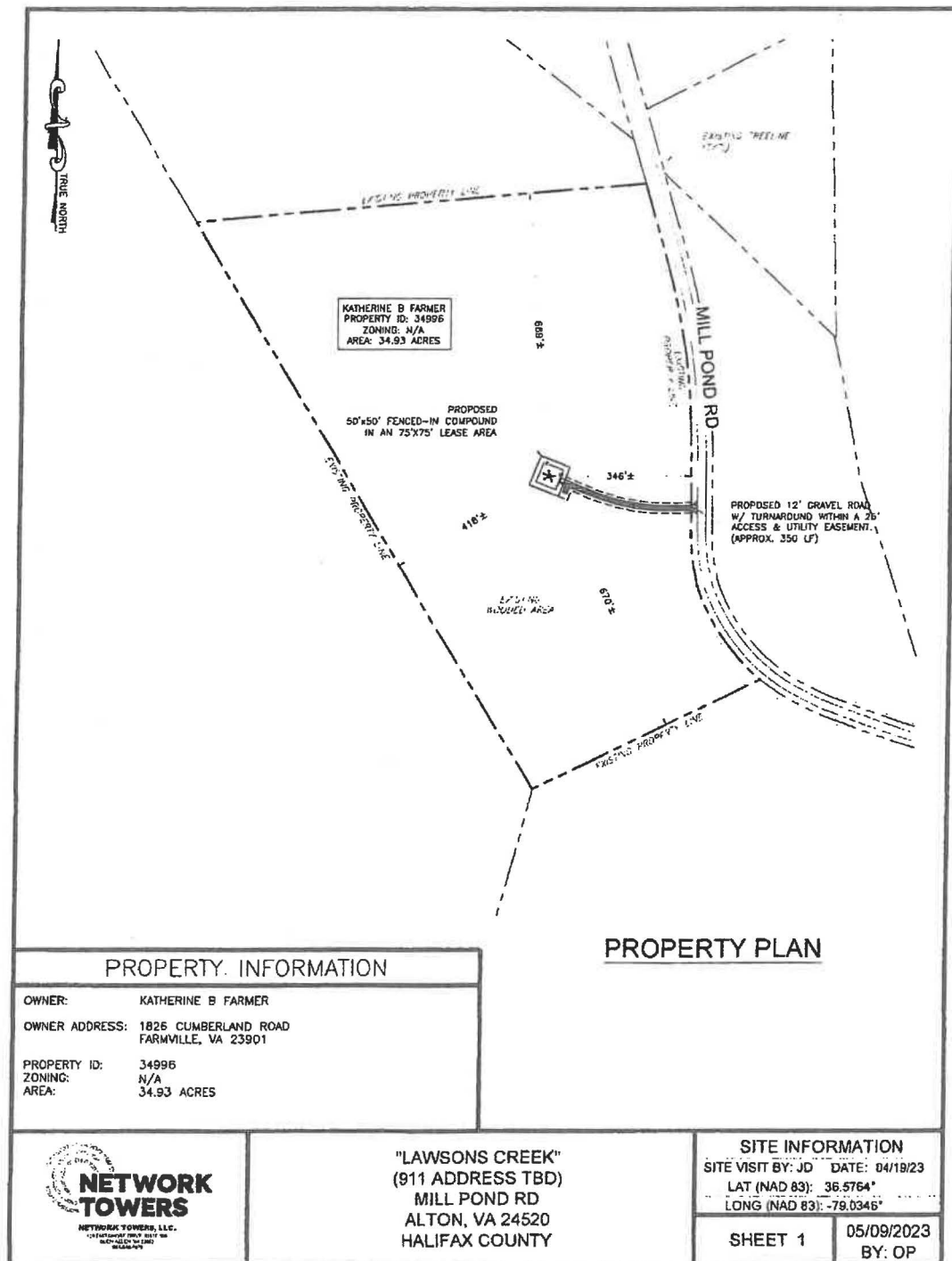
Lot 2A as shown and depicted on Division Plat Being a Portion of Property owned by Katherine B. Farmer dated April 4, 2017 by Watson and Duggan PLC Land Surveying, and recorded April 4, 2017 in Plat Book 32, Page 111, Halifax County records.

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.



**Detrick Easley**  
Zoning Administrator

# 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

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 that reads "Detrick Easley". The signature is stylized with a large, flowing "D" and "E".

**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 anticleimbing 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



**Detrick 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**

**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". The signature is written in a cursive, flowing style.

**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

### 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.





Bradley Creek  
L.P. Bailey Memorial Hwy  
Nathalie, Virginia 24577  
(Page 2 of 15)

verizon

Dewberry



## Proposed View

Proposed 195' Tall Monopole

195'

P72

verizon

Bradley Creek

View Facing West From L.P. Brady Memorial Hwy. E Hwy 501

PHOTO 1B

(Page 4 of 15)

Dewberry

PRN	MAP	OWNER_CURRENT	Co_Owner_Current	Address_Line_1_Current	Address	City_State_Zip_Current
30189	3438	HAZELWOOD MICHAEL A		11235 L P BAILEY MEM HWY		NATHALIE VA 24577
14979	3438	MONDICK KRYSTAL 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 KRYSTAL 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 KENNETH 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





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

11-1-2025  
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).

---

**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](mailto:Arron.Gravitt@VDOT.Virginia.gov)

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**From:** Fisher, Mark (VDOT) <[Mark.Fisher@vdot.virginia.gov](mailto:Mark.Fisher@vdot.virginia.gov)>  
**Sent:** Friday, October 31, 2025 1:46 PM  
**To:** Gravitt, Arron (VDOT) <[Arron.Gravitt@vdot.virginia.gov](mailto: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](mailto:Mark.Fisher@vdot.virginia.gov)

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**From:** Gravitt, Arron (VDOT) <[Arron.Gravitt@vdot.virginia.gov](mailto:Arron.Gravitt@vdot.virginia.gov)>  
**Sent:** Wednesday, October 29, 2025 11:55 AM  
**To:** Fisher, Mark (VDOT) <[Mark.Fisher@vdot.virginia.gov](mailto:Mark.Fisher@vdot.virginia.gov)>  
**Subject:** Re: Bradley Creek - New Cell Tower Site



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**From:** Craddock, Joseph (VDOT) <[Joseph.Craddock@VDOT.Virginia.gov](mailto:Joseph.Craddock@VDOT.Virginia.gov)>  
**Sent:** Wednesday, October 29, 2025 11:53:27 AM  
**To:** Gravitt, Arron (VDOT) <[Arron.Gravitt@vdot.virginia.gov](mailto:Arron.Gravitt@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](mailto:Joseph.Craddock@VDOT.Virginia.gov)

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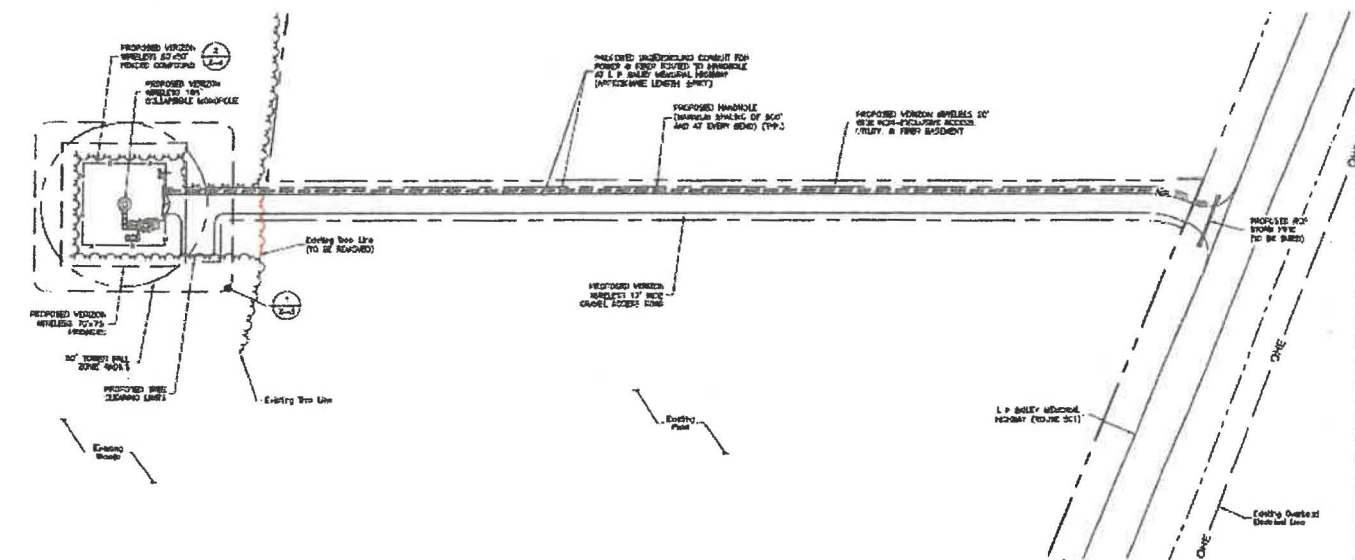
**From:** Rui Da Silva <[rui@sulofva.com](mailto:rui@sulofva.com)>  
**Sent:** Wednesday, October 29, 2025 10:35 AM  
**To:** Craddock, Joseph (VDOT) <[joseph.craddock@vdot.virginia.gov](mailto:joseph.craddock@vdot.virginia.gov)>; Fisher, Mark (VDOT) <[Mark.Fisher@vdot.virginia.gov](mailto:Mark.Fisher@vdot.virginia.gov)>  
**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?



LEGEND
Existing Property Line
Existing Access
Existing Tree Line
Existing Overhead Electric
LOCAL PROPERTY LINE
PROPOSED FENCE
PROPOSED TREE CLIPPING LIMITS
PROPOSED FENCE
PROPOSED ACCESS/UTILITY/TREE ENHANCEMENT
PROPOSED FENCES
PROPOSED UNDERGROUND CONDUIT



- NOTES
1. SOME EXISTING AND PROPOSED IMPROVEMENTS NOT SHOWN FOR CLARITY.
  2. FIELD VERIFICATION CONDUCTED ON 04/14/23.
  3. FENCE CONSTRUCTION BASED ON SURVEY PROVIDED BY SCHREIBER ENGINEERS, INC. DATED 03/17/23 AND LPAI/PAI EXISTING SET.
  4. TOWN AND PLANNING DEPT. OF CHESAPEAKE, VA - REVIEW REQUIRED.

P80

**SITE PLAN**  
SCALE: 1"=40' FOR 11x17  
1"=80' FOR 22x34

**vertz**  
VERZON WHEEL  
1831 RADY CO  
ROCKHURST, VA 2

**BRADLEY CREEK**

**ZONING DRAW**

2	05/23/23	UPON COMPLETION
1	05/13/23	ATTORNEY
0	05/15/23	FOR 2006

**Dewberry**  
Dewberry Engineering, Inc.  
401 W. Main St.  
Ft. Belvoir, VA 22033  
703.444.1234  
www.dewberry.com

DATE: 05/23/23  
BY: [Signature]

DESIGNED BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
PROJECT NUMBER: \_\_\_\_\_  
SITE ADDRESS: \_\_\_\_\_  
L. P. BAILEY MEMO  
NATHALIE, VIRGINIA  
B-001 TITLE: \_\_\_\_\_

**SITE PLAN**

PROJECT NUMBER: \_\_\_\_\_



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 S1:	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 collocater 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.**



# 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.

## 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:  
434.572.3960  
LOCAL POLICE:  
434.575.4273

## UTILITIES INFO:

POWER: MECKLENBURG  
ELECTRIC COOPERATIVE  
434.372.6100  
TELEPHONE: VERIZON  
877.297.7816

## PROJECT TEAM

REAL ESTATE: RUI DA SILVA	PHONE NUMBER: 804.931.0804
ZONING: RUI DA SILVA	PHONE NUMBER: 804.931.0804
CONSTRUCTION: DOUG KRAMER	PHONE NUMBER: 804.366.6800
UTILITIES: DOUG KRAMER	PHONE NUMBER: 804.366.6800
ENVIRONMENTAL CONSULTANT: BROOKS THACKER	PHONE NUMBER: 630.542.9755

REV. NO.	DESCRIPTION	BY	DATE	REV. NO.	DESCRIPTION	BY	DATE
0	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  
CLEAN ALLEN, VA 23060  
CONTACT: HILARY SIEGALL, PE  
TITLE: SENIOR ASSOCIATE, PROJECT MANAGER  
PHONE NUMBER: 804.205.3340  
EMAIL: hsiegall@dewberry.com

CONTACT: MORGAN WAGNER, EIT  
TITLE: STAFF ENGINEER  
PHONE NUMBER: 804.767.4707  
EMAIL: mwagner@dewberry.com

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE GOVERNING AUTHORITIES.  
- 2021 INTERNATIONAL BUILDING CODE (IBC)  
- 2020 NATIONAL ELECTRICAL CODE (NEC)  
- 2018 NFPA 101, LIFE SAFETY CODE  
- MANUAL OF STEEL CONSTRUCTION, 14th EDITION  
- AMERICAN CONCRETE INSTITUTE  
- ANSI/TIA-222-H  
- ANTENNA SUPPORTING STRUCTURES AND ANTENNAS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE IBC 2018 SECTION 1609 WIND LOADS. EXCEPTION #5 REFERENCING TIA-222  
- LOCAL BUILDING CODE  
- CITY/COUNTY ORDINANCES

## PROJECT SUMMARY

PROPERTY OWNER:  
AUBREY B. YOUNGER JR.  
& HARRY 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: 16991544

APPLICANT INFO:  
VERIZON WIRELESS  
1831 RADY COURT  
RICHMOND, VA 23222  
PHONE: 804.543.3113  
CONTACT: STEVEN FANSHAW

PROJECT DATA:  
ZONING: A  
PARCEL ID: 31627  
ACREAGE: 92.51 ACRES  
JURISDICTION: HALIFAX COUNTY  
SITE TYPE: RURAL  
TOWER TYPE: MONOPOLE  
TOWER HEIGHT: ±185' AGL  
OVERALL HEIGHT: ±199' AGL  
PREMISES: 5,825 SF  
AREA OF DISTURBANCE: ±20,000 SF

CENTER OF PROPOSED TOWER:  
LATITUDE: 36° 54' 30.05" N / 36.909350  
LONGITUDE: 76° 01' 06.54" W / -76.018403  
GROUND ELEVATION: ±811' AMSL  
\*PER 2C SURVEY CERTIFICATION COMPLETED BY  
DEWBERRY ENGINEERS, INC. DATED 09/08/23

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

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

## INDEX OF DRAWINGS

SHT. NO. DESCRIPTION

T-1 TITLE SHEET

L-1 LAND SURVEY  
L-2 LAND SURVEY

Z-0 EXISTING CONDITIONS  
Z-1 OVERALL SITE PLAN  
Z-2 SITE PLAN  
Z-3 ENLARGED SITE PLAN  
Z-4 ELEVATION



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



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Clean Allen, VA 23060  
Phone: 804.205.3340  
Fax: 804.205.3328  
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

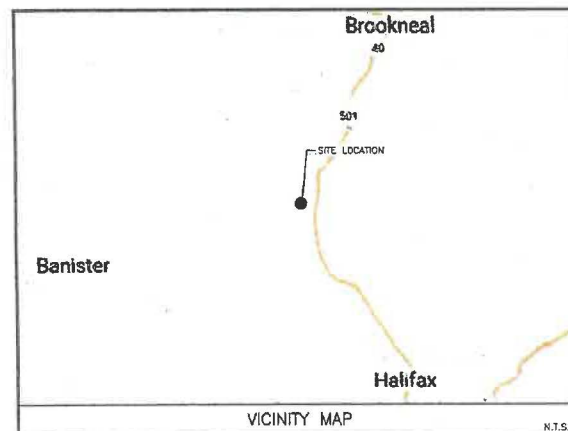
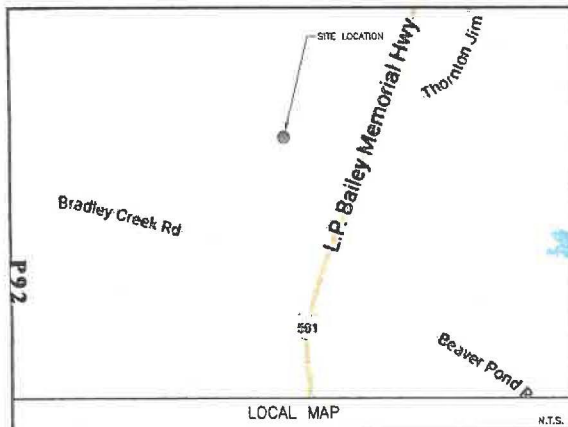
TITLE SHEET

SHEET NUMBER

T-1

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, MAKE A U-TURN 364 FEET, TAKE THE RAMP RIGHT FOR I-5015/US-220S: 0.4 MILES, AT EXIT 6, HEAD RIGHT ON THE RAMP FOR ELM AVE, SE: 0.2 MILES, TURN LEFT ONTO ELM AVE, SE: 0.9 MILES, TURN RIGHT TO STAY ON 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 TPKE: 37.6 MILES, TURN RIGHT ONTO CODY RD: 6.1 MILES, TURN RIGHT ONTO L.P. BAILEY MEMORIAL HWY: 1.8 MILES, DESTINATION WILL BE ON THE RIGHT

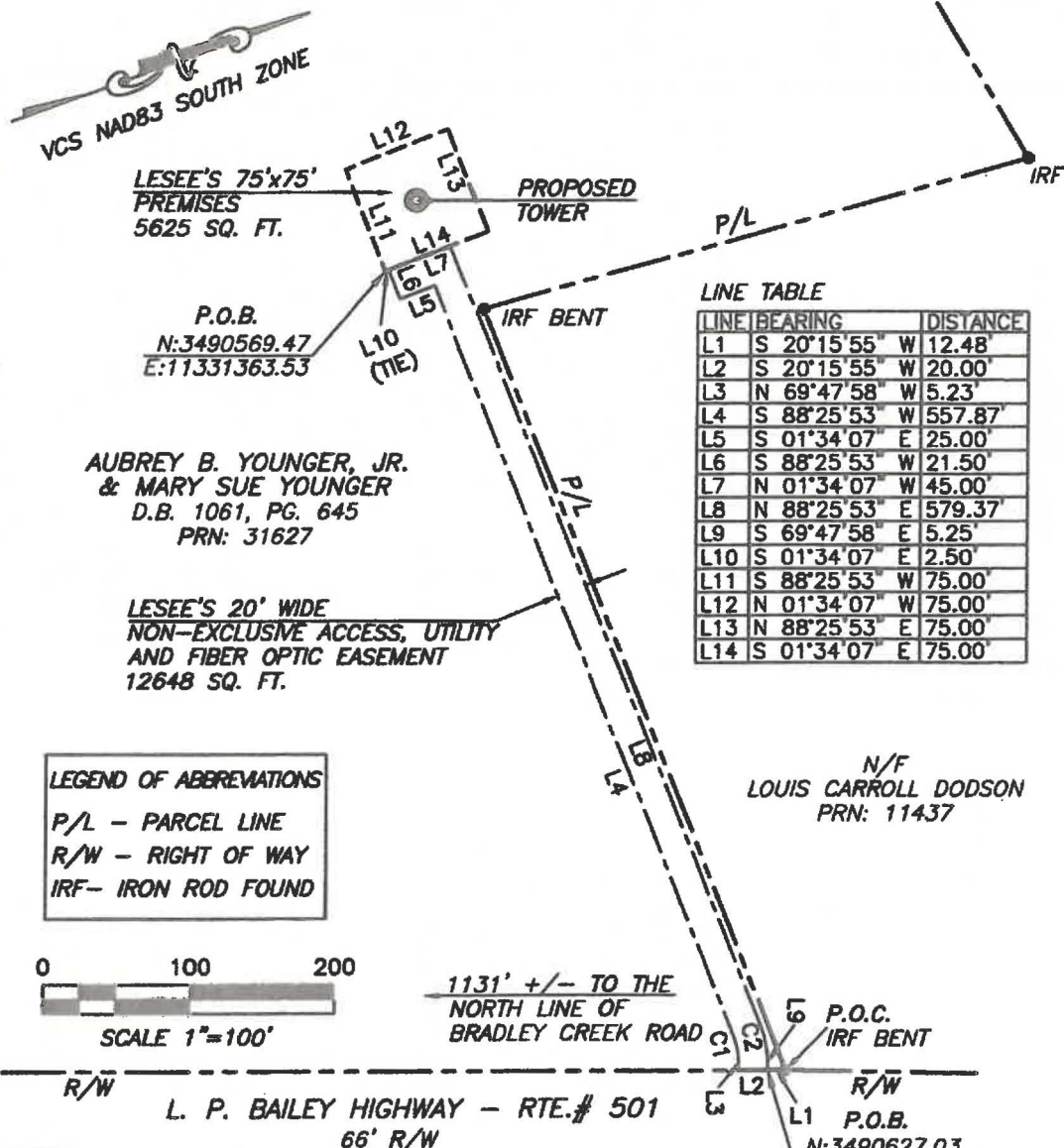
## DIRECTIONS



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'



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 20°15'55" W	12.48'
L2	S 20°15'55" W	20.00'
L3	N 69°47'58" W	5.23'
L4	S 88°25'53" W	557.87'
L5	S 01°34'07" E	25.00'
L6	S 88°25'53" W	21.50'
L7	N 01°34'07" W	45.00'
L8	N 88°25'53" E	579.37'
L9	S 69°47'58" E	5.25'
L10	S 01°34'07" E	2.50'
L11	S 88°25'53" W	75.00'
L12	N 01°34'07" W	75.00'
L13	N 88°25'53" E	75.00'
L14	S 01°34'07" E	75.00'

LEGEND OF ABBREVIATIONS

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



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

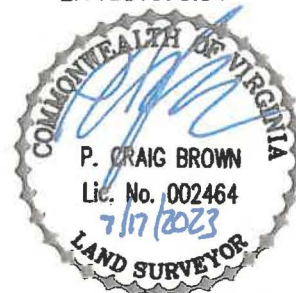
DATE: 07/14/2023 LAST REVISED: 07/14/2023



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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



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



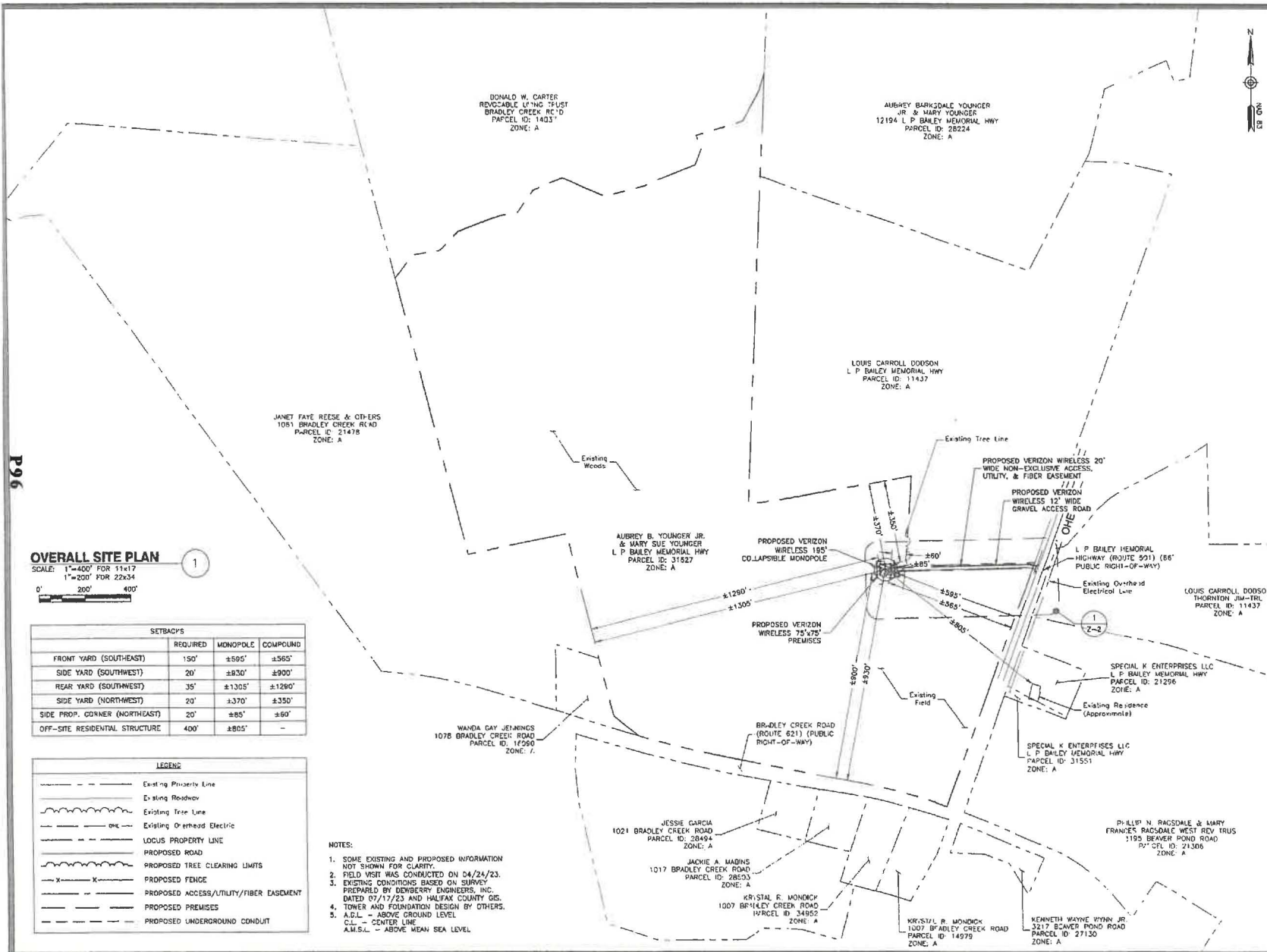
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VERIZON WIRELESS  
 1831 RADY COURT  
 RICHMOND, VA 23222

**BRADLEY CREEK**

**ZONING DRAWINGS**

2	09/23/25	UPDATED PARCEL ID
1	09/17/25	ATTORNEY COMMENTS
0	08/15/25	FOR ZONING

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 Fax: 804.290.7828  
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DRAWN BY: MKW  
 REVIEWED BY: MKW  
 CHECKED BY: HCS  
 PROJECT NUMBER: 50164014  
 SITE ADDRESS:

L P BAILEY MEMORIAL HWY  
 NATHALIE, VIRGINIA 24577

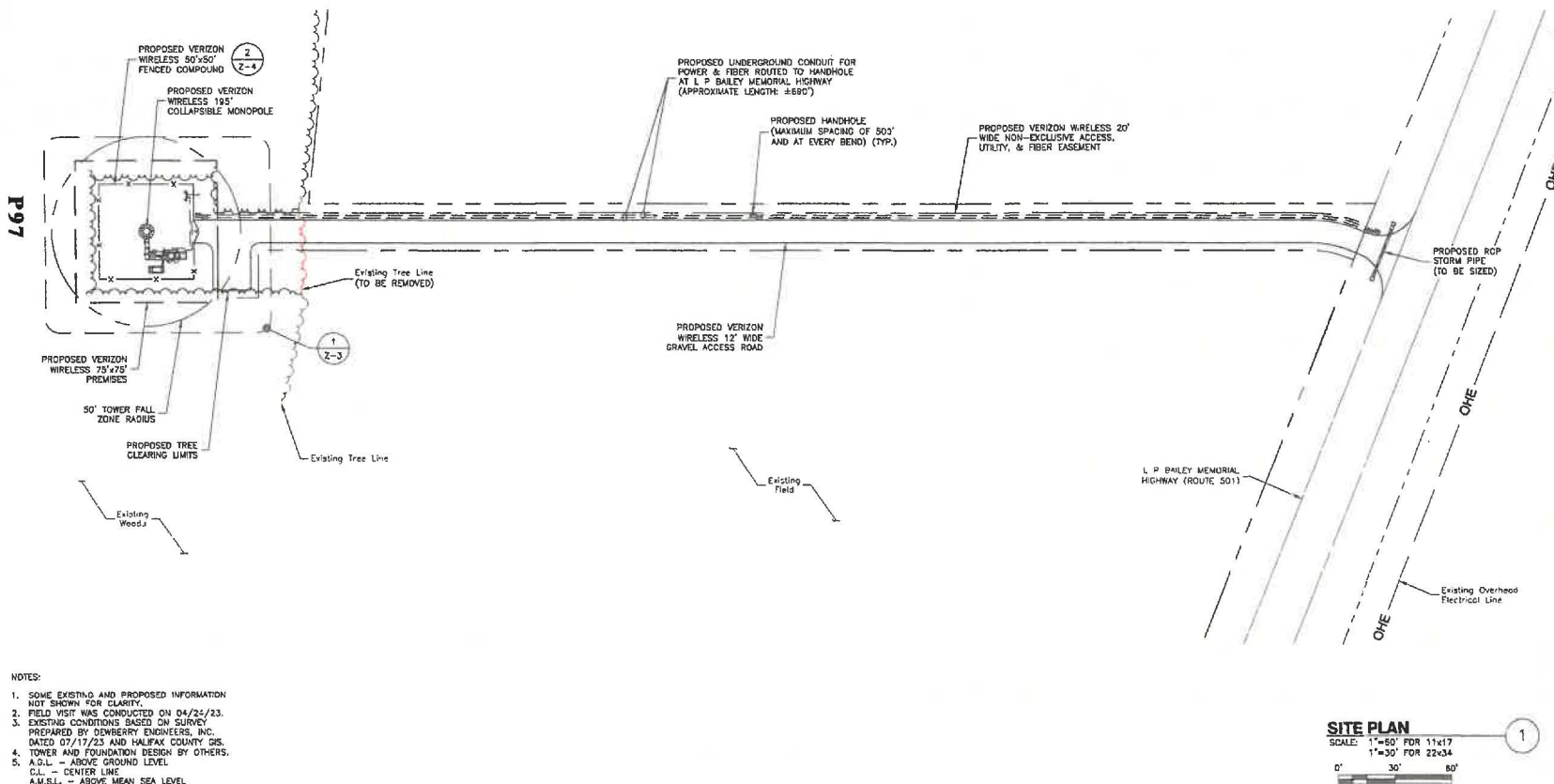
SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER

Z-1

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



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VERIZON WIRELESS  
1831 RADY COURT  
RICHMOND, VA 23222

**BRADLEY CREEK**

ZONING DRAWINGS

2	09/23/25	UPDATED PARCEL ID
1	08/17/25	ATTORNEY COMMENTS
0	09/15/25	FOR ZONING

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DRAWN BY: MKW

REVIEWED BY: MKW

CHECKED BY: HGS

PROJECT NUMBER: S0164014

SITE ADDRESS:

L P BAILEY MEMORIAL HWY  
NATHALIE, VIRGINIA 24577

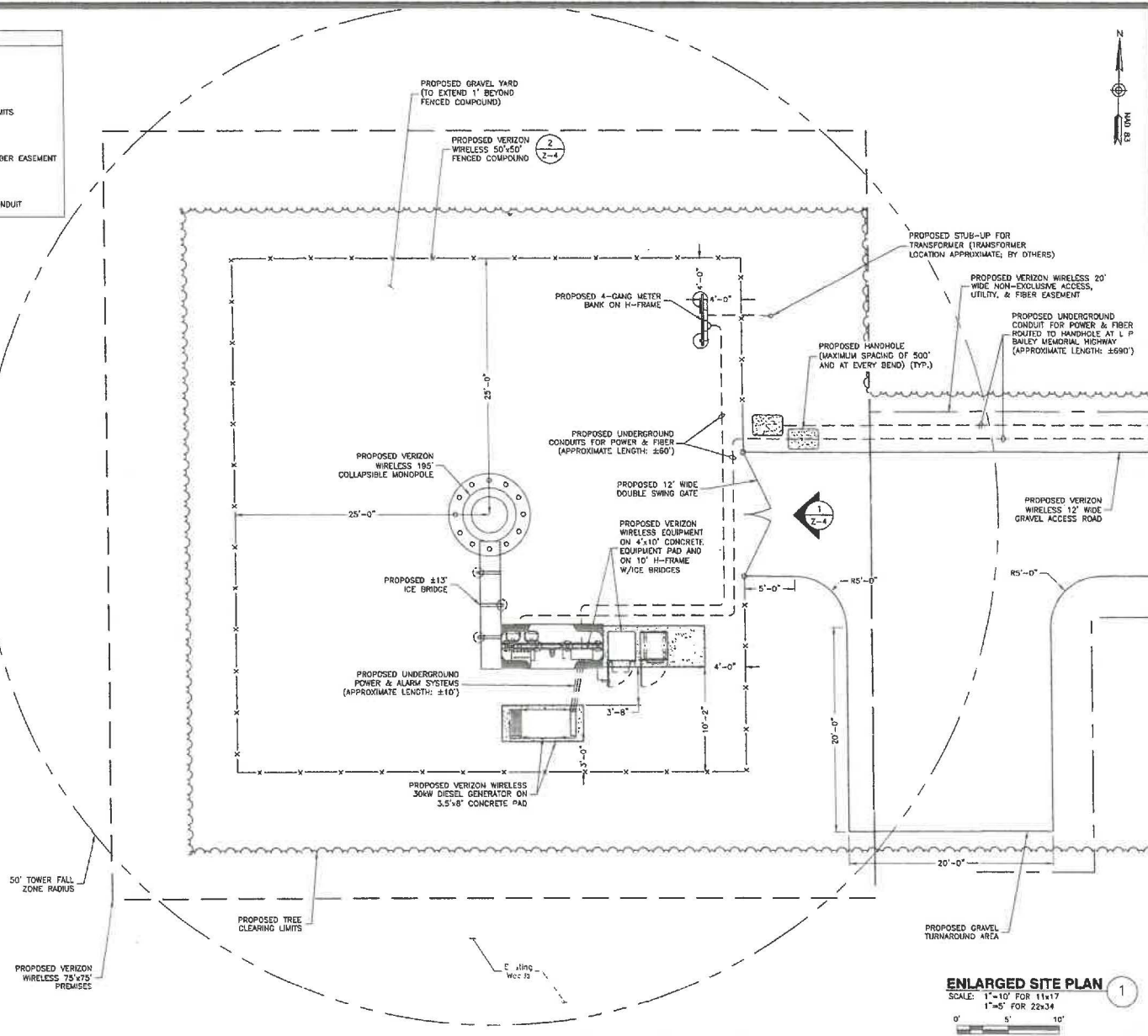
SHEET TITLE

SITE PLAN

SHEET NUMBER

Z-2

LEGEND	
	LOCUS PROPERTY LINE
	PROPOSED ROAD
	PROPOSED TREE CLEARING LIMITS
	PROPOSED FENCE
	PROPOSED ACCESS/UTILITY/FIBER EASEMENT
	PROPOSED PREMISES
	PROPOSED UNDERGROUND CONDUIT



- 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 SURVEY PREPARED BY DEWBERRY ENGINEERS, INC. DATED 07/17/23 AND HALIFAX COUNTY GIS.
  4. TOWER AND FOUNDATION DESIGN BY OTHERS.
  5. A.S.L. - ABOVE GROUND LEVEL  
C.L. - CENTER LINE  
A.M.S.L. - ABOVE MEAN SEA LEVEL

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VERIZON WIRELESS  
1831 RADY COURT  
RICHMOND, VA 23222

**BRADLEY CREEK**

ZONING DRAWINGS

2	08/23/25	UPDATED PARCEL ID
1	08/17/25	ATTORNEY COMMENTS
0	08/15/25	FOR ZONING

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DRAWN BY:	MKW
REVIEWED BY:	MKW
CHECKED BY:	HGS
PROJECT NUMBER:	50154014
SITE ADDRESS:	

L P BAILEY MEMORIAL HWY  
NATHALIE, VIRGINIA 24577

SHEET TITLE

ENLARGED SITE PLAN

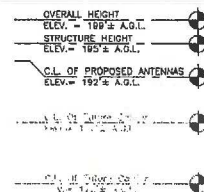
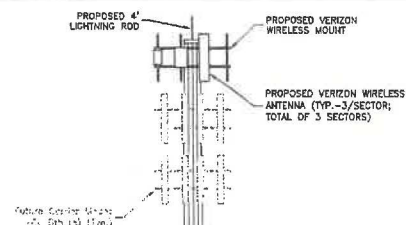
SHEET NUMBER

Z-3

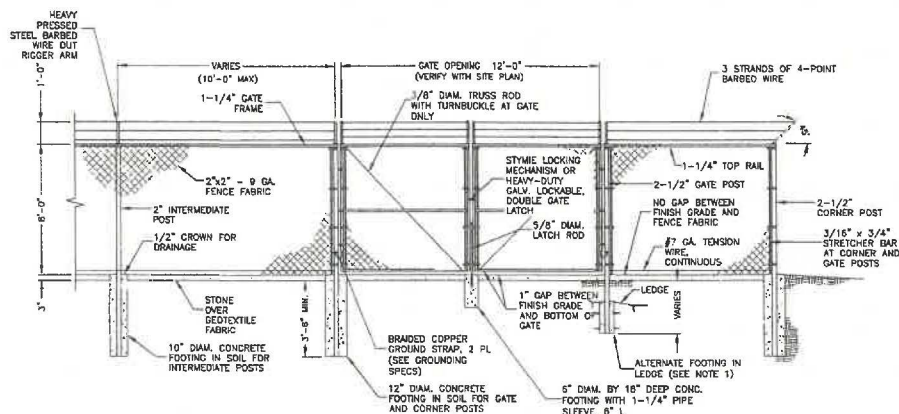


LEGEND	
A.G.L.	- ABOVE GROUND LEVEL
C.L.	- CENTER LINE

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



PROPOSED VERIZON WIRELESS 189' COLLAPSIBLE MONOPOLE (SEE NOTE 4)



## FENCE AND ACCESS GATE

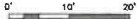
SCALE: N.T.S.

### FENCE NOTES:

1. ALTERNATE FOOTINGS FOR ALL FENCE POSTS IN LEDGE: IF LEDGE IS ENCOUNTERED AT GRADE, OR AT A DEPTH SHALLOWER THAN 3'-5", CORE DRILL AN 8" DIA HOLE 18" INTO THE LEDGE, CENTER POST IN THE HOLE AND FILL WITH CONCRETE OR GROUT. IF LEDGE IS BELOW FINISH GRADE, CORE BACKFILLED SECTION OF POST WITH CON. 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.

### ELEVATION

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



### 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 SURVEY 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  
 C.L. - CENTER LINE  
 A.M.S.L. - ABOVE MEAN SEA LEVEL

**verizon**

VERIZON WIRELESS  
 1831 RADY COURT  
 RICHMOND, VA 23222

**BRADLEY CREEK**

### ZONING DRAWINGS

NO.	DATE	DESCRIPTION
2	09/23/25	UPDATED PARCEL ID
1	06/17/25	ATTORNEY COMMENTS
0	06/15/25	FOR ZONING

**Dewberry**

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 Fax: 804.290.7928  
 www.dewberry.com



DRAWN BY:	UKW
REVIEWED BY:	UKW
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**



**P100**

Balloon Information  
Balloon Size: diameter  
Bottom of balloon is 95' AGL  
Tower height and location consistent with  
Key 2 Zoning drawings by Dewberry, dated 09/23/25  
The accuracy of simulations is entirely dependent  
upon weather conditions (such as wind, barometric  
pressure and temperature) which cannot be  
controlled or managed. Tower location is approximate.

**verizon**

**Bradley Creek**  
L P Bailey Memorial Hwy  
Nathalie, Virginia 24577  
(Page 1 of 15)

 **Dewberry**



**Proposed View**

**Proposed 195' Tall Monopole**



**P101**

**verizon**

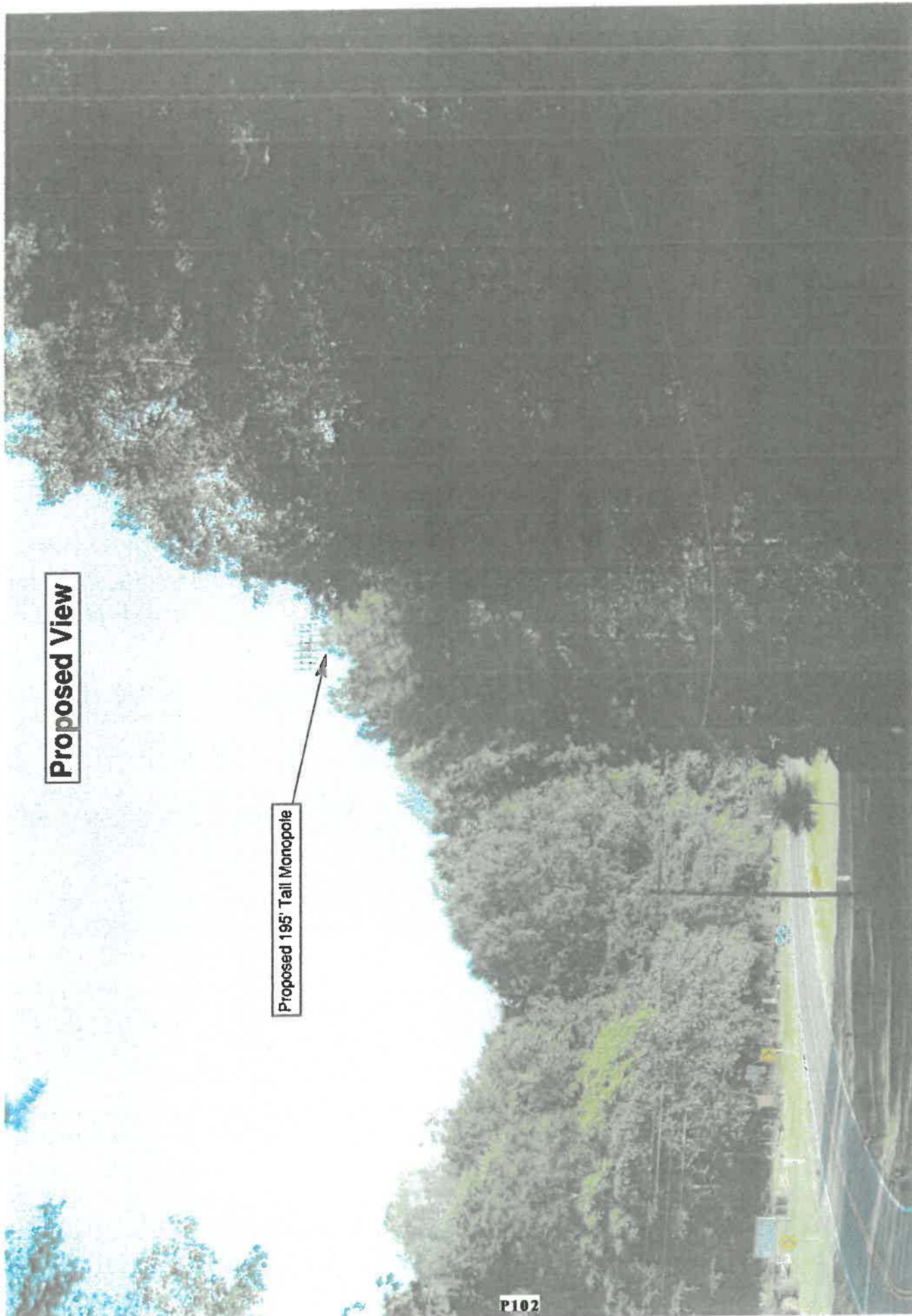
**Bradley Creek**

View Facing Southwest From L.P. Brady Memorial Hwy. E Hwy 501

PHOTO 2B

(Page 6 of 15)

 **Dewberry**



**Proposed View**

**Proposed 195' Tail Monopole**

**P102**

**verizon**

**Bradley Creek**

View Facing North From L.P. Bailey Memorial Hwy. E Hwy 501

**PHOTO 7B**

(Page 14 of 15)

 **Dewberry**



# **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](mailto: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](mailto: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](mailto: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

<b>Location</b>	<b>Project</b>	<b>Contact / Phone</b>
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 RW 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



<b>Location</b>	<b>Project</b>	<b>Contact / Phone</b>
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

<b>Year</b>	<b>Equipment</b>	<b>Condition</b>
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	good
	LeRoi Air Compressor #2A219-120	good
	Gardner-Denver Pavement Breaker	good

<b>Personnel (Year Began)</b>	<b>Certifications</b>
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).

<b>PRODUCER</b> Trustpoint Insurance 16 E Church Ave  Roanoke VA 24011	<b>CONTACT NAME:</b> Aimee Simpkins, AE <b>PHONE (A/C, No, Ext):</b> (866) 276-9622 <b>FAX (A/C, No):</b> (888) 872-5496 <b>E-MAIL ADDRESS:</b> asimpkins@trustpointins.com																					
<b>INSURED</b> Austin Electrical Construction, Inc. 17566 Main St.  Buchanan VA 24066	<table><tr><th colspan="2">INSURER(S) AFFORDING COVERAGE</th><th>NAIC #</th></tr><tr><td>INSURER A:</td><td>Travelers Indemnity Company of Connecticut</td><td>25682</td></tr><tr><td>INSURER B:</td><td>Travelers Property Casualty Company of America</td><td>25674</td></tr><tr><td>INSURER C:</td><td>BrickStreet Mutual Insurance Company</td><td>12372</td></tr><tr><td>INSURER D:</td><td>Underwriter at Lloyds of London</td><td></td></tr><tr><td>INSURER E:</td><td></td><td></td></tr><tr><td>INSURER F:</td><td></td><td></td></tr></table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A:	Travelers Indemnity Company of Connecticut	25682	INSURER B:	Travelers Property Casualty Company of America	25674	INSURER C:	BrickStreet Mutual Insurance Company	12372	INSURER D:	Underwriter at Lloyds of London		INSURER E:			INSURER F:		
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INSURER D:	Underwriter at Lloyds of London																					
INSURER E:																						
INSURER F:																						

**COVERAGES****CERTIFICATE NUMBER:** Aprl 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	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			CO-4F663877	10/01/2024	10/01/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			BA-6N277745-24-26-G	10/01/2024	10/01/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Underinsured motorist \$ 1,000,000
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			CUP-3L138644-24-26	10/01/2024	10/01/2025	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
C	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 Y	N/A	WCN6011893	04/04/2025	04/04/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
D	Excess Liability			SCX1059724	10/01/2024	10/01/2025	Each Occurrence \$4,000,000 Aggregate \$4,000,000

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

VA 24066

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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## Additional Named Insureds

### Other Named Insureds

Austin Airfield Lighting, Inc

Additional Named Insured



U.S. Department  
of Transportation  
**Federal Aviation  
Administration**

System Management Office  
2073-A Aviation Way  
Fort Collins, CO 80510-2103

August 2, 2005

Mr. Rocky H. Kennedy  
1685 HWY 241  
Pine Hill, NC 28572

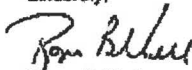
Dear Mr. Kennedy:

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/system(s) 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 Ovensand Park Facility in Kansas on April 9, 2004 and successful completion of performance exams 85762, 85763 and 85766 on July 21, 2005.

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

Sincerely,

  
Roger B. Hall  
Manager

9/25/2008



U.S. Department  
of Transportation  
**Federal Aviation  
Administration**

System Management Office  
2000-A Rockledge Way  
Walt Whitman, SC 29154-0001

AUGUST 22, 2008

WITCH H. HARRIS  
1000 WY 240  
P.O. Box 1000, SC 29171

RE: W. H. Harris, a Member.

Dear Mr. Harris: Under the provisions with Federal Aviation Regulations, Part 171, and Federal Aviation Administration policy, you have demonstrated possession of the national skills and knowledge required to maintain equipment/operations identified below.

Verification authority is hereby granted, effective AUGUST 22, 2008, to maintain HMOF V-C equipment in the System Management Office. This authority is based on satisfactory completion of HMOF V-C theory training at WATKINS, INC. on July 1, 2008 and performance exam ITCF August 12, 2008.

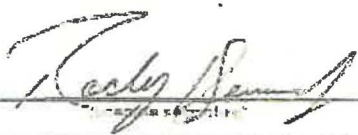
If you have any questions, please contact Pam Thomas, 703 721-4400 or Paula Richards, 703 721-4400.

Sincerely,

*Ben Schaefer*  
Ben Schaefer  
Walt Whitman  
Walt Whitman

9/25/2008



UNITED STATES OF AMERICA FEDERAL COMMUNICATIONS COMMISSION General Radiotelephone Operator License			
KENNEDY, ROCKY H 1668 HWY 241 PINK HILL NC 28572			
Lic. Registration Number: 0009121795			
Special Condition/Endorsement			
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	
FAC Number	Serial Number	Date of Birth	
0001355653	FG00009637	07-19-1964	
THIS LICENSE IS NOT TRANSFERABLE			
			
FCC 405-FM			Rev 2/02



9/25/2008

SELEX  
Sistemi Integrati

## CERTIFICATE OF TRAINING

This Certifies That

**ROCKY KENNEDY**


Has Completed the On The Job Training For Maintenance Of

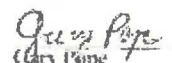
**MODEL 2100 LOCALIZER**

Conducted December 7 - 16, 2005

And Is Awarded This Certificate

This 16<sup>th</sup> Day Of December Year 2005

  
Mike Warner  
CEO

  
Gary Pope  
Training Engineer

9/25/2008



U.S. Department  
of Homeland Security  
Federal Acquisition  
Administration

Acquisition Administration  
2000 L Street, NW  
Washington, DC 20535

MEMORANDUM FOR THE RECORD

TO: Mr. [Name]

FROM: Mr. [Name]

SUBJECT: [Subject]

On [Date], [Name] and I met with [Name] and [Name] to discuss the [Subject]. [Name] and [Name] provided a brief overview of the [Subject] and the [Subject]. [Name] and [Name] also provided a brief overview of the [Subject] and the [Subject].

[Name] and [Name] also provided a brief overview of the [Subject] and the [Subject]. [Name] and [Name] also provided a brief overview of the [Subject] and the [Subject]. [Name] and [Name] also provided a brief overview of the [Subject] and the [Subject].

[Name] and [Name] also provided a brief overview of the [Subject] and the [Subject]. [Name] and [Name] also provided a brief overview of the [Subject] and the [Subject]. [Name] and [Name] also provided a brief overview of the [Subject] and the [Subject].

Very truly yours,

[Signature]  
[Name]  
[Title]



**THALES**

## **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 thereof

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

9/25/2008



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](mailto:austinel@verizon.net)



**LEVEL III AWOS MAINTENANCE AGREEMENT**  
**William M. Tuck Airport**  
**W78**

January 1, 2026 – December 31, 2027<sup>30</sup>

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.

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: 12-19-23

P.O. Box 398 • Buchanan, VA 24066 • 540-254-1085 • [austinel@verizon.net](mailto: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 VAUGHAN JR

Title: DIRECTOR OF GENERAL  
PROPERTIES & INSPECTIONS

Signature: Otis Vaughn Jr

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