



## Powhatan County Planning Commission

### **Agenda: Regular Meeting**

Tuesday, January 6, 2026, 6:00 p.m.

Powhatan Village Building Auditorium

3910 Old Buckingham Road

### **MEETING PROCEDURE AND PUBLIC PARTICIPATION**

All Planning Commission meetings are open to the public and interested persons may participate on the day and time specified above. The meeting may be watched live at [powhatanva.gov/432/Live-Stream-of-Powhatan-County-Meetings](https://powhatanva.gov/432/Live-Stream-of-Powhatan-County-Meetings).

#### **1. Call to Order**

Craig Hughes

#### **2. Invocation**

Bobby Hall

#### **3. Adoption of Agenda**

Request to postpone action, amend, or approve Agenda as presented

#### **4. Administrative Items**

- a. Minutes from November 19, 2025, workshop meeting
- b. Minutes from December 2, 2025, regular meeting
- c. Minutes from December 10, 2025, workshop meeting

#### **5. Public Comment Period**

At this time, the Planning Commission will hear citizen comments on matters not scheduled for a public hearing that involve the services, policies, and affairs of Powhatan County government related to planning or land use issues. Individuals addressing the Commission shall only do so at the lectern when recognized by the Chair and shall **direct their comments only to the Commission, not to individuals, the audience, or the applicants**. Public comments are limited to three (3) minutes each. Successive speakers should address different issues and not be repetitive.

#### **6. Public Hearings**

- a. **25-20-REZ-C: Berk and ALP LLC (District 2/Powhatan Station)** request to conditionally rezone a 7.19-acre portion of a 9.97-acre property from Commerce Center (CC) and General Commercial (C) to Light Industrial (I-1), with proffered conditions, on Tax Map Parcels 43-34 and 43-34A located at 1375 and 1377 Anderson Highway. The 2021 Comprehensive Plan

Future Land Use Map designates the property as Industrial, and within the Route 60 Corridor East Special Area Plan.

- b. **25-21-REZ: Lighthouse Learning Academy (District 1/Flat Rock)** request to rezone 2.1 acres from Light Industrial (I-1) to Commerce Center (CC) on Tax Map Parcel 42E-1-8 located on the south side of Carter Gallier Boulevard approximately 540 feet west of its intersection with Southcreek One. The 2021 Comprehensive Plan Future Land Use Map designates the property as Gateway Business, and within the Route 60 Corridor East Special Area Plan.
- c. **25-22-CUP: Crown Castle Towers 06-2 LLC (District 1/Manakin)** request for a conditional use permit (CUP) for a 295-foot telecommunications tower on 13.1 acres, Tax Map 32-38A, located at 2410 Hancroft Drive. The property is zoned Agricultural 10 (A-10) and the CUP is required by Zoning Ordinance Sec. 83-162. The application includes a request to modify the tower height and setback requirements from property lines and existing residential dwellings, as permitted under Zoning Ordinance Sec. 83-432 (d)(1)(a)(7)(iii). The 2021 Comprehensive Plan Future Land Use Map designates the property as Rural Areas.

**7. Adjourn –** Next Workshop Meeting: Wednesday, January 14, 2026 (3 p.m.) Village Center Conference Room

Next Regular Meeting: Tuesday, February 3, 2026 (6:00 p.m.)



**AT A WORKSHOP MEETING OF THE PLANNING COMMISSION HELD IN THE VILLAGE CONFERENCE ROOM, AT 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, ON NOVEMEBER 19<sup>TH</sup>, 2025 AT 3:00 PM**

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**Planning Commissioners Present:** Bobby Hall, District 1 (Vice Chair)  
Darlene Bowlin, District 2  
Jessica Winall, District 3  
Craig Hughes, District 4 (Chair)  
Kenneth Hatcher II, District 5

**Planning Commissioners Absent:** None

**County Staff Present:** Ligon Webb, Planning Director  
Kalli Jackson, County Attorney  
Chloe Wines, Planner  
Roxanne Salerno, Director of Economic Development

**1. Call To Order**

Chair Hughes called the meeting to order.

**2. Adoption of Agenda Request to postpone action, amend, or approve Agenda as presented**

Mrs. Bowlin motioned to approve the agenda as presented.

Mr. Hall seconded the motion; all Commissioners voted AYE.

**3. Work Session Discussion Items**

**a. Powhatan Housing Affordability Study**

Ms. Winiecki and Mr. Gregory shared a presentation on survey data collected by the Powhatan Housing Affordability Committee.



Ms. Winiecki introduced ALICE, which stands for Asset Limited, Income Constricted, and Employed. She stated that this represents 30% of 1,100 households in Powhatan that make below the Household Survival Monthly Budget.

Ms. Winiecki discussed demographics. The survey found that by 2030 the number of 65+ individuals will reach 30% of Powhatan's population.

Ms. Winiecki stated that of the 899 residents surveyed, 73% felt workers in the county should be able to find affordable housing, and 60% of the respondents felt those making below \$80,000 did not have any options.

Mr. Gregory shared some personal testimonies from residents expressing the need for more affordable housing options and suggested a program to encourage teachers and first responders to live in Powhatan County.

Ms. Winiecki introduced possible Local Government Initiatives to meet housing needs, including an informational website, small-scale affordable rental housing, low-income tax housing credits, the use of church property for low-density affordable housing, programs to provide home repairs to senior residents, real-estate tax relief, development of a neighborhood for county and school employees, cluster housing in the village and eastern growth areas, and housing units allowed over commercial spaces.

Mrs. Bowlin expressed concern that the survey had not been outreaching enough and stated she is interested in hearing suggestions inspired by rural counties rather than urban counties.

Ms. Winiecki assured the commission that the survey was outreached well and is representative of residents in the County.

The Commission discussed state requirements for comprehensive plans, noting that counties must designate areas for manufactured homes and identify Urban Development Areas focused on concentrated housing. They emphasized that although these requirements exist in state code, they are not enforceable, which can lead to local plans diverging from state expectations.



The Commission briefly reviewed differences among manufactured, modular, and mobile homes and noted ongoing financing and insurance challenges for older mobile units. Members also acknowledged that rising costs for basic necessities are worsening housing affordability for residents.

The Commission agreed that there are opportunities to explore partnerships and initiatives to help improve housing options in the county.

Mrs. Winall acknowledged housing gaps in Powhatan, the lack of non-upkeep affordable housing for the elderly, and the lack of affordable first-time homes for recent high school and college graduates.

The Commission noted that earlier high-density neighborhoods once provided affordable starter homes, but current regulations no longer allow similar development. Members discussed challenges with small lots in older subdivisions, many of which cannot be built on due to updated state health regulations and the high cost of alternative septic systems. The Commission agreed that identifying usable lots and exploring new strategies will be important for creating more entry-level housing options for county workers and residents.

The Commission discussed challenges with developing smaller lots in older lake and campground subdivisions, noting that many cannot meet current state health requirements for septic reserves and well setbacks. Members observed that lots frequently cycle on and off the market as buyers discover they cannot build on them, and outreach campaigns to lot owners have historically yielded few responses. The Commission agreed that additional strategies will still be needed to expand housing options for residents and county workers.

**b. Comparative Review of Economic Development Land Use Scenarios (2021 Plan, CWG, Staff)**

Mr. Webb presented an overview of Powhatan County's evolving land-use planning framework, focusing on how past, current, and proposed maps reflect shifting priorities for economic development and growth management.

Mr. Webb traced changes from 2010 to 2021 across key areas; Route 60 corridor, the Courthouse Village, and the eastern growth district, and highlighted the



transition toward expanded economic priority zones and reduced residential designations. The presentation also outlines the Citizen Working Group's recommendations for new land-use categories, emphasizing strategies to strengthen the county's commercial and industrial tax base.

Mr. Hall expressed concern that the designated area being discussed consists mostly of small, already-developed parcels with limited access, noting that significant investment would be required to make it suitable for the proposed uses. He stated that he has reviewed the parcels and found none large enough to support substantial development. He asked whether the group had discussed these constraints during their earlier deliberations.

The commission discussed the planning and development of parcels along Oakridge, Holly Hills, and the Route 60 corridor. They noted challenges in assembling parcels for development due to multiple owners and the presence of existing residences. Some parcels, held for long-term investment or strategic purposes such as protecting existing businesses, may not be available for immediate sale or development.

Mrs. Winall acknowledged workforce and residential proximity, observing that many residents currently commute outside the County for work.

Mr. Webb identified areas with "Economic Priority" for potential industrial or mixed-use development, as well as "Gateway Business" areas for retail and service uses along high-traffic corridors.

The Commission discussed balancing residential, commercial, and industrial land uses to meet the target 85-15 residential to commercial tax base ratio, and acknowledged transportation and infrastructure considerations, such as the availability of utilities, including water and sewer, as well as traffic, road capacity, and solar farms.

Mr. Hall questioned whether the data center had been included in the plan for 85-15.

Mr. Webb stated that it had not, but it would most likely get the county to 85-15.



Mr. Webb explained the Unified Development District (recommended to consolidate multiple zoning types for master-planned development). He noted that the UDD district could provide developers with flexibility to propose coordinated mixed-use or light industrial projects while still adhering to density, setback, and buffering requirements.

The commission agreed this could be a useful tool to simplify zoning and encourage coherent development within growth areas.

Mr. Webb suggested alternative policy emphasis to the UDD District, including creating four defined growth areas, PUD/UDD-style rezoning encouraged in growth areas, and emphasis on mixed-use acreage.

Mr. Webb opened the floor for questions.

Mr. Hall discussed the 2019 comprehensive plan, noting that some Village Center areas near Gateway Business along Route 60 were removed due to road capacity limitations. He emphasized that transportation considerations make up a significant portion of the plan and influence feasible development, and that the 2021 plan does not fully address traffic impacts or federal requirements.

Mr. Webb noted that the majority of designated land in the future land use plan is unlikely to change significantly over the next ten years. He clarified that the plan focuses on land use rather than transportation, though ongoing improvements such as Carter Gallier Boulevard, Judes Ferry, and Old Buckingham will continue. Any new development, particularly in Economic Priority areas, will be reviewed case by case with VDOT to ensure necessary transportation improvements are addressed.

Mr. Hatcher expressed concern regarding the requirement for VDOT approval before the revised comprehensive plan can be adopted.

Ms. Salerno explained that most areas recommended to be transitioned to Economic Priority were already Gateway Business-designated, which likely reduces traffic compared to retail, and that adding mixed-use with residential could slightly alter impacts but generally would not increase them significantly.

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*Planning Commission Workshop*

*November 19<sup>th</sup>, 2025*



Mr. Webb states that the next meeting will tie housing more into the discussion of land use development.

Mr. Webb confirmed that the next Planning Commission meeting takes place on December 2nd, and the next workshop will take place on December 10th at 3pm.

**4. Adjourn - Next Regular Meeting: Wednesday, December 2nd, 2025 (6:00pm)**

Chair Hughes adjourned the meeting.

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**Ligon Webb, Planning Director**

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**Craig Hughes, Chair**

**Date:**

**Date:**

*POWHATAN COUNTY PLANNING COMMISSION MINUTES*

*Regular Meeting*

*December 2<sup>nd</sup>, 2025*



**AT A REGULAR MEETING OF THE PLANNING COMMISSION HELD IN THE VILLAGE BUILDING AUDITORIUM, AT 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, ON DECEMBER 2<sup>nd</sup>, 2025 AT 6:00 PM**

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**Planning Commissioners Present:** Bobby Hall, District 1 (Vice Chair)  
Darlene Bowlin, District 2  
Jessica Winall, District 3  
Craig Hughes, District 4 (Chair)

**Planning Commissioners Absent:** Kenneth Hatcher II, District 5

**County Staff Present:** Ligon Webb, Planning Director  
Kalli Jackson, County Attorney  
Charity Gold, Planner

**1. Call To Order**

Chair Hughes called the meeting to order.

**2. Invocation**

Mr. Hall led the invocation.

**3. Adoption of Agenda Request to postpone action, amend, or approve Agenda as presented**

Mr. Hall motioned to approve the agenda as presented.

Mrs. Bowlin seconded the motion.

Chair Hughes, Mrs. Bowlin, Mr. Hall, and Mrs. Winall all vote AYE.

**VOTE 4-0**

**MOTION PASSED**

**4. Administrative Items**



**A) Minutes from October 24, 2025, workshop meeting and November 5, 2025, regular meeting.**

Mrs. Winall noted Mr. Hall was put as seconding an item when it was Mr. Hatcher. Additionally, on page 6, there was a grammar mistake. On the last page, an acronym was messed up. On page 10, there was a statement given to Mr. Hall when it was said by Mr. Webb. Additionally, she noted another mislabeling on page 14. Mrs. Bowlin noted there was a statement she was not sure she said. Mrs. Bowlin motioned to accept the minutes as amended. Mrs. Hall seconded the motion.

Chair Hughes, Mrs. Bowlin, Mr. Hall, and Mrs. Winall all vote AYE

**VOTE 4-0**

**MOTION PASSED**

**5. Public Comment Period**

Chair Hughes opened the public comment period.

Chair Hughes closed the public comment period, seeing no one wishing to speak.

**6. Public Hearings**

**A) 25-15-SA: Countywide Subdivision Ordinance Amendment – Single-Cut**

**Subdivisions:** An Ordinance amending Powhatan County Code Chapter 68 (Subdivision Ordinance) Section 68-111 (Private Roads), Sections 68-114 (Single cut subdivision), 68-107 (Minimum lot size), and 68-301 (Definitions); to allow single-cut subdivisions when certain criteria are met and to reinstate the April 18, 1988 parent tract date.

**B) 25-16-ZA: Countywide Zoning Ordinance Amendment – Minimum Lot Size**

**Reference Chart:** An Ordinance amending Powhatan County Code Chapter 83 (Zoning Ordinance) to remove Section 83-107 (b) (Use Districts - Minimum Lot Size Reference Chart) to remove the minimum lot size reference chart for the purpose of reducing inconsistency and redundancy.

Mrs. Gold gave a presentation on items A and B. She explained that the issue has been reviewed multiple times over recent months. She provided historical context,

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noting that the county's subdivision ordinance used to allow single cut exceptions, which were removed in 2020. In 2025, a lawsuit invalidated that removal, resulting in the reinstatement of the single cut provisions. In May 2025, the Board referred proposed amendments back to the Planning Commission to continue allowing single cuts when specific criteria are met. Mrs. Gold outlined the proposed subdivision ordinance amendments, which would allow a single cut as a one-time exception for parcels that have remained unaltered since April 18, 1988, and only within the A-10 and A-20 agricultural zoning districts. The proposal requires a minimum lot size of two acres with a ten-acre residue, consistent with agricultural zoning standards. New lots would be required to meet zoning ordinance standards, and the amendments would allow the Planning Director to approve access via an easement or private road. She also described related zoning ordinance amendments, which are largely intended to align with the subdivision ordinance. These include removing the minimum lot size reference table, adding references to the subdivision ordinance within agricultural district standards, and modifying the parent tract definition to refer to the subdivision ordinance. Mrs. Gold noted that the parent tract definition would continue to refer to the entire parcel without a date restriction, while the single cut exception definition would include the April 18, 1988 date, which is also incorporated into the eligibility criteria. Mrs. Gold concluded by stating that staff recommends the Planning Commission recommend approval.

Chair Hughes opened the public hearing for Items A and B.

Chair Hughes closed the public hearing seeing no one wishing to speak.

Mrs. Bowlin confirmed the only reason these items were before the Commission was because the Board recommended some changes.

Mrs. Winall stated the main reason for the Board sending the item back was to increase the lot sizes.

Mrs. Bowlin stated she had fought the original decision to eliminate single cut exceptions. She recalled opposing the removal at the time, emphasizing that most eligible parcels are owned by long-time landowners rather than developers, and

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that eliminating single cuts unfairly restricts property rights, particularly for owners who may rely on land division for income. Mrs. Bowlin explained that she is uncomfortable changing her position simply to increase the required residual parcel size without considering additional accommodations for landowners. She suggested that certain divisions should not count toward the single cut limitation. She further proposed that the ordinance include a prospective implementation date, allowing family divisions completed prior to the effective date of the new ordinance to remain eligible for a future single cut, while family divisions occurring after implementation would count against that eligibility.

Mrs. Winall stated she had an amendment to make on the zoning ordinance in section 83-301 definitions. She stated it should be 83-521, believing the 301 to be a mistake. She added that the first instance of Parent Tract should be in italics to match formatting elsewhere.

Mrs. Bowlin asked about section 68-301 in the Subdivision Ordinance where she read the Parent Tract definition and stated “of subdivision” needs to be taken out. Mrs. Winall stated the amendments appear to be splitting what was previously a single definition into two parts. She observed that the former parent tract definition originally included the single cut language first and then addressed all other cases, but that the revisions separate this structure by moving the single cut language into a distinct single cut exception definition, while leaving the remaining portion in the parent tract definition.

Ms. Jackson confirmed this and stated a parent tract results from the recording of a plat of a subdivision.

Mrs. Winall motioned for approval of item 25-15-SA.

Mr. Hall seconded the motion.

Chair Hughes, Mr. Hall, and Mrs. Winall all vote AYE

Mrs. Bowlin voted NAY.

**VOTE 3-1**

**MOTION PASSED**

Mrs. Winall motioned to approve item 15-16-ZA as amended.



Mr. Hall seconded the motion.

Chair Hughes, Mr. Hall, and Mrs. Winall all vote AYE

Mrs. Bowlin voted NAY.

**VOTE 3-1**

**MOTION PASSED**

**C) 25-19-ZA: Countywide Zoning Ordinance Amendment – Motorsports Park:**

An Ordinance amending Powhatan County Code Chapter 83 (Zoning Ordinance), Section 83-160 (Agricultural 10), Section 83-162 (Conditional uses); to add “Motorsports Park” as a use allowable by conditional use permit in the Agricultural 10 zoning district.

Mr. Webb began a Power Point on the item. He explained that it is a primarily outdoor facility open to the public for a fee and designated for motor vehicle sporting activities. He stated that motor vehicles include automobiles, trucks, go-karts, motorcycles, tractors, dirt bikes, all-terrain vehicles, and similar vehicle types. Mr. Webb explained that motorsports parks are currently allowed only by Conditional Use Permit (CUP) in the Light Industrial and Heavy Industrial zoning districts. He clarified that adding motorsports parks as a CUP use in the A-10 district would only allow applications to be submitted, with approval dependent on site-specific review and the ability to impose conditions to mitigate impacts. He emphasized that inclusion as a CUP use does not imply approval and that each application would be evaluated on a case-by-case basis, consistent with other conditional use permits. Mr. Webb stated that the intent of allowing motorsports parks as a CUP in the A-10 district is to create a potential opportunity for future tourism and economic development. He noted that while staff has had contact with a potential applicant, no formal application or action has been taken to date.

Chair Hughes opened the public comment period.

[Randa Jackson, 4042 Anderson Highway](#): Ms. Jackson spoke in opposition to the proposed zoning ordinance amendment, stating that she does not believe it should be approved. Ms. Randa Jackson read from an email submitted by another



individual, describing the situation as frustrating and disheartening, and alleging a double standard in how local government treats existing businesses compared to new or proposed enterprises. She stated that an existing motorsports-related business has repeatedly sought assistance and regulatory changes but has been met with resistance, while a new motorsports park concept appears to be fast-tracked and given advantages. She argued that the willingness to amend the zoning ordinance to allow a motorsports park in agricultural zoning, when such uses were previously restricted to industrial areas, contrasts sharply with the continued refusal to amend the fairgrounds definition to include motorsports activities. She noted that this change had been discussed in a June 2023 workshop and, according to her, directed by the Planning Commission, yet has not been implemented. Ms. Randa Jackson stated that as a result, long-standing activities at the fairgrounds must still rely on temporary event permits despite decades of operation without incident. Ms. Randa Jackson emphasized that the existing business has consistently met motorsports requirements established by prior fire officials and has operated with a strong safety record. She stated that despite this, the business has faced repeated rezoning requests, conditional use permit processes, and additional expenses, while the new proposal involves no formal application and is based only on a concept rather than an active project. She further asserted that changing the ordinance in advance of a formal request creates the appearance that decisions are based on who is making the request, rather than merit or fairness. Ms. Randa Jackson concluded by stating that approving the text amendment under these circumstances would demonstrate bias and perpetuate a pattern of making operations more difficult for existing businesses while easing the process for newcomers.

[Kelly Crockett, 5608 Cartersville Road](#): Spoke in opposition to the amendment viewing it as inappropriate for an agricultural zoning area. She continued stating a County wide ordinance amendment was too much, and an individual spot could be looked at instead. She concluded saying a motorsport park would not be right for Powhatan.



[Abel Harris, 2303 Three Bridge Road](#); Stated concern with the procedure this item was following, describing it as disturbing. He noted a similar item was attempted three years ago which has not been discussed but now an applicant with intent is being fast tracked. Mr. Harris concluded saying it was wrong.

Chair Hughes closed the public comment period, seeing no one else wishing to speak.

Mr. Hall stated that he was conflicted about the proposal for two main reasons. He noted that a motorsports park would realistically require a very large property, potentially 200 acres or more, and that the A-10 agricultural district may be the only zoning category where such acreage could exist, since industrial areas are typically not large enough to accommodate that type of use. At the same time, Mr. Hall expressed concern that the same issues raised in prior cases would still apply, even on large tracts of land. He specifically referenced noise impacts, compatibility with surrounding uses, and other previously discussed concerns. He cited his firsthand experience with noise issues at the Bodacious property as an example. Mr. Hall said he was somewhat perplexed as to why the proposal had been referred to the Planning Commission, though he acknowledged that if a motorsports park were to be considered anywhere, it would likely need to be in the A-10 district due to the need for significant acreage. He concluded by reiterating concerns related to noise and traffic, noting that many large properties are located on back roads, which could create access and traffic challenges requiring major improvements.

Mrs. Bowlin agreed with Mr. Hall's view.

Mr. Webb stated that the fairgrounds topic had been discussed several months earlier and that he had previously met with individuals involved. Mr. Webb explained that when he spoke with Ms. Harris about a year earlier, one of his initial ideas regarding motorsports was to add motorsports as a Conditional Use Permit (CUP) option so that fairgrounds-related motorsports activities could potentially be pursued through an additional CUP. Mr. Webb stated that the representatives he met with were more interested in pursuing commercial zoning



approaches that had been discussed in prior years. He stated that with respect to any future applicant, he did not know whether a proposal would come forward soon or later. He explained that from an economic development perspective, the idea of adding this use was to allow a potential tourism-related opportunity if the right property and conditions existed. Mr. Webb concluded by stating that he does not anticipate any motorsports park application coming before the Planning Commission soon.

Mrs. Winall stated that she largely agreed with Commissioner Hall's comments and expressed mixed feelings about the proposed ordinance amendment. She noted that the A-10 agricultural district encompasses a majority of the county, and allowing motorsports parks as a use in A-10 could potentially permit them in many locations.

Mrs. Winall said she had previously raised questions during a workshop about lot size, observing that the motorsports definition does not reference acreage or dimensional requirements. She expressed concern that while a motorsports facility on a very large parcel might be able to limit impacts depending on its placement, a facility on a 10-acre lot, which is the minimum for A-10 zoning, could have significant impacts on neighboring properties. She acknowledged that motorsports parks are already allowed in industrial zoning districts, but noted that in more rural and agricultural areas of the county, rezoning to industrial would be unlikely or impractical. She stated that this creates tension in evaluating proposals, particularly when comparing applications on different lot sizes, and questioned how one application could be approved while another is denied, aside from the case-by-case nature of the conditional use permit process. Mrs. Winall stated that she was not familiar with the background regarding the fairgrounds issue. However, she questioned whether, if the amendment were adopted and motorsports parks were allowed as a CUP in A-10, the fairgrounds would then be able to pursue motorsports activities through their own conditional use permit process.

Mr. Webb answered that it would become an option for the fairgrounds.

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Ms. Randa Jackson referenced a June 2023 workshop, stating that at that time the Planning Commission chair directed the Planning Department to add a definition for motorsports activities, not a motorsports park. She emphasized that the request was limited to allowing specific activities such as truck pulls and mud bogs, which she stated had been conducted previously.

Ms. Randa Jackson explained that other venues have been allowed to conduct similar activities under the belief that they were grandfathered, while her organization has been required to obtain a temporary event permit each time. She stated that the temporary permit process is cumbersome and creates planning and scheduling challenges, particularly when attempting to partner with or rent the facility to outside groups. She stated that due to staff turnover in the Planning Department, she believes the directive to add motorsports activities to the ordinance may have fallen through the cracks, rather than being intentionally ignored. Ms. Randa Jackson argued that if the definition had been added as discussed, her organization would not be facing ongoing zoning challenges or the need to seek commercial zoning approval from the Board of Supervisors. Ms. Randa Jackson further expressed frustration that properties she believes are conducting similar activities illegally would be effectively legitimized if motorsports parks are allowed in the A-10 district, while her existing operation would not benefit from the amendment. She stated that this could increase traffic and impacts across the county and would be detrimental overall. She concluded by emphasizing that her organization is not seeking approval for a motorsports park, but rather the ability to conduct limited motorsports activities in a predictable and manageable way. Ms. Randa Jackson stated that approving the amendment as proposed would be a slap in the face to their existing business and urged the Planning Commission not to allow motorsports parks in the A-10 district. They also still had guidelines in place from a past workshop.

Mrs. Bowlin motioned for denial.

Mr. Hall seconded the motion.

Chair Hughes, Mrs. Bowlin, Mr. Hall, and Mrs. Winall all vote AYE

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**VOTE 4-0**

**MOTION PASSED**

- 7. Adjourn – Next Workshop Meeting: Wednesday, December 10, 2025 (3 p.m.)  
Village Center; Next Regular Meeting: Tuesday, January 6, 2025 (6:00 p.m.)**

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**Ligon Webb, Planning Director**

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**Craig Hughes, Chair**

**Date:**

**Date:**



**AT A WORKSHOP MEETING OF THE PLANNING COMMISSION HELD IN THE VILLAGE BUILDING CONFERENCE ROOM, AT 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, ON DECEMBER 10<sup>TH</sup>, 2025 AT 3:00 PM**

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**Planning Commissioners Present:** Bobby Hall, District 1 (Vice Chair)  
Darlene Bowlin, District 2  
Jessica Winall, District 3  
Craig Hughes, District 4 (Chair)  
Kenneth Hatcher II, District 5

**Planning Commissioners Absent:** None

**County Staff Present:** Ligon Webb, Planning Director  
Charity Gold, Planner

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**1. Call to Order**

Chair Hughes called the meeting to order.

**2. Adoption of Agenda Request to postpone action, amend, or approve Agenda as presented**

Mr. Hall motioned to approve the agenda.

Chair Hughes seconded the motion.

Mr. Hall, Mr. Hatcher, Mrs. Bowlin, and Chairman Hughes all vote AYE.

**MOTIONED PASSED**

**5-0**

**3. Discussion Items**

- a. Review of Citizen Working Group's recommendations for Housing and Future Land Use Maps

Mr. Webb presented the 2025-2028 Strategic Plan for Housing and Residential Development. He stated that the County's 2025–2028 Strategic Plan identifies housing as a core priority, emphasizing the need to expand residential options while preserving Powhatan County's rural character and aligning future housing decisions with the Comprehensive Plan. He discussed existing land use patterns and the importance of directing growth to designated growth areas where



infrastructure and services are available. Mr. Webb noted that a key challenge is balancing rural preservation with housing and economic development needs, and he outlined potential approaches such as more flexible zoning tools and reconsideration of development patterns, including the use of private roads, to better manage long-term growth.

Mrs. Bowlin questions how many private roads have been done in the last 10 years.

Mr. Webb responded that private-road, large-lot subdivisions have been common throughout the County for many years and are part of its rural development pattern. He noted that limiting private roads could create unintended consequences, particularly for large agricultural parcels, by encouraging smaller lot subdivisions that may conflict with the Comprehensive Plan's rural density goals.

The Board discussed the history of private-road subdivisions, recent examples, and concerns that stricter requirements could lead to increased land consumption and challenges with Comprehensive Plan compliance.

Chair Hughes asked Mr. Webb to explain the strategic plan.

Mr. Webb explained that the topic of private roads was raised as a discussion point to consider whether existing standards should be reviewed as part of the Comprehensive Plan update, with no immediate changes proposed and the intent of gathering general feedback from the Commission.

Mrs. Bowlin raised concerns that limiting private roads to three or four lots could negatively impact the land value of large parcels.

Mrs. Winall stated that limiting development to three or four lots would reduce road construction and help guide growth to designated areas. This approach could preserve farmland and rural land, since higher-density residents are not seeking large parcels.

Mr. Hatcher raised concerns that "rural character" is an undefined and misleading concept that is not clearly identified in the land use map and distracts from effective land-use planning. He argued that large-lot residential development wastes limited land, functions as suburban sprawl, and undermines agriculture and



economic growth. He emphasized following Virginia’s comprehensive planning framework to balance housing, land use, and economic needs, particularly to avoid excluding young families from the county.

Chair Hughes stated that many residents of Powhatan express desire to continue requiring 10-acre parcels to maintain the rural character of the County.

Mr. Hatcher questioned whether private landowners have any legal obligation to others to preserve “rural character,” stating that no such legal or common ownership framework exists. He argued that rural character is largely a matter of perception and is being used as a political resource, noting that support for it is often sufficient for reelection and hinders progress on land-use issues.

Mrs. Winall noted that while Powhatan has traditionally been generational, housing options for young adults and seniors have been neglected, with few starter homes or downsizing options.

Chair Hughes identified additional unmet housing needs, such as the lack of senior assisted living facilities in Powhatan.

Mr. Hall explained that large-lot zoning was adopted decades ago to slow growth but has since increased land costs and limited housing options. He emphasized that Powhatan’s rural character was historically based on working farms, not lot size, and that current policies have constrained affordability and choice.

The Commission discussed the need for a wider mix of housing options, including ADUs, smaller lots, and cottages. They noted that “rural character” has no legal obligation or measurable value to guide land-use decisions. They also considered where smaller lots could be allowed, highlighting that higher-density housing may require water and sewer infrastructure and that growth areas might need adjustment to accommodate these options.

The Commission discussed limits on the number of lots allowed on private roads, noting a maximum of three to four lots in Goochland County, and considered whether any adjustments are needed. They also briefly addressed cluster and conservation subdivisions, suggesting these should remain the primary types of residential development in A-10 areas. They discussed previous lot-size policies



in Goochland, noting that reducing minimum lot sizes from 20 acres to smaller lots helped support growth and development.

Mr. Webb continued presenting the 2025-2028 Strategic Plan. He explained the strategic plan's focus on expanding housing options beyond large-lot single-family homes to include smaller homes, cottage courts, and mixed-use residential within designated growth areas. He highlighted core housing principles from the CWG and housing study such as well-designed neighborhoods, compatibility with surrounding land uses, open space, and quality architecture. Mr. Webb also introduced the concept of a Unified Development District (UDD) to allow residential, mixed-use, or light industrial development.

Mrs. Bowlin questioned if it would be strictly residential or if a portion would be zoned for commercial use.

Mr. Webb responded that the Unified Development District is a flexible tool that can be applied within growth areas for strictly residential, mixed-use, or industrial master-planned projects. He emphasized that it allows creativity in design while maintaining basic standards without imposing overly rigid requirements. Mr. Webb explained that the submitted master plan shows how the site could be developed, but the developer would not be bound to it unless substantial changes required a new public hearing. He emphasized that approval would be on a case-by-case basis.

Mrs. Winall noted that the Unified Development District would function similarly to the CUP process, applying only within growth areas and allowing master-planned development to be approved on a case-by-case basis.

Mr. Webb noted that the Unified Development District would be a long-term process and could encourage better land use.

Mrs. Winall noted that careful master planning could create a cohesive, planned-community feel, with design standards and architectural review that results in higher-quality, cohesive developments over time.

The Commission discussed the Unified Development District as a way to consolidate existing planned zoning districts and provide flexibility for a mix of residential and commercial uses. Members noted that while the goal is to



encourage more affordable housing options, past high-density developments have not achieved affordability.

Mrs. Winall noted that applying the Gateway Business future land use category in growth areas could be challenging, suggesting that mixed-use developments might require a minimum commercial component rather than being entirely residential.

Mr. Webb continued presenting the 2025–2028 Strategic Plan, stating that staff reviewed current Accessory Dwelling Unit (ADU) regulations and identified areas where the ordinance could be clarified or simplified. He noted that ADUs are commonly used to support housing affordability and discussed potential adjustments to size limitations across zoning districts. Mr. Webb explained that modest changes to the ordinance could reduce conflicts, streamline review, and encourage additional ADU development while maintaining consistency with existing neighborhood character.

The Commission discussed ADUs, including their typical use for multigenerational living, aging in place, and limited rental opportunities.

Discussion clarified that ADUs are not separate parcels, require owner occupancy on-site, and are generally secondary to a primary dwelling. The Commission also discussed size limitations, rental restrictions, and staff’s recommendation to modestly adjust allowable ADU size percentages in certain zoning districts

Mr. Webb continued presenting, stating that cluster housing was discussed as a potential strategy to support housing affordability. He explained that this housing type groups smaller homes around shared open space and could provide modest, lower-maintenance options for a variety of residents. He noted that the CWG recommended allowing cluster housing within growth areas and that this model is becoming more common in other communities.

The Commission discussed the cluster housing concept, including potential development and ownership models such as unified rental developments, condominium-style ownership, or small individual lots with shared open space.

The discussion addressed the likelihood that this housing type would serve younger residents, retirees, and households seeking modest, lower-maintenance



options. Commissioners also discussed appropriate review mechanisms, including whether cluster housing should be permitted by right through a unified development process within designated growth areas or require a conditional use permit outside those areas. Additional considerations included infrastructure needs, buffering, architectural consistency, permanent foundations, and the level of design detail required at the time of approval.

Mr. Webb continued presenting the Strategic Plan, noting that conservation subdivisions remain an ongoing topic of discussion. He reviewed existing regulations, explaining that conservation subdivisions are currently permitted by right in certain zoning districts with a minimum acreage requirement and an associated density bonus. He described how bonus density calculations are determined, including the role of environmental features such as wetlands, floodplains, and streams, and provided a comparison between traditional subdivisions and conservation subdivision layouts.

The Commission discussed whether the current minimum acreage requirement is appropriate, with concerns raised about potential traffic impacts on rural roads when multiple qualifying parcels are developed in proximity. Discussion also focused on the density bonus framework, including the Citizen Working Group's recommendation to significantly increase the allowable bonus, as well as whether priority conservation areas should be excluded from density calculations.

Mrs. Winall expressed concern that excluding floodplains, wetlands, and similar features from bonus calculations could disadvantage properties with significant conservation constraints, noting that such areas are often undevelopable regardless.

The Commission addressed whether density bonuses above the by-right threshold should require a conditional use permit and whether stronger conditions are needed to ensure that agricultural land is prioritized for preservation.

Mr. Webb presented an updated example of a conservation subdivision, highlighting how ordinance provisions and density bonuses influence development layout and preservation of agricultural and natural areas.



The Commission discussed options for increasing density bonuses, the potential use of conditional use permits to guide site design, and how to ensure that farmland, wetlands, and floodplains are appropriately preserved.

Mr. Webb continued presenting the Strategic Plan, emphasizing the distinction between Economic Priority areas intended primarily for employment and commercial uses, and Economic Opportunity areas, which could support a mix of residential and commercial development. He noted that Gateway Business, Industrial, and Village categories would maintain their traditional roles, focusing on commercial, industrial, and community-centered development, respectively.

The commission discussed renaming “Economic Opportunity” to “Planned Mixed Use” to better reflect its allowance for residential, commercial, and industrial use.

Mrs. Winall noted overlap between Economic Opportunity and Gateway Business, which remains strictly commercial.

The Commission emphasized that the future land use map serves as a guide, with all development subject to review through processes like Unified Development, while recognizing private property rights may limit implementation. The group agreed to continue reviewing parcels in January, from the County line to Maidens Road, to refine the map, and summarize the discussion for future reference.

**4. Adjourn – Next Regular Meeting: Tuesday, January 6, 2026 (6:00 p.m.)**

Chair Hughes adjourned the meeting.

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**Ligon Webb, Planning Director**

**Date:**

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**Craig Hughes, Chair**

**Date:**



Powhatan County  
Planning Commission  
Agenda Item

**Agenda Item 6) a.**

Meeting Date: January 6, 2026

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**Agenda Item Title:** **Case# 25-20-REZ-C: Berk & ALP, LLC's** request to rezone approximately 7.19 acres from Commerce Center (CC) and General Commercial (C) to Light Industrial (I-1), with proffered conditions, at 1375 and 377 Anderson Highway on Tax Map parcels 43-34 & 43-34A in Election District 2

**Summary of Item:** Berk & ALP, LLC request to rezone approximately 7.19 acres of a 9.97-acre property located at 1375 and 1377 Anderson Highway to Light Industrial (I-1) with proffered conditions. The proposal includes reconfiguration of the property into three parcels, with the front parcel remaining Commerce Center and the two rear parcels rezoned to Light Industrial to accommodate self-storage and limited warehouse or other light industrial uses, as restricted by proffers.

The applicant's proffers limit the permitted uses, consolidate access through an existing shared entrance, and require demolition of existing structures, resulting in a more orderly site layout and improved visual conditions along the Anderson Highway corridor.

**Dates Previously Considered by Planning Commission:** N/A

**Draft Motions:** **Move to approve (or / to deny)** the Planning Commission Resolution recommending approval of Case# 25-20-REZ-C: Berk & ALP, LLC's request to rezone 7.19 acres located at 1375 & 1377 Anderson Highway on portions of Tax Map Parcels 43-34 and 43-34A, to Light Industrial (I-1), subject to the proffered conditions, as presented.

**Staff Recommendation:**  Approve  Deny  See Comments

**Attachments:** Draft Resolution; Staff Report with Attachments

**Staff Contact:** Ligon Webb, Planning Director (804) 598-5621 ext. 2006  
[wwebb@powhatanva.gov](mailto:wwebb@powhatanva.gov)

*If there are any questions, please call the staff contact prior to the meeting.*

## PLANNING COMMISSION RESOLUTION

### RECOMMENDING APPROVAL OF CASE 25-20-REZ-C: BERK AND ALP LLC'S APPLICATION TO CONDITIONALLY REZONE APPROXIMATELY 7.19 ACRES FROM COMMERCE CENTER (CC) AND COMMERCIAL (C) TO LIGHT INDUSTRIAL (I-1) ON TAX MAP PARCELS 43-34 AND 43-34A IN ELECTION DISTRICT 2

**WHEREAS**, Virginia Code §§ 15.2-2280 and 15.2-2285 enable the Powhatan County Board of Supervisors to adopt and amend its zoning ordinance, including both a map showing the division of land into zoning districts and text setting forth the regulations applying to each district, and Virginia Code § 15.2-2303 allows the Board of Supervisors to accept reasonable conditions proffered by an applicant; and

**WHEREAS**, the Powhatan County Planning Commission is authorized and required, pursuant to Virginia Code § 15.2-2285(A), to consider, hold a public hearing, and make a recommendation to the Board of Supervisors on all land-use applications filed with the County; and

**WHEREAS**, the applicant, Berk and Alp LLC, has requested to conditionally rezone approximately 7.19 acres of a 9.97-acre property from Commerce Center (CC) and Commercial (C) to Light Industrial (I-1) on Tax Map Parcels 43-34 and 43-34A, located at 1375 and 1377 Anderson Highway, in Election District 2; and

**WHEREAS**, the proposal includes the reconfiguration of the property into three parcels, with Parcel 1 fronting Anderson Highway to remain zoned Commerce Center (CC), and Parcels 2 and 3 proposed to be rezoned to Light Industrial (I-1), with proffered conditions; and

**WHEREAS**, the applicant has voluntarily proffered conditions that limit and govern the use and development of the portions of the property proposed for Light Industrial zoning; and

**WHEREAS**, the County's Comprehensive Plan Future Land Use Map designates this area for Gateway Business; and

**WHEREAS**, pursuant to Virginia Code § 15.2-2204, the Powhatan County Planning Commission advertised as required by law and held a public hearing on this request on January 6, 2026.

**NOW, THEREFORE, BE IT RESOLVED**, the Powhatan County Planning Commission finds that granting this request is a matter of public necessity, convenience, general welfare, and/or good zoning practice, and hereby recommends approval of Case 25-20-REZ-C to conditionally rezone approximately 7.19 acres of Tax Map Parcels 43-34 and 43-34A from Commerce Center (CC) and Commercial (C) to Light Industrial (I-1), subject to the following proffered conditions:

1. The Property shall be developed in substantial conformance with the Conceptual Layout Plan prepared by William Felts, PE/LS, dated December 2, 2025, as shown on Exhibit A.
2. The Property shall be reconfigured via a Boundary Line Adjustment (BLA) in general conformance with the Conceptual Layout Plan dated December 2, 2025 (see parcels 1, 2, and 3). The BLA shall be recorded prior to site plan approval.

3. As shown on the Conceptual Layout Plan, vehicular access to the Property shall be provided only through the existing entrance located on Tax Map Parcel 43-33 (the “Classic Granite and Marble” parcel). Any required access easements shall be recorded prior to site plan approval. No other access to Anderson Highway or any other public right-of-way shall be permitted.
4. Prior to site plan approval, the property owner shall dedicate to Powhatan County and/or VDOT all right-of-way required by the County’s Major Thoroughfare Plan and shall also dedicate right-of-way or record a public access easement of at least eight feet (8') in width within the required 50-foot front setback buffer (outside the VDOT right-of-way) for a future bicycle/pedestrian pathway parallel to U.S. Route 60 (Anderson Highway). The exact location of the pathway within this setback shall be determined at a later date. The property owner shall not be responsible for the design or construction of the future pathway.
5. All exterior off-street loading and service areas on the Property shall be located, designed, and screened from view from adjacent streets and properties in accordance with Sec. 83-465(b) of the Powhatan County Zoning Ordinance, together with the related landscaping and fencing standards in Secs. 83-461 and 83-466. Such screening shall consist of a combination of durable, sight-obscuring walls, fences, and/or dense evergreen vegetation with a minimum height of six feet (6') and shall be maintained in good condition for the life of the use.
6. Parcel 2 shall be limited to use as a self-storage facility, together with associated office, accessory, and site-improvement components customarily incidental to a self-storage operation. Parcel 3 shall be limited to the following permitted uses within the Light Industrial (I-1) district: contractor’s office; professional offices; lawn care, pool, or pest control service; self-storage facility; moving and storage establishment; woodworking; manufacturing, assembly, or fabrication, light; warehouse distribution or storage; and wholesale trade establishment. No other uses permitted within the Light Industrial (I-1) district shall be allowed on Parcels 2 or 3 unless approved through a subsequent proffer amendment.
7. The existing structures located on the Property shall be demolished as part of the redevelopment of the site. Demolition of the existing structures shall require a land disturbance permit and an approved site plan.

*Recorded Vote:*

*Bobby Hall (District 1)* \_\_\_\_\_

*Darlene Bowlin (District 2)* \_\_\_\_\_

*Jessica Winall (District 3)* \_\_\_\_\_

*Craig Hughes (District 4)* \_\_\_\_\_

*Kenneth Hatcher (District 5)* \_\_\_\_\_

**Attachments:**

Exhibit A – Conceptual Layout Plan







## Case #25-20-REZ-C: Berk and Alp LLC

Staff Report Prepared for the Planning Commission

December 26, 2026

Submitted by Ligon Webb, Planning Director

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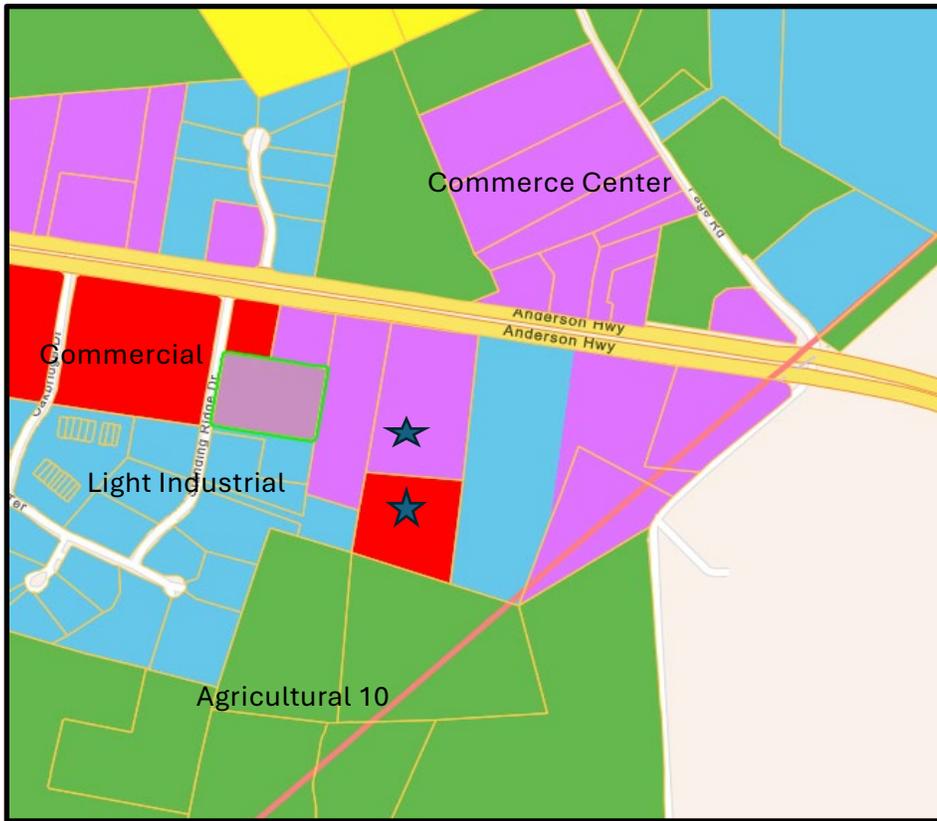
### I. PUBLIC HEARINGS

Planning Commission: January 6, 2026  
Board of Supervisors: *January 26, 2026 – Tentative*

### II. IDENTIFICATION AND LOCATIONAL INFORMATION

Request	Requests to rezone approximately 7.19 acres of a 9.97 acres from Commercial (C) and Commerce Center (CC) to Light Industrial (I-1), with 2.79 acres to remain zoned Commerce Center
Existing Zoning	Commerce Center (43-34) and Commercial (43-34A)
Parcel Size	9.97 acres (both parcels)
Parcel Tax Map	43-34 and 43-34A
Applicant	Berk and Alp, LLC
Owner	Berk and Alp, LLC
Location of Property	The properties are located on the south side of Anderson Highway, roughly 1,300 ft east of Standing Ridge Drive; the properties are located directly west of Classic Granite & Marble and TM 34-34 contains addresses 1375 and 1377 Anderson Highway
Electoral District	District 2 (Powhatan Station)
2021 Future Land Use Plan	Gateway Business and Natural Conservation
Adjacent Zoning	North: Agricultural 10 (A-10) South: Agricultural 10 (A-10) East: Light Industrial (I-1) West: Light Industrial (I-1) and Heavy Industrial (I-2)

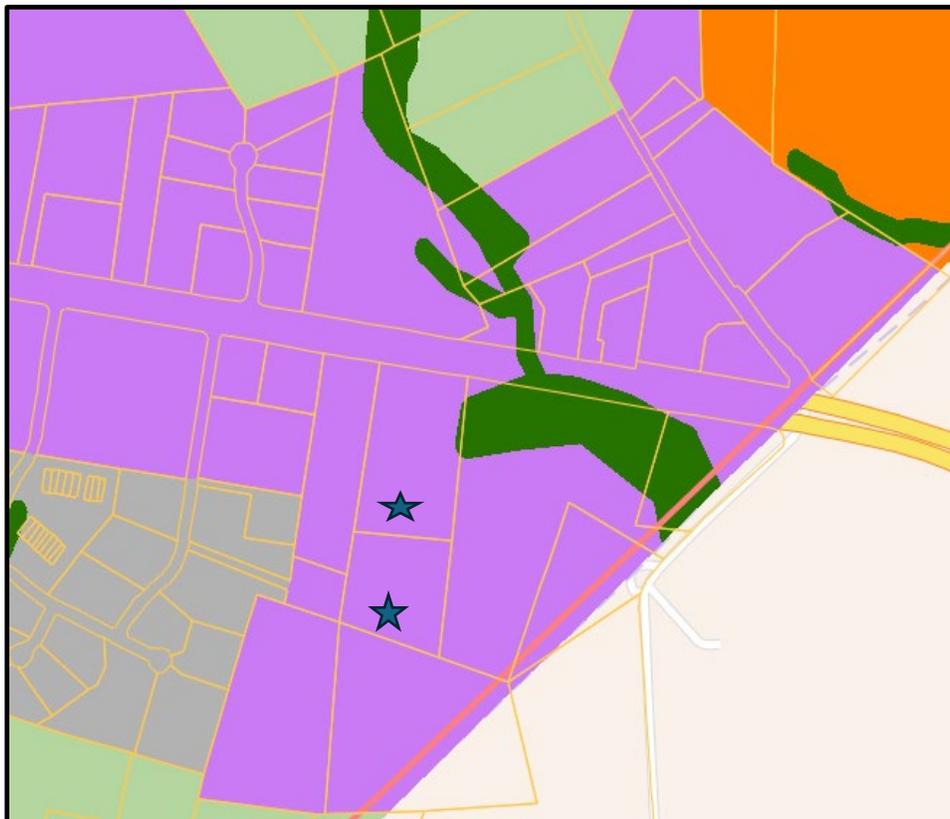
Current Zoning Map – Subject Parcel Identified with Star



Future Land Use Map – Subject Parcel Identified with Star

Future Land Use

- Economic Opportunity
- Gateway Business
- Industrial
- Natural Conservation
- Neighborhood Residential
- Public Lands
- Rural Areas
- Village



## Area Map



### III. EXECUTIVE SUMMARY

Berk & Alp, LLC has submitted a rezoning application (Case #25-20-REZ) requesting to rezone approximately 7.19 acres of a 9.97-acre property located at 1377 Anderson Highway (Tax Map Parcels 43-34 and 43-34A) from Commercial (C) and Commerce Center (CC) to Light Industrial (I-1), with the remaining 2.79 acres to remain zoned Commerce Center. The subject property is located on the south side of Anderson Highway (U.S. Route 60), directly west of Classic Granite & Marble, and is currently developed with a single-family dwelling and multiple accessory and storage structures. All existing structures would be removed as part of the proposed redevelopment. The property is designated Gateway Business on the County's 2021 Comprehensive Plan Future Land Use Map.

The application proposes to reconfigure the property into three parcels through a Boundary Line Adjustment in general conformance with the submitted Conceptual Layout Plan (**see attachment 1**). Parcel 1, fronting Anderson Highway, would remain zoned Commerce Center and does not have an identified end user at this time. Parcels 2 and 3, located to the rear of the site, would be rezoned to Light Industrial and developed with a self-storage facility and other light industrial or warehouse uses as limited by the applicant's proffers. Vehicular access to the site would be provided exclusively through the existing entrance on the adjacent Classic Granite & Marble property, with no new access points to Anderson Highway or any other public right-of-way.

The rezoning request is accompanied by a proffer statement that limits development to substantial conformance with the conceptual layout plan; restricts the range of permitted uses on Parcels 2 and 3; requires dedication of right-of-way and a public access easement for a future bicycle and pedestrian pathway along Anderson Highway; and mandates screening of loading and service areas in accordance with County standards. The proffers also require demolition of all existing structures prior to redevelopment. A traffic impact statement submitted with the application indicates that the proposed development would result in a net reduction in daily vehicle trips compared to the site's existing by-right commercial development potential.

#### **IV. PROPERTY DESCRIPTION AND EXISTING CONDITIONS**

The subject property consists of two parcels, Tax Map Parcels 43-34 and 43-34A, totaling approximately 9.97 acres and located on the south side of Anderson Highway (U.S. Route 60). The front parcel, Tax Map Parcel 43-34, contains an existing single-family dwelling addressed as 1377 Anderson Highway, along with multiple accessory and storage structures with an additional address of 1375 Anderson Highway. The rear parcel, Tax Map Parcel 43-34A, is undeveloped and predominantly wooded.

A recent survey of the property completed by William Felts, LS, identifies a separate “L-shaped” area that, when combined with Tax Map Parcel 43-34A, results in an area of approximately three acres. This acreage aligns with the Commissioner of the Revenue’s current assessment of the rear portion (TM 43-34A) of the property as a single three-acre parcel, and the “L-shaped” area is therefore already accounted for within the property’s assessment.

As proposed, the applicant intends to reconfigure the property through a Boundary Line Adjustment in general conformance with the submitted Conceptual Layout Plan. If approved, the existing parcels and any internal lot configurations—including the identified “L-shaped” area—would be reconfigured into the three parcels shown on the conceptual plan. Accordingly, the existing internal configuration has no material effect on the rezoning request, and the application includes a clear and definitive zoning and lot configuration plan for the proposed redevelopment.

Visuals



View from Anderson Highway



View to West



View to North (towards Anderson Highway)

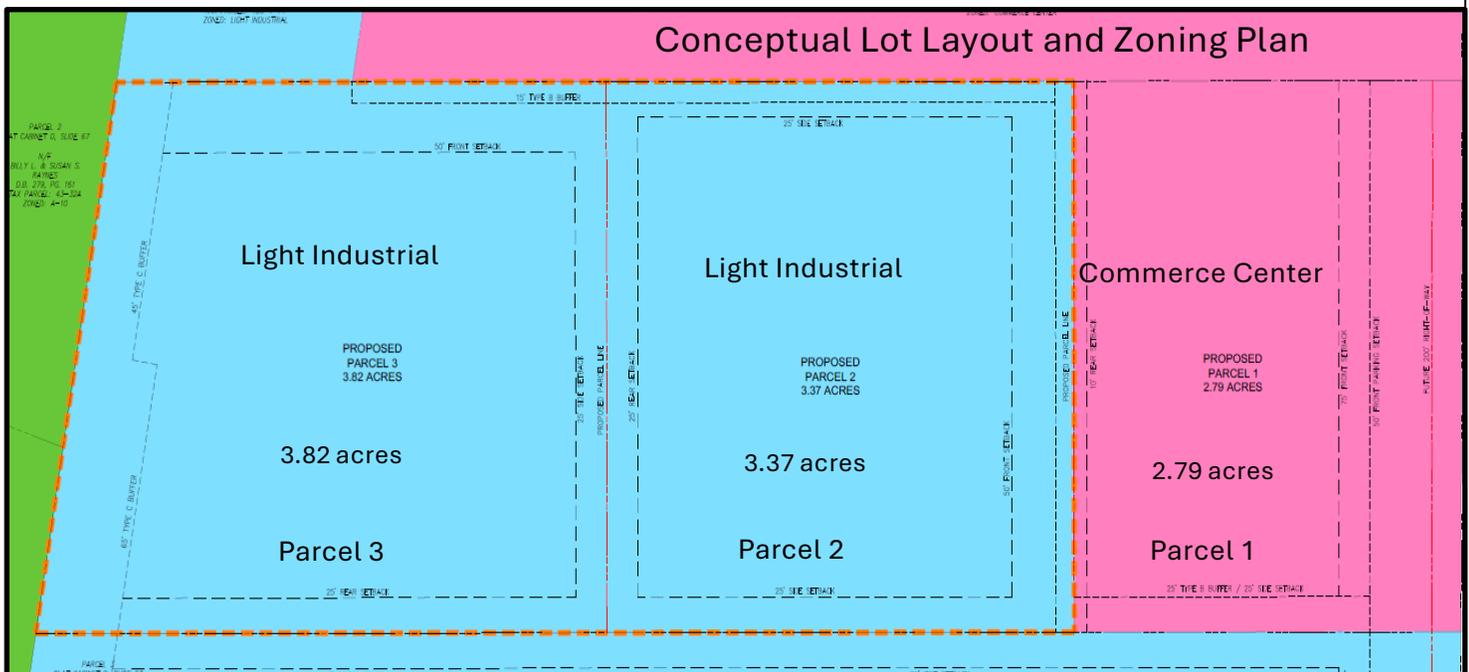


## V. LAND USE ANALYSIS

### Conceptual Lot Layout and Zoning Plan

The applicant has submitted a Proposed Zoning and Lot Configuration plan, which illustrates the reconfiguration of the subject property into three parcels through a Boundary Line Adjustment. As shown, Parcel 1 consists of approximately 2.79 acres fronting Anderson Highway and would remain zoned Commerce Center (CC). Parcels 2 and 3, consisting of approximately 3.37 acres and 3.82 acres respectively, are located to the rear of the site and proposed to be rezoned to Light Industrial (I-1). The zoning plan clearly delineates the proposed zoning boundaries and lot lines for each parcel following reconfiguration.

The proposed lot layout consolidates access through the existing entrance on the adjacent Classic Granite & Marble property, with no new access points to Anderson Highway or any other public right-





approved in accordance with County ordinances and applicable state and federal regulations prior to the commencement of land-disturbing activities.

### Land Use Analysis Summary

The proposed rezoning would reconfigure the subject 9.97-acre property into three parcels with a clear and logical distribution of zoning and land uses. A 2.79-acre parcel fronting Anderson Highway would remain zoned Commerce Center, while two rear parcels totaling approximately 7.19 acres would be rezoned to Light Industrial to accommodate self-storage and warehouse or other limited light industrial uses as restricted by the applicant's proffers. The submitted zoning plan and conceptual development plan establish defined zoning boundaries, lot configuration, and access arrangements that are consistent with the existing development pattern along the Route 60 corridor.

The Conceptual Development Plan provides a coherent framework for redevelopment of the site, illustrating building scale and general placement while preserving flexibility for final site design through the site plan process. The permitted uses on the Light Industrial parcels are expressly limited by proffer, and vehicular access is consolidated through an existing entrance, with no new access points to Anderson Highway. The plans provide useful visual context and clarity regarding the anticipated form and intensity of development without committing to specific building designs.

From a site characteristics perspective, the property contains no mapped wetlands or streams and is not constrained by on-site environmental features. Future development will remain subject to land disturbance, erosion and sediment control, and stormwater management requirements during site plan review. Overall, the Land Use Analysis reflects a structured redevelopment proposal with defined parameters that balance corridor access management, use limitations, and site flexibility.

## **VI. PUBLIC SERVICE ANALYSIS (Review by County Departments and State Agencies)**

### Building Department

Available County GIS mapping indicates that the entire subject property is located within an area containing moderate shrink-swell soils. Any new structure requiring a building permit shall be required to submit a geotechnical soil analysis and engineered foundation design that adequately addresses expansive soil conditions, in accordance with applicable building code requirements.

All proposed buildings shall be designed and constructed in full compliance with the Virginia Uniform Statewide Building Code (VUSBC), including but not limited to provisions related to construction type, occupancy classification, fire protection systems, means of egress, accessibility, and energy efficiency.

Prior to the issuance of any building permits, the applicant shall submit complete construction documents to the Building Inspections Department for review and approval. Plans shall clearly identify the proposed use(s), occupancy classification(s), construction type, and all required life-safety systems.

### Department of Public Works

The site is located within public utilities service district and would connect to both public water and sewer.

### Fire/Rescue

All buildings shall be required to be accessible to Fire Department apparatus by way of access roadways with all-weather driving surface of not less than 20 feet from edge of pavement to edge of payment. Fire lanes and fire hydrants shall adhere to Chapter 5 of the Fire Prevention Code and the Public Facilities Manual. During the Site Plan submittal process, Fire/Rescue shall review the plan to ensure compliance with all fire access requirements, which includes hydrant placement and fire suppression.

### VDOT

See VDOT letter (attachment 3), dated December 24, 2025.

### VDH

If there are any existing private wells on the property to be developed, owner shall apply at the Health Department for an abandonment permit (one per well) for any wells that are required to be abandoned.

## **VII. TRANSPORTATION AND TRAFFIC ANALYSIS**

### General Introduction

The subject property is located along Anderson Highway (U.S. Route 60), a principal arterial roadway that serves both local and regional traffic through Powhatan County. The rezoning request proposes a change in zoning and land use mix that has the potential to affect traffic generation and access along this corridor. In support of the application, the applicant submitted a Traffic Impact Statement prepared and signed by William Felts, PE, of Landtech Resources, Inc., which evaluates anticipated traffic impacts associated with the proposed development compared to the site's existing by-right development potential.

### Existing Traffic Conditions

According to VDOT traffic count data, this segment of Anderson Highway (U.S. Route 60) carried an Annual Average Daily Traffic (AADT) volume of approximately 36,000 vehicles per day (eastbound and westbound combined) in 2023. The posted speed limit along this segment of Anderson Highway is 55 miles per hour, and the highest recorded peak hour volume was approximately 3,312 vehicles during the highest peak hour of the day, reflecting the function of Route 60 as a high-volume principal arterial.

Vehicular access to the subject property and the adjoining Classic Granite & Marble site is provided via an existing shared, channelized right-in/right-out entrance. The entrance includes a raised median island, a dedicated right-turn lane with an approximately 200-foot taper and a 200-foot storage lane for entering traffic, and an exiting acceleration lane of approximately 300 feet for westbound traffic. Because access is limited to right-turn movements only, available sight distance to the west is approximately 600 feet, which is generally considered adequate for safe turning movements along a 55-mile-per-hour roadway. This access configuration is already constructed, operational, and designed to accommodate traffic volumes associated with development along a principal arterial corridor.

As noted, the shared entrance currently serves a light manufacturing and showroom facility on the adjoining property that includes office, warehouse, production, and retail showroom components. Based on staff's planning-level review and consideration of employee counts and operational

characteristics, this existing use is estimated to generate on the order of approximately 500 to 600 vehicle trips per weekday, with peak-hour activity primarily associated with employee arrival and departure periods rather than continuous customer turnover. This context indicates that the existing access has already been operating under moderate daily traffic volumes and has functioned effectively under these conditions.

### Applicant's Traffic Analysis

The applicant's Traffic Impact Statement evaluates trip generation for the proposed development using Institute of Transportation Engineers (ITE) trip generation rates and compares the results to the site's existing by-right development potential under the Commercial (C) and Commerce Center (CC) zoning districts. Under the proposed rezoning scenario, the development program consists of an approximately 81,000-square-foot self-storage facility, a 50,000-square-foot manufacturing/warehouse building, and up to 20,000 square feet of retail space on the Commerce Center parcel. Based on ITE rates, the total estimated weekday trip generation for the proposed development is approximately 1,090 trips, with 122 trips during the AM peak hour and 146 trips during the PM peak hour.

The traffic analysis demonstrates that the majority of the projected weekday and peak-hour trips are attributable to the retail component of the proposed development. In contrast, the self-storage and manufacturing/warehouse uses account for a relatively small portion of the overall trip generation, as these uses are typically characterized by employee-based travel and limited customer activity. The analysis further notes that the type and intensity of retail use ultimately developed on the Commerce Center parcel could significantly influence the total number of trips generated, with some retail formats generating fewer trips than assumed under generalized ITE retail categories and others generating higher volumes.

### Staff Analysis and Additional Context

Staff notes that the proposed rezoning substantially reduces the amount of Commerce Center-zoned land and associated retail development potential compared to existing by-right conditions. Under current zoning, the site could accommodate a significantly greater amount of retail-oriented development, which would typically generate higher daily and peak-hour traffic volumes. Even under conservative assumptions regarding retail trip generation, the applicant's traffic analysis indicates a notable reduction in total weekday trips compared to the site's existing development potential.

Staff further notes that vehicular access to the site will remain consolidated through the existing shared, channelized entrance, with no new access points proposed along Anderson Highway. The existing turn lanes, storage capacity, and acceleration lane provide a robust access configuration consistent with corridor access management objectives for a principal arterial roadway. Any future development of the site will remain subject to detailed site plan review and coordination with VDOT, including verification of access design, drainage impacts, and operational performance.

### Conclusion

Based on the applicant's Traffic Impact Statement and staff review, the proposed rezoning and development are expected to result in a substantial reduction in daily and peak-hour vehicle trips

compared to the site's existing by-right development potential. While the retail component accounts for the majority of the estimated 1,090 weekday trips, overall traffic generation remains significantly lower than what could occur under current zoning, and the proposed self-storage and warehouse uses contribute only a limited share of total trips.

The subject property will continue to utilize the existing shared entrance serving the adjoining Classic Granite & Marble site, which currently accommodates light manufacturing, showroom, office, and warehouse traffic. The entrance's existing design—including a channelized right-in/right-out configuration, dedicated right-turn taper and storage lanes, and a westbound acceleration lane—represents a sufficient access improvement that has demonstrated effective operation under existing traffic conditions along a high-volume arterial corridor.

When considered together, the potential reduction in trip generation, the continuation of consolidated access, and the presence of existing turn and acceleration lane improvements support a finding that the rezoning request does not introduce adverse traffic impacts and is compatible with the function and capacity of Anderson Highway. Any future development of the site will remain subject to detailed site plan review and coordination with the VDOT, including verification of access design, operational performance, and compliance with applicable roadway standards.

## **VIII. PROFFER ANALYSIS**

The applicant's proffers establish a clear and enforceable framework governing future development of the property. They require redevelopment in substantial conformance with the submitted Conceptual Layout Plan, reconfiguration of the site into three parcels through a recorded Boundary Line Adjustment, and consolidation of all vehicular access through the existing shared entrance on the adjoining Classic Granite & Marble property. The proffers also provide for dedication of required right-of-way and an eight-foot public access easement for a future bicycle and pedestrian pathway along Anderson Highway.

In addition, the proffers place explicit limitations on permitted uses on the Light Industrial parcels, significantly narrowing the range of allowable activities compared to by-right zoning. They require screening of loading and service areas in accordance with County standards and mandate removal of all existing structures as part of redevelopment.

Collectively, the proffers limit development intensity, manage access, and ensure that redevelopment results in a more orderly site layout and improved visual conditions along the Anderson Highway corridor.

## **IX. STAFF RECOMMENDATION**

**Staff recommends approval of this rezoning request** based on the findings outlined in this report. The proposed rezoning is consistent with the 2021 Comprehensive Plan, including the Future Land Use Map designation of Gateway Business, which anticipates a mix of commercial and employment-oriented uses along major transportation corridors such as Anderson Highway. The request also aligns with the County's 2025–2028 Strategic Plan, particularly goals related to Economic Prosperity and the County's objective of maintaining a balanced 85/15 residential-to-commercial tax base.

The rezoning establishes a logical and orderly zoning pattern by retaining Commerce Center zoning along the Anderson Highway frontage while transitioning to limited Light Industrial uses on the rear parcels. This approach is compatible with the surrounding land uses, including nearby industrial and employment centers such as Oakbridge Industrial Park. The applicant's proffers further narrow the range of allowable industrial uses, ensuring future development remains lower-impact and compatible with adjacent properties.

Staff also notes that the proposal facilitates redevelopment of a site currently developed with a single-family dwelling and multiple accessory and storage structures. The proffers require removal of these existing structures and redevelopment in conformance with an approved site plan, resulting in a more cohesive site layout and improved visual conditions along the Anderson Highway corridor. From a transportation standpoint, the proposed rezoning is expected to reduce daily and peak-hour vehicle trips compared to existing by-right development potential and will continue to utilize the existing, well-designed shared entrance, subject to further review and approval by the VDOT at the site plan stage.

## **X. PLANNING COMMISSION MOTION**

**Case #25-20-REZ-C (Berk and Alp LLC):** Move to **approve/deny** the Planning Commission Resolution recommending approval of Case #25-20-REZ-C to rezone approximately 7.19 acres of a 9.97-acre property, identified as Tax Map Parcels 43-34 and 43-34A, from Commercial (C) and Commerce Center (CC) to Light Industrial (I-1), with the remaining 2.79 acres to remain zoned Commerce Center (CC), subject to the applicant's proffer statement

## **ATTACHMENTS**

1. Rezoning Application with Exhibits (a. survey; b. existing site conditions; c. existing zoning; d. proposed rezoning and lot configurations; e. conceptual layout plan with lot configurations; f. trip/traffic impact memo conceptual development plan)
2. VDOT Letter – December 24, 2025

**END OF DOCUMENT**



**County of Powhatan,  
Virginia**  
Rezoning Application

**For Office Use Only**

Case Number	25-20-REZ-C
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Powhatan County, Virginia  
Department of Community Development  
3834 Old Buckingham Road: Suite F  
Powhatan, VA 23139

<b>Applicant Information</b>	
Name of Applicant	Berk and ALP LLC
Mailing Address	1355 Anderson Highway Powhatan, VA 23139
Phone Number	804-658-9510
Email Address	Tkilic@classicgranite.com

<b>Owner Information</b> (Complete this section if the applicant is not the current property owner)	
Name of Owner	
Mailing Address	
Phone Number	
Email Address	

If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to the application (see form entitled *Consent of Owner(s) to Request Rezoning*).

If there are multiple owners, all owners must sign the application or provide other documentation consenting to the application (see form entitled *Ownership Disclosure*).

<b>Applicant Representative</b> (Complete this section if correspondence should be directed to someone other than the applicant)	
Name of Representative	William Felts, PE/LS
Mailing Address	Landtech Resources Inc 205 E. Bulifants Blvd Williamsburg, VA 23118
Phone Number	434-294-1364
Email Address	william@landtechresources.com

<b>Parcel Information</b>	
Tax Map Number	TM 43 - 34, TM 43 - 34A
Physical Address	1375, 1377 Anderson Highway
General Description of Property Location	The properties are located on the south side of Anderson Highway, roughly 1,300 ft east of Standing Ridge Drive; the properties are located west of Classic Granite & Marble.
Election District	District 2
Total Acreage	9.97 acres
Current Zoning	General Commercial (C) and Commerce Center (CC)
Requested Zoning	Light Industrial (I-1) 7.19 ac. and 2.79 to remain Commerce Center (CC) (see attached rezoning plan)
Acreage to Be Rezoned	7.19 ac.
Countywide Future Land Use: Land Use Designation	Gateway Business

<b>Proposed Use</b>	
Describe Proposed Use	The existing structures on the parcels would be removed, and the property lines would be reconfigured as shown on the attached conceptual layout plan. This would create three parcels—identified as Parcels 1, 2, and 3. Parcel 1 would remain zoned Commerce Center, while Parcels 2 and 3 would be rezoned to Light Industrial. Parcel 2 is proposed to be developed as a self-storage facility, and Parcel 3 as a warehouse—both uses are permitted within the Light Industrial district.
Amount of Dedicated Open Space (Acreage + % of Site)	
If this request is approved, will new lots be created?	Yes, the two existing lots would be reconfigured as shown on zoning and conceptual layout plan.
If this request is approved, will new structures be constructed?	Yes, parcel 1 is TBD, parcel 2 would contain self-storage facility, and parcel 3 would contain a warehouse facility.
Are there existing structures on the subject property?	Yes, there are multiple structures located on TM 43-34, these structures would be removed.
Will the proposed use connect to public water and/or sewer?	Yes

A conceptual plan that shows the general configuration of the proposed development, including land uses, general building types, density/intensity, resource protection areas, pedestrian and vehicular circulation, open space, public facilities, and phasing, should be submitted with the application.

**List of Adjacent Property Owners**

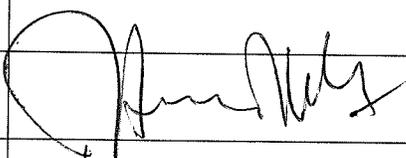
<b>Tax Map No.</b>	<b>Owner Name</b>	<b>Mailing Address</b>
43-28A	Sandcastle Enterprise	2576 Liberty Hill Rd Powhatan, VA 23139
43-32A	Billy L. Raynes	17920 West County Line Rd Midlothian, VA 23112
43-32D	Bill L. Raynes	17920 West County Line Rd Midlothian, VA 23112
43-38	Samuel A. Hardesty	14430 Sommerville CT # B Midlothian, VA 23113
43-39C	Seth Madison, LLC	1356 Anderson Highway Powhatan, VA 23139
43C-1-14	Fred's Wrecker Service	1371 King William Woods Rd Midlothian, VA 23113

Note: Adjacent properties include those across roadways, waterways, railroads, and municipal boundaries.

**Proffer Statement**

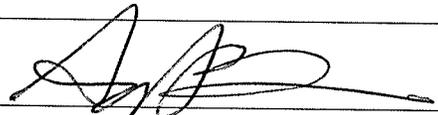
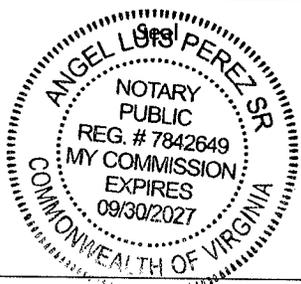
In accordance with § 15.2-2303 and Article II of the Powhatan County Zoning Ordinance, I do hereby voluntarily proffer, as the owner of record of the property or the applicant of this rezoning request, the conditions listed below. I hereby acknowledge that the rezoning of the subject property gives rise to the need for these conditions.

(Note: If text for all proffered conditions does not fit on this page, additional proffered conditions may be attached to the application as separate pages.)

Proffer #1	See attached proffers dated December 9, 2025
Proffer #2	
Proffer #3	
Proffer #4	
Signature of Applicant	
Name of Applicant (Printed)	HASAN KILIB

Commonwealth of Virginia  
County of Powhatan, to wit:

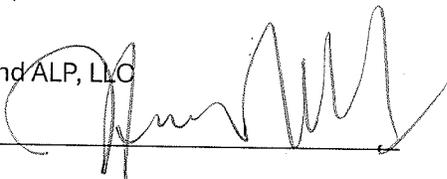
Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Hasan Kilib, whose name is signed to the above, on this 15<sup>th</sup> day of December 2025.

Notary Public		
Commission Expires	09/30/2027	
Notary Number	7842649	

**Case Number 25-20-REZ-C**  
**PROFFERED CONDITIONS**  
**December 9, 2025**

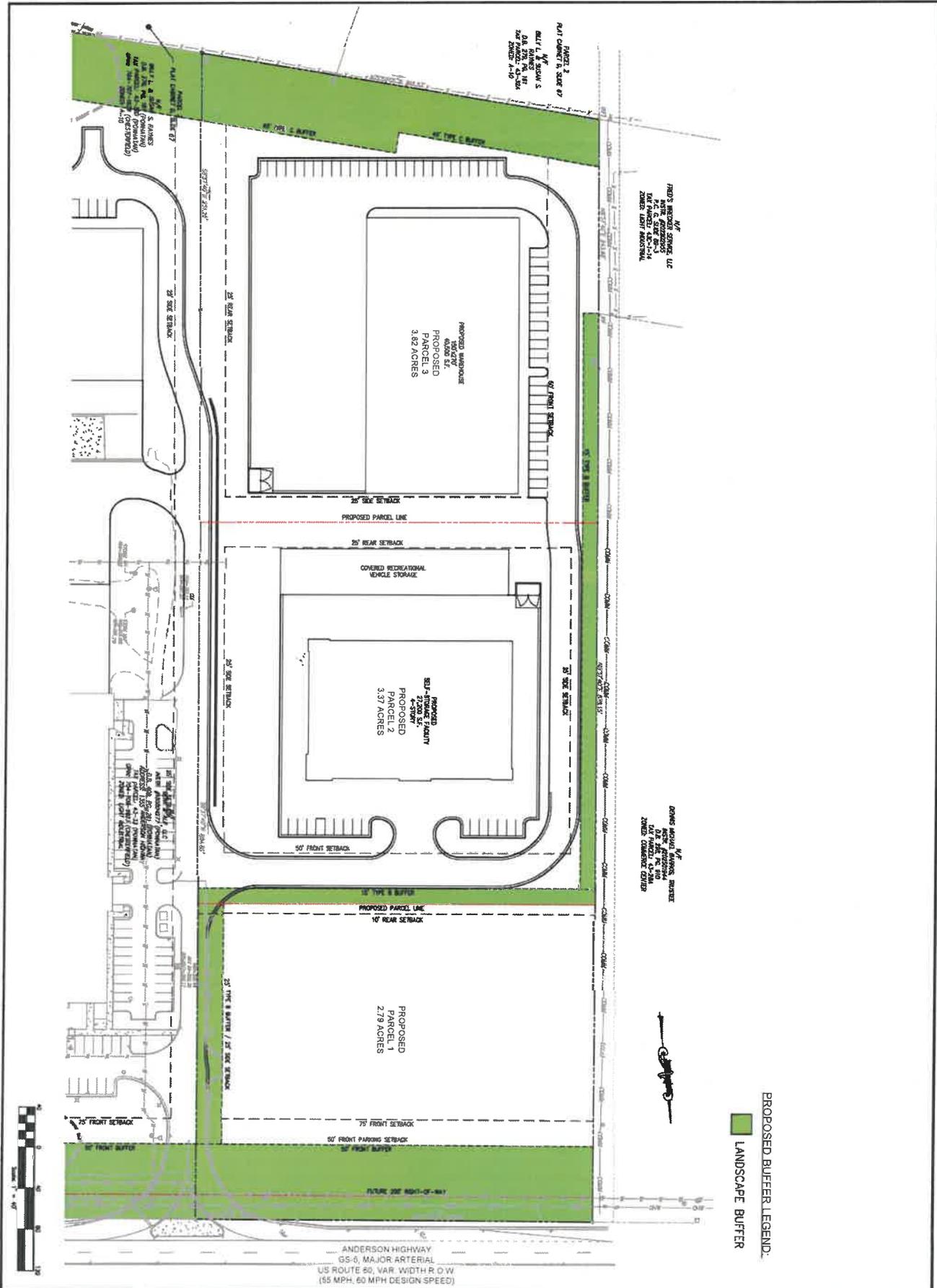
1. The Property shall be developed in substantial conformance with the Conceptual Layout Plan prepared by William Felts, PE/LS and dated December 2, 2025 (the "Concept Layout Plan"), see exhibit A.
2. The Property shall be reconfigured via a Boundary Line Adjustment (BLA) in general conformance with the Conceptual Layout Plan dated December 2, 2025 (see parcels 1, 2, and 3). The BLA shall be recorded prior to site plan approval.
3. As shown on the Conceptual Layout Plan, vehicular access to the Property shall be provided only through the existing entrance located on Tax Map No. 43-33 (the "Classic Granite and Marble" parcel). Any required access easements shall be recorded prior to Site Plan approval. No other access to Anderson Highway or any other public right-of-way shall be permitted.
4. Prior to site plan approval, the property owner shall dedicate to Powhatan County and/or VDOT all right-of-way required by the County's Major Thoroughfare Plan and shall also dedicate right-of-way or record a public access easement of at least eight feet (8') in width within the required 50-foot front setback buffer (outside the VDOT right-of-way) for a future bicycle/pedestrian pathway parallel to U.S. Route 60 (Anderson Highway). The exact location of the pathway within this setback shall be determined at a later date. The property owner shall not be responsible for the design or construction of the future pathway.
5. All exterior off-street loading and service areas on the Property shall be located, designed, and screened from view from adjacent streets and properties in accordance with the screening standards in Sec. 83-465(b) of the Powhatan County Zoning Ordinance, together with the related landscaping and fencing standards in Secs. 83-461 and 83-466. Such screening shall consist of a combination of durable, sight-obscuring walls, fences, and/or dense evergreen vegetation with a minimum height of six feet (6'), and shall be maintained in good condition for the life of the use.
6. Parcel 2 shall be limited to use as a self-storage facility, together with associated office, accessory, and site improvement components customarily incidental to a self-storage operation. Parcel 3 shall be limited to the uses defined in the I-1 district denoted as permitted uses (26) Contractor's office; (27) Professional offices; (35) Lawn care, pool, or pest control service; (36) Self-service storage facility; (51) Moving and storage establishment; (53) Woodworking; (56) Manufacturing, assembly, or fabrication, light; (62) Warehouse, distribution or storage; (65) Wholesale trade establishment. No other uses permitted within the Light Industrial (I-1) District shall be allowed on Parcels 2 or 3 unless approved through a subsequent proffer amendment.
7. The existing structures located on the property will be demolished as a part of the re-development of the properties. Demolition of the existing structures will require a land disturbance permit and approved site plan.

Berk and ALP, LLC



Hasan Kilic, Owner

December 9, 2025



PROPOSED BUFFER LEGEND:  
 LANDSCAPE BUFFER



ANDERSON HIGHWAY  
 GS-6, MAJOR ARTERIAL  
 US ROUTE 60, VAR. WIDTH R.O.W.  
 (55 MPH, 60 MPH DESIGN SPEED)

Scale: 1" = 40'  
 Date: 10/20/2020  
 Job Number: 24-337  
 Designed By: WAF  
 Drawn By: TMR  
 CONCEPTUAL LAYOUT  
 PLAN WITH LOT  
 CONFIGURATION  
 CS103

CONCEPTUAL LAYOUT PLAN WITH LOT CONFIGURATION  
**1377 ANDERSON HIGHWAY**  
 TAX PARCEL 43-34 & 43-34A  
 POWHATAN COUNTY VIRGINIA

**LRI LANDTECH**  
**RESOURCES, INC.**  
 ENGINEERS • SURVEYORS • GPS  
 204-E Bellvue Boulevard - Williamsburg, VA 23186  
 P: (757) 836-1517 Fax: (757) 836-0886  
 www.landtechresources.com



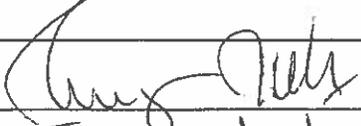
NO.	DATE	REVISION / COMMENT / NOTE

**Statement of Validity of Information**

Every applicant shall sign the following document to substantiate the validity of submitted information.

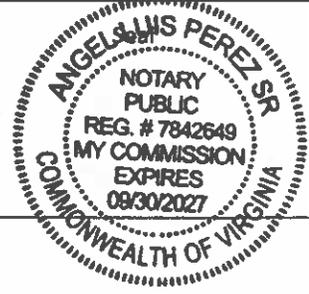
I, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will provide written certification from the owner granting me the right to submit this application.

I declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

Signature of Applicant	
Name of Applicant (Printed)	Tony Kolic

Commonwealth of Virginia  
County of Powhatan, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Tony Kolic, whose name is signed to the above, on this 15<sup>th</sup> day of August 2025.

Notary Public		
Commission Expires	09/30/2027	
Notary Number	7842649	

**Ownership Disclosure**

List below the names and addresses of all owners or parties in interest of the land subject to this request.

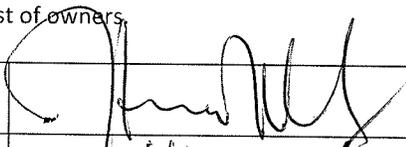
If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.

Name	Address
<del>Tony Kilic</del> (100 percent owner) Hasan Kilic	1355 Anderson Highway, Powhatan, VA 23139

I, **Tony Kilic**, do hereby swear and affirm to the best of my knowledge and belief, the above information is true and that I am the applicant requesting rezoning for Tax Maps **43-34A & 43-34**.

If the information listed above changes at any time while this request is being considered, I will provide Powhatan County with an updated list of owners.

Signature of Applicant



Name of Applicant (Printed)

Hasan Kilic

Commonwealth of Virginia

County of Virginia, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Hasan Kilic, whose name is signed to the above, on this 15<sup>th</sup> day of December 2025.

Notary Public



Commission Expires

09/30/2027

Notary Number

7842649

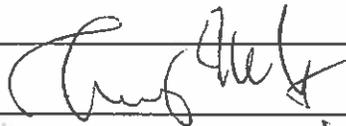


**Consent of Owner(s) to Rezoning Request**

If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to the rezoning application and that the applicant may submit proffered conditions on the property owner's behalf.

I, Tony Kelic, am the owner of the property subject to this rezoning request and consent to the request submitted by William S. Felts (Applicant) to rezone Tax Map 43-34 & 43-34A from CC & C (Current Zoning District) to CC & IL (Requested Zoning District).

Signature of Owner



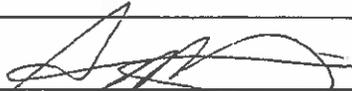
Name of Owner (Printed)

Tony Kelic

Commonwealth of Virginia  
County of Powhatan, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Tony Kelic, whose name is signed to the above, on this 15<sup>th</sup> day of August 2025.

Notary Public



Commission Expires

09/30/2027

Notary Number

7842649



**Applicant's Permission for Inspection of Property**

I, Tony Kelic, hereby grant access to the Director of Community Development, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application.

Signature of Applicant

*Tony Kelic*

Name of Applicant (Printed)

Tony Kelic

Commonwealth of Virginia

County of Douhata, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Tony Kelic, whose name is signed to the above, on this 15<sup>th</sup> day of August 2025.

Notary Public

*Angel Luis Perez Sr*

Commission Expires

09/30/2027

Notary Number

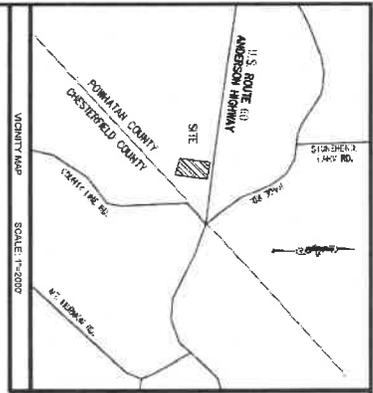
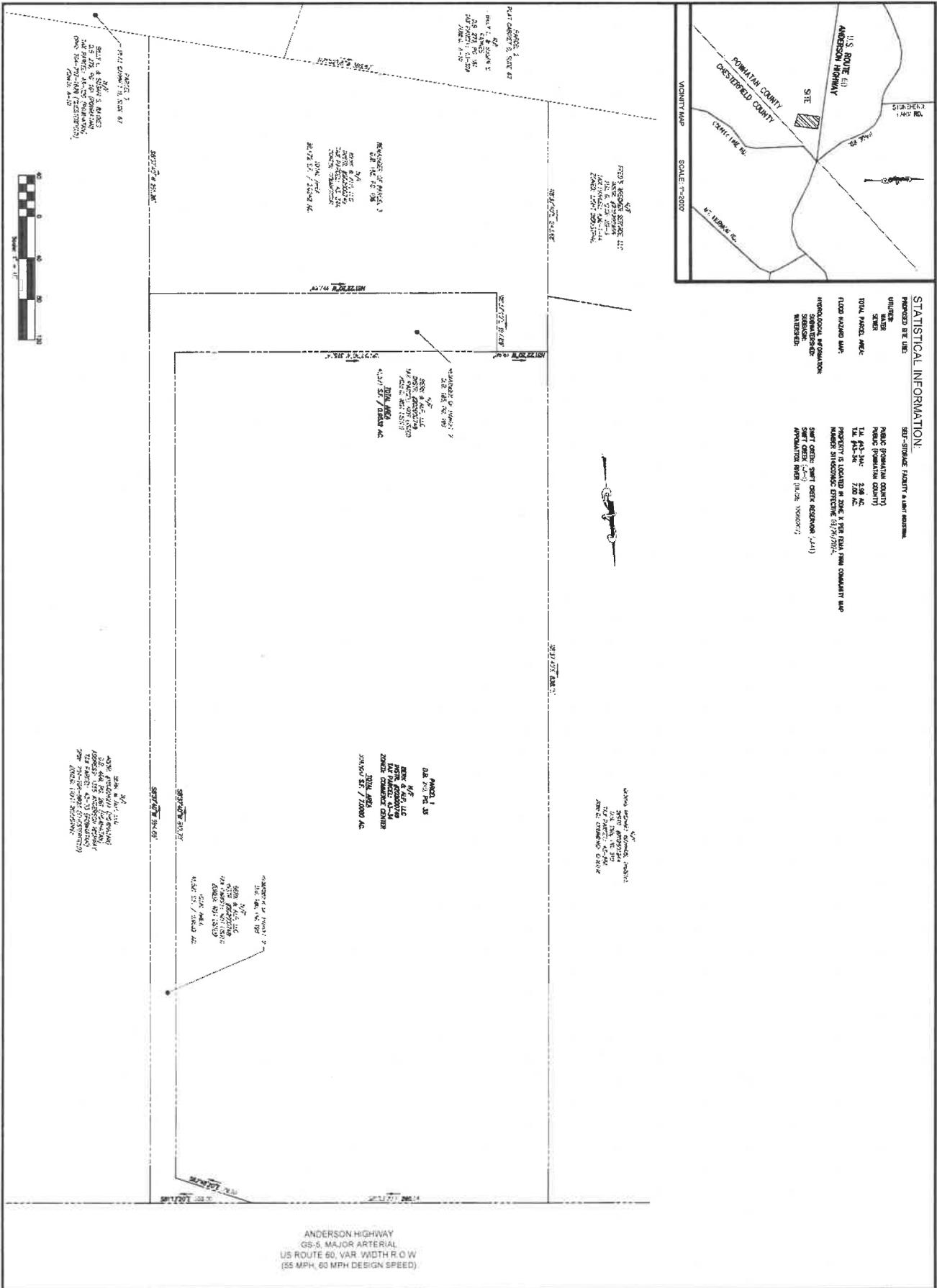
7842649



# **Exhibits for Berk and ALP LLC, Rezoning (Case No. 25-20-REZ)**

- A. Property Survey
- B. Existing Site Conditions
- C. Existing Zoning
- D. Proposed Zoning and lot configurations
- E. Conceptual Layout Plan with lot configurations
- F. Trip/Traffic Impact Generation Memo

# A. Property Survey



**STATISTICAL INFORMATION**

PROPOSED SITE USES	SELF-STORAGE FACILITY & LIGHT INDUSTRIAL
UNLSE	PUBLIC (POWhatan COUNTY)
WATER	PUBLIC (POWhatan COUNTY)
SEWER	TL 44-344 2.28 AC
TOTAL PARCEL AREA	TL 44-344 2.28 AC
FLOOD HAZARD MAP	PROPERTY IS LOCATED WITHIN FLOOD RISK FROM COMBINED USE
HYDROLOGICAL INFORMATION	WATER IS LOCATED WITHIN 1/4 MILE FROM
SOILS	WATER IS LOCATED WITHIN 1/4 MILE FROM
SHADELINES	APPROXIMATE BOUND (LOCAL VARIATION)
WINDROSES	



ANDERSON HIGHWAY  
 CS-5 MAJOR ARTERIAL  
 US ROUTE 60, VAR. WIDTH R.O.W.  
 (55 MPH, 60 MPH DESIGN SPEED)

DATE: 10/20/2015
JOB NUMBER: 24-137
DRAWN BY: JMS
CHECKED BY: JMS
DATE: 10/20/2015
PROJECT NUMBER: VF101
SURVEY

SURVEY  
**1377 ANDERSON HIGHWAY**  
 TAX PARCEL 43-34 & 43-34A

POWhatan COUNTY VIRGINIA

**LRI**  
**LANDTECH**  
**RESOURCES, INC.**  
 ENGINEERING SURVEYING

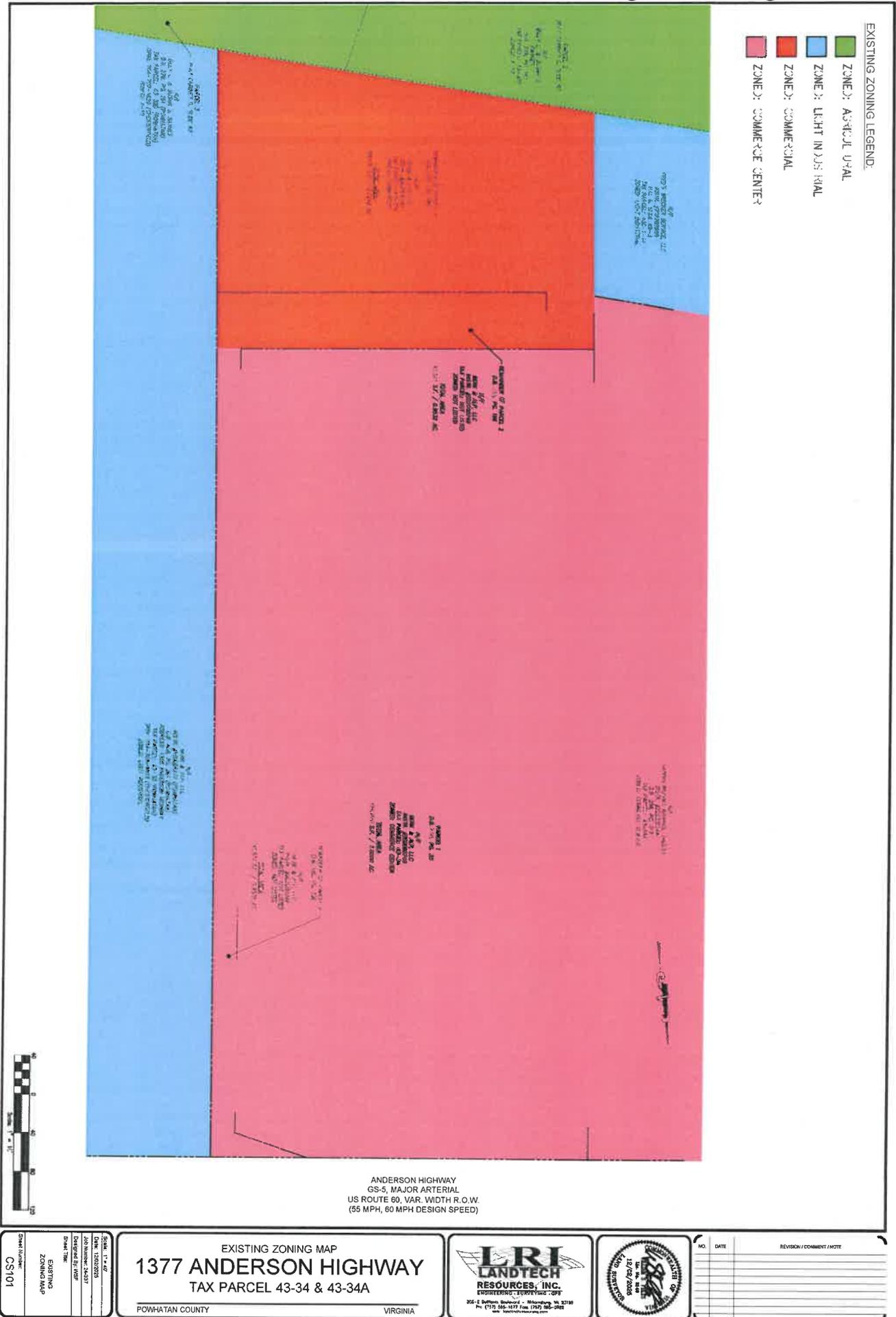
200-E. Buffalo, Suite 200 - Williamsburg, VA 23188  
 P: (757) 845-8171 F: (757) 845-0282  
 www.lri-landtech.com



NO.	DATE	REVISION / COMMENT / NOTE



# C. Existing Zoning



EXISTING ZONING MAP  
**1377 ANDERSON HIGHWAY**  
 TAX PARCEL 43-34 & 43-34A

POWhatan COUNTY

VIRGINIA



NO.	DATE	REVISION / COMMENT / NOTE

Sheet Number: **CS101**

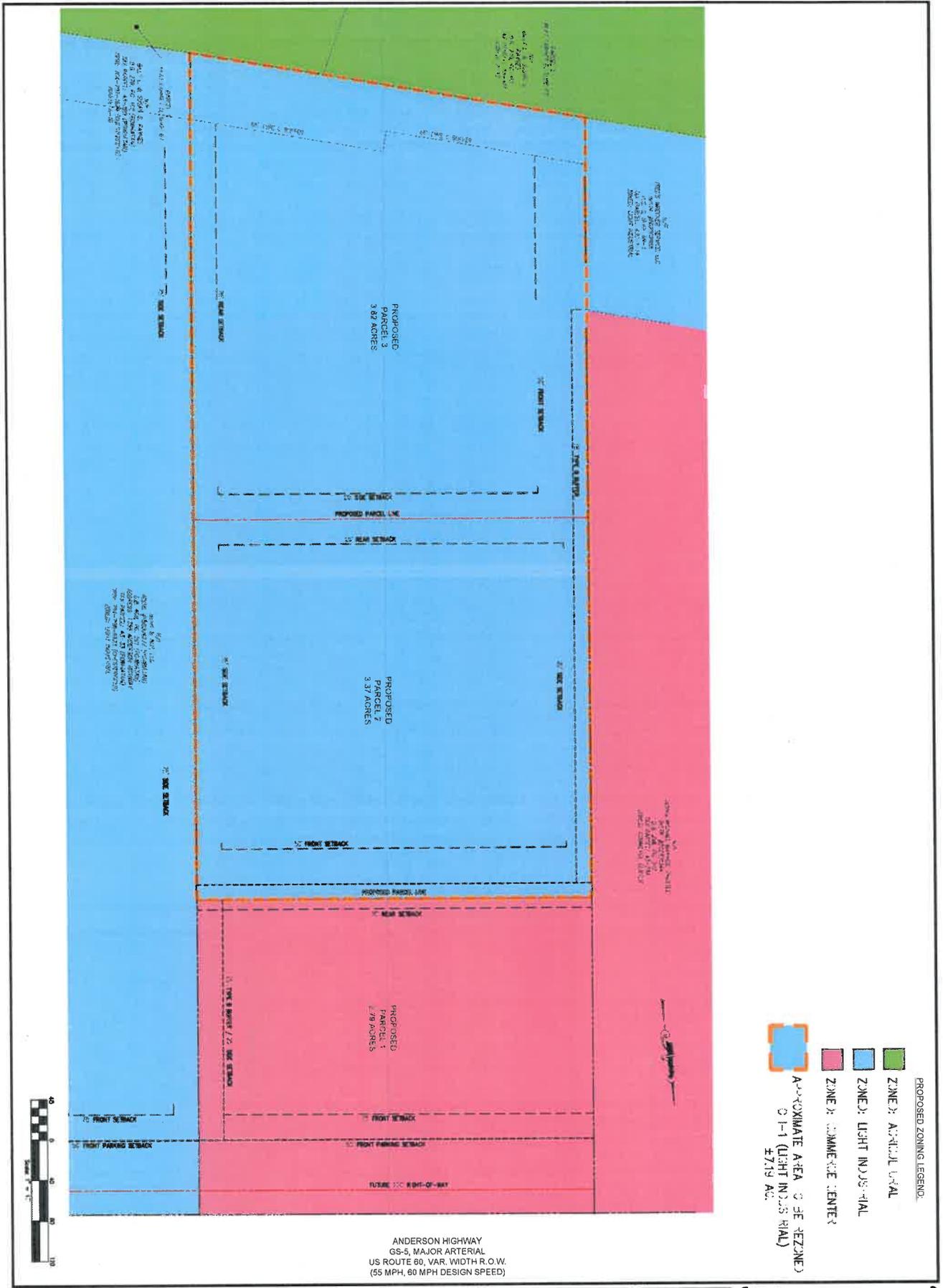
Scale: 1" = 100'

Date: 12/02/2008

Designed by: AMF

Small Title: EXISTING ZONING MAP

# D. Proposed Zoning and Lot Configuration



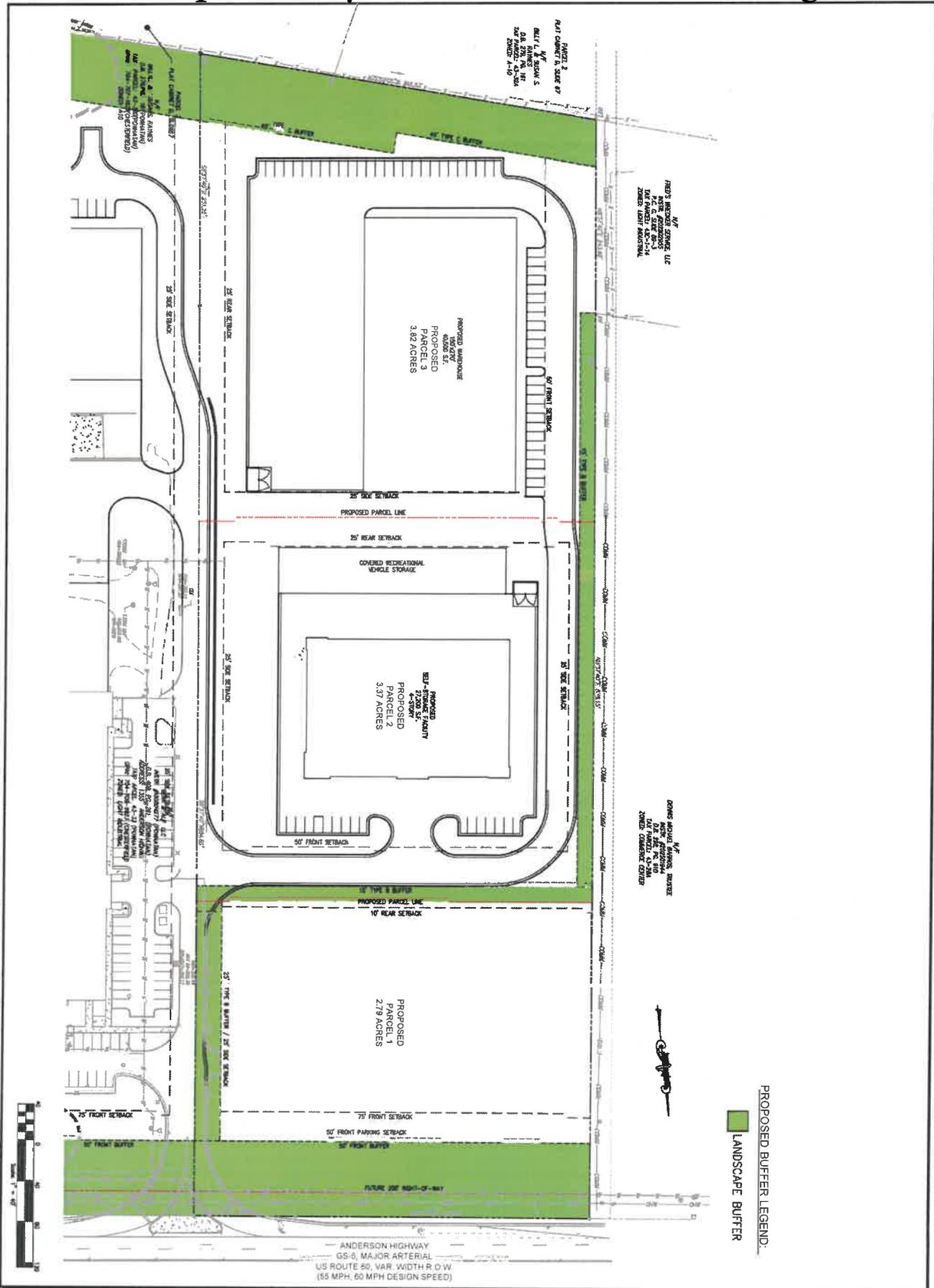
PROPOSED ZONING AND LOT CONFIGURATION  
 1377 ANDERSON HIGHWAY  
 TAX PARCEL 43-3 & 43-34A

**LRI LANDTECH RESOURCES, INC.**  
 ENGINEERING - SURVEYING - GPS  
 800 E. Ruffin Boulevard • Raleigh, NC 27603  
 P: (919) 965-1377 Fax: (919) 965-0348  
 www.lri-landtech.com



NO.	DATE	REVISION / COMMENT / NOTE

# E. Conceptual Layout Plan with Lot Configurations



DATE: 11/10/2020  
 DESIGNED BY: WSR  
 DRAWN BY: TMR  
 CONCEPTUAL LAYOUT  
 PLAN WITH LOT  
 CONFIGURATION  
 SHEET NUMBER:  
 CS103

CONCEPTUAL LAYOUT PLAN WITH LOT CONFIGURATION  
**1377 ANDERSON HIGHWAY**  
 TAX PARCEL 43-34 & 43-34A  
 POWHATAN COUNTY VIRGINIA

**LRI LANDTECH RESOURCES, INC.**  
 ENGINEERING SURVEYING GPS  
 2014 E. Balfour Boulevard - Williamsburg, VA 23186  
 P.O. BOX 1000-0177 - PO BOX 1000-0177  
 TEL: 757-836-9000 FAX: 757-836-9001  
 WWW: LANDTECH-RESOURCES.COM



NO.	DATE	REVISION / COMMENT / NOTE



# F. Trip Generation Memo

LANDTECH RESOURCES, INC.

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## Traffic Impact Statement

For

### **Berk and ALP, LLC Rezoning Application**

**Powhatan County, Virginia**

**Preparation Date:**

**December 2, 2025**

**Revision Date(s):**

**LRI Project No. 24-337**

## Traffic Statement

Berk and ALP, LLC is seeking to rezone the properties located at 1377 Anderson Highway, Powhatan, Virginia 23139. The proposed application calls to rezone 7.19-acres of existing land from its current zoning designation of Commercial and Commerce Center to Light Industrial. The proposed rezoning will make way for the construction of a proposed multi-story self-storage facility as well as warehouse building. Approximately 2.79-acres of the existing property will keep the zoning designation of Commerce Center fronting directly along Anderson Highway.

As the proposal seeks to drastically reduce the amount of Commerce Center zoned property, the anticipated drop in buildable retail related space that produces a higher net trip generation is approximately 40,000 SF. The proposal seeks to construct 81,000 SF of self-storage, and 50,000 SF of warehouse space. The remaining 2.79-acres of Commerce Center is project to house less than 20,000 SF of total retail space. A summary of the anticipated traffic impacts is below. Based on the proposed uses versus the currently allowed by right uses within the Commerce Center district a total trip per day reduction of approximately 1,400 trips is expected due to this rezoning and proposed construction.

### EXISTING TRAFFIC IMPACT:

#### RETAIL (±60,000 S.F.)

1. WEEKDAY TRIP GENERATION:	2,400
• AM PEAK HOUR	180
• PM PEAK HOUR	252

#### MANUFACTURING/WAREHOUSE (±20,000 S.F.)

1. WEEKDAY TRIP GENERATION:	80
• AM PEAK HOUR	20
• PM PEAK HOUR	20

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TOTAL WEEKDAY TRIP GENERATION:	2,480
• AM PEAK HOUR	200
• PM PEAK HOUR	272

### PROPOSED TRAFFIC IMPACT:

#### SELF STORAGE FACILITY (±81,000 S.F.)

1. WEEKDAY TRIP GENERATION:	90
• AM PEAK HOUR	12
• PM PEAK HOUR	12

#### MANUFACTURING/WAREHOUSE (±50,000 S.F.)

1. WEEKDAY TRIP GENERATION:	200
• AM PEAK HOUR	50
• PM PEAK HOUR	50

#### RETAIL (±20,000 S.F.)

1. WEEKDAY TRIP GENERATION:	800
• AM PEAK HOUR	60
• PM PEAK HOUR	84

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TOTAL WEEKDAY TRIP GENERATION:	1,090
• AM PEAK HOUR	122
• PM PEAK HOUR	146

# Attachment 2



## COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION  
RICHMOND DISTRICT  
2430 Pine Forest Drive  
COLONIAL HEIGHTS, VA 23834  
[www.VDOT.Virginia.gov](http://www.VDOT.Virginia.gov)

**Stephen C. Brich, P.E.**  
COMMISSIONER

Mr. Ligon Webb  
Planning Director  
Powhatan County  
3834 Old Buckingham Road, Suite F  
Powhatan, Virginia 23139-7051

December 24, 2025

**REFERENCE: 25-20-REZ-C – Berk & Alp – 1377 Anderson Highway  
(District #1: Manakin)  
Tax Map #43-34 & 43-34A  
Located off Anderson Highway (Rt. 60) at 1377 Anderson Hwy.  
Anderson Hwy. Rt. 60, Principal Arterial, ADT=36,000, 55 MPH  
Date VDOT Received: 12/10/25**

Dear Mr. Webb:

The Virginia Department of Transportation Chesterfield Residency Land Use has reviewed the request submitted by Berk/Alp, LLC. The application proposes to rezone two parcels (Tax Map 43-34 and 43-34A, totaling approximately 9.9 acres). These parcels are located immediately west of the Classic Granite & Marble site and would utilize the existing shared entrance currently serving Classic Granite (i.e., no new access to Anderson Highway).

The proposal includes demolition of all existing structures on the property and reconfiguration into three parcels, as shown on the Conceptual Layout Plan (Parcels 1, 2, and 3). Parcel 1 (±2.7 acres) would remain zoned Commerce Center (CC); at this time, no specific end user has been identified. Parcel 2 (±3.3 acres) would be rezoned to Light Industrial (I-1) for development of a four-story self-storage facility (27,200 sq. ft.). Parcel 3 (±3.8 acres) would also be rezoned to Light Industrial (I-1) and developed with a warehouse (150' x 270', approximately 40,500 sq. ft.).

VDOT concurs with Proffer 3. As Proffer 3 states, "As shown on the Conceptual Layout Plan, vehicular access to the Property shall be provided only through the existing entrance located on Tax Map No. 43-33 (the "Classic Granite and Marble" parcel). Any required access easements shall be recorded prior to Site Plan approval. No other access to Anderson Highway or any other public right-of-way shall be permitted."

**25-20-REZ-C Berk & Alp, LLC**

December 24, 2025

Page 2 of 2

A previous residential building built in 1776 is on Proposed Parcel 1 and it appears that it is to be demolished. The Historical Society shall be contacted for any comments or concerns associated with Proffer 7. Proffer 7 states, "The existing structures located on the property will be demolished as a part of the re-development of the properties. Demolition of the existing structures will require a land disturbance permit and approved site plan."

The Virginia Department of Transportation Chesterfield Residency Land Use supports the request for the rezoning of Parcel 2 and 3 Berk & ALP, LLC and offers the following comments:

GENERAL COMMENTS:

1. Site Plan shall be reviewed and approved by VDOT prior to Land Disturbance and shall include potential Drainage Impacts upon Anderson Highway Route 60.
2. A VDOT Land Use Permit shall be required for any work within the Right-of-Way of Anderson Highway Route 60.
3. Vehicular access to the Property shall be provided only through the existing entrance (Private Drive) located on Tax Map No. 43-33 (the "Classic Granite and Marble" parcel).
4. A previous residential (Now Commercial) building built in 1776 is on Proposed Parcel 1 and it appears that it is proposed to be demolished. The Historical Society shall be contacted for any comments or concerns

The Virginia Department of Transportation takes no position on this request for the proposed use of this property for rezoning of proposed Parcels 2 and 3.

Please contact me, at (804) 674-2906 by email [Paul.Bodie@vdot.virginia.gov](mailto:Paul.Bodie@vdot.virginia.gov), or Dustin Dunnagan at (804) 674-2384 by email [Dustin.Dunnagan@vdot.virginia.gov](mailto:Dustin.Dunnagan@vdot.virginia.gov), should you have any questions or concerns regarding this conditional use.

Sincerely,



Paul G. Bodie, P.E..

Trans. Engr. I/Chesterfield Residency Land Use

Virginia Department of Transportation

804-674-2906

[Paul.Bodie@VDOT.Virginia.gov](mailto:Paul.Bodie@VDOT.Virginia.gov)

CC: Jonus Eppert  
Sean Clendening  
Charity Gold  
Belk & ALP, LLC

- Powhatan Co. Env. Coord.  
- Powhatan County Planner I  
- Powhatan Co. Planner II  
- Applicant



Powhatan County **Agenda Item 6) b.**  
Planning Commission  
Agenda Item

Meeting Date: January 6, 2026

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**Agenda Item Title:** Case# 25-21-REZ: Lighthouse Learning Academy's request to rezone 2.10 acres from Light Industrial (I-1) to Commerce Center (CC), located on the south side of Carter Gallier Boulevard on Tax Map Parcel 42E-1-8 in Election District 1

**Summary of Item:** Lighthouse Learning Academy has identified itself as the end user, a private, nonprofit school serving neurodivergent children. However, the proposed use is not proffered, and approval of the rezoning would allow any use permitted by right within the Commerce Center zoning district. The proposed school is anticipated to serve approximately 60 students in its first year, expanding to a maximum of 90 students in grades kindergarten through eight.

The property was most recently rezoned on April 29, 2024, as part of a multi-parcel rezoning that changed the property from General Commercial (C) to Light Industrial (I-1). The requested rezoning to Commerce Center (CC) would allow a broader mix of commercial and institutional uses, with many similarities in scale and intensity to uses permitted in the Light Industrial district.

**Dates Previously Considered by Planning Commission:** N/A

**Draft Motions:** Move to approve (or / to deny) the Planning Commission Resolution recommending approval of Case# 25-21-REZ to rezone 2.10 acres on Tax Map Parcel 42E-1-8 from Light Industrial (I-1) to Commerce Center (CC).

**Staff Recommendation:**  Approve  Deny  See Comments

**Attachments:** Draft Resolution; Staff Report with Attachments

**Staff Contact:** Sean Cledening, Planning Director (804) 598-5621 ext. 2301  
[scledeningpowhatanva.gov](mailto:scledeningpowhatanva.gov)

*If there are any questions, please call the staff contact prior to the meeting.*

# PLANNING COMMISSION RESOLUTION

## RECOMMENDING APPROVAL OF CASE 25-21-REZ: LIGHTHOUSE LEARNING ACADEMY'S APPLICATION TO REZONE 2.10 ACRES FROM LIGHT INDUSTRIAL TO COMMERCE CENTER ON TAX MAP 42E-1-8 IN ELECTION DISTRICT 1

**WHEREAS**, Virginia Code §§ 15.2-2280 and 15.2-2285 enable the Powhatan County Board of Supervisors to adopt and amend its zoning ordinance including both a map showing the division of land into districts and text setting forth the regulations applying to each district, and Virginia Code Section 15.2-2303 allows the Board of Supervisors to accept reasonable conditions proffered by an applicant; and

**WHEREAS**, the Powhatan County Planning Commission is authorized and required, by Virginia Code § 15.2-2285(A), to consider, hold a public hearing, and make a recommendation to the Board of Supervisors on all land use applications filed with the County; and

**WHEREAS**, the applicant, Lighthouse Learning Academy, has requested to rezone 2.10 acres from Light Industrial (I-1) to Commerce Center (CC) on Tax Map Parcel 42E-1-8 in Election District 1; and

**WHEREAS**, the property is currently vacant land located on the south side of Carter Gallier Boulevard approximately 540 feet west of its intersection with Southcreek One; and

**WHEREAS**, the applicant intends to develop the property for a private school; however, there are no proffers to restrict the use of the property from any allowable use within the Commerce Center zoning district; and

**WHEREAS**, on February 10, 2003, the property was rezoned from Agricultural (A-1) and Residential Utility (R-U) to Commercial (C-1), with proffered conditions (Case # 03-01-REZ-C); and

**WHEREAS**, on April 29, 2024, the property was rezoned as part of a multi-lot rezoning from General Commercial (C), with proffered conditions, to Light Industrial (I-1), through Ordinance O-2024-11 (Case # 23-19-REZ); and

**WHEREAS**, the County's Comprehensive Plan Future Land Use Map designates this property for Gateway Business and Natural Conservation; and

**WHEREAS**, pursuant to Virginia Code § 15.2-2204, the Powhatan County Planning Commission advertised as required by law and held a public hearing on this request on January 6, 2026.

**NOW THEREFORE BE IT RESOLVED**, the Powhatan County Planning Commission finds the granting of this request is a matter of public necessity, convenience, general welfare, or good zoning practice, and hereby recommends approval of Case 25-21-REZ to rezone Tax Map 42E-1-8 from Light Industrial (I-1) to Commerce Center (CC).

*Recorded Vote:*

*Bobby Hall (District 1)* \_\_\_\_\_

*Darlene Bowlin (District 2)* \_\_\_\_\_

*Jessica Winall (District 3)* \_\_\_\_\_

*Craig Hughes (District 4)* \_\_\_\_\_

*Kenneth Hatcher (District 5)* \_\_\_\_\_



## Case# 25-21-REZ: Lighthouse Learning Academy

Staff Report Prepared for the Planning Commission

December 26, 2026

Submitted by Sean Clendening, Planner II

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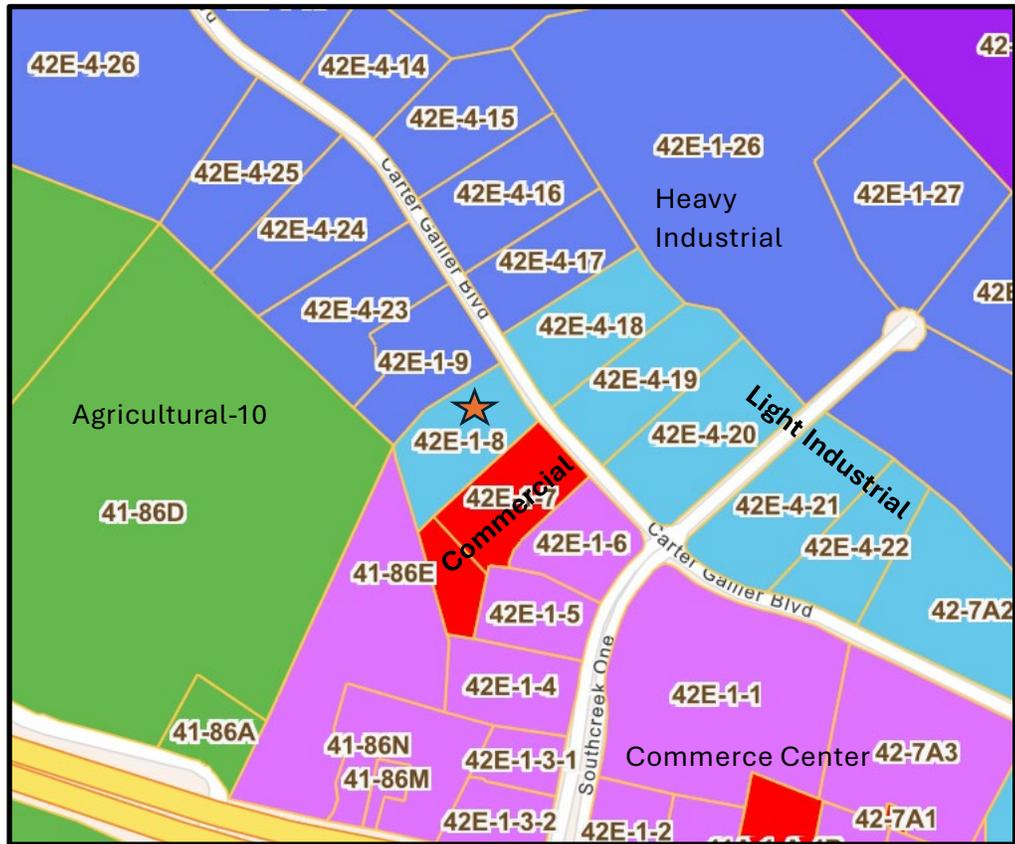
### I. PUBLIC MEETINGS

Neighborhood Meeting:	November 18, 2025	1959 Urbine Rd
Planning Commission:	January 6, 2026	Public Hearing
Board of Supervisors:	January 26, 2026	Public Hearing ( <i>Tentative</i> )

### II. IDENTIFICATION AND LOCATIONAL INFORMATION

Request	Rezone 2.10 acres to Commerce Center (CC)
Existing Zoning	Light Industrial (I-1)
Parcel Size	2.10 acres
Parcel Tax Map	42E-1-8
Applicant	Lighthouse Learning Academy/Mathew Harrison
Owner	South Creek Properties, LLC
Location of Property	On the southern side of Carter Gallier Boulevard, approximately 540' west of the intersection of South Creek One and Carter Gallier Boulevard
Electoral District	District 1 (Flat Rock)
2021 Future Land Use Plan	Gateway Business and Natural Conservation
Adjacent Zoning	North: Light Industrial (I-1) South: Commerce Center (CC) East: Commercial (C) West: Heavy Industrial (I-2) and Agricultural-10 (A-10)

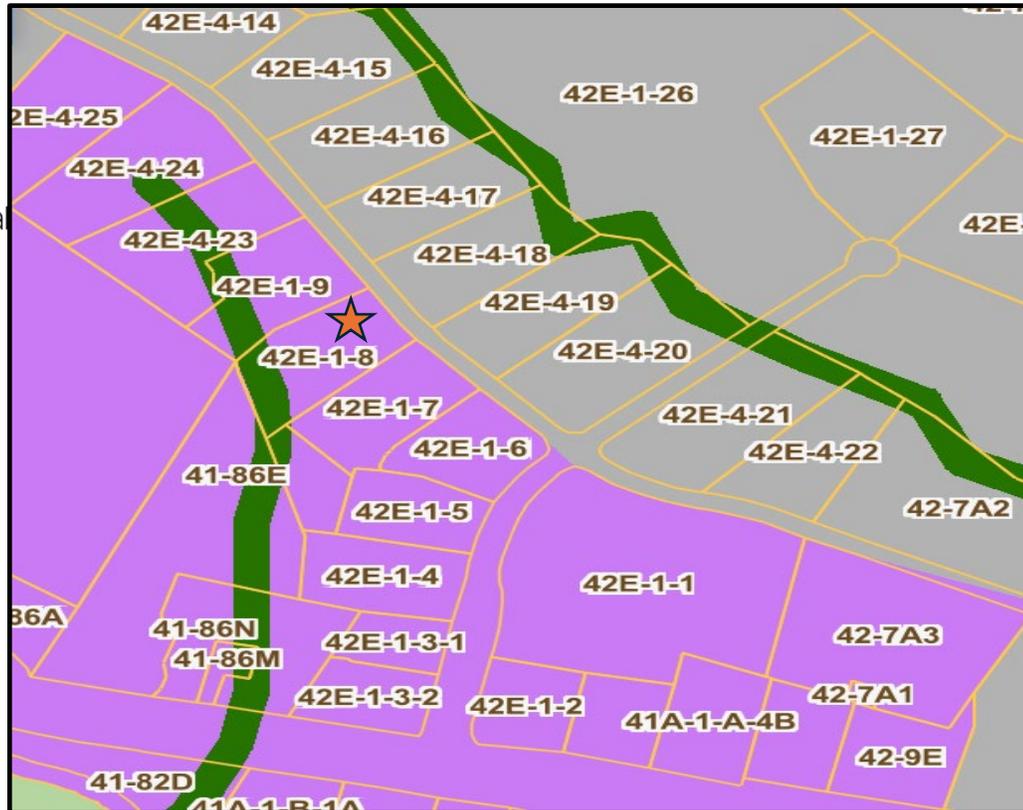
Current Zoning Map – Subject Parcel Identified with Star



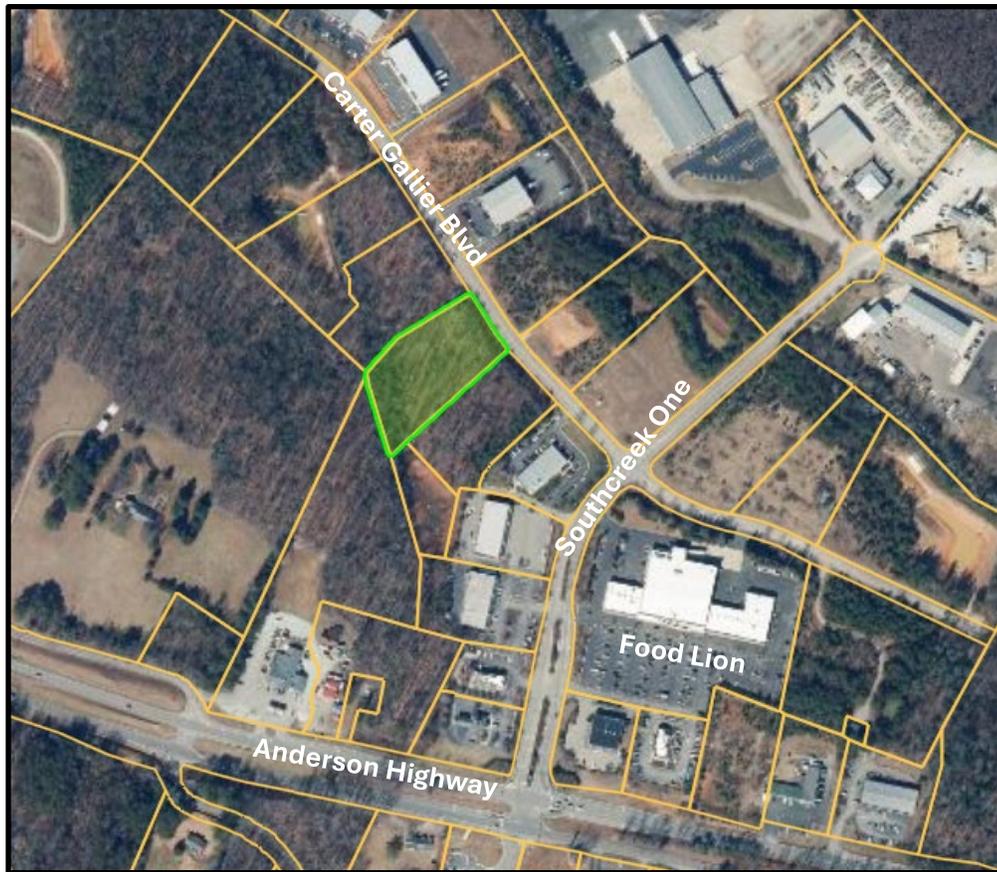
Future Land Use Map – Subject Parcel Identified with Star

Future Land Use

- Economic Opportunity
- Gateway Business
- Industrial
- Natural Conservation
- Neighborhood Residential
- Public Lands
- Rural Areas
- Village



## Area Map



### III. EXECUTIVE SUMMARY

Lighthouse Learning Academy requests to rezone approximately 2.10 acres of land, identified as Tax Map Parcel 42E-1-8, located on the south side of Carter Gallier Boulevard, from Light Industrial (I-1) to Commerce Center (CC). The rezoning is requested to accommodate a specified end user—a private school—which is not permitted within the I-1 zoning district.

The subject property was most recently rezoned on April 29, 2024, as part of a multi-lot rezoning approved by the Board of Supervisors under Ordinance O-2024-11 (see **Attachment 2**). That action rezoned approximately 19.796 acres, including the subject parcel, from General Commercial (C) with to Light Industrial (I-1). Ordinance O-2024-11 states that the rezoning was approved “from General Commercial (C) with proffered conditions to Light Industrial (I-1).”

The 2024 rezoning to Light Industrial (I-1) was approved without proffers, as no prior proffered conditions were carried forward. While the approval ordinance references the property’s former proffered zoning, those conditions are no longer in effect. Many of the infrastructure-related improvements tied to the earlier rezoning have already been satisfied.

Under the current zoning ordinance, the I-1 Light Industrial district allows a childcare center as a conditional use and allows vocational or trade schools as a permitted use by right. A general private school, such as the proposed Lighthouse Learning Academy, is not permitted within the I-1 zoning district but is a permitted use in the CC zoning district.

The rezoning application (see **Attachment 1**) includes the following materials: (1) a rezoning application with attachments, including (a) a boundary survey of the subject property; (b) a rezoning narrative describing the proposed use and operations; (c) a conceptual development plan illustrating the intended site layout; and (d) a traffic impact statement evaluating anticipated traffic effects associated with the proposed school use.

The proposed use of the property is Lighthouse Learning Academy, a 501(c)(3) nonprofit private school serving neurodivergent children. The school anticipates enrolling approximately 60 students during its first year of operation, with enrollment increasing gradually to a maximum of approximately 90 students in kindergarten through eighth grade. The applicant has indicated that, following approval of the rezoning, a detailed site plan is expected to be submitted for County review in the near term. All staff analysis contained within this report is based on the proposed development and operation of the site as a private school, as described in the application materials.

#### **IV. PROPERTY DESCRIPTION AND EXISTING CONDITIONS**

The 2.10 acres of land is heavily wooded with an intermittent stream running through the back of the property. There is a buffer setback from the stream of fifty (50) feet that cannot be disturbed. The site does not currently have an entrance or any improvements on it. There is approximately 193 feet of road frontage. The site is adjacent to similar commercial zonings to the east, and industrial zonings to the north across Carter Gallier and to the west. The industrial sites are currently being developed or plan to be developed soon.

##### **Visuals**



View of the front of the lot



View facing west of Carter Gallier



View facing east of Carter Gallier



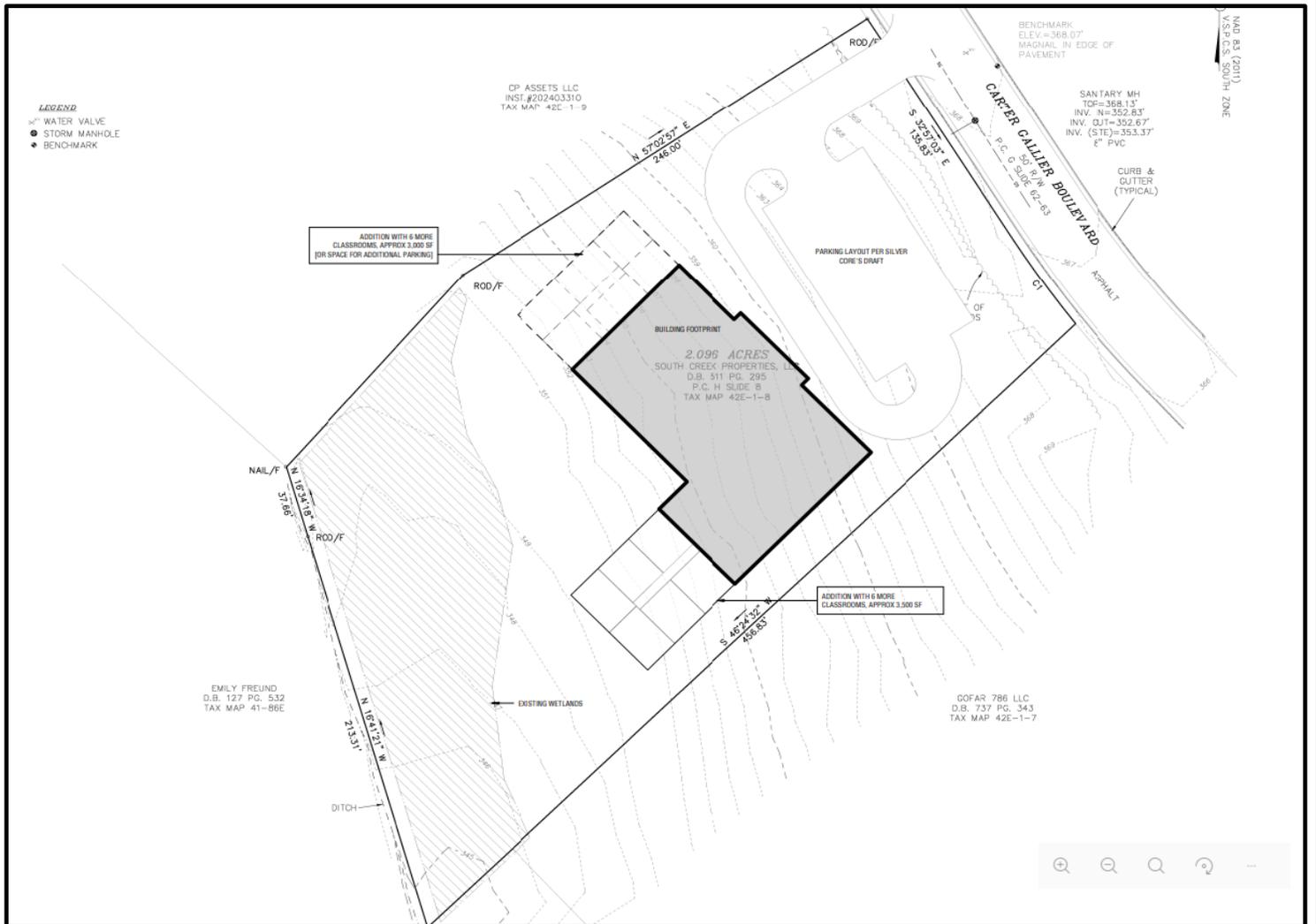
## V. LAND USE ANALYSIS

### Conceptual Development Plan

The applicant has submitted a Conceptual Development Plan (**see Attachment 1**) to illustrate the anticipated layout and development of the site. This plan is provided for illustrative purposes only and has not been proffered as part of the rezoning application; therefore, the final development of the property may differ from what is shown and would be subject to review and approval through the site plan process.

As depicted, the subject property fronts on Carter Gallier Boulevard, which has an existing 50-foot right-of-way. The plan illustrates a single approximately 12,000-square-foot school building with associated site improvements. The plan also identifies the potential for future building expansions of approximately 6,500 square feet, which could occur at a later, undetermined date, subject to applicable zoning requirements and site plan review.

## Conceptual Development Plan



### Intermittent Streams and Wetlands

An identified intermittent stream and associated wetlands are located along the rear portion of the subject property. As illustrated on the Conceptual Development Plan, development is concentrated toward the front of the site, with the rear portion remaining largely in its natural state. No buildings are shown within wetland areas, and the proposed future building is depicted outside of these features, indicating an intent to avoid direct disturbance. Any wetlands present on the site would be subject to applicable state and federal permitting requirements, including review by the Virginia Department of Environmental Quality (DEQ) and/or the U.S. Army Corps of Engineers, as applicable.

Development of the site would be required to comply with the riparian buffer standards set forth in Sec. 83-471 of the Powhatan County Code. A minimum 50-foot riparian buffer is required adjacent to intermittent streams, measured from the stream bank, with an additional 25-foot structural setback from the landward edge of the buffer, resulting in a minimum 75-foot setback from the stream bank, absent any approved modification. Required buffers must be maintained as vegetated areas. Final delineation of environmental features and confirmation of compliance with County, state, and federal regulations would occur during the site plan review and permitting process.

### Landscaping and Buffering Requirements

Landscaping and buffering for the subject property are governed by the County's zoning ordinance and would be reviewed in detail during the site plan process. Required buffer types and widths are based on the zoning of adjoining properties and the proposed nonresidential use. Along the western property line, where the site adjoins a Heavy Industrial (I-2) property (Tax Map Parcel 42E-1-9), a Type C buffer would be required to provide a higher level of visual screening. Along the eastern property line, adjacent to General Commercial (C) zoning (Tax Map Parcel 42E-1-7), a Type B buffer would generally be required to provide moderate screening and separation.

The property to the south (Tax Map Parcel 41-86E) is zoned Commerce Center (CC), where buffering requirements are typically reduced or may not be required due to the compatibility of office and institutional uses. In addition to perimeter buffers, landscaping would be required along Carter Gallier Boulevard and within parking and building areas in accordance with County standards. Final buffer widths, plant materials, and landscaping details would be subject to County review and approval during the site plan process.

### Separation from Certain Heavy Industrial Uses

The County's zoning ordinance includes use-specific separation standards for certain higher-impact industrial uses, which are written as limitations on the siting of those industrial uses rather than as setbacks imposed on schools or other sensitive land uses. Under the ordinance, select uses permitted in the Heavy Industrial (I-2) district are required to be located a minimum of 250 feet from any school. These standards apply only to specific higher-impact uses identified in Article VIII of the zoning ordinance—such as heavy equipment repair and servicing operations, contractor yards, industrial service establishments with outdoor operations, bulk material or equipment storage yards, and vehicle or equipment storage or impound yards—and do not apply broadly to all Heavy Industrial uses. It is also noted that the Light Industrial (I-1) district already allows certain educational or child-focused uses, including vocational or trade schools by right and childcare centers by conditional use permit, reflecting that instructional uses are contemplated within an industrial zoning context.

The property immediately west of the subject site (Tax Map Parcel 42E-1-9) is zoned Heavy Industrial and is currently undeveloped. Establishment of a school on the subject property may limit the siting of certain higher-impact industrial uses on nearby parcels to the extent required by existing separation standards; however, other Heavy Industrial uses not subject to such requirements—such as warehousing, indoor manufacturing, or distribution—would remain allowable.

### Summary

The land use analysis indicates that the subject property can accommodate the proposed private school use while concentrating development toward the front of the site and preserving environmentally sensitive features at the rear. An identified intermittent stream and associated wetlands are located in the rear portion of the property and would be protected in accordance with County riparian buffer requirements and applicable state and federal permitting standards. The conceptual development plan reflects avoidance of these areas, with final environmental compliance to be addressed during site plan review.

The property is adjacent to Heavy Industrial, General Commercial, and Commerce Center-zoned properties, with buffering and landscaping requirements—including Type C and Type B buffers—addressed through the site plan process in accordance with County standards. While certain higher-impact Heavy Industrial uses are subject to separation requirements from schools, these standards apply only to

specific uses and do not affect all permitted industrial activities. The requested rezoning to Commerce Center would allow the proposed institutional use and is consistent with the mixed office, service, and light industrial development pattern along the Carter Gallier Boulevard corridor. Approval of the rezoning would not alter the zoning of adjacent properties, and final site design and operational details would be reviewed through the site plan process.

## **VI. PUBLIC SERVICE ANALYSIS (Review by County Departments and State Agencies)**

### Building Department

Available County GIS mapping indicates that portions of the site may be located within a moderate shrink-swell soil area. Any new structure requiring a building permit shall require a geotechnical soil analysis and engineered foundation design addressing expansive soil conditions.

All proposed buildings shall be designed and constructed in full compliance with the Virginia Uniform Statewide Building Code (VUSBC), including but not limited to requirements related to construction type, occupancy classification, fire protection systems, means of egress, accessibility, and energy efficiency.

Prior to the issuance of any building permits, the applicant shall submit complete construction documents for review and approval by the Building Inspections Department. Plans shall clearly identify the proposed use(s), occupancy classification(s), construction type, and all required life-safety systems.

Additional comments may be provided upon submission and review of building permit applications.

### Department of Public Works

The site is located within public utilities service district and would be connected to both public water and sewer.

### Fire/Rescue

All buildings shall be required to be accessible to Fire Department apparatus by way of access roadways with all-weather driving surface of not less than 20 feet from edge of pavement to edge of pavement. Fire lanes and fire hydrants shall adhere to Chapter 5 of the Fire Prevention Code and the Public Facilities Manual. During the Site Plan submittal process, Fire/Rescue shall review the plan to ensure compliance with all fire access requirements, which includes hydrant placement and fire suppression.

### VDOT

See VDOT letter (attachment 3), dated December 24, 2025.

### VDH

If there are any existing private wells on the property to be developed, owner shall apply at the Health Department for an abandonment permit (one per well) for any wells that are required to be abandoned.

## **VII. TRANSPORTATION AND TRAFFIC ANALYSIS**

The subject property fronts Carter Gallier Boulevard, which functions as a two-lane rural collector roadway carrying traffic in a northwest-southeast direction and serving a mix of institutional, office, and low-intensity commercial uses within this corridor. The roadway has an approximate pavement width of 32 feet and a posted speed limit of 25 miles per hour, providing a low-speed operating environment with

generous lane width and adequate capacity for two-way traffic flow, turning movements, and adequate ingress and egress associated with institutional uses.

All vehicular access to the site is proposed from Carter Gallier Boulevard via a single access point. From the proposed access location, the site benefits from excellent sight distance exceeding 500 feet in both the northwest and southeast directions, which supports safe ingress and egress movements along this segment of the roadway.

Carter Gallier Boulevard is planned to be fully connected in the future, linking the western segment where the subject property is located with the developed eastern portion of the corridor approximately three-quarters of a mile away. Once completed, this connection is expected to improve network connectivity and may result in increased overall traffic volumes along the corridor. However, the timing and funding for this roadway connection remain under development, and completion is not anticipated within the next decade. As such, staff finds it appropriate to evaluate the proposed rezoning based on existing roadway conditions and reasonably foreseeable traffic patterns.

#### Existing Traffic Conditions

VDOT has not conducted recent traffic counts for the approximately ½-mile segment of Carter Gallier Boulevard between Southcreek One and Old Church Road where the subject property is located. However, available traffic data for a similarly developed ½-mile segment of Carter Gallier Boulevard located to the east reflects an Average Annual Daily Traffic (AADT) volume of approximately 730 vehicles per day.

In the absence of site-specific traffic counts for the subject segment, staff believes it is reasonable to infer that the western segment of Carter Gallier Boulevard carries comparable traffic volumes, given the similarity in roadway classification, posted speed, pavement width, surrounding land-use patterns, and development intensity. When considered alongside the estimated traffic generation of the proposed school, the roadway appears capable of accommodating the additional trips without adverse impacts.

#### Applicant's Traffic Impact Analysis

The applicant's engineer submitted a traffic impact analysis (**see attachment 1**) in support of the rezoning request. While this submission does not constitute a full Traffic Impact Analysis (TIA) as defined by the VDOT, it provides a reasonable, planning-level assessment of anticipated traffic generation for the proposed school use and is considered adequate for rezoning-level review.

The analysis estimates that the proposed school, at full build-out of approximately 90 students, would generate on the order of 400 vehicle trips ends per weekday (includes staff). The school is proposed to operate from 8:30 a.m. to 2:00 p.m., Monday through Friday, with student drop-off and pick-up occurring at staggered times through an internal drop-off loop, thereby reducing the concentration of vehicles entering and exiting the site during any single peak hour.

#### Staff Analysis and Additional Context

Staff has reviewed the applicant's traffic impact analysis and finds the estimated 400 daily trip ends to be conservative when compared to commonly cited trip-generation benchmarks for similar uses. Industry reference data typically indicate that a small private or elementary-scale school serving approximately 90 students would generate fewer daily trips, even when accounting for staff activity. As such, the applicant's estimate provides a reasonable margin of safety for planning purposes.

For additional context, staff notes that approximately 400 daily trip ends is comparable to traffic volumes generated by other low-intensity uses commonly permitted by right in this and similar zoning districts, including small professional office buildings, daycare centers, neighborhood-scale medical or personal service uses, and other institutional uses. By way of comparison, a small professional office building of approximately 10,000 to 12,000 square feet would be expected to generate a similar number of daily vehicle trips.

Using the estimated 400 daily trip ends as a planning baseline, staff further notes that institutional and office-type uses typically experience approximately 20 to 30 percent of daily traffic during their highest peak hour, depending on operational characteristics. Applying this range, the proposed school would be expected to generate on the order of 80 to 120 vehicle trip ends during the AM peak hour, associated primarily with student arrival and staff access. PM peak-hour traffic is expected to be lower and more dispersed, potentially in the range of 40 to 80 vehicle trip ends, given staggered dismissal times, after-school arrangements, and the absence of overlap with traditional commuter peak hours. When viewed in the context of the existing roadway conditions along Carter Gallier Boulevard, these estimated peak-hour volumes are not anticipated to result in adverse impacts.

### Conclusion

Based on the applicant's traffic impact analysis, staff's review of comparable trip-generation data, the limited scale and operating characteristics of the illustrative private school use, the low posted speed limit, the available sight distance at the proposed access point, and the existing roadway capacity of Carter Gallier Boulevard, staff finds that the proposed rezoning is not expected to result in adverse traffic or transportation impacts under existing or foreseeable future conditions. While the traffic analysis and staff review are based on the development scenario presented by the applicant, any use developed on the property following rezoning—whether consistent with or different from the proposed school—would be subject to review and approval by County staff and the VDOT at the time of site-plan submittal. This process will provide an additional opportunity to evaluate access, internal circulation, and transportation impacts prior to development.

## **VIII. PROFFER ANALYSIS**

The applicant has not submitted any proffers in connection with this rezoning request. Approval of the request would constitute a straight rezoning to the Commerce Center (CC) zoning district, with development of the property governed by the standards and permitted uses of the CC district and other applicable provisions of the Zoning Ordinance.

Staff notes that the subject property was most recently rezoned in 2024 under Ordinance O-2024-11. That rezoning approved the property to the Light Industrial (I-1) district without proffers. Although the ordinance references the prior zoning as "General Commercial (C) with proffered conditions," no proffered conditions were adopted or re-affirmed as part of the 2024 rezoning. As a result, previously accepted proffers—originating with Case #03-01-REZC (2003) - are no longer applicable to the property. Staff also notes that many of the infrastructure-related improvements associated with those earlier proffers have already been satisfied through prior development and public improvements.

As illustrated on the Conceptual Development Plan, the applicant's example development scenario would involve removal of the previously proffered 200-foot building setback along Carter Gallier Boulevard, which is no longer in effect. Similar setback modifications have been approved elsewhere along the corridor, including on the eastern portion of Carter Gallier Boulevard. While the illustrative plan depicts a private school use, the proposed rezoning would not restrict the property to that use, as no proffers are offered. The site could be developed with any use permitted by right in the Commerce Center district, subject to applicable ordinance requirements, including riparian buffer standards, environmental regulations, and site plan review.

## **IX. COMPREHENSIVE PLAN ANALYSIS/COUNTY STRATEGIC PLAN (2025-2028)**

The 2021 Comprehensive Plan Future Land Use Map designates the subject property primarily as Gateway Business, with a small portion of the parcel also identified within the Natural Conservation designation. The Gateway Business designation is intended to accommodate employment-generating commercial and light industrial uses that support local economic development objectives, while also allowing institutional uses that are compatible in scale and intensity. Identified appropriate uses within this designation include offices, clean manufacturing, research and development, retail and service uses, lodging, and institutional uses such as schools, churches, public safety facilities, and similar uses. Under this designation, the illustrative private school concept presented by the applicant is consistent with the Comprehensive Plan's stated land-use intent.

The Natural Conservation designation is intended to protect environmentally sensitive features such as streams, wetlands, floodplains, and associated riparian areas. As discussed in this report, these features are located toward the rear of the property and are intended to remain largely undisturbed, with development concentrated toward the front of the site.

The proposed rezoning also aligns with the County's adopted Strategic Plan (2025–2028), particularly the priorities related to Economic Prosperity and Financial Stability and Efficiency, which emphasize strengthening the County's non-residential tax base and directing growth to designated corridors and activity centers. By allowing a broad range of commercial, office, institutional, and service-oriented uses, the Commerce Center district supports these objectives by maintaining flexibility for future development that can contribute to employment opportunities and local revenues.

While the applicant is a nonprofit organization, approval of the requested rezoning would not confer real estate tax exemption. Under Virginia law, nonprofit status alone does not automatically exempt property from local taxation, and any exemption would require a separate application and approval by the Board of Supervisors. Absent such action, the property would remain subject to real estate taxation in accordance with State law. Accordingly, evaluation of the rezoning focuses on land-use compatibility and policy alignment rather than assumptions regarding tax treatment or future revenue impacts.

## **X. STAFF RECOMMENDATION**

**Staff recommends approval** of the requested rezoning. The subject property is designated Gateway Business on the 2021 Comprehensive Plan Future Land Use Map, which supports a mix of commercial, institutional, and light industrial uses along key corridors. The proposed rezoning to Commerce Center (CC) is consistent with this designation and provides appropriate flexibility to accommodate compatible, employment-supporting uses along Carter Gallier Boulevard.

The surrounding corridor includes a mix of Commercial, Commerce Center, Light Industrial, and Heavy Industrial zoning, with existing development characterized by office, service, and other low- to moderate-intensity nonresidential uses. Within this context, the Commerce Center district is compatible with the existing and evolving development pattern and does not represent an out-of-scale land-use change. Staff also notes that many of the proffered conditions adopted under earlier rezonings have already been implemented through prior development and infrastructure improvements, with future development regulated by current zoning standards and the site plan process, including required riparian buffers, stream setbacks, and landscaping and buffering requirements.

Based on the Comprehensive Plan designation, corridor context, compatibility of the Commerce Center district, the implementation of prior proffers, and the ability to address environmental protection, access, buffering, and site design through site plan review, staff finds the request to be consistent with County policy and appropriate for the site and therefore recommends approval.

## **XI. PLANNING COMMISSION MOTION**

**Case# 25-21-REZ (Lighthouse Learning Academy):** Move to **approve (or / to deny)** the Planning Commission Resolution recommending approval of Case# 25-21-REZ to rezone 2.10 acres on Tax Map Parcel 42E-1-8 from Light Industrial (I-1) to Commerce Center (CC).

## **ATTACHMENTS**

1. Rezoning Application with Attachments (a. survey, b. rezoning narrative, c. conceptual development plan, d. traffic impact statement)
2. O-2024-11 (April 2024 rezoning approval ordinance)
3. VDOT Letter – December 24, 2025

**END OF DOCUMENT**

# Attachment 1



**County of Powhatan,  
Virginia**  
Rezoning Application

**For Office Use Only**

Case Number 25-21-REZ

Powhatan County, Virginia  
Department of Community Development  
3834 Old Buckingham Road: Suite F  
Powhatan, VA 23139

<b>Applicant Information</b>	
Name of Applicant	MATTHEW HARRISON / LIGHTHOUSE LEARNING ACADEMY
Mailing Address	3173 GULLANE COURT, POWHATAN, VA 23139
Phone Number	(804) 357-4086
Email Address	MHARRISON018@GMAIL.COM

<b>Owner Information</b> (Complete this section if the applicant is not the current property owner)	
Name of Owner	SOUTH CREEK PROPERTIES, LLC
Mailing Address	PO BOX 128, MIDLOTHIAN, VA 23113
Phone Number	(804) 647-7543
Email Address	ELIZABETHMEYER@TAYLORLONGPROPERTIES.COM

If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to the application (see form entitled *Consent of Owner(s) to Request Rezoning*).

If there are multiple owners, all owners must sign the application or provide other documentation consenting to the application (see form entitled *Ownership Disclosure*).

<b>Applicant Representative</b> (Complete this section if correspondence should be directed to someone other than the applicant)	
Name of Representative	LANE B. HARGRODER, PE / MSA
Mailing Address	2150 CARTER GALLIER BLVD SUITE C, POWHATAN, VA 23139
Phone Number	(417) 483-2160
Email Address	LANE.HARGRODER@MSA-RVA.COM

<b>Parcel Information</b>	
Tax Map Number	42E-1-8
Physical Address	NO SITE ADDRESS
General Description of Property Location	PROPERTY IS LOCATED ALONG CARTER GALLIER BLVD, SR 1343, APPROXIMATELY 500 LF WEST OF THE INTERSECTION WITH SOUTHCREEK ONE.
Election District	HUGUENOT
Total Acreage	2.10
Current Zoning	I-1, LIGHT INDUSTRIAL
Requested Zoning	CC, COMMERCE CENTER
Acreage to Be Rezoned	2.10
Countywide Future Land Use: Land Use Designation	GATEWAY BUSINESS

<b>Proposed Use</b>	
Describe Proposed Use	A PRIVATE SCHOOL IS PROPOSED; HOWEVER, APPLICANT DOES NOT WISH TO PRECLUDE BY PROFFER FUTURE USES PERMITTED BY RIGHT IN THE CC DISTRICT (see attached narrative)
Amount of Dedicated Open Space	0.315 AC [15% MINIMUM PER Sec. 83-470.(c)(1)b.]
If this request is approved, will new lots be created?	NO
If this request is approved, will new structures be constructed?	YES
Are there existing structures on the subject property?	NO
Will the proposed use connect to public water and/or sewer?	YES, BOTH

A conceptual plan that shows the general configuration of the proposed development, including land uses, general building types, density/intensity, resource protection areas, pedestrian and vehicular circulation, open space, public facilities, and phasing, should be submitted with the application.

**List of Adjacent Property Owners**

Tax Map No.	Owner Name	Mailing Address
42E-4-17	SIMPLE LEASING, L.L.C.	3856 WILDWOOD SHORES CT POWHATAN, VA 23139
42E-4-18	SOUTH CREEK PROPERTIES, LLC	PO BOX 128 MIDLOTHIAN, VA 23113
42E-4-19	RED DOOR MANAGEMENT, LLC	2100 CARTER GALLIER BLVD POWHATAN, VA 23139
42E-1-7	GOFAR 786, L.L.C.	12712 BAY HILL DR CHESTER, VA 23836
42E-1-9	CP ASSETS LLC	2305 N ROBERT BRUCE DR NORTH CHESTERFIELD, VA 23235
41-86D	SHIRLEY F BROWN	2206 BATTERSON RD POWHATAN, VA 23139
42E-1-5A	SOUTH CREEK PROPERTIES, LLC	1417 ANDERSON HWY POWHATAN, VA 23139
41-86E	EMILY CHRISTINA FREUND	2150 ANDERSON HWY POWHATAN, VA 23139

Note: Adjacent properties include those across roadways, waterways, railroads, and municipal boundaries.

**Statement of Validity of Information**

Every applicant shall sign the following document to substantiate the validity of submitted information.

I, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will provide written certification from the owner granting me the right to submit this application.

I declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.

Signature of Applicant Matthew Harrison

Name of Applicant (Printed) MATTHEW HARRISON / LIGHTHOUSE LEARNING ACADEMY

Commonwealth of Virginia  
County of Chesterfield to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Matthew Harrison, whose name is signed to the above, on this 20 day of November 2025.

Notary Public	<u>K. COOK</u>	Seal <b>Kimberly Cook</b> Commonwealth of Virginia Notary Public Commission: 00386156 My Commission Expires: 11/30/2029
Commission Expires	<u>11/30/2029</u>	
Notary Number	<u>00386156</u>	

Kimberly Cook  
Commonwealth of Virginia  
Notary Public  
Commission: 00386156  
My Commission Expires: 11/30/2029

MATTHEW HARRISON / LIGHTHOUSE LEARNING ACADEMY  
Name of Applicant (Printed)  
Commonwealth of Virginia  
County of Chesterfield to wit:  
Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Matthew Harrison, whose name is signed to the above, on this 20 day of November 2025.  
Notary Public K. COOK  
Commission Expires 11/30/2029  
Notary Number 00386156

**Ownership Disclosure**

List below the names and addresses of all owners or parties in interest of the land subject to this request.  
 If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.

Name	Address
BEATRICE L. GALLIER	PO BOX 128, MIDLOTHIAN, VA 23113

I, MATTHEW HARRISON, do hereby swear and affirm to the best of my knowledge and belief, the above information is true and that I am the applicant requesting rezoning for Tax Map 42E-1-8.  
 If the information listed above changes at any time while this request is being considered, I will provide Powhatan County with an updated list of owners.

Signature of Applicant	<i>[Handwritten Signature]</i>
Name of Applicant (Printed)	MATTHEW HARRISON / LIGHTHOUSE LEARNING ACADEMY

Commonwealth of Virginia  
 County of Chesapeake, to wit:  
 Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Matthew Harrison, whose name is signed to the above, on this 20 day of November 2025.

Notary Public	<i>K. COOK</i>	Seal <b>Kimberly Cook</b> Commonwealth of Virginia Notary Public Commission: 00386156 My Commission Expires: 11/30/2029
Commission Expires	<i>11/30/2025</i>	
Notary Number	<i>00286156</i>	

**Consent of Owner(s) to Rezoning Request**

If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to the rezoning application and that the applicant may submit proffered conditions on the property owner's behalf.

I, Beatrice L. Gallier, am the owner of the property subject to this rezoning request and consent to the request submitted by MATTHEW HARRISON OF LIGHTHOUSE LEARNING ACADEMY (Applicant) to rezone Tax Map 42E-1-8 from LIGHT INDUSTRIAL (I-1) (Current Zoning District) to COMMERCE CENTER (CC) (Requested Zoning District).

Signature of Owner	<u>Beatrice L. Gallier</u>
Name of Owner (Printed)	BEATRICE L. GALLIER / SOUTH CREEK PROPERTIES, LLC

Commonwealth of Virginia  
 County of HENRICO, to wit:  
 Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Beatrice Gallier, whose name is signed to the above, on this 20<sup>th</sup> day of November 2025.

Notary Public	<u>Tommy Foster, Jr.</u>	Seal 
Commission Expires	<u>Jan. 31, 2027</u>	
Notary Number	<u>7014705</u>	

**Applicant's Permission for Inspection of Property**

I, MATT HARRISON OF LIGHTHOUSE LEARNING ACADEMY, hereby grant access to the Director of Community Development, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application.

Signature of Applicant	<i>Matt Harrison</i>
Name of Applicant (Printed)	MATT HARRISON / LIGHTHOUSE LEARNING ACADEMY

Commonwealth of Virginia  
 County of Chesterfield to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Matt Harrison, whose name is signed to the above, on this 20 day of November 2025.

Notary Public	<i>K. Cook</i>	Seal <b>Kimberly Cook</b> Commonwealth of Virginia Notary Public Commission: 00386156 My Commission Expires: 1/30/2029
Commission Expires	<i>11/31/2029</i>	
Notary Number	<i>00386156</i>	

Notary Public	
Commission Expires	
Notary Number	

# Rezoning Application Attachments

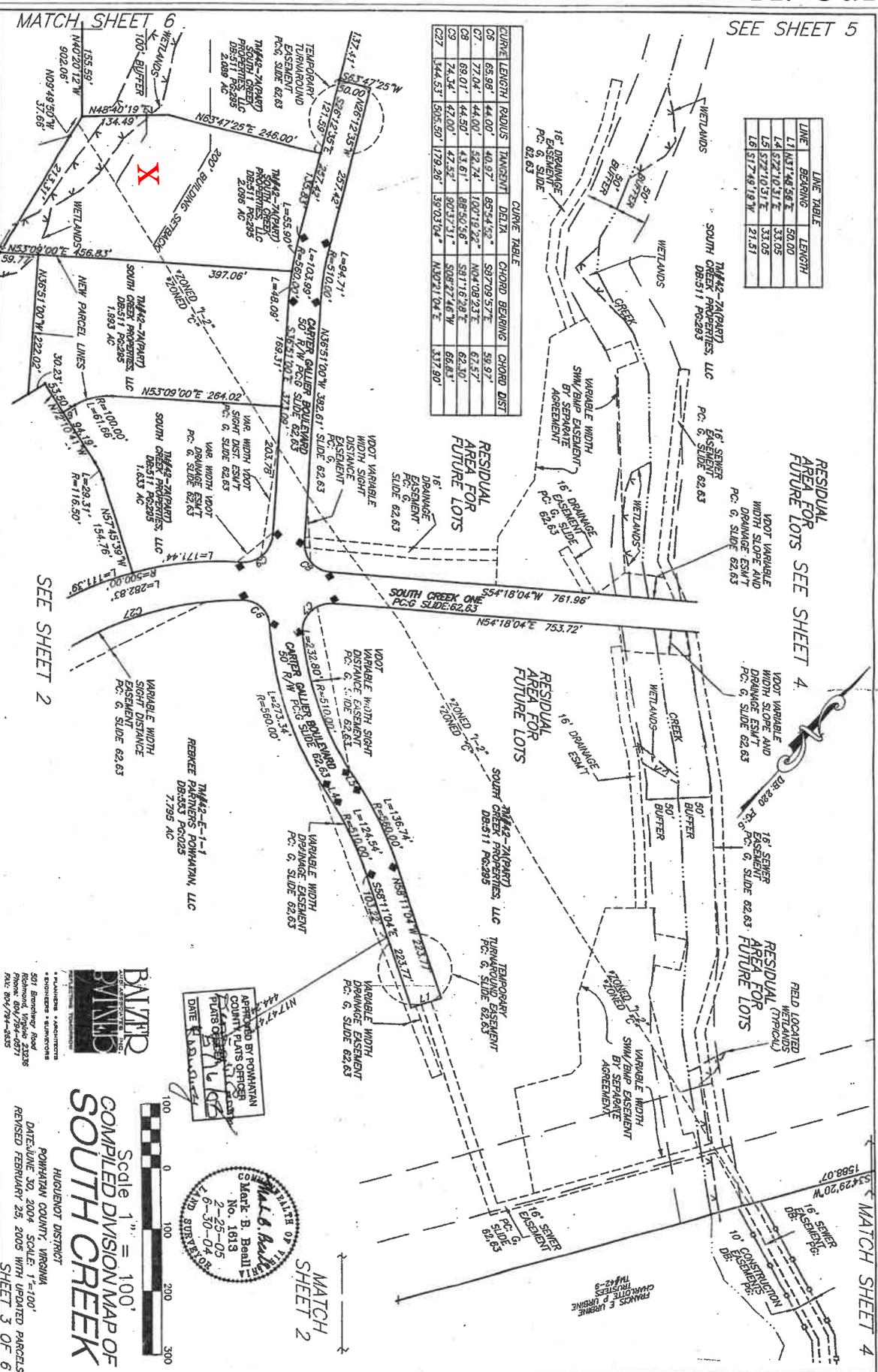
25-21-REZ: Lighthouse Learning Academy/Matthew Harrison

- a. Survey
- b. Narrative
- c. Conceptual Development Plan
- d. Traffic Impact Statement

SEE SHEET 5

LINE	BEARING	LENGTH
L1	N11°44'56"E	50.00
L4	S72°10'51"E	33.05
L5	S72°10'51"E	33.05
L6	S17°48'18"W	21.57

CURVE LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD DIST	
C5	65.98'	44.00'	43.97'	85°54'52"	S87°09'57"E	58.97'
C7	72.04'	44.00'	54.74'	100°19'22"	N04°08'23"E	67.37'
C8	69.01'	44.90'	43.61'	88°56'56"	S81°16'58"W	62.10'
C9	74.36'	42.00'	42.52'	90°31'31"	S08°27'46"W	66.83'
C27	44.53'	505.50'	179.26'	3°03'04"	N02°17'04"E	517.90'



APPROVED BY POMHATAN COUNTY CLERK'S OFFICE  
 DATE: 11/11/04  
 DNE: [Signature]



Scale 1" = 100'  
 COMPILED DIVISION MAP OF SOUTH CREEK  
 HUGULENT DISTRICT  
 POMHATAN COUNTY, VIRGINIA  
 DATE: JUNE 30, 2004 SCALE: 1"=100'  
 REVISED FEBRUARY 25, 2005 WITH UPDATED PARCELS  
 SHEET 3 OF 6

OS. 2 of 487

# B. Narrative – Lighthouse Learning Academy

## Rezoning Narrative

### Lighthouse Learning Academy

#### Case #25-21-REZ

Lighthouse Learning Academy is a 501(c)(3) nonprofit educational learning center proposed to serve neurodivergent children, including students with diagnoses such as autism spectrum disorder, attention deficit hyperactivity disorder (ADHD), and sensory processing disorders. The Academy is designed to provide a structured, supportive learning environment tailored to the educational and developmental needs of these students.

The applicant requests to rezone approximately 2.1 acres from Light Industrial (I-1) back to Commerce Center (CC) to allow for the establishment and operation of the school. The subject property is located on the south side of Carter Gallier Boulevard, just over 500 feet west of its intersection with Southcreek One. A conceptual development plan has been submitted with the rezoning application to illustrate the intended layout of the site, including building placement, circulation, parking, outdoor play areas, and buffering.

The initial campus is anticipated to cover approximately 12,000 square feet. This initial phase would include the construction and occupancy of a single building, with potential expansion contemplated at a later, undetermined date, based on enrollment needs and program growth. Any future expansion would be subject to applicable site plan review and permitting requirements.

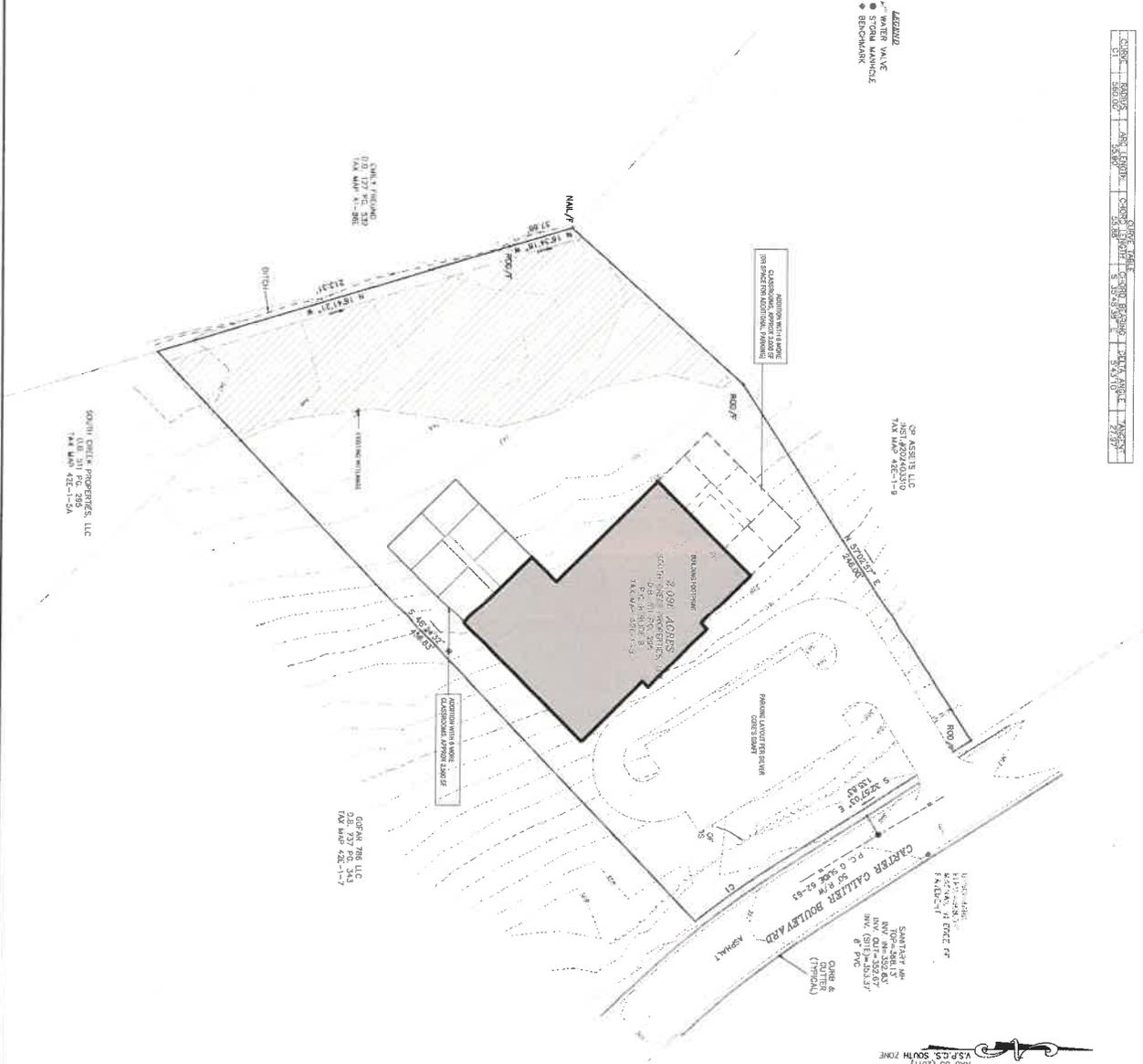
Lighthouse Learning Academy anticipates serving approximately 60 students during its first year of operation, with enrollment consisting of roughly 10 students per grade in kindergarten through fifth grade. Enrollment would increase gradually over time, with an additional 10 students added per year, up to a maximum enrollment of approximately 90 students in grades kindergarten through eighth grade, maintaining small class sizes of no more than 10 students per grade.

Hours of operation are expected to be from 8:30 a.m. to 2:00 p.m., Monday through Friday. Student drop-off and pick-up would occur through a designated front drop-off loop, with staggered arrival and departure times to minimize traffic impacts and ensure safe and orderly on-site circulation. All outdoor play areas would be secured and designed to provide a safe, controlled environment appropriate for the student population. In addition, the overall campus would be designed with safety and security as a priority, including controlled access, clear internal circulation, and appropriate screening and buffering.

Development of the site would occur outside of all identified wetlands and intermittent streams, in accordance with County regulations and applicable standards. Any required environmental delineations and approvals would be addressed as part of the site plan review process.

The proposed use is consistent with the intent of the Commerce Center zoning district, which allows for institutional and educational uses in locations served by public infrastructure and designed to accommodate low-intensity daytime activity. The requested rezoning would enable Lighthouse Learning Academy to establish a permanent location that supports its mission while remaining compatible with surrounding uses and the developing Carter Gallier Boulevard corridor.

# C. Conceptual Development Plan



2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	2	3	4	5	6	7	8	9	10	11

SOUTH CREEK PROPERTIES, LLC  
 1744 MAP 42E-1-2A

OWNER: 788 LLC  
 1744 MAP 42E-1-7

OWNER: 788 LLC  
 1744 MAP 42E-1-7

- NOTES:
- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  - 2) THE PACE, SHOWS ADJACENT PROPERTY OWNERS' RECORDS AND NOT BE SHOWN HEREON.
  - 3) HAZARD AREAS AS SHOWN ON FLOOD INSURANCE RATE MAP #31142C020C.
  - 4) DATA - VERTICAL - NAD 83
  - 5) THE CON. HORIZONTAL - NAD 83 (2011) V.S.P.C.S. NORTH ZONE
  - 6) NO UNDERGROUND UTILITIES ARE SHOWN HEREON
  - 7) NO WETLAND INFILTRATION IS SHOWN HEREON.



PROJECT NAME	252581
DATE	7/1/2023
SCALE	1"=40'
DRAWN BY	KJ
CHECKED BY	
PROJECT NUMBER	252581

REVISIONS

TOPOGRAPHIC SURVEY OF TAX MAP 42E-1-8

HUGUENOT DISTRICT POWHATAN COUNTY, VA



**ThomaSurveying**  
 Surveying and Consulting

2303 Darley Drive  
 Powhatan, VA 23139  
 804-239-5118

SHEET 1 OF 1

# D. Traffic Impact Statement

Traffic Impact Matrix for Rezoning(s) Without Specific User(s) Identified

Parcel ID	Site Information			Calculation of Daily Trips per Land Use (ITE, 11th Edition)				Remarks	
	Owner	Impacted Roads	Current AADT	Total Parcel Area (acres)	Total Parcel Area (sf)	Total Building Area (sf)	Private School (K-12) (LU 522) (Trip Ends)	Impacts	Comments
42E-1-8	SOUTH CREEK PROPERTIES, LLC	CARTER GALLIER BLVD	1,400	2.10	91,476	13,000	400	Development will be phased; only half of the trip generation is expected in near future	Comparable to other uses currently permitted by right

**Engineer's Certification:**

Signature  
  
 Lana B. Hagrider, PE

**VDOT Review:**

Approved with  
 No Comments \_\_\_\_\_  
 Approved with  
 Comments \_\_\_\_\_  
 Rejected with  
 Comments \_\_\_\_\_

**References:**

Powhatan County - Subdivision Ordinance, Article II, Sec. 68-175 - Access and circulation  
 Virginia Department of Transportation - 24VAC30-155 - Traffic Impact Analysis Regulations

# Attachment 2

O-2024-11

## ORDINANCE O-2024-11

**AN ORDINANCE TO REZONE APPROXIMATELY 19.769 ACRES OF LAND, BEING TAX MAP PARCEL #42E-1-8, 42E-4-20, 42E-4-19, 42E-4-18, 42E-4-21, 42E-4-22, 42-7A2 OWNED BY SOUTH CREEK PROPERTIES LLC, FROM GENERAL COMMERCIAL (C) WITH PROFFERED CONDITIONS TO LIGHT INDUSTRIAL (I-1).**

**WHEREAS**, the applicant, South Creek Properties LLC, submitted a request (Case #23-19-REZ) to the Powhatan County Board of Supervisors to rezone approximately 19.769 acres of land, being Tax Map Parcels #42E-1-8, 42E-4-20, 42E-4-19, 42E-4-18, 42E-4-21, 42E-4-22, 42-7A2 owned by South Creek Properties LLC, from General Commercial (C) with proffered conditions (Case #23-19-REZ) to Light Industrial (I-1); and

**WHEREAS**, §15.2-1427 and §15.2-1433 of the *Code of Virginia*, 1950, as may be amended from time to time, enable a local governing body to adopt, amend and codify ordinances or portions thereof; and

**WHEREAS**, §15.2-2280, §15.2-2285 and §15.2-2286 of the *Code of Virginia*, 1950, as amended, enables a local governing body to adopt and amend zoning ordinances; and

**WHEREAS**, the Planning Commission advertised and held a public hearing on the proposed rezoning at its meeting on April 2, 2024, and all of those who spoke on this topic were heard; and

**WHEREAS**, public necessity, convenience, general welfare, and/or good zoning practice support approval of this rezoning; and

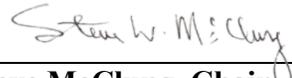
**WHEREAS**, the Powhatan County Board of Supervisors caused to be published a notice of public hearing on this matter; and

**WHEREAS**, the full text of this request was available for public inspection in the Powhatan County Administrator's Office, County Administration Building, 3834 Old Buckingham Road, Powhatan, Virginia 23139; and

**WHEREAS**, on April 29, 2024, the Powhatan County Board of Supervisors held a public hearing on this matter and all of those who spoke on this topic were heard.

**NOW, THEREFORE, BE IT ORDAINED**, that the Powhatan County Board of Supervisors hereby approves Ordinance O-2024-11 to rezone approximately 19.796 acres of land, being Tax Map Parcels #42E-1-8, 42E-4-20, 42E-4-19, 42E-4-18, 42E-4-21, 42E-4-22, 42-7A2 owned by South Creek Properties LLC, from General Commercial (C) with proffered conditions (Case #23-19-REZ) to Light Industrial (I-1).

**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON  
April 29, 2024.**

  
\_\_\_\_\_  
**Steve McClung, Chair**  
**Powhatan County Board of Supervisors**

**ATTEST:**

  
\_\_\_\_\_  
**Bret Schardein, Clerk**  
**Powhatan County Board of Supervisors**

**Recorded Vote:**

<i>Bill Donati Jr.</i>	<u>aye</u>
<i>Steve McClung</i>	<u>aye</u>
<i>Robert Powers</i>	<u>aye</u>
<i>Mark Kinney</i>	<u>aye</u>
<i>Denise Morrissette</i>	<u>aye</u>

# Attachment 3

December 24, 2025

RE: Lighthouse Learning Academy

Dear Mr. Clendenning:

The Virginia Department of Transportation Chesterfield Residency Land Use has reviewed the request submitted by Lighthouse Learning Academy, proposing to rezone 2.2 acres (TM 42E-1-8) from Light Industrial to Commerce Center. The undeveloped parcel is located on Carter Gallier Blvd, near its intersection with South Creek One. The undeveloped parcel is located on Carter Gallier Blvd, near its intersection with South Creek One.

The Virginia Department of Transportation Chesterfield Residency Land Use upon review of the Preliminary Layout Plan "South Creek School" dated 9/11/25 included the traffic Impact statement, Supports the request by Lighthouse Learning Academy for the rezoning and offers the attached letter dated 12/24/25 of comments.

**The Virginia Department of Transportation takes no exception to this request for the identified proposed use of this property.**

Please contact me, at (804) 674-2906 by email [Paul.Bodie@vdot.virginia.gov](mailto:Paul.Bodie@vdot.virginia.gov), or Dustin Dunnagan at (804) 674-2384 by email [Dustin.Dunnagan@vdot.virginia.gov](mailto:Dustin.Dunnagan@vdot.virginia.gov), should you have any questions or concerns regarding this rezoning.

Sincerely,  
Paul



**Paul G. Bodie, PE**

*Engineer I / Land Use Engineer Supervisor*

*Chesterfield Residency*

Virginia Department of Transportation

804-674-2906

[Paul.Bodie@VDOT.Virginia.gov](mailto:Paul.Bodie@VDOT.Virginia.gov)



Powhatan County  
Planning Commission  
Agenda Item

**Agenda Item 6) c.**

Meeting Date: January 6, 2026

---

**Agenda Item Title:** **Case #25-22-CUP: Crown Castle Towers 06-2, LLC's** request for a Conditional Use Permit (CUP) to allow a Telecommunications Tower located at 2410 Hancroft Drive on Tax Map Parcel 32-38A in Election District 1

**Summary of Item:** The proposal includes a 295-foot lattice telecommunications tower (exclusive of a 4-foot lightning rod) and a fenced equipment compound, with access provided from Venita Road. Additionally, the applicant requests modifications to the standard tower height and setback requirements of the Zoning Ordinance based on an engineered fall-zone analysis provided with the application.

The property is zoned Agriculture 10 (A-10) and contains a single-family dwelling with two accessory structures. The 2021 Comprehensive Plan designates this area as Rural Areas.

If recommended for approval, a series of conditions are recommended to address tower height, setbacks, compound size, access, screening, compliance with federal and state regulations, and conformance with the proposed site plans provided by the applicant.

**Dates Previously Considered by Planning Commission:** N/A

**Draft Motions:** **Move to approve (or / to deny)** the Planning Commission Resolution recommending approval of Case #25-22-CUP to grant a Conditional Use Permit for a 295-foot telecommunications tower at 2410 Hancroft Drive on Tax Map Parcel 32-38A, subject to the imposed conditions as presented.

**Staff Recommendation:** \_\_\_\_\_ Approve        X   Deny      \_\_\_\_\_ See Comments

**Attachments:** Draft Resolution; Staff Report with Attachments

**Staff Contact:** Ligon Webb, Planning Director (804) 598-5621 ext. 2006,  
[wwebb@powhatanva.gov](mailto:wwebb@powhatanva.gov)

*If there are any questions, please call the staff contact prior to the meeting.*

## PLANNING COMMISSION RESOLUTION

### RECOMMENDING APPROVAL OF CASE# 25-22-CUP: CROWN CASTLE TOWERS 06-2, LLC'S APPLICATION FOR A CONDITIONAL USE PERMIT FOR A TELECOMMUNICATIONS TOWER ON TAX MAP 32-38A LOCATED AT 2410 HANCROFT DRIVE IN ELECTION DISTRICT 1

**WHEREAS**, Virginia Code § 15.2-2286(A)(3) enables the Powhatan County Board of Supervisors to grant conditional use permits under suitable regulations and safeguards; and Virginia Code § 15.2-2285(A) authorizes and requires the Planning Commission to consider, hold a public hearing, and make recommendations to the Board of Supervisors on all land-use applications filed with the County; and

**WHEREAS**, the applicant, Crown Castle Towers 06-2, LLC, has requested a Conditional Use Permit (CUP) to allow a telecommunications tower (Tower) and associated accessory uses on Tax Map Parcel 32-38A located at 2410 Hancroft Drive in Election District 1; and

**WHEREAS**, in addition, the applicant requests to modify the development standards related to the Tower height and setbacks, as permitted through the CUP process under Zoning Ordinance Section 83-432 (d)(1)(a)(7)(iii); and

**WHEREAS**, telecommunications towers are permitted in the A-10 zoning district by CUP pursuant to Zoning Ordinance Section 83-162 (11); and

**WHEREAS**, the 13.1-acre property is zoned Agriculture-10 (A-10) and contains an existing single-family dwelling with two accessory structures; and

**WHEREAS**, the nearest existing adjacent residential dwelling is located at 2521 Venita Road on Tax Map 32-30A, approximately 500 feet from the proposed Tower site; and

**WHEREAS**, the applicant has provided a structural design and engineering analysis ANSI/Fall Zone Letter dated June 5, 2025, prepared by Robert E. Beacom, P.E., which certifies the Tower's fall zone at 208 feet; and

**WHEREAS**, the County's Comprehensive Plan recommends this area for Rural Areas; and

**WHEREAS**, the conditions imposed below represent suitable regulations and safeguards to protect the neighboring properties from the impact of the CUP; and

**WHEREAS**, pursuant to Virginia Code § 15.2-2204, the Powhatan County Planning Commission advertised as required by law and held a public hearing on this request on January 6, 2026.

**NOW, THEREFORE, BE IT RESOLVED**, the Powhatan County Planning Commission has considered each of the applicable standards in Zoning Ordinance Section 83-123(f)(4), and finds the granting of this request is a matter of public necessity, convenience, general welfare, or good zoning practice;

**BE IT FURTHER RESOLVED**, the Powhatan County Planning Commission hereby recommends approval of Case 25-22-CUP to allow a Telecommunications Tower on Tax Map Parcel 32-38A located at 2410 Hancroft Drive in Election District 1, subject to the following imposed conditions:

1. Use. A telecommunications tower (Tower) and related accessory uses as defined in the Powhatan County Zoning Ordinance may be installed and operated on the Property, subject to these conditions.

2. Tower Type and Height. The Tower shall be constructed as a lattice tower with a maximum height of 295 feet, exclusive of a 4-foot lightning rod.
3. Site Plan. The Tower and associated improvements shall be developed in substantial conformance with the Proposed Site Plan (Sheet A-0) and Compound Plan (Sheet A-1) dated July 10, 2025, prepared by Christopher D. Morin, P.E., attached as Exhibit A.
4. Setback Exception. Pursuant to authority granted in the Zoning Ordinance Section 83-432 (d)(1)(a)(7)(iii), and based on the structural design and engineering analysis provided in the ANSI/Fall Zone Letter dated June 5, 2025, prepared by Robert E. Beacom, P.E., attached as Exhibit B, which certifies the fall zone for the tower at 208 feet, the required Tower setbacks shall be as follows:
  - 318 feet from the north property line;
  - 250 feet from the east property line;
  - 208 feet from the south/west property line;
  - 500 feet from the nearest existing off-site residential dwelling located on Tax Map 32-30A.
5. Screening and Buffering. A Type C perimeter buffer shall be provided and maintained around the entire fenced Tower compound in accordance with Section 83-432(d)(i)(a)(7)(iv)(F) and Sections 83-460 and 83-461 of the Zoning Ordinance. Existing vegetation within the buffer area shall be preserved to the maximum extent practicable. Supplemental landscaping shall be installed as necessary, as determined by the Planning Director, to ensure compliance with the Type C buffer standards and to provide adequate year-round screening.
6. Lighting. The Tower shall be lighted as required by the Federal Aviation Administration (FAA). No additional or alternative lighting shall be installed. Any required lighting shall utilize the least intrusive design, intensity, and duration permitted by the FAA and shall be properly maintained for the life of the facility.
7. Access. Vehicular access to the Tower compound shall be provided from Venita Road (Route 624) via a 30-foot ingress/egress and utility easement. The access drive shall be designed, constructed, and maintained to meet Fire and Rescue apparatus access standards, including a minimum unobstructed travel width of 20 feet, an all-weather gravel or paved surface capable of supporting a minimum gross vehicle weight of 75,000 pounds, adequate vertical clearance, and turning radii sufficient to accommodate emergency response vehicles.
8. Colocation. The Tower Owner shall provide the County with the right of first refusal to any available colocation spaces, including adequate ground space for equipment, at no cost to the county—provided, however, that the county shall be responsible for placing and maintaining its own equipment.
9. Compliance with Laws. All activities associated with this CUP shall be in compliance with all applicable local, state, and federal laws and regulations.
10. Annual Inspections. The Property Owner shall consent to annual administrative inspections by the Department of Community Development for compliance with the requirements of this CUP.
11. Enforcement. Failure to comply with these CUP conditions may result in the issuance of a Notice of Violation (NOV) by the Zoning Administrator. The Zoning Administrator may present this Conditional Use Permit to the Board of Supervisors for revocation if the NOV is not resolved as directed.

12. Property Transfer. Prior to any transfer of interest in the Property, the Owner shall provide a copy of this CUP and its conditions to the prospective new owners/tenants as well as notify the County Planning Department of such intended transfer.

*Recorded Vote:*

*Bobby Hall (District 1)* \_\_\_\_\_

*Darlene Bowlin (District 2)* \_\_\_\_\_

*Jessica Winall (District 3)* \_\_\_\_\_

*Craig Hughes (District 4)* \_\_\_\_\_

*Kenneth Hatcher (District 5)* \_\_\_\_\_

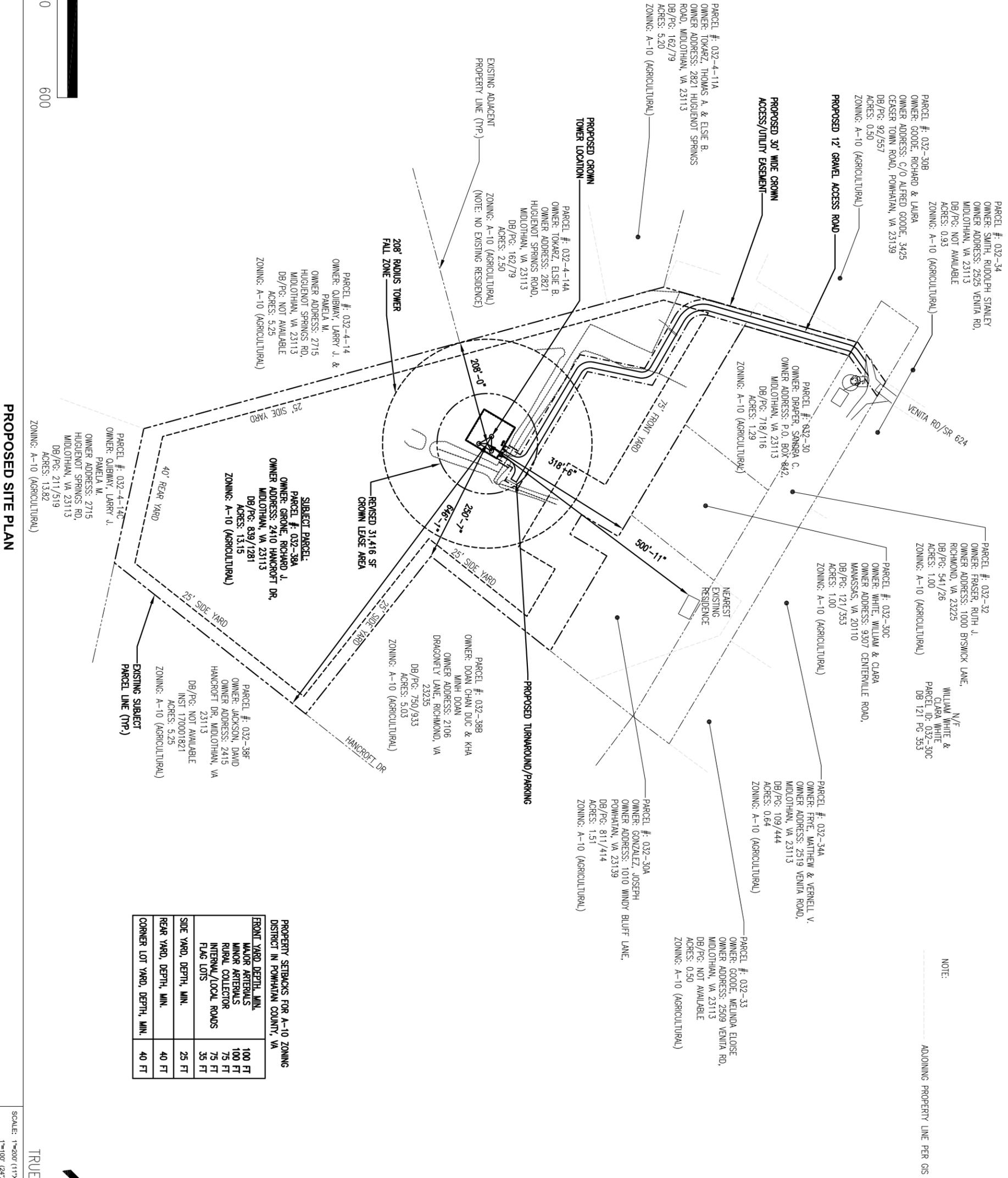
**Attachments:**

**Exhibit A – Proposed Site Plan**

**Exhibit B – Fall Zone Certification**

DRAFT

# Exhibit A - Proposed Site Plan



PROPOSED SITE PLAN

PROPERTY SETBACKS FOR A-10 ZONING DISTRICT IN POWHATAN COUNTY, VA

FRONT YARD DEPTH, MIN.	100 FT
MAJOR ARTERIALS	100 FT
MINOR ARTERIALS	75 FT
RURAL COLLECTOR	75 FT
INTERNAL/LOCAL ROADS	35 FT
FLAG LOTS	35 FT
SIDE YARD, DEPTH, MIN.	25 FT
REAR YARD, DEPTH, MIN.	40 FT
CORNER LOT YARD, DEPTH, MIN.	40 FT



SCALE: 1"=200' (11'X17")  
1"=100' (24'X36")

1

NO.	DATE	DESCRIPTION	BY
A	06-06-24	PRELIMINARY ZONING DRAWINGS	AGT
B	09-27-24	PRELIMINARY ZONING DRAWINGS	AGT
C	11-08-24	PRELIMINARY ZONING DRAWINGS	AGT
D	11-11-24	PRELIMINARY ZONING DRAWINGS	AGT
E	06-23-25	PRELIMINARY ZONING DRAWINGS	AGT
F	07-09-25	PRELIMINARY ZONING DRAWINGS	AGT
O	07-10-25	FINAL ZONING DRAWINGS	AGT

DRAWN BY: AGT  
CHECKED BY: BMQ  
DRAWING DATE: 07-10-25

CARRIER'S NAME: \_\_\_\_\_  
SITE NUMBER: \_\_\_\_\_  
SITE NAME: \_\_\_\_\_  
VENITA HANCROFT  
BUSINESS UNIT NUMBER: \_\_\_\_\_  
832285  
SITE ADDRESS: \_\_\_\_\_  
VENITA ROAD  
MIDLOTHIAN, VA 23113  
SHEET TITLE: \_\_\_\_\_

PROPOSED SITE PLAN

SHEET NUMBER

A-0

June 5, 2025

Mr. Anthony Carden  
Crown Castle USA, Inc.  
8000 Avalon Blvd., Suite 700  
Alpharetta, GA 30009

RE: Proposed 295' Sabre Self-Supporting Tower for Venita Hancroft, VA

Dear Mr. Carden,

Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 124 mph with no ice and 30 mph + 1.5" ice, Risk Category IV, Exposure Category C, and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Supporting Structures.

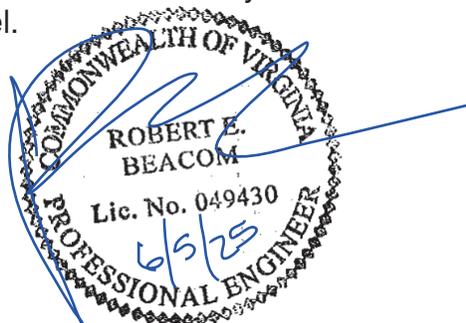
When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Industries.* In the unlikely event of total separation, this would result in a 208' fall radius at ground level.

Sincerely,

Robert E. Beacom, P.E., S.E.  
Engineering Manager





## Case #25-22-CUP: Crown Castle Towers 06-2 LLC

Staff Report Prepared for the Planning Commission

December 28, 2025

Submitted by Ligon Webb, Planning Director

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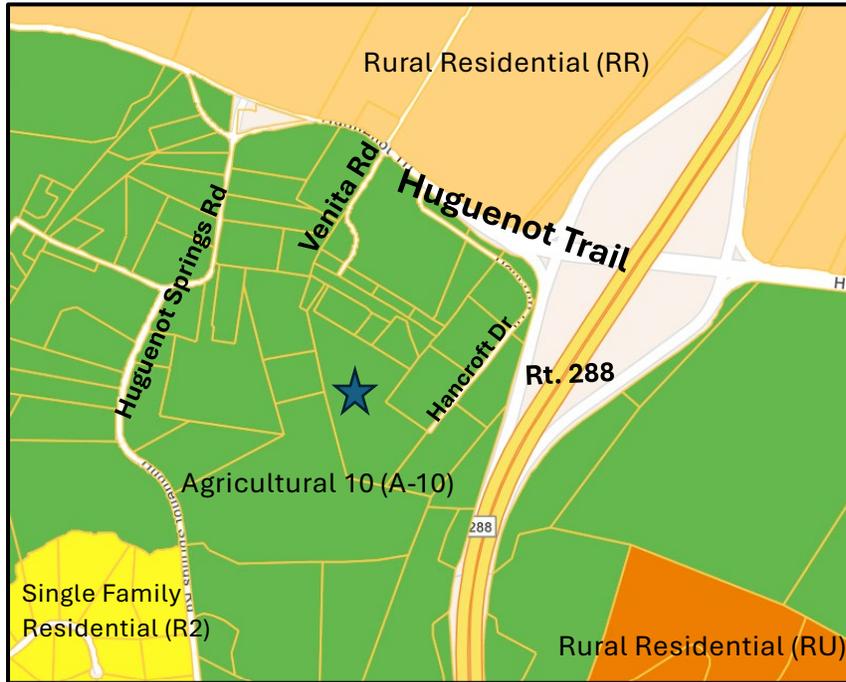
### I. PUBLIC MEETINGS

Planning Commission:	January 6, 2026	Public Hearing
Board of Supervisors:	January 26, 2026	Public Hearing <i>(Tentative)</i>

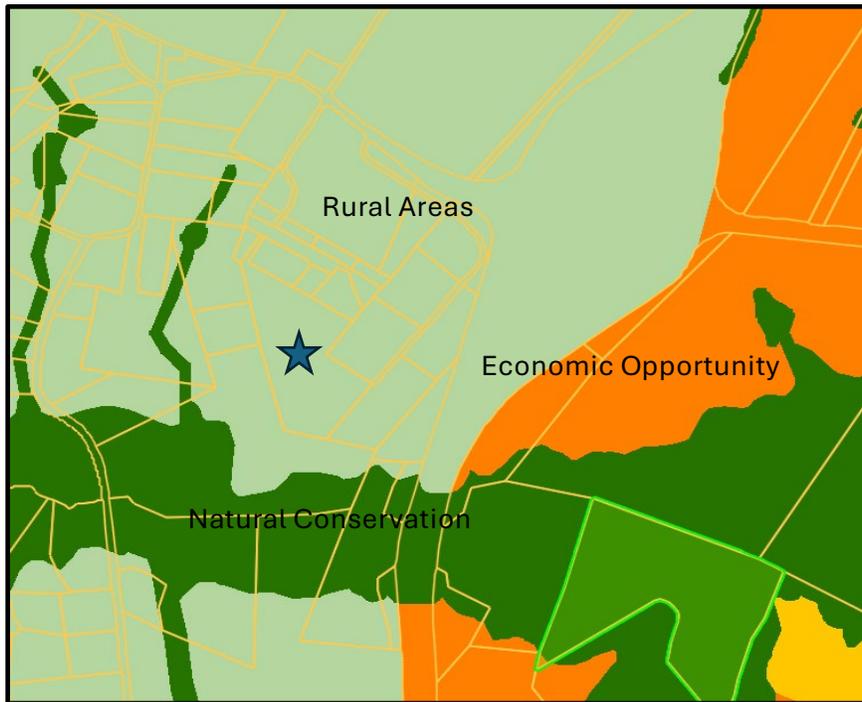
### II. IDENTIFICATION AND LOCATIONAL INFORMATION

Request	Conditional Use Permit (CUP) for telecommunications facility
Existing Zoning	Agricultural 10 (A-10)
Parcel Size	13.1 acres
Parcel Tax Map	32-38A
Applicant	Crown Castle Towers 06-2, LLC
Owner	Richard and Cynthia Girone
Location of Property	The property, 2410 Hancroft Drive, is located near the intersection of Huguenot Trail and Route 288; ~ 1,200 feet south of Huguenot Trail and ~ 630 feet west of Route 228.
Electoral District	District 1
2021 Future Land Use Plan	Rural Areas
Adjacent Zoning	North: Agricultural 10 (A-10) South: Agricultural 10 (A-10) East: Agricultural 10 (A-10) West: Agricultural 10 (A-10)

Current Zoning Map – Subject Parcel Identified with Star



Future Land Use Map – Subject Parcel Identified with Star



The light green color indicates Rural Areas and the dark green is Natural Conservation; the orange color indicates Economic Opportunity

### III. EXECUTIVE SUMMARY

The applicant, Crown Castle, has submitted a request for a Conditional Use Permit (CUP) to allow the construction and operation of a telecommunications facility, including a freestanding telecommunications tower, on property located along Venita Road (Route 624). However, the property's existing dwelling is addressed as 2410 Hancroft Drive. The proposed tower would be 295 feet in structural height, with an additional lightning rod resulting in a total height of 300 feet above ground level (AGL). The proposed facility is intended to replace an existing Crown Castle telecommunications tower located approximately 2,300 feet to the east at 655 Huguenot Trail, which is subject to a ground lease scheduled to expire in February 2026. The applicant has indicated that the existing tower would remain operational on a month-to-month basis until construction of the proposed facility is completed and service is transferred.

The proposed telecommunications facility has been reviewed for consistency with the applicable standards of the Zoning Ordinance, including requirements related to collocation, height, setbacks, access, buffering, and design. The Zoning Ordinance establishes fall-zone setback requirements based on a percentage of the tower height; for a tower of this height, the ordinance would typically require setbacks of 120 percent of the tower height from property lines and on-site residential dwellings, and the greater of 500 feet or 200 percent of the tower height from residential dwellings on adjacent properties. The ordinance further provides that these setback requirements may be modified by the Board of Supervisors during the Conditional Use Permit review process, based on review and recommendation by the Planning Director and the Planning Commission. As part of this application, the applicant has requested a modification to the fall-zone setback requirements, citing the engineered design of the proposed lattice tower and the physical characteristics of the site. An ANSI/Fall Zone Certification Letter dated June 5, 2025, prepared by Robert E. Beacom, P.E., has been submitted by the applicant (**See CUP application, Attachment 1 and/or CUP approval resolution, Exhibit B**), certifying that the proposed telecommunications tower is engineered with a fall-zone radius of 208 feet.

The proposed Site Plan included with the CUP application (**see CUP application, Attachment 1 and/or CUP approval resolution, Exhibit A**) depicts the location of the telecommunications tower, fenced compound, access drive, ingress/egress and utility easement from Venita Road, and required buffering. View simulations have been provided by the applicant and are included with the CUP application materials to illustrate the anticipated visual appearance of the proposed tower from selected vantage points in the surrounding area. The Federal Aviation Administration (FAA) has issued a Determination of No Hazard to Air Navigation for the proposed tower height, subject to required marking and lighting. Vehicular access to the telecommunications facility would be provided from Venita Road via a dedicated ingress/egress and utility easement, with the access drive constructed to meet Fire and Rescue apparatus standards. A Type C perimeter buffer is required around the entire facility to minimize visual impacts. The CUP process allows for a site-specific evaluation of the proposed telecommunications facility and the requested fall-zone modification. The draft Resolution includes proposed conditions of approval to address public safety, access, and compatibility with surrounding uses.

### IV. PROPERTY DESCRIPTION AND EXISTING CONDITIONS

The property consists of approximately 13.1 acres and is zoned Agriculture-10 (A-10). The parcel is improved with an existing single-family dwelling and two accessory structures and is characterized by a mix of open areas and wooded land. Approximately one-half of the property is heavily wooded, providing existing vegetative cover and natural screening across portions of the site.

As noted, the property's existing single-family dwelling, addressed as 2410 Hancroft Drive, is served by Hancroft Drive, a private drive, and would remain the dwelling's access point following development of the proposed telecommunications facility. The proposed telecommunications tower would be in a separate area of the parcel and would not utilize Hancroft Drive for access. Instead, access to the telecommunications facility would be provided via a separate right-of-way to be developed from Venita Road (Route 624), as depicted on the submitted Site Plan.

Surrounding land uses are predominantly rural residential in character, consistent with the existing A-10 zoning designation. Properties to the north of the subject parcel (Tax Map Parcels 32-30, 32-30C, and 32-30A) include undeveloped land and a single-family dwelling. Properties to the south (Tax Map Parcel 32-4-14) and west (Tax Map Parcel 32-4-11A) contain existing single-family dwellings and associated accessory structures, while an additional parcel to the west (Tax Map Parcel 32-4-14A) remains undeveloped. The subject property is located ~ 600 feet west of Route 288.

Overall, the subject property and surrounding area reflect a low-density, rural residential development pattern, with substantial lot sizes, existing vegetation, and limited non-residential development.

### Visuals





## V. LAND USE ANALYSIS AND FALL ZONE MODIFICATION REQUEST

### Comprehensive Plan Considerations

The Comprehensive Plan identifies the subject area as rural in character, emphasizing low-density residential development, agricultural uses, and the preservation of open space. At the same time, the Plan recognizes the importance of essential public infrastructure, including telecommunications facilities that support emergency services, government operations, and regional connectivity. When appropriately sited and conditioned, telecommunications facilities are considered compatible utility-type uses within rural areas.

While telecommunications facilities are recognized as essential infrastructure, the proposed facility introduces a specialized and highly visible use within a predominantly rural residential setting. The Site Plan reflects efforts to minimize potential impacts through the placement of the tower away from existing residences, retention of existing wooded areas, use of access from Venita Road, and provision of required buffering. However, the proposal does not fully comply with the Zoning Ordinance's required

fall zone standards, which warrants additional scrutiny. The Conditional Use Permit process provides the appropriate framework for the County to evaluate the proposal on a site-specific basis and, where necessary, apply conditions to address compatibility, visual, safety, and fall zone considerations for surrounding rural residential land uses.

#### Telecommunications Infrastructure and Site Improvements

Development of the proposed telecommunications facility would require the installation of supporting infrastructure, including a dedicated access drive, utilities, and associated site improvements. Access to the tower site would be provided via a new ingress/egress and utility right-of-way from Venita Road (Route 624), as depicted on the proposed Site Plan. This access would be constructed to meet Fire and Rescue apparatus standards and would be separate from Hancroft Drive, the private drive that serves the existing single-family dwelling on the parcel.

Utility connections to the telecommunications facility would be limited to those necessary to support tower operations, such as electric service and telecommunications backhaul, and would be installed in accordance with applicable local, state, and federal requirements. Once constructed, the facility would generate minimal traffic and would not require on-site staffing, consistent with the characteristics of a utility-type use.

#### Continuity of Telecommunications Service and County Equipment

Crown Castle currently operates an existing telecommunications tower located at 655 Huguenot Trail (Tax Map Parcel 32-40), which accommodates multiple users, including County-owned communications equipment and other wireless carriers. The proposed telecommunications facility is intended to replace this existing tower and provide continued service for both public and private users. If approved and constructed, the County would be provided space on the proposed tower, with the County's antennas located at an elevation of approximately 261 to 283 feet and would lease ground space at the site for associated equipment shelters and infrastructure. Relocation of the County's equipment from the Huguenot Trail site to the proposed tower would be subject to execution of a new lease agreement between the County and Crown Castle. Lease terms are addressed separately from the Conditional Use Permit and would be established through a standalone contractual process.

Construction of the proposed telecommunications tower is expected to take approximately four to six months, following approval of the Conditional Use Permit and receipt of all required permits. Users of the existing Huguenot Trail tower would transition to the new facility on a phased basis, rather than simultaneously. As a result, there would likely be a period during which both towers are operational concurrently. Full decommissioning of the existing Huguenot Trail tower would occur only after all users have successfully relocated to the proposed facility.

#### Fall Zone Requirements – Zoning Ordinance Standards

The Powhatan County Zoning Ordinance establishes fall zone setback requirements for telecommunications towers to address public safety considerations associated with structural failure. These requirements are based on a percentage of the total tower height and vary depending on the proximity of property lines and residential dwellings. Specifically, Section 83-432(d)(1)(a)(7)(iii) requires telecommunications towers to be set back:

*A distance equal to or exceeding 120 percent of the tower height from any property line and from any existing residential dwelling located on the same parcel; and*

*A distance equal to the greater of 500 feet or 200 percent of the tower height from any existing residential dwelling located on an adjacent property.*

For a telecommunications tower with a structural height of approximately 295 feet above ground level, strict application of these standards would require fall-zone setbacks of approximately 354 feet from property lines and on-site residential dwellings, and approximately 590 feet from residential dwellings located on adjacent parcels.

The ordinance further provides that these fall-zone setback requirements may be modified by the Board of Supervisors during the Conditional Use Permit review process, based on review and recommendation by the Planning Director and the Planning Commission. This provision allows the County to consider site-specific conditions and engineered tower designs while maintaining the ordinance's underlying public safety intent.

### Fall Zone Setback Requirements

*(295-foot telecommunications tower)*

Location Measured From	Ordinance Requirement	Required Distance (295-ft tower)
Property lines	120% of tower height	354 feet
Existing residential dwelling on the same parcel	120% of tower height	354 feet
Existing residential dwelling on an adjacent parcel	Greater of 500 feet or 200% of tower height	590 feet

### Requested Fall Zone Modification

As part of this application, the applicant has requested a modification to the fall-zone setback requirements pursuant to the authority granted in Section 83-432(d)(1)(a)(7)(iii) of the Zoning Ordinance. The request is supported by a structural and engineering analysis contained in the ANSI/Fall Zone Certification Letter dated June 5, 2025, prepared by Robert E. Beacom, P.E., which is included as Exhibit B to the proposed Conditional Use Permit approval resolution. The certification letter concludes that the proposed telecommunications tower is engineered with a fall-zone radius of 208 feet.

Based on this engineering certification and the proposed site layout, the applicant has requested that the required tower setbacks be modified from the standard percentage-based ordinance requirements to the following site-specific distances:

318 feet from the north property line (354 ft required);

243 feet from the east property line (354 ft required);

208 feet from the south and west property lines (354 ft required); and

400 feet from existing dwelling located on parcel (354 ft required); and

500 feet from the nearest existing off-site residential dwelling located on Tax Map Parcel 32-30A (590 ft required).

The requested modification does not eliminate fall-zone protections but instead substitutes the standard percentage-based setbacks with engineered, site-specific setbacks directly tied to the certified fall-zone radius of the proposed tower, as documented in the CUP application (**attachment 1**) and/or CUP approval resolution (**see exhibit B**). The modification is expressly limited to the tower height, design, and configuration shown on the approved Site Plan. Any increase in tower height, change in tower type, or alteration to the fall-zone configuration would require additional review and approval through amendment of the Conditional Use Permit.



#### Independent Technical Review of Fall Zone

Pursuant to Section 83-432(d)(i)(a)(7)(v)(D) of the Zoning Ordinance, the County may, at its discretion, submit required technical documentation to an independent third-party technical expert for review. In this case, the ANSI/Fall Zone Certification Letter dated June 5, 2025, prepared by Robert E. Beacom, P.E., (**see CUP Application, attachment 1 and/or CUP Resolution, exhibit B**) and submitted by the applicant in support of the requested fall-zone modification, may be forwarded for review by a third-party engineer selected by the County. Any costs incurred by the County for such independent technical review shall be borne by the applicant, in accordance with the Zoning Ordinance.

## **VI. PUBLIC SERVICE ANALYSIS (Review by County Departments and State Agencies)**

### Building Department

1. Addressing. An address will be required for the telecommunications facility and any associated support structures. Addressing shall be coordinated with the Zoning Division prior to permit issuance.
2. Building Code Compliance. All structures associated with the telecommunications facility, including the tower, foundations, equipment shelters, and accessory structures, shall comply with the applicable provisions of the Virginia Uniform Statewide Building Code (USBC) in effect at the time building permits are applied for.
3. Geotechnical and Structural Design. A geotechnical (soil) analysis and engineered foundation design will be required for the telecommunications tower and any associated structures. Construction documents submitted for permit review shall be consistent with the recommendations and design criteria contained in the geotechnical report.
4. Tower and Foundation Permits. Separate building permits may be required for the tower structure, foundations, and any accessory buildings or equipment shelters. All required construction documents shall be submitted for review prior to permit issuance.
5. Special Inspections. Special inspections will be required in accordance with the USBC, including inspections related to structural steel, foundations, and tower erection. A Statement of Special Inspections is required at the time of permit application.
6. Additional Review. Additional comments may be provided by the Building Inspections Department upon review of detailed construction plans submitted with the building permit applications.

### Department of Public Works

The Department of Public Works has reviewed CUP. This parcel is not in the Utilities service area. The department has no reviews.

### Fire/Rescue

Vehicular access to the telecommunications tower shall be provided from Venita Road (Route 624) via a 30-foot ingress/egress and utility easement, as generally shown on the submitted proposed Site Plan. The access drive shall be designed, constructed, and maintained to meet Fire and Rescue apparatus access standards, including a minimum unobstructed travel width of 20 feet, an all-weather gravel or paved surface capable of supporting a minimum gross vehicle weight of 75,000 pounds, adequate vertical clearance, and turning radii sufficient to accommodate emergency response vehicles. Final design details and compliance with Fire and Rescue access standards shall be reviewed and approved by the Fire and Rescue Department at the time of Site Plan submission.

### VDOT

See attached letter dated December 24, 2025 (**VDOT Letter, attachment 2**)

### Health Department

The proposed telecommunications facility will not utilize an on-site well or septic system. No Health Department permits are required for the proposed use. If any existing wells or septic systems are identified on the property and are to be abandoned or disturbed as part of site development, abandonment shall be conducted in accordance with Virginia Department of Health (VDH) requirements. Additional review by the Health Department may be required if site conditions or proposed improvements change.

## **VII. TRANSPORTATION AND TRAFFIC ANALYSIS**

The proposed telecommunications facility is a low-intensity, utility-type use that is expected to generate minimal traffic once constructed. According to the CUP application, routine access to the site would be limited to periodic maintenance and inspection visits, estimated at approximately five to six trips per year, with no daily employees or regular service traffic. Construction-related traffic would be temporary in nature and limited to the construction period (4-6 months).

Vehicular access to the telecommunications facility would be provided from Venita Road (Route 624) via a dedicated ingress/egress and utility easement, as shown on the proposed Site Plan. Venita Road is a local roadway serving rural residential development in the area and is not classified as a major arterial or collector. Available VDOT data indicates that Venita Road carried an average daily traffic (ADT) volume of approximately 100 vehicles per day (2020). A portion of Venita Road is hard surfaced for approximately 1,000 feet, with the paved section ending generally in the vicinity of the proposed access point to the subject property.

The Virginia Department of Transportation (VDOT) reviewed the proposed CUP and provided comments dated December 24, 2025. VDOT did not identify any significant transportation impacts associated with the proposed telecommunications facility, given the very low level of anticipated traffic generation. Any required entrance improvements or permitting would be addressed through the VDOT land development and entrance permit process, as applicable, at the time of site plan approval.

Given the limited number of anticipated site visits, the rural nature of the surrounding roadway network, and the absence of regular employee or customer traffic, the proposed telecommunications facility is not expected to have a measurable impact on traffic operations or roadway capacity along Venita Road or the surrounding road network

## **VIII. CUP CONDITIONS ANALYSIS**

The proposed conditions of approval are intended to ensure that the telecommunications facility is developed and operated in a manner consistent with the Zoning Ordinance, the Comprehensive Plan, and the specific characteristics of the subject property and surrounding rural residential area. Collectively, the conditions address limitations, tower design, public safety, access, buffering, compliance with federal requirements, and long-term enforceability. The full text of the proposed conditions of approval (with exhibits) is included in the attached Planning Commission approval resolution.

Use and Tower Characteristics (Conditions 1–2). Conditions 1 and 2 limit the Conditional Use Permit to a telecommunications tower and related accessory uses and establish the approved tower type and maximum height. These conditions ensure that the CUP authorizes only the specific utility-type use

evaluated by the Planning Commission and Board of Supervisors and prevents expansion to other uses or increases in height without additional review.

Site Plan Conformance (Condition 3). Condition 3 requires development in substantial conformance with the submitted Site Plan and Compound Plan, providing clarity regarding the approved layout, access, and facility footprint. This condition ensures that the location of the tower, compound, access drive, and associated improvements are implemented as reviewed, while allowing minor adjustments through the site plan review process as permitted by ordinance.

Fall Zone Setback Modification (Condition 4). Condition 4 addresses the applicant's request for a fall zone setback modification and expressly ties the exception to the ANSI/Fall Zone Certification Letter prepared by Robert E. Beacom, P.E. The condition specifies the approved setback distances and makes clear that the modification is granted strictly in reliance on the submitted engineering certification. It further limits the exception to the approved tower height, design, and configuration, requiring amendment of the CUP for any material change. This condition provides a clear, defensible framework for implementing the fall zone modification while preserving future regulatory oversight.

Screening and Buffering (Condition 5). Condition 5 requires a Type C perimeter buffer around the telecommunications facility in accordance with the Zoning Ordinance. This condition ensures preservation of existing vegetation to the maximum extent practicable and authorizes supplemental landscaping as needed to provide effective year-round screening. The condition is intended to minimize visual impacts and maintain compatibility with surrounding rural residential land uses.

Lighting (Condition 6). Condition 6 limits tower lighting to that required by the Federal Aviation Administration, consistent with the FAA's Determination of No Hazard to Air Navigation. The condition prohibits additional or decorative lighting and requires use of the least intrusive FAA-approved lighting configuration, thereby reducing potential impacts to nearby properties while ensuring compliance with federal safety requirements.

Access and Emergency Response (Condition 7). Condition 7 establishes the approved access location from Venita Road (Route 624) and requires the access drive to meet Fire and Rescue apparatus standards. This condition ensures safe and reliable access for emergency vehicles while confirming that the telecommunications facility will not rely on the private residential drive serving the existing dwelling on the property.

Colocation and County Communications (Condition 8). Condition 8 implements the Zoning Ordinance's collocation requirements by providing the County with a right of first refusal for available tower space and adequate ground space for equipment. This condition supports public safety and government communications needs while maintaining the County's responsibility for installation and maintenance of its own equipment.

Regulatory Compliance and Inspections (Conditions 9–10). Conditions 9 and 10 require compliance with all applicable laws and authorize annual administrative inspections to verify compliance with CUP conditions. These provisions support ongoing enforcement and ensure the facility remains consistent with approved standards over time.

Enforcement and Transfer of Property (Conditions 11–12). Conditions 11 and 12 address enforcement and continuity of obligations. These conditions provide clear enforcement authority to the Zoning Administrator and require disclosure of the CUP conditions to future owners or tenants, ensuring that the conditions run with the land and remain enforceable regardless of ownership changes.

## **IX. Conditional Use Permit Review Standards (Zoning Ordinance § 83-123(f)(4))**

Pursuant to Section 83-123(f)(4) of the Powhatan County Zoning Ordinance, the Planning Commission and Board of Supervisors must evaluate whether the proposed Conditional Use Permit satisfies the following review standards:

a. Consistency with the Comprehensive Plan and adopted county plans. The proposed telecommunications facility is consistent with the Comprehensive Plan's recognition of the need for essential public infrastructure to support emergency services, government operations, and regional connectivity. When appropriately sited and conditioned, telecommunications facilities are considered compatible with rural areas. The proposed use represents a limited, utility-type use rather than an intensive commercial activity.

b. Compliance with zoning district-specific standards. The subject property is zoned Agriculture-10 (A-10). Telecommunications towers are permitted in the A-10 zoning district by Conditional Use Permit. With the proposed conditions of approval, the request complies with the applicable district standards.

c. Compliance with use-specific standards (Article VII). The proposed telecommunications facility has been evaluated against the applicable use-specific standards for telecommunications towers, including collocation, height, setbacks, access, design, and safety provisions. Where a modification to fall-zone setbacks is requested, the Zoning Ordinance expressly allows such modification through the Conditional Use Permit process. In this case, the requested fall-zone modification is supported by a structural and engineering certification prepared by a licensed professional engineer, which concludes that the proposed 295-foot telecommunications tower is engineered with a certified fall-zone radius of 208 feet. Pursuant to the Zoning Ordinance, the County may, at its discretion, submit the engineering documentation supporting the fall-zone modification for review by an independent third-party technical expert, with any associated costs borne by the applicant. The requested modification has been evaluated in the context of the proposed site layout, surrounding land uses, and applicable safety standards, as documented in the application materials and proposed conditions of approval.

d. Compliance with development and design standards (Article VIII). The proposal includes required buffering, fencing, access design, and site layout consistent with Article VIII. A Type C perimeter buffer is required and will be provided to minimize visual impacts. Final compliance will be confirmed through site plan review.

e. Compliance with subdivision and infrastructure standards (Chapter 68). The proposed use does not involve subdivision of land. Infrastructure improvements associated with the facility, including access and utilities, will be reviewed for compliance with applicable County standards at the site plan stage.

f. Compatibility with surrounding land uses. Surrounding land uses are predominantly rural residential in character. Telecommunications facilities are low-intensity uses with minimal daily activity, no on-site staffing, and limited traffic generation. With the proposed setbacks, buffering, and access separation from existing residences, the facility is considered compatible with the surrounding area.

g. Screening and buffering of visual impacts. The facility will be screened through required setbacks, preservation of existing vegetation, and installation of a Type C perimeter buffer. View simulations have been provided by the applicant and are included with the CUP application to illustrate anticipated visual conditions.

h. Avoidance of adverse impacts (odor, noise, glare, vibration). The telecommunications facility will not generate odors, significant noise, vibration, or glare. Lighting will be limited to that required by the Federal Aviation Administration and will utilize the least intrusive design permitted. No refuse collection, loading, or customer activity is associated with the use.

i. Protection of natural resources. The proposed facility has a limited physical footprint and will preserve existing wooded areas to the maximum extent practicable. The use is not expected to result in significant deterioration of water, air, scenic, or other natural resources.

j. Safe ingress, egress, and traffic conditions. Access to the site will be provided from Venita Road via a dedicated ingress/egress easement designed to meet Fire and Rescue apparatus standards. The proposed use is expected to generate minimal traffic, limited to occasional maintenance visits, and will not adversely affect roadway operations.

k. Compliance with applicable laws and standards. The proposed facility is subject to and will comply with all applicable local, state, and federal laws and regulations, including FAA requirements, the Virginia Uniform Statewide Building Code, and VDOT access permitting standards.

l. Public necessity, convenience, general welfare, or good zoning practice. Telecommunications facilities are necessary to support public safety, emergency communications, and general connectivity. The proposed facility replaces an existing tower nearing the end of its lease term and provides continued service in a manner that allows site-specific review and safeguards. As conditioned, the request advances public necessity and general welfare while maintaining compatibility with the surrounding rural area.

## **X. STAFF RECOMMENDATION**

**Staff recommends that the Planning Commission deny** Case 25-22-CUP, as requested, based on the applicant's request for a site-specific fall-zone modification that staff finds is not sufficiently supported by prior County precedent or established practice, particularly given the size and configuration of the subject parcel and the proximity of surrounding residential uses.

Powhatan County has previously approved telecommunications towers through the Conditional Use Permit process, including towers ranging in height from approximately 195 feet to 400 feet, as reflected in Cases 18-06-CUP (2018), 19-07-CUP (2019), 19-08-CUP (2019), and 20-02-CUP (2020). In those cases, fall-zone safety was addressed either through compliance with standard setback requirements or through site placement on large, County-controlled parcels where sufficient land area existed to accommodate the anticipated fall zone without reliance on an engineered reduction.

In contrast, the current application proposes a 295-foot telecommunications tower on a 13.1-acre parcel and requests a modification of the standard fall-zone setback requirements based on a certified fall-zone radius of 208 feet. While the Zoning Ordinance allows fall-zone modifications through the

CUP process when supported by engineering certification, staff finds that approval of the requested reduction would represent a departure from the manner in which fall-zone safety has historically been addressed in prior County approvals. Specifically, staff notes that no previously approved private telecommunications tower CUP has relied on a substantial engineered reduction of fall-zone distance on a parcel of this size and context.

Staff further finds that, given the surrounding rural residential land uses and the proximity of existing dwellings, the requested fall-zone modification introduces a level of uncertainty that is not adequately mitigated through precedent-based siting or land control, as was present in prior approvals. As a result, staff is unable to conclude that the proposal, as requested, fully satisfies the Conditional Use Permit review standards related to compatibility, public safety, and good zoning practice under Section 83-123(f)(4) of the Zoning Ordinance.

Staff emphasizes that this recommendation is not a finding that telecommunications towers are inappropriate in the A-10 zoning district, nor is it a determination that a tower of this height could not be approved under different circumstances. Rather, the recommendation is limited to the specific fall-zone modification request associated with this application and reflects staff's assessment that the request does not sufficiently align with prior County approvals or established review patterns.

## **XI. PLANNING COMMISSION MOTION**

Case #25-22-CUP (Crown Castle Towers 06-2 LLC)

Request for a Conditional Use Permit to allow a 295-foot telecommunications tower and associated accessory uses in the Agriculture-10 (A-10) zoning district on Tax Map Parcel 32-38A, located at 2410 Hancroft Drive, including a request to modify applicable fall-zone setback requirements.

### **Recommended Motions:**

#### Motion to Approve:

Move to approve the Planning Commission Resolution for Case #25-22-CUP (Crown Castle Towers 06-2 LLC) to allow a telecommunications tower and associated accessory uses in the Agriculture-10 (A-10) zoning district on Tax Map Parcel 32-38A, subject to the conditions provided in the staff report.

#### Motion to Defer:

Move to defer the Planning Commission Resolution for Case #25-22-CUP (Crown Castle Towers 06-2 LLC) until the February 3, 2026, Planning Commission meeting to allow additional technical review of the requested fall-zone modification.

#### Motion to Deny:

Move to deny the Planning Commission Resolution for Case #25-22-CUP (Crown Castle Towers 06-2 LLC) to allow a telecommunications tower and associated accessory uses in the Agriculture-10 (A-10) zoning district on Tax Map Parcel 32-38A.

## **ATTACHMENTS**

1. CUP Application
  - a. Survey/proposed site plan, compound plan, ingress/egress, tower elevation
  - b. Engineer Statement
  - c. Federal Aviation Administration – Determination of No Hazard
  - d. Tower Removal Letter
  - e. Map of Other Crown Castle Towers
  - f. Sitesafe Letter
  - g. Co-location Statement
  - h. Screening Statement
  - i. View Simulations
  - j. NEPA Assessment
  
2. VDOT Letter – December 24, 2025

**END OF DOCUMENT**

# Attachment 1



**County of Powhatan,  
Virginia**  
Conditional Use Permit  
Application

For Office Use Only

Case Number

25-22-CUP

Powhatan County, Virginia  
Department of Community Development  
3834 Old Buckingham Road: Suite F  
Powhatan, VA 23139

<b>Applicant Information</b>	
Name of Applicant	<b>Crown Castle Towers 06-2 LLC</b>
Mailing Address	<b>2000 Corporate Drive, Canonsburg, PA 15317</b>
Phone Number	<b>877-486-9377</b>
Email Address	<b>tony.boyer@crowncastle.com</b>

<b>Owner Information</b> (Complete this section if the applicant is not the current property owner)	
Name of Owner	<b>Richard J. Girone</b>
Mailing Address	<b>2410 Hancroft Drive, Midlothian, VA 23113</b>
Phone Number	<b>804-241-4384</b>
Email Address	<b>rjgirone1@gmail.com , elk.in.estes@gmail.com</b>

If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to the application (see form entitled *Consent of Owner(s) to Request Rezoning*).

If there are multiple owners, all owners must sign the application or provide other documentation consenting to the application (see form entitled *Ownership Disclosure*).

<b>Applicant Representative</b> (Complete this section if correspondence should be directed to someone other than the applicant)	
Name of Representative	<b>Jonathan L. Yates</b>
Mailing Address	<b>105 Broad Street Third Floor, Charleston, SC 29401</b>
Phone Number	<b>843-414-9754</b>
Email Address	<b>jly@hellmanyates.com</b>

<b>Parcel Information</b>	
Tax Map Number	<b>032-38A</b>
Physical Address	<b>Venita Road, Midlothian, VA 23113</b>
General Description of Property Location	<b>PT Harrison Lot 4</b>
Election District	<b>District 1</b>
Total Acreage	<b>13.15 acres</b>
Current Zoning	<b>A-10 (agricultural)</b>
Countywide Future Land Use: Land Use Designation	<b>Rural Area</b>

<b>Proposed Use</b>	
Proposed Use (Identify Use Listed in Zoning Ordinance)	<b>Telecommunications Facility</b>
Proposed Use: Detailed Description	<b>Please see attached narrative.</b>
If this request is approved, will new structures be constructed?	<b>Yes</b>
Are there existing structures on the subject property?	<b>Yes</b>
Will the proposed use connect to public water and/or sewer?	<b>No</b>
Will the proposed use have direct access to a public road?	<b>Yes</b>

A conceptual plan that shows the general configuration of the proposed development, including land uses, building locations (existing and proposed), pedestrian and vehicular circulation, open space, and resource protection areas, should be submitted with the application. This plan should also include measurements on how far existing and proposed structures, parking areas, and other activities associated with the proposed use will be from property lines.

**Proposed Use (Continued)**

Describe any impacts the proposed use may have on adjacent properties and the surrounding neighborhood (e.g. noise, glare, smells, traffic, etc.).

**The proposed facility will have minimal impact on the adjacent properties and surrounding environment. It will produce no noise, glare, smells, or traffic to the surrounding area. After a 45-60 day construction period, the tower will only be visited for maintenance approximately 5-6 times a year.**

**List of Adjacent Property Owners**

<b>Tax Map No.</b>	<b>Owner Name</b>	<b>Mailing Address</b>
<b>032-34</b>	<b>Rudolph Stanley Smith</b>	<b>2525 Venita Road, Midlothian, VA 23113</b>
<b>032-30B</b>	<b>Richard and Laura Goode</b>	<b>3425 Ceaser Town Road, Powhatan, VA 23139</b>
<b>032-4-11A 032-4-14A</b>	<b>Thomas A. and Elsie B. Tokarz</b>	<b>2821 Huguenot Springs Road, Midlothian, VA 23113</b>
<b>032-4-14 032-4-14C</b>	<b>Larry J. and Pamela M. Qjibway</b>	<b>2715 Huguenot Springs Road, Midlothian, VA 23113</b>
<b>032-38F</b>	<b>David Jackson</b>	<b>2415 Hancroft Drive, Midlothian, VA 23113</b>
<b>032-38B</b>	<b>Doan Chan Duc and Kha Minh Doan</b>	<b>2106 Dragonfly Lane, Richmond, VA 23235</b>
<b>032-30A</b>	<b>Joseph Gonzalez</b>	<b>1010 Windy Bluff Lane, Powhatan, VA 23139</b>
<b>032-33</b>	<b>Melinda Eloise Goode</b>	<b>2509 Venita Road, Midlothian, VA 23113</b>
<b>032-34A</b>	<b>Matthew and Vernell V. Frye</b>	<b>2519 Venita Road, Midlothian, VA 23113</b>
<b>032-30C</b>	<b>William White and Clara White</b>	<b>9307 Centerville Road, Manassas, VA 20110</b>
<b>032-32</b>	<b>Ruth J. Fraser</b>	<b>1000 Byswick Lane, Richmond, VA 23225</b>

Note: Adjacent properties include those across roadways, waterways, railroads, and municipal boundaries.



<b>Statement of Validity of Information</b>			
Every applicant shall sign the following document to substantiate the validity of submitted information.			
<p>I, being duly sworn, depose and say that I am the Lessee/Owner of the property involved in the application. If I am not the Lessee/Owner, I will provide written certification from the owner granting me the right to submit this application.</p> <p>I declare that I have familiarized myself with the rules and regulations pertaining to preparing and filing this application. I further declare that the foregoing statements and answers provided throughout the various sections of this application are in all respects true and correct to the best of my knowledge and belief.</p>			
Signature of Applicant			
Name of Applicant (Printed)	Anthony Boyer		
Commonwealth of <del>Virginia</del> <u>Pennsylvania</u> County of <u>Washington</u> , to wit:  Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by <u>Anthony Boyer</u> , whose name is signed to the above, on this <u>3rd</u> day of <u>December</u> 20 <u>25</u> .			
Notary Public			
Commission Expires	<u>August 14, 2029</u>		
Notary Number	<u>1462386</u>		
<table border="1" style="float: right;"> <tr> <td style="text-align: center;">Seal</td> </tr> <tr> <td>           Commonwealth of Pennsylvania - Notary Seal            Wendy Burkholder, Notary Public            Washington County            My commission expires August 14, 2029            Commission number 1462386            Member, Pennsylvania Association of Notaries         </td> </tr> </table>		Seal	Commonwealth of Pennsylvania - Notary Seal Wendy Burkholder, Notary Public Washington County My commission expires August 14, 2029 Commission number 1462386 Member, Pennsylvania Association of Notaries
Seal			
Commonwealth of Pennsylvania - Notary Seal Wendy Burkholder, Notary Public Washington County My commission expires August 14, 2029 Commission number 1462386 Member, Pennsylvania Association of Notaries			

**Ownership Disclosure**

List below the names and addresses of all owners or parties in interest of the land subject to this request.

If this request is in the name of a corporation, artificial person, joint venture, trust, or other form of ownership, all officers, directors, and any stock holders owning ten percent or more of such stock must be listed.

Name	Address
Richard J. Girone	2410 Hancroft Drive, Midlothian, VA 23113

I, Anthony Boyer, do hereby swear and affirm to the best of my knowledge and belief, the above information is true and that I am the applicant requesting a conditional use permit for Tax Map 032-38A. If the information listed above changes at any time while this request is being considered, I will provide Powhatan County with an updated list of owners.

Signature of Applicant	
Name of Applicant (Printed)	Anthony Boyer

Commonwealth of ~~Virginia~~ Pennsylvania  
 County of Washington, to wit:  
 Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Anthony Boyer, whose name is signed to the above, on this 3rd day of December 2025.

Notary Public	<u>Wendy Burkholder</u>	<p style="text-align: center;">Seal</p> <p>Commonwealth of Pennsylvania - Notary Seal                  Wendy Burkholder, Notary Public                  Washington County                  My commission expires August 14, 2029                  Commission number 1462386                  Member, Pennsylvania Association of Notaries</p>
Commission Expires	<u>August 14, 2029</u>	
Notary Number	<u>1462386</u>	

## CROWN CASTLE INC. SUBSIDIARIES

Subsidiary	Jurisdiction of Incorporation
Assurable Insurance LLC	Texas
CC Holdings GS V LLC	Delaware
CC Towers Guarantor LLC	Delaware
CC Towers Holding LLC	Delaware
CCATT Holdings LLC	Delaware
CCATT LLC	Delaware
CCGS Holdings Corp.	Delaware
CCTM Holdings LLC	Delaware
CCTMO LLC	Delaware
Crown Atlantic Company LLC	Delaware
Crown Castle Atlantic LLC	Delaware
Crown Castle CA Corp.	Delaware
Crown Castle Fiber Holdings Corp.	Delaware
Crown Castle Fiber LLC	New York
Crown Castle GT Company LLC	Delaware
Crown Castle GT Corp.	Delaware
Crown Castle GT Holding Sub LLC	Delaware
Crown Castle Investment II Corp.	Delaware
Crown Castle Operating Company	Delaware
Crown Castle South LLC	Delaware
Crown Castle Towers 06-2 LLC	Delaware
Crown Castle Towers LLC	Delaware
Crown Castle USA Inc.	Pennsylvania
Crown Communication LLC	Delaware
Global Signal Acquisitions II LLC	Delaware
Global Signal Acquisitions IV LLC	Delaware
Global Signal Holdings III LLC	Delaware
Global Signal Operating Partnership, L.P.	Delaware
Pinnacle Towers Acquisition LLC	Delaware
Pinnacle Towers Acquisition Holdings LLC	Delaware
Pinnacle Towers LLC	Delaware

**Consent of Owner(s) to Permit Request**

If the applicant is not the owner, the applicant must provide written documentation that the current property owner consents to the conditional use permit (CUP) application.

I, Richard J. Girone, am the owner of the property subject to this CUP request and consent to the request submitted by Jonathan L. Yates and Crown Castle (Applicant) for a CUP to allow a 295-foot wireless telecommunications facility (Requested Use) on Tax Map 032-38A.

Signature of Owner

*Richard J. Girone*

Name of Owner (Printed)

Richard J. GIRONE

Commonwealth of Virginia

County of Chesterfield, to wit:

Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by Richard Girone, whose name is signed to the above, on this 15<sup>th</sup> day of July 2025.

Notary Public

*C. Wilkins*

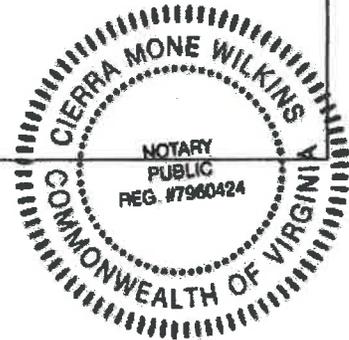
Commission Expires

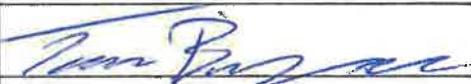
1/31/2029

Notary Number

7960424

Seal



<b>Applicant's Permission for Inspection of Property</b>		
I, <u>Anthony Boyer</u> , hereby grant access to the Director of Community Development, Zoning Administrator, or assigns thereof, to enter my property during reasonable hours without prior notice to make inspections as deemed necessary for the evaluation of my application.		
Signature of Applicant		
Name of Applicant (Printed)	Anthony Boyer	
Commonwealth of <del>Virginia</del> <u>Pennsylvania</u> County of <u>Washington</u> , to wit: Sworn and subscribed to before me a Notary Public in and for the jurisdiction aforesaid by <u>Anthony Boyer</u> , whose name is signed to the above, on this <u>3rd</u> day of <u>December</u> 20 <u>25</u> .		
Notary Public		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>Seal</b>  Commonwealth of Pennsylvania - Notary Seal  Wendy Burkholder, Notary Public  Washington County  My commission expires August 14, 2029  Commission number 1462386  Member, Pennsylvania Association of Notaries </div>
Commission Expires	August 14, 2029	
Notary Number	1462386	

# HELLMAN YATES

JONATHAN L. YATES  
DIRECT VOICE 843 414-9754  
JLY@HELLMANYATES.COM

HELLMAN & YATES, PA  
105 BROAD STREET, THIRD FLOOR  
CHARLESTON, SOUTH CAROLINA 29401  
V 843 266-9099  
F 843 266-9188

July 22, 2025

## VIA FEDERAL EXPRESS

Ligon Webb  
Director of Planning  
Powhatan Planning  
3834 Old Buckingham Road  
Powhatan, VA 23139  
804-598-5621

Re: Application for construction of a 295-foot self-support wireless telecommunications facility to be located off of Venita Road, Midlothian, VA 23113 (Parcel ID # 032-38A).

Dear Mr. Webb,

Enclosed, please find the application of Crown Castle for a proposed a 295-foot Self-Support-style wireless telecommunications facility. The proposed facility will be on the property of Richard Girone (Parcel ID # 032-38A). This is a very important facility to allow T-Mobile/Sprint, Verizon Wireless, AT&T Mobility, LLC, and Dish Wireless to continue to provide coverage for both voice and advanced data in this part of Powhatan County. This will be the relocation of an existing 250 ft. Crown Castle self-support tower located at 655 Huguenot Trail, Midlothian, VA 23113. The top portion of the tower has been reserved for the Powhatan County radio equipment presently located on the existing tower at 655 Huguenot Trail.

We have taken the liberty of recasting the relevant sections of the Powhatan County Zoning Ordinance, with our answer to the relevant section in bold beneath. As will be evident from a review of the attached, Crown Castle and T-Mobile/Sprint, Verizon Wireless, AT&T Mobility, LLC, and Dish Wireless, have not only met, but exceeded, all of the necessary requirements for approval under the Powhatan County Zoning Ordinance, except for the setback requirements for which we are seeking relief.

7. Telecommunications towers.  
i. Requirements for collocation.

1. No freestanding telecommunications tower shall be allowed unless it is demonstrated that no suitable existing tower, building, or other structure within the coverage area is available for the collocation of antennas. Evidence submitted

to demonstrate that no existing tower or structure can accommodate the applicant's proposed antenna may consist of any of the following:

1. No existing towers or structures are located within the geographic area required to meet applicant's engineering requirements.
2. Existing towers or structures are not of 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 structures would cause interference with the applicant's proposed antenna.
5. The fees, costs, or contractual provisions required by the owner to share an existing tower or structure or to adapt an existing tower or structure for sharing are unreasonable.
6. The applicant demonstrates that there are other limiting factors that render existing towers and structures unsuitable.

**Please see the Site Plan and Drawings by Virginia Professional Engineer Christopher D. Morin attached hereto as Exhibit "1" and incorporated herein by reference. This is a relocation of an existing 250 ft. Crown Castle tower located at 655 Huguenot Trail, Midlothian, VA 23113, specifically designed to accommodate Powhatan County emergency services radio equipment.**

B. Except where height, structural, mechanical, or regulatory factors prevent collocation, a proposed tower shall be designed to accommodate the present and future needs of its owner and collocated antennas by at least three other telecommunications providers, subject to mutually agreeable terms and conditions negotiated between the owner and collocating providers. Any purported height, structural, mechanical, or regulatory limitations to collocation shall be described in a report submitted with the development application for the tower.

**Please see the Design Drawings by Virginia Professional Engineer Robert E. Beacom attached hereto as Exhibit "2" and incorporated herein by reference. The proposed facility has been designed for at least four broadband carriers and Powhatan County.**

C. Owners of towers shall provide the county collocation opportunities as a community benefit to improve communications for county departments and emergency services, provided it does not conflict with the collocation requirement in subsection B above. The owners of the tower shall provide the county with the right of refusal to any available collocation spaces at no cost to the county—provided, however, that the county shall be responsible for placing and maintaining its own equipment.

**The facility has been specifically designed to accommodate the Powhatan County emergency services radio equipment presently on the existing tower pursuant to all provisions of the lease agreement for the county's equipment on the existing tower.**

- ii. Height. To permit collocation, towers shall be designed and constructed to permit extensions to a maximum height of 199 feet, except as otherwise provided in the approved conditional use permit.

**The proposed tower is a 295 ft. self-support style telecommunication facility with a 4 ft. lightning rod for a total height of 299 ft. We seek approval for a conditional use permit for a height of 295 ft. to continue to better serve surrounding area with the wireless and broadband infrastructure and the needs of Powhatan County with this relocated tower.**

- iii. Setbacks. All towers shall be set back from any property line and from an existing residential dwelling on the same parcel by a distance equal or exceeding 120 percent of the tower height, and from an existing residential dwelling on an adjacent property by at least 500 feet, or 200 percent of the tower height, whichever is greater. Setbacks shall be measured from the base of the tower. These setback requirements do not apply from residential dwellings constructed subsequent to erection of the tower. These provisions may be modified by the board of supervisors during the conditional use permit review process, based upon the review and recommendation by the director and the planning commission.

**As seen on Sheet A-0 of Exhibit "1", the proposed facility is setback as follows: 318 ft. north; 250 ft. east; and 208 ft. west. As shown on Sheet A-0, the proposed tower is 500'11" from the nearest residential dwelling of Joseph Gonzalez. Consequently, we are respectfully requesting approval of a modification of these provisions by the Powhatan County Board of Supervisors. In addition, please see the ANSI/ Fall Zone Letter by Robert E. Beacom attached hereto as Exhibit "3" and incorporated herein by reference. The fall zone is certified at 208 ft., thus any collapse would be contained on the Girone property and the intent of the ordinance is met.**

- iv. Design.
  1. Towers may be designed as lattice towers, monopole towers, or as stealth towers (where the tower is designed to look like some other tall natural object (e.g., tree) or manmade structure (e.g., light standards, sculptures) allowed in the area).

**The proposed facility will be a lattice style self-support tower.**

2. Towers shall either maintain a non-glossy, nonreflective galvanized steel finish or, subject to any applicable standards of the FAA, be painted a neutral color, so as to reduce visual obtrusiveness.

**As shown in the Note on Sheet A-2 of Exhibit "1", the proposed tower shall maintain a non-glossy, non-reflective galvanized steel grey finish.**

3. Auxiliary buildings and related structures shall, to the extent possible, be designed to use materials, colors, textures, screening, and landscaping that will blend them into the natural setting and surrounding structures.

**Applicant accepts and acknowledges this provision.**

4. Towers shall not be artificially lighted unless required by the FAA or other applicable authority. If lighting, beacons, and/or other safety devices are required, they shall be designed to minimize disturbance to the surrounding uses.

**Please see the FAA Determination of No Hazard to Air Navigation attached hereto as Exhibit "4" and incorporated herein by reference. The FAA will require illumination. Crown Castle will deploy a med-dual lighting system which has been shown to minimize disturbance to surrounding uses.**

5. No advertising of any type may be placed on the tower or accompanying facility.

**Please see Sheet A-4 in Exhibit "1". The facility will only deploy the FCC required site identification and emergency signage.**

6. A type C perimeter buffer shall be provided around the entire facility, including support buildings (see section 83-460, Tree protection and section 83-461, Landscaping, and buffers, of Article VIII, Development Standards).

**As shown on Sheet A-0A of Exhibit "1", the existing vegetation on the Girone Property will be utilized in lieu of new landscaping.**

7. A fence at least six feet high shall be provided around the base of the tower and any associated equipment.

**Please see Sheets A-1 and A-3 of Exhibit "1". The proposed 70.715 ft. by 70.715 ft. compound will be secured by a 7 ft. chain-link fence topped with three strands of barbed wire as an anti-climbing device for a total height of 8 ft.**

- v. Other standards.
  - a. The provider shall lease sufficient land area around the tower to maintain control and safety of the natural land forms within 100 feet of the tower base.

**Applicant accepts and acknowledges this provision. As shown in Sheet A-0 of Exhibit "1", Crown Castle has leased a total area of 31,416 square feet.**

- b. To ensure the structural integrity of towers, the provider shall ensure that a tower is designed and maintained in compliance with standards contained in applicable federal, state and local building codes and regulations.

**Applicant accepts and acknowledges this provision.**

- c. The owner of the tower shall submit a report to the administrator once a year no later than July 1 that states the current user status of the tower and assesses the sufficiency and expiration status of the removal bond or other surety.

**Applicant accepts and acknowledges this provision.**

- d. Any cost incurred by the county for review by an independent technical expert of any of the above required information shall be paid by the applicant.

**Applicant accepts and acknowledges this provision.**

- 8. Removal of abandoned telecommunication facilities.
  - i. As a condition of approval of a conditional use permit for a telecommunications tower, the owner of the tower shall submit to the director a bond, irrevocable letter of credit, or other appropriate surety acceptable to the county to cover the costs of removing the tower and restoring the tower site to as near its original condition as is reasonably practicable.
    - a. The amount of the surety shall be such amount found to be necessary after issuance of the conditional use permit for a third party to remove the tower and restore the site to as near its original condition as is reasonably possible.
    - b. If the surety expires, the county may initiate proceedings to revoke or terminate the conditional use permit ten days after providing the tower owner written notice of the intent to do by first class, certified, return receipt mail. The conditional use permit shall be revoked unless the tower owner submits to the director, before

- revocation proceedings are concluded, a new surety that is acceptable to the county and includes any costs of processing.
- c. The amount of the required surety may be reviewed every three years by the county and be adjusted as necessary.

**A removal bond will be provided to the county along with the building permit application if the facility is approved by the Board of Supervisors.**

- ii. If a telecommunications facility is abandoned, the owner of the facility shall dismantle and remove the facility and any accessory equipment within 90 days of receiving notice from the county stating that the facility is abandoned and demanding its removal in accordance with this subsection.

**Please see the Tower Removal Letter by Sonny Pieper of Crown Castle attached hereto as Exhibit "5" and incorporated herein by reference.**

- iii. A telecommunications facility shall be considered abandoned if:
  - a. It is not operated by any user for telephone, data, radio or television, or other forms of wireless communication for a continuous period of 12 months, or
  - b. The FCC license for the tower expires and is not renewed within 12 months thereafter.

**Applicant accepts and acknowledges this provision.**

- iv. Removal of a telecommunications tower includes the removal of the tower structure above ground level, fence footers, and underground cables. Support buildings may remain with the consent of the owner of the tower site provided they comply with the provisions of this chapter.

**Applicant accepts and acknowledges this provision.**

9. Erosion and sedimentation control regulations. Should the project require the disturbance of more than 10,000 square feet of land area, a land disturbance permit will be required prior to the commencement of construction activity on the site.

**Applicant accepts and acknowledges this provision.**

Submission requirements. Each applicant requesting a conditional use permit for a telecommunications tower shall submit the following information with the conditional use permit application:

- i. A site plan consisting of a scaled plan and a scaled elevation view and other supporting drawings, calculations, and other documentation, signed and sealed by a licensed professional engineer, showing the location and dimensions of all improvements, including information concerning topography, zoning, vegetative buffers, tower height requirements, setbacks from property lines, drives, parking, fencing, landscaping, distances to adjacent uses and adjacent buildings, and the general location of all residential structures and residential zoning district boundaries within 2,000 feet of the proposed tower.

**Please see the Site Plan and Drawings by Virginia Professional Engineer Christopher D. Morin in Exhibit "1".**

- ii. Written or graphic description of the nature and extent of tree coverage within 200 feet of the tower.

**Please see Sheet A-0A in Exhibit "1".**

- iii. Each applicant for an antenna and/or telecommunications tower shall provide to the department an inventory of its existing facilities that are either within the locality or within five (5) miles of the border thereof, including specific information about the location, height and existing use and available capacity of each tower. The department may share such information with other applicants applying for approvals or a conditional use permit under this article or other organizations seeking to locate antennas within the jurisdiction of the county, provided, however that the department shall not, by sharing such information, in any way represent or warrant that such sites are available or suitable.

**Please see the Inventory Map attached hereto as Exhibit "6" and incorporated herein by reference.**

- iv. A statement justifying the need for the project.

**Crown Castle is relocating an existing 250 ft. self-support tower presently located at 655 Huguenot Trail Midlothian, VA as their present lease will expire on February 15, 2026.**

- v. A certification from a licensed professional engineer experienced with the design and operation of telecommunications towers and antennas that the emissions from the facility will not exceed the maximum permissible exposure (MPE) standards established by the Federal Communications Commission (FCC).

**Please see the RF Emissions Compliance Report by Virginia Professional Engineer William Panek attached hereto as Exhibit "7" and incorporated herein by reference.**

- vi. A certification from a licensed professional engineer, experienced with the design and operation of telecommunications towers and antennas that the emissions

from the facility will not interfere with the radio, television or communication reception of any property owners in residence at the time of construction, or any other time.

**Please see the Potential Interference Letter sealed by Virginia Professional Engineer William Panek attached hereto as Exhibit “8” and incorporated herein by reference.**

- vii. Verifiable evidence from the applicant of the lack of space on suitable existing towers, buildings, or other structures to locate the proposed antennas and the lack of space on existing tower sites to construct a suitable tower for the proposed antenna. A certified statement from a licensed professional engineer must be provided if radio-frequency interference or signal quality is used as the rationale for eliminating collocation on an existing facility.

**This is a relocation of an existing 250 ft. Crown Castle Tower located at 655 Huguenot Trail, Midlothian, VA.**

- viii. A signed statement from the applicant of the willingness and ability based on any lease agreement to allow collocation on the proposed tower and collocation of a second tower on the site, where appropriate. The statement must be signed by an owner of the company or individual authorized to commit the company.

**Please see the Collocation Policy Letter by Sonny Pieper of Crown Castle attached hereto as Exhibit “9” and incorporated herein by reference.**

- ix. A signed statement from the applicant describing the efforts to be taken to screen or camouflage the facility and reduce its visual impact. The statement should consider at a minimum design, height, location, and landscaping alternatives.

**Please see the Visual Impact Mitigation Letter by Sonny Pieper of Crown Castle attached hereto as Exhibit “10” and incorporated herein by reference.**

- x. A proposed construction schedule.

**Please see the proposed construction schedule attached hereto as Exhibit “11” and incorporated herein by reference.**

- xi. A figure depicting the radio frequency coverage (or propagation map) of the proposed facility and all nearby facilities. Propagation maps shall show a minimum of three signal intensities in milliwatts.

**This is a relocation of an existing 250 ft. Crown Castle tower located at 655 Huguenot Trail, Midlothian, VA.**

- xii. At least two actual photographs of the site that include simulated photographic images of the proposed tower. The photographs with the simulated image shall illustrate how the facility will look from adjacent roadways, nearby residential areas, or public building such as a school, church, etc. The county staff reserves the right to select the location for the photographic images and require additional images. The applicant at the county's request shall conduct balloon test to demonstrate the height of a proposed tower and provide the County with 48-hour notice of the test.

**Please see the Photo Simulations by Gould Digital Imaging attached hereto as Exhibit "12" and incorporated herein by reference.**

- xiii. One copy of the National Environmental Protection Act (NEPA) statement along with a signed statement from the applicant indicating the Federal requirements are met.

**Please see the NEPA Transmittal letter attached hereto as Exhibit "13" and incorporated herein by reference.**

- xiv. The county may require other information deemed necessary to assess compliance with the ordinance.

**Applicant accepts and acknowledges this provision.**

In support of our application, we have also attached the Letter of Authorization attached hereto as Exhibit "14" and incorporated herein by reference.

Upon review, please let us know if we can provide any additional information or materials in support of our application. I can be reached at (843) 414-9754 or (843) 813-0103.

Thank you so much for all your help with this.

With warmest regards, I am

Very truly yours,



Jonathan L. Yates

a.

**ARCHITECTURAL AND ENGINEERING FIRM**  
 BC ARCHITECTS ENGINEERS, P.C.  
 6881 COLUMBIA PIKE, SUITE 200  
 FALLS CHURCH, VA 22041-2868  
 TEL: (703) 871-6800 CONTACT: BRIAN QUINN, AIA  
 FAX: (703) 871-6800 EMAIL: bquinn@bcpe.com  
 COMPANY REGISTRATION NO.: 206831889

**APPLICANT INFORMATION**  
 CROWN CASTLE  
 2000 HANCOCK RD  
 CANONSBURG, PA 15317  
 TEL: (877) 488-8977 CONTACT: TONY BOYER  
 PROJECT MANAGER - SITE DEVELOPMENT  
 TEL: 610 258-2628  
 EMAIL: tony.boyer@crowncastle.com

**PROJECT TITLE**  
 FINAL ZONING DRAWINGS FOR A 289 SELF SUPPORT TOWER IN A NEW TELECOMMUNICATIONS FACILITY

- STARTING FROM 3834 OLD BUCKINGHAM RD, POWHATAN, VA 23139.**
1. DEPART AND HEAD (NORTHWEST) 72 FT
  2. EXIT THE ROUNDABOUT AT THE 1ST EXIT, ONTO VA-13/OLO BUCKINGHAM RD 0.3 MI
  3. TURN RIGHT ONTO MARION HARLAND LN 423 FT
  4. TURN LEFT ONTO THORN RD, THEN IMMEDIATELY TURN RIGHT ONTO HUGUENOT TRAIL
  5. TURN RIGHT ONTO US-60 / ANDERSON HWY 11.5 MI
  6. TURN LEFT ONTO HUGUENOT SPRINGS RD 3.3 MI
  7. TURN RIGHT 0.2 MI
  8. ARRIVE SITE ON THE LEFT

**SITE DIRECTIONS**



**SITE NAME: VENITA HANCROFT**  
**SITE ID: 892255**

**ADDRESS: VENITA ROAD**  
**MIDLOTHIAN, VA 23113**

**RELOCATION OF EXISTING TOWER**  
**AT 655 HUGUENOT TRAIL,**  
**MIDLOTHIAN, VA 23113**



**SITE INFORMATION**

**PARCEL IDENTIFICATION:** 028,38A  
**PARCEL ADDRESS:** VENITA ROAD, MIDLOTHIAN, VA 23113  
**PROPERTY OWNER:** GIBSON, ROBERT J., 2410 HANCROFT DR, MIDLOTHIAN, VA 23113

**DEED REFERENCE:** DB 889 PG 1281  
**JURISDICTION:** POWHATAN COUNTY  
**ZONING CLASSIFICATION:** A-10 (AGRICULTURAL)

**PARCEL SIZE:** 13.16 AC  
**TOWER HEIGHT & TYPE:** 289' SELF-SUPPORT TOWER  
**COORDINATES:** 57° 32' 24.27" (NAD 83)  
 37° 07' 17.57" (NAD 83)  
**LAND USE:** 1A GROUND ELEVATION: 207' 0" AMSL

**CODES:** 2021 UNIFORM STATEWIDE BUILDING CODE, 2020 NATIONAL ELECTRICAL CODE (NFPA 70)

**EMERGENCY INFO:**  
**JURISDICTION:** POWHATAN COUNTY  
**LOCAL FIRE & RESCUE:** (804) 688-6848  
**LOCAL POLICE:** (804) 688-9888

**BUILDING OFFICIAL CONTACT:**  
**NAME:** 3834 OLD BUCKINGHAM RD  
**ADDRESS:** POWHATAN, VA 23139  
**PHONE NO.:** (804) 688-9822

**DRAWING INDEX**

SHEET NUMBER	DESCRIPTION
T-1	TITLE SHEET
3 SHEETS	SURVEY
A-0	PROPOSED SITE PLAN
A-0A	PROPOSED SITE PLAN WITH AERIAL VIEW OVERLAY
A-1	PROPOSED TOWER ELEVATION
A-2	PROPOSED TOWER ELEVATION
A-3	FENCE & GATE DETAILS
A-4	SITE SIGNAGE SPECIFICATIONS
C-1	CIVIL DETAILS
SP-1	GENERAL NOTES



**REVISIONS**

NO.	DATE	DESCRIPTION
A	06-06-24	PRELIMINARY ZONING DRAWINGS
B	09-27-24	PRELIMINARY ZONING DRAWINGS
C	11-08-24	PRELIMINARY ZONING DRAWINGS
D	11-11-24	PRELIMINARY ZONING DRAWINGS
E	06-23-25	PRELIMINARY ZONING DRAWINGS
F	07-09-25	PRELIMINARY ZONING DRAWINGS
G	07-10-25	FINAL ZONING DRAWINGS

**DRAWN BY:** AGT  
**CHECKED BY:** BMO  
**DRAWING DATE:** 07-10-25  
**CARRIER'S NAME:**  
**SITE NUMBER:**  
**SITE NAME:**  
**SITE NAME:** VENITA HANCROFT  
**BUSINESS UNIT NUMBER:**  
**432946**  
**SITE ADDRESS:**  
**VENITA ROAD**  
**MIDLOTHIAN, VA 23113**  
**SHEET TITLE:**

**TITLE SHEET**  
**SHEET NUMBER**  
**T-1**















**Structural Design Report**  
295' S3R Series SD Self-Supporting Tower  
Site: Venita Hancroft, VA  
Site Number: 832255

Prepared for: CROWN CASTLE USA INC  
by: Sabre Industries™

Job Number: 24-3760-JSS-R1 Opt. 3

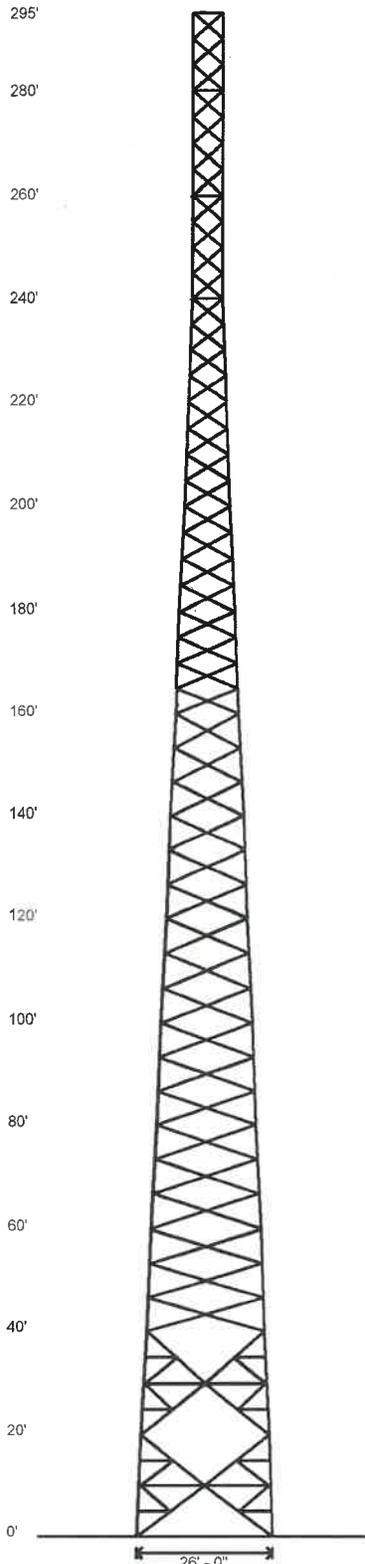
**June 5, 2025**

Tower Profile.....	1-2
Foundation Design Summary (Preliminary).....	3
Maximum Leg Loads.....	4
Maximum Diagonal Loads.....	5
Maximum Foundation Loads.....	6
Calculations.....	7-36



Digitally Signed By Robert Beacom  
DN:  
C=US, SERIALNUMBER=MAS202  
50205984402, ST=Texas, L=Alvara  
do, 2.5.4.97=NTRUS\+DE-  
4349737, O=SABRE  
INDUSTRIES, INC., CN=Robert  
Beacom Date: 2025.06.05  
08:23:58

Legs	6.25 S.R.		6.0 S.R.	5.5 S.R.	5.25 S.R.	5.0 S.R.	4.0 S.R.	3.75 S.R.	3.0 S.R.	2.5 S.R.		
Diagonals	L 5 X 3 1/2 X 5/16		L 4 X 4 X 3/8	L 4 X 4 X 5/16	A	L 3 X 3 X 1/4	L 2 1/2 X 2 1/2 X 1/4	B	L 2 X 2 X 1/4	L 2 X 2 X 3/16		
Horizontals	C	D	E	NONE							F	G
Internals	H	D	H	NONE							NONE	G
Sub-Diagonals	L 3 X 3 X 1/4		NONE									
Sub-Horizontals	L 3 X 3 X 1/4		NONE									
Brace Bolts	(2) 3/4"		(1) 3/4"									
Top Face Width	24.25'	22.5'	20.75'	19'	17.25'	15.5'	13.75'	12'	10.25'	8.5'	6.75'	5'
Panel Count/Height	4 @ 10'	18 @ 5.6667'		18 @ 5.6667'		18 @ 5.6667'		27 @ 5'		27 @ 5'		
Section Weight	11750	11701	12033	10644	8988	7884	7022	3749	3549	2430	1688	1664



### Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	124 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	IV
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	208 ft
Seismic Importance Factor, Ie	1.50
0.2-sec Spectral Response, Ss	0.312 g
1-sec Spectral Response, S1	0.063 g
Site Class	D (DEFAULT)
Seismic Design Category	C
Basic Seismic Force-Resisting System	telecommunication Tower (Truss: Steel)

### Base Reactions - Wind/Ice

Total Foundation		Individual Footing	
Shear (kips)	164.48	Shear (kips)	97.3
Axial (kips)	448.74	Compression (kips)	1098
Moment (ft-kips)	23786	Uplift (kips)	974

### Base Reactions - Seismic

Total Foundation		Individual Footing	
Shear (kips)	5.31	Shear (kips)	6.57
Axial (kips)	198.64	Compression (kips)	111
Moment (ft-kips)	1020	Uplift (kips)	2

### Notes

- 1) All legs are A572 Grade 50.
- 2) All braces are A572 Grade 50.
- 3) All brace bolts are A325-X.
- 4) The tower model is S3R Series SD.
- 5) Transmission lines are to be attached to standard 12 hole waveguide ladders.
- 6) Azimuths are relative (not based on true north).
- 7) Foundation loads shown are maximums.
- 8) All unequal angles are oriented with the short leg vertical.
- 9) Weights shown are estimates. Final weights may vary.
- 10) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
- 11) Tower Rating: 94.35%
- 12) No grout is required under the base plates.

**Sabre Industries**  
7101 Southbridge Drive  
P.O. Box 658  
Sioux City, IA 51102-0658  
Phone: (712) 258-6690  
Fax: (712) 279-0814

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Job:	24-3760-JSS-R1 Opt. 3
Customer:	CROWN CASTLE USA INC
Site Name:	Venita Hancroft, VA 832255
Description:	295' S3R
Date:	6/5/2025
By:	REB

b.

June 5, 2025

Mr. Anthony Carden  
Crown Castle USA, Inc.  
8000 Avalon Blvd., Suite 700  
Alpharetta, GA 30009

RE: Proposed 295' Sabre Self-Supporting Tower for Venita Hancroft, VA

Dear Mr. Carden,

Upon receipt of order, we propose to design a tower for the above referenced project for a Basic Wind Speed of 124 mph with no ice and 30 mph + 1.5" ice, Risk Category IV, Exposure Category C, and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures, Antennas and Small Wind Turbine Supporting Structures.

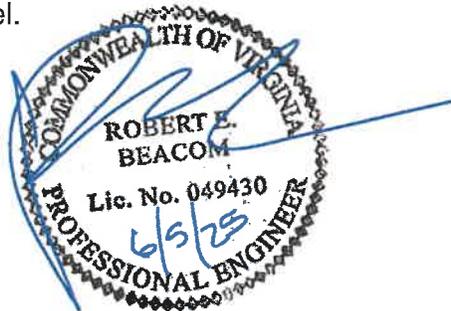
When designed according to this standard, the wind pressures and steel strength capacities include several safety factors. Therefore, it is highly unlikely that the tower will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where the loaded member would bend beyond its elastic limit (beyond the point where the member would return to its original shape upon removal of the wind load).

Therefore, it is likely that the overall effect of such an extreme wind event would be localized buckling of a tower section. Assuming that the wind pressure profile is similar to that used to design the tower, the tower is most likely to buckle at the location of the highest combined stress ratio in the upper portion of the tower. This would result in the portion of the tower above the failure location "folding over" onto the portion of the tower below the failure location. *Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Industries.* In the unlikely event of total separation, this would result in a 208' fall radius at ground level.

Sincerely,

Robert E. Beacom, P.E., S.E.  
Engineering Manager





Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
10101 Hillwood Parkway  
Fort Worth, TX 76177

Aeronautical Study No.  
2025-AEA-3585-OE

Issued Date: 05/08/2025

Sherri Fox  
Crown Castle - S Fox  
301 N Cattlemen Rd  
Suite 200  
Sarasota, FL 34232

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower 832255, Venita Hancroft, Tower  
Location: Midlothian, VA  
Latitude: 37-33-24.23N NAD 83  
Longitude: 77-41-49.81W  
Heights: 207 feet site elevation (SE)  
300 feet above ground level (AGL)  
507 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M Change 1, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

**See attachment for additional condition(s) or information.**

This determination expires on 11/08/2026 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

**NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.**

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact Joe Burkhardt, at (404) 305-5958, or Joseph.CTR.Burkhardt@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2025-AEA-3585-OE.

**Signature Control No: 651069675-658827383**

( DNE )

Julie A. Morgan  
Manager, Obstruction Evaluation Group

Attachment(s)  
Additional Information  
Frequency Data  
Map(s)

cc: FCC

## **Additional information for ASN 2025-AEA-3585-OE**

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

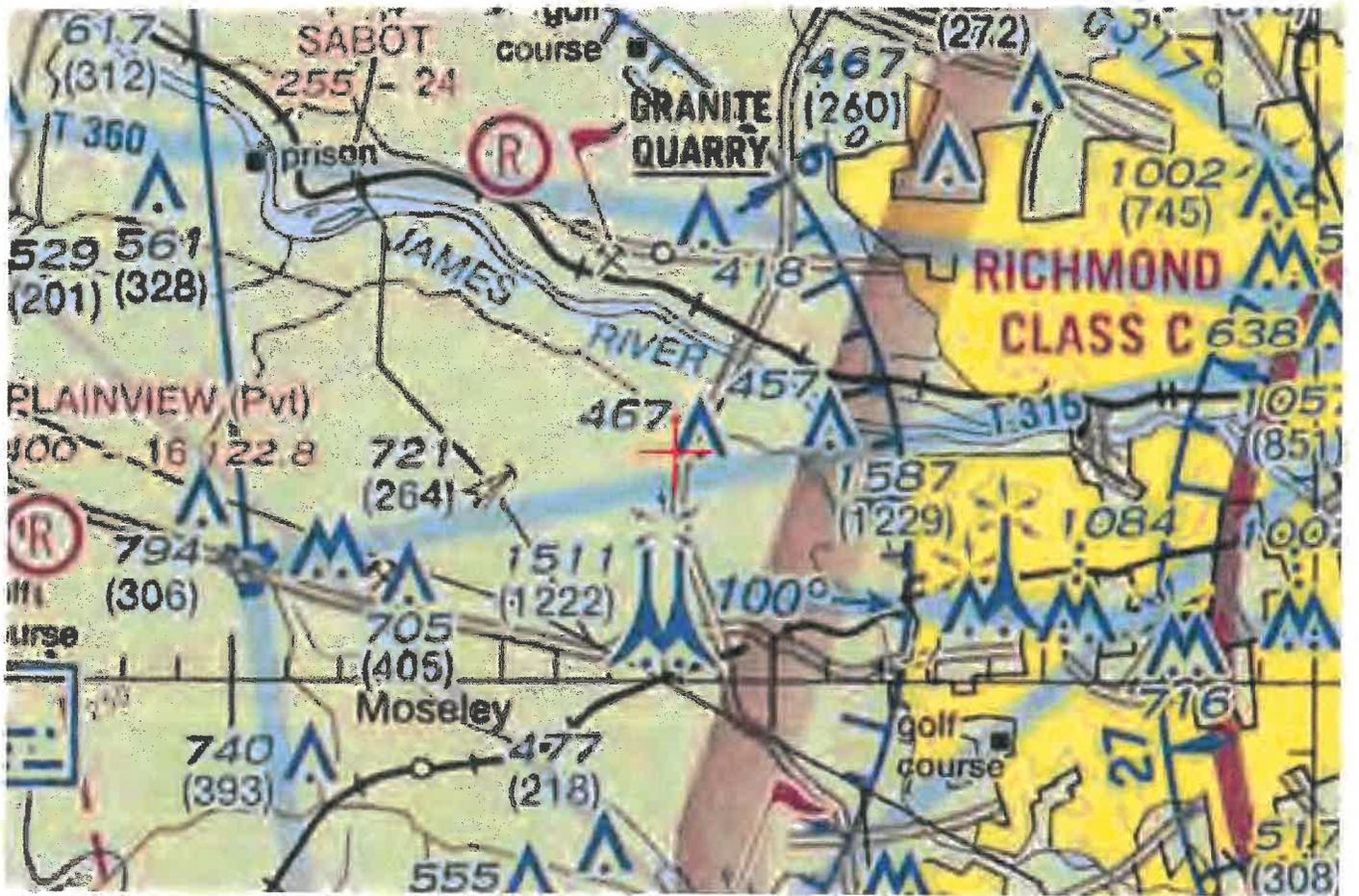
**Frequency Data for ASN 2025-AEA-3585-OE**

<b>LOW FREQUENCY</b>	<b>HIGH FREQUENCY</b>	<b>FREQUENCY UNIT</b>	<b>ERP</b>	<b>ERP UNIT</b>
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	824	MHz	500	W
806	901	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2310	MHz	2000	W
2305	2360	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3550	3700	MHz	50	W
3700	3980	MHz	1640	W
27500	28350	MHz	31623	W
29000	29250	MHz	31623	W
31000	31225	MHz	31623	W
31225	31300	MHz	31623	W
38600	40000	MHz	31623	W

TOPO Map for ASN 2025-AEA-3585-OE



Sectional Map for ASN 2025-AEA-3585-OE



d.



Date: July 3, 2025

Ligon Webb  
Director of Planning  
Powhatan County Planning & Zoning  
3834 Old Buckingham Road, Suite F  
Pohawatan, VA 23139  
(804) 598-5621

Re: Crown Castle- Site Name: Venita Hancroft- Site Address: Off of Venita Road, Midlothian, VA 23113 (PIN # 032-38A)- Telecommunication Facility- Tower Removal Letter

Dear Mr. Webb,

Please accept the signed statement below as confirming Section 83-432(d)(8) of the Powhatan County, VA Code of Ordinances:

Crown Castle, its successors and assigns, provide this statement declaring itself, its successors and assigns of being financially responsible to assure the proposed communications tower, which is no longer used for communications purposes, will be dismantled and removed within ninety (90) days from receiving notice from the County following a continuous period of twelve (12) months of the date the tower is taken out of service.

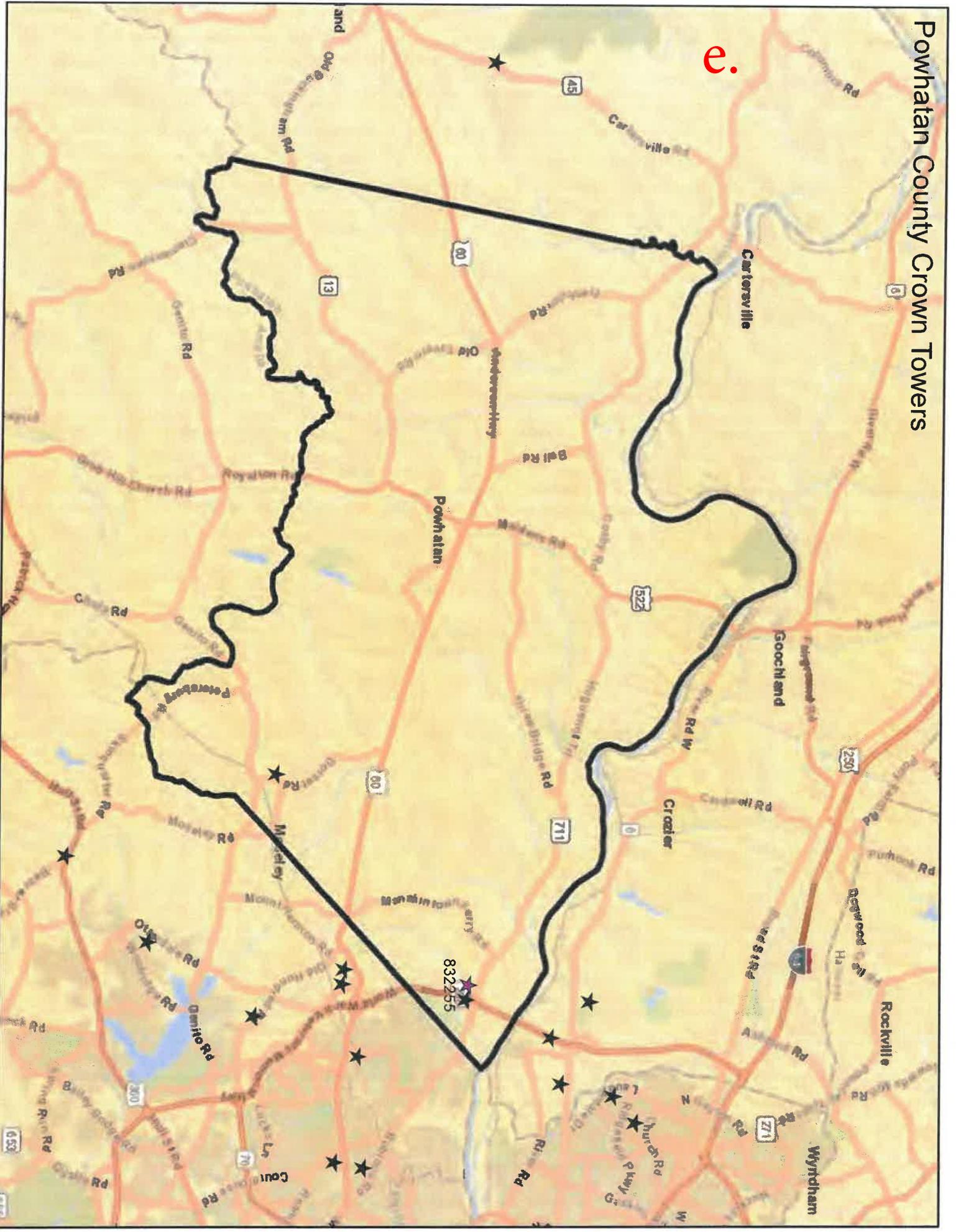
Please contact me should you have any questions.

Signature: *Sonny Pieper*

Printed Name: Sonny Pieper

Title: Program Manager, Crown Castle Real Estate

# Powhatan County Crown Towers





1787 Sentry Pky W Suite 100 Blue Bell, PA 19422

703.276.1100 • 703.276.1169 fax

info@sitesafe.com • www.sitesafe.com

## RF EMISSIONS COMPLIANCE REPORT

### Crown Castle

**Site ID:** 832255

**Site Name:** Venita Hancroft

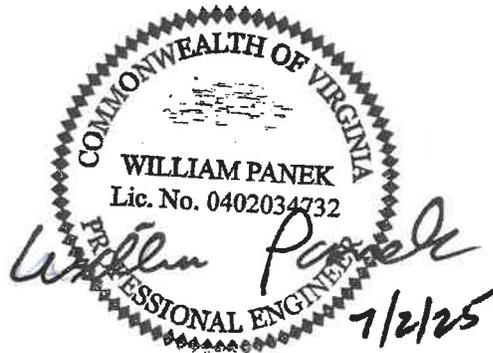
**Site Address:** Off Venita Road (west of Route 288)  
Midlothian, VA 23113

**Assessment Purpose:** Replace 879778

**Report generated date:** 2025/07/02

### Report Status:

**Crown Castle is Compliant**



## **Engineering Statement in Re: Electromagnetic Energy Analysis**

My signature and seal on the cover of this document indicates:

That I am registered as a Professional Engineer in the jurisdiction indicated; and That I have extensive professional experience in the wireless communications engineering industry; and

That I am an employee of InfraServices Group Wireless, LLC, in Blue Bell, Pennsylvania, at which place the staff and I provide RF compliance services to clients in the wireless communications industry; and

That I am thoroughly familiar with the Rules and Regulations of the Federal Communications Commission ("the FCC" and "the FCC Rules" both in general and specifically as they apply to the FCC's Guidelines for Human Exposure to Radio Frequency Electromagnetic Fields; and

That I have thoroughly reviewed this Compliance Report and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Nicholas Pagano; and

That the technical information serving as the basis for this report was supplied by Crown Castle (see attached Site Summary and Carrier documents) and that's installation involves communications equipment, antennas and associated technical equipment at a location referred to as "Venita Hancroft" ("the site"); and

Crown Castle proposes to operate at the site with transmit antennas listed in the Equipment Installed at this Site section and with a maximum effective radiated power as specified by Crown Castle and shown on the worksheet; and

That this analysis has been performed with the assumption that the ground immediately surrounding the tower is primarily flat or falling; and

That at this time, the FCC requires that certain licensees address specific levels of radio frequency energy to which workers or members of the public might possibly be exposed at §1.1307(b) of the FCC Rules; and

That such consideration of possible exposure of humans to radio frequency energy must utilize the standards set by the FCC, which is the federal agency having jurisdiction over communications facilities; and

That the FCC rules define two tiers of permissible exposure guidelines: 1 "uncontrolled environments," which defines situations in which persons may not be aware of (the "general public"), or may not be able to control their exposure to a transmission facility; and 2 "controlled environments," which defines situations in which persons are aware of their potential for exposure (industry personnel); and

That this statement specifically addresses the uncontrolled environment (which is more conservative than the controlled environment) and the limit set forth in the FCC rules for operations such as Crown Castle's as shown on the attached antenna worksheet; and

That when applying the uncontrolled environment standards, the predicted Maximum Power Density at six feet above ground level from the proposed Crown Castle operation is no more than 0.8703% of the maximum permissible exposure limits in any accessible area on the ground; and

That it is understood per FCC Guidelines in OET65 Appendix A, that regardless of the existent radio frequency environment, only those licenses whose contributions exceed 5% of the exposure limit pertinent to their operation(s) bear any responsibility for bringing any non-compliant area(s) into compliance; and

That when applying the uncontrolled environment standards, the cumulative predicted energy density from the proposed operation is no more than 0.8703% of the maximum permissible exposure in any accessible area up to six feet above the ground; and

That the calculations provided in this report are based on data provided by the client and antenna pattern data supplied by the antenna manufacturer, in accordance with FCC guidelines listed in OET 65. Horizontal and vertical antenna patterns are combined for modeling purposes to accurately reflect the energy six feet above ground level where on-axis energy refers to maximum energy six feet above the ground along the azimuth of the antenna and where area energy refers to the maximum energy anywhere six feet above the ground regardless of the antenna azimuth, accounting for cumulative energy from multiple antennas for the carrier(s) and frequency range(s) indicated; and

That the Occupational Safety and Health Administration has policies in place which address worker safety in and around communications sites, thus individual companies will be responsible for their employees' training regarding Radio Frequency Safety.

In summary, it is stated here that the proposed operation at the site would not result in exposure of the Public to excessive levels of radio-frequency energy as defined in the FCC Rules and Regulations, specifically 47 CFR 1.1307 and that Crown Castle's proposed operation is completely compliant.

Finally, it is stated that access to the tower should be restricted to communication industry professionals, and approved contractor personnel trained in radio-frequency safety; and that the instant analysis addresses exposure levels at six feet above ground level and does not address exposure levels on the tower, or in the immediate proximity of the antennas.

If you have any questions or comments in regard to this report, please do not hesitate to contact Sitesafe's Customer Support Department at (703) 276-1100.



SiteSafe™  
1787 Sentry Parkway W, VEVA 18 – Suite 100, Blue Bell, PA 19422  
Phone# (703)-276-1100 • info@sitesafe.com • www.sitesafe.com



June 24, 2025

Telecom Site Management, Inc. on behalf of Crown Castle  
Attn: Bryce Pickens, Site Acquisition and Development Manager  
Telecom Site Management, Inc.

Re: Potential Interference from Crown Castle's Proposed Replacement of 879778 with 832255  
Legacy Crown Castle Site ID/Name (To Be Replaced): **879778 / Carnes Property**  
Proposed New Crown Castle Site ID/Name (To Be Replaced): **832255 / Venita Hancroft**

To whom it may concern,

Based upon the information provided to SiteSafe™ ("Sitesafe"), Crown Castle plans to replace an existing 250' self-support lattice tower site (879778) located at 655 Huguenot Trail, Midlothian, VA 23113 in Powhatan County with a new 295' self-support lattice tower site (832255) to be located off Venita Road on the west side of Route 288. The new site location will be located approximately 2,275' at a bearing of 279° true north from the original site location.

Per the information provided to Sitesafe, T-Mobile/Sprint, Verizon Wireless, AT&T Mobility, LLC, Dish Wireless, and Powhatan County will be relocating their antenna systems and operations from site 879778 to the new site 832255 location/structure. T-Mobile/Sprint's antennas will be mounted at the 240' level, Verizon Wireless at the 228' level, AT&T Mobility, LLC at the 216' level, Dish Wireless at the 140' level, and Powhatan County at the 291', 288', 285', 281', 280', 267', and 261' levels. As these relocated antenna systems will continue to maintain sufficient vertical, horizontal and/or frequency separation from one another, with the same or similar operations, the Crown Castle proposed site replacement/operations should not cause intentional interference to the existing/relocated antenna systems, or the Powhatan County public safety services, broadcasters or other communications service users in the vicinity of the site.

In the unlikely event that interference is created, the carrier(s), as a condition of their FCC licenses, assume full responsibility to take necessary measures to resolve these issues.

If you have any questions, please do not hesitate to contact Sitesafe's Customer Support Department at (703) 276-1100.

Sincerely,

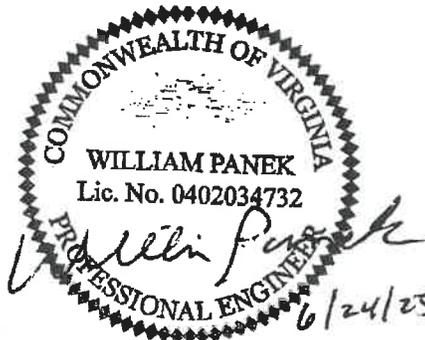
Anthony Handley  
Director of Engineering  
SiteSafe™ an InfraServices Product

My signature and seal below confirms:

That I am registered as a Professional Engineer in the jurisdiction indicated in the professional engineering stamp below, that I am an employee of InfraServices Group Wireless, LLC, in Blue Bell, Pennsylvania, at which place the staff and I provide RF compliance services to clients in the wireless communications industry, and that I have thoroughly reviewed this letter and believe it to be true and accurate to the best of my knowledge as assembled by and attested to by Anthony Handley.

Sincerely,

William Panek, P.E.  
InfraServices Group Wireless, LLC



h.



Date: July 3, 2025

Ligon Webb  
Director of Planning  
Powhatan County Planning & Zoning  
3834 Old Buckingham Road, Suite F  
Pohawatan, VA 23139  
(804) 598-5621

Re: Crown Castle- Site Name: Venita Hancroft- Site Address: Off of Venita Road, Midlothian, VA 23113 (PIN # 032-38A)- Telecommunication Facility- Visual Impact Mitigation Letter

Dear Mr. Webb,

Please accept the signed statement below as confirming Section 83-432(d)(10)(ix) of the Powhatan County, VA Code of Ordinances:

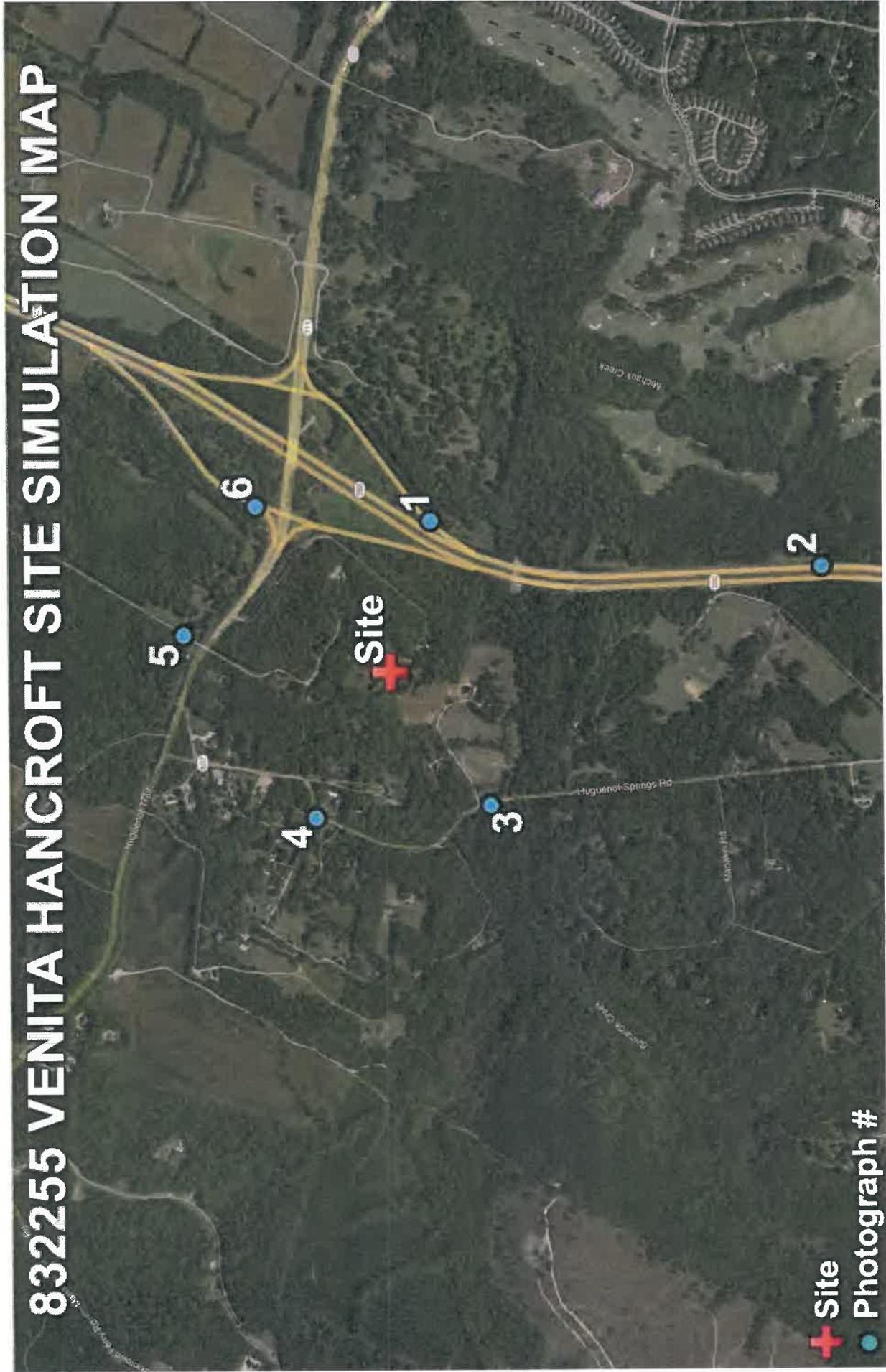
Crown Castle has taken the maximum effort to screen the proposed wireless telecommunications facility in effort to reduce its visual impact on the surrounding area. The proposed 295-foot self-support wireless communications facility shall have a galvanized gray finish, which blends with the natural surroundings. The existing vegetation on property will also aid in the visual mitigation of the proposed facility to the surrounding area.

Signature: *Sonny Pieper*

Printed Name: Sonny Pieper

Title: Program Manager, Crown Castle Real Estate

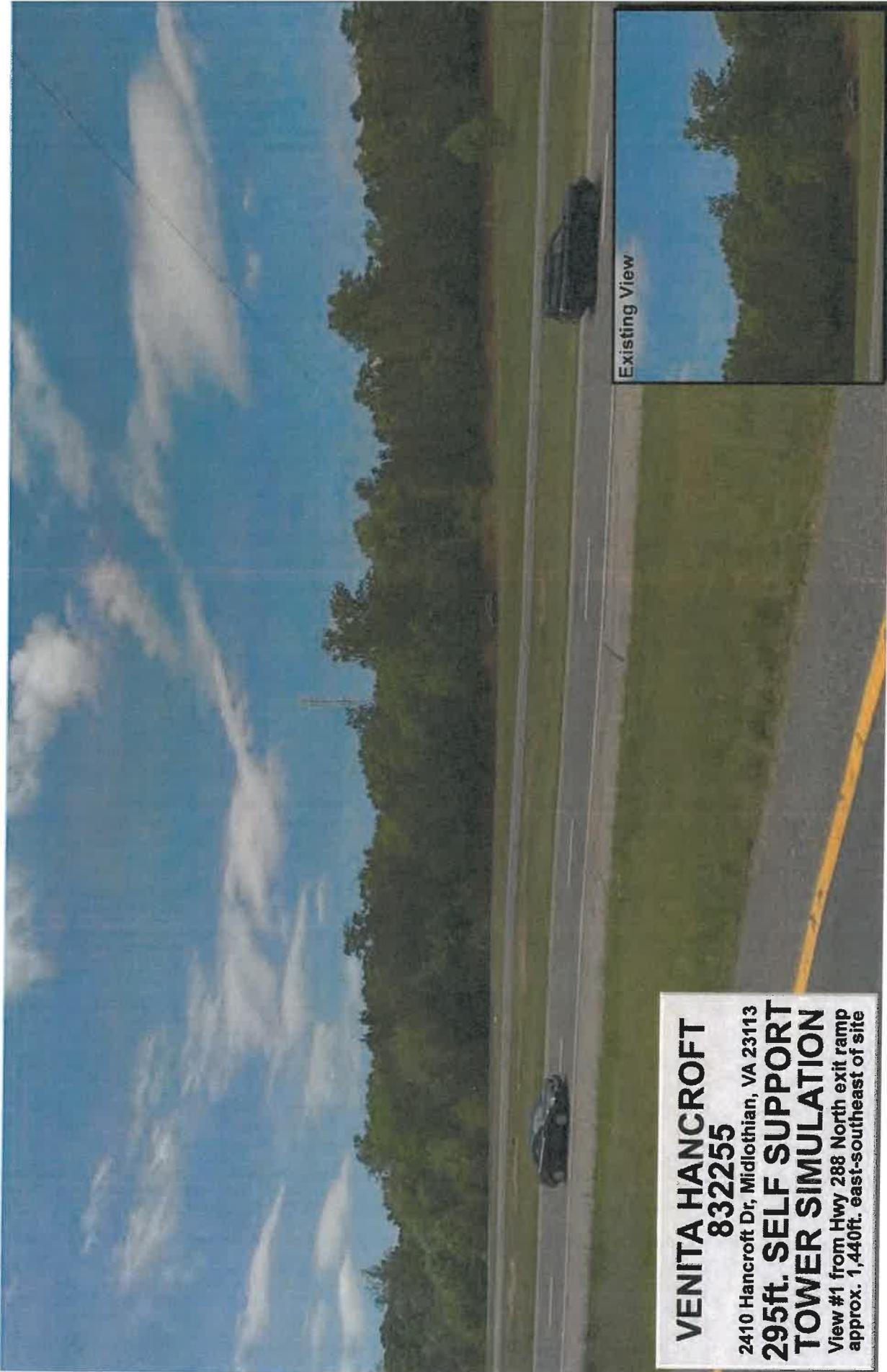
# 832255 VENITA HANCROFT SITE SIMULATION MAP



+ Site

● Photograph #

i.



Existing View

**VENITA HANCROFT**  
**832255**  
2410 Hancroft Dr, Midlothian, VA 23113  
**295ft. SELF SUPPORT**  
**TOWER SIMULATION**  
View #1 from Hwy 288 North exit ramp  
approx. 1,440ft. east-southeast of site



**VENITA HANCROFT**  
**8322255**  
2410 Hancroft Dr, Midlothian, VA 23113  
**295ft. SELF SUPPORT  
TOWER SIMULATION**  
View #2 from Hwy 288 Northbound  
approx. 4,130ft. south-southeast of site



Existing View



**VENITA HANCROFT**

**832255**

2410 Hancroft Dr, Midlothian, VA 23113

**295ft. SELF SUPPORT  
TOWER SIMULATION**

View #3 from Huguenot Springs Road  
View #3 from Huguenot Springs Road  
View #3 from Huguenot Springs Road



Existing View



**VENITA HANCROFT**

**832255**

2410 Hancroft Dr, Middlothian, VA 23113

**295ft. SELF SUPPORT  
TOWER NOT VISIBLE**

View #4 from Huguenot Springs Road  
approximately 1,500ft. northwest of site

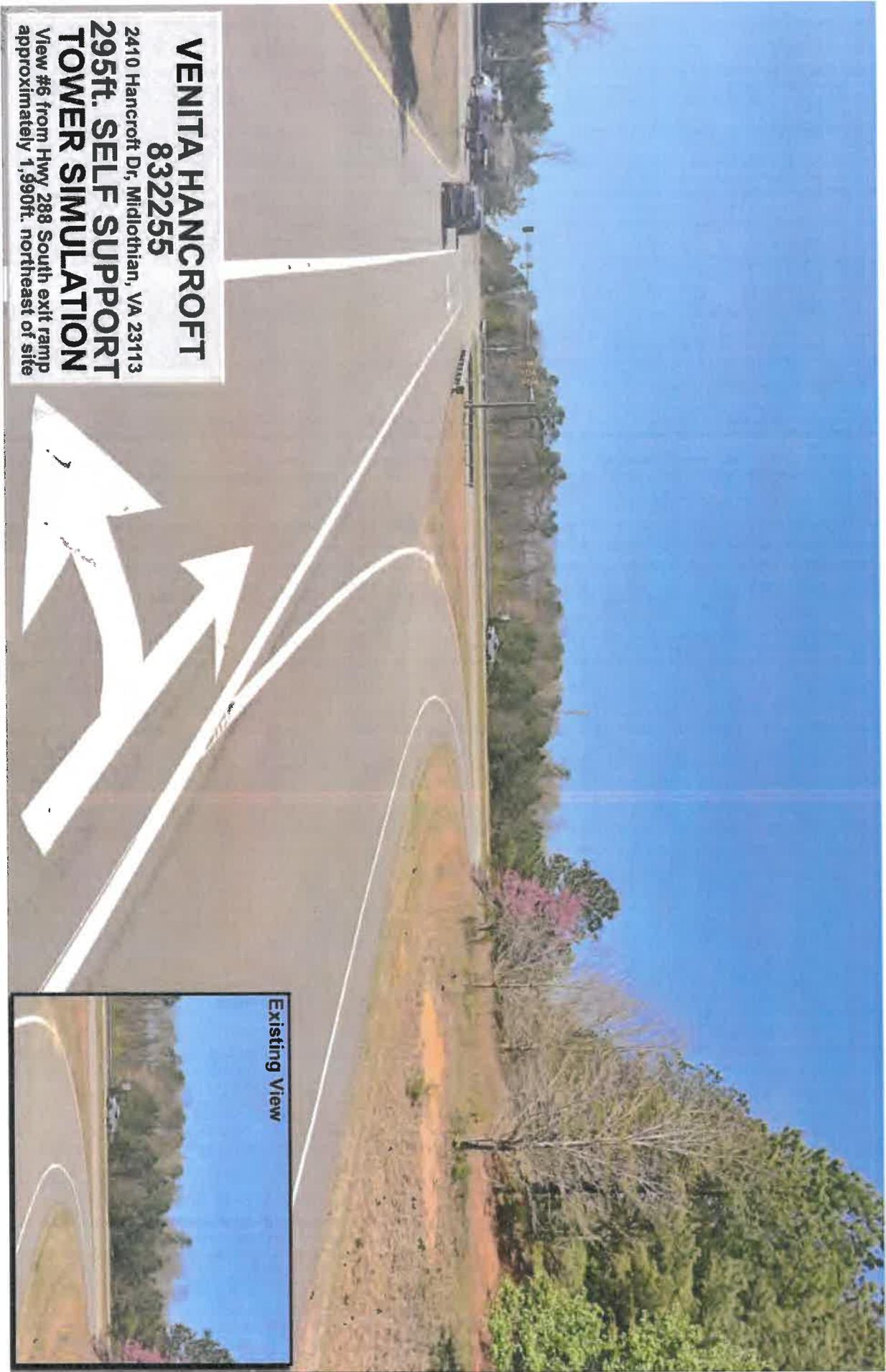


**VENITA HANCROFT**  
**832255**

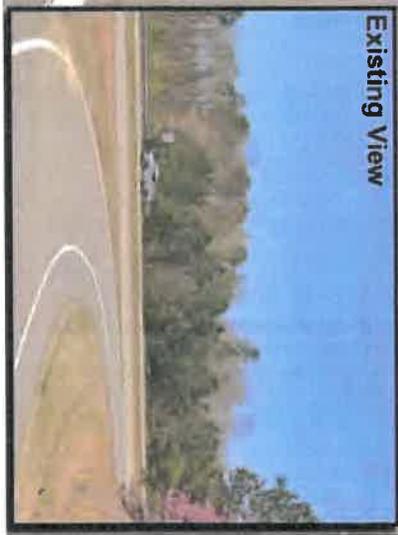
2410 Hancroft Dr, Midlothian, VA 23113

**295ft. SELF SUPPORT  
TOWER NOT VISIBLE**

View #5 from Venita Road  
approx. 1,960ft. north-northeast of site



**VENITA HANCROFT**  
**832255**  
2410 Hancroft Dr, Midlothian, VA 23113  
**295ft. SELF SUPPORT**  
**TOWER SIMULATION**  
View #6 from Hwy 288 South exit ramp  
approximately 1,990ft. northeast of site



Existing View

May 12, 2025

Mr. Bryce Pickens  
Crown Castle  
63225 Ardrey Kell Road, Suite 600  
Charlotte, NC 28277

Re: Venita Hancroft Site, BUN: 832255  
Midlothian, Powhatan County, VA  
DEA No. 22309025

Dear Mr. Pickens:

Dynamic Environmental Associates, Inc. (DEA) has completed a NEPA Assessment for the above referenced site, as authorized by you, and we are submitting the enclosed report for your use.

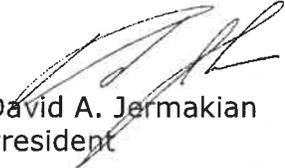
No NEPA issues were identified as a result of this work and no further assessment is being recommended at this time. The following table is a summary of the NEPA items assessed and the conclusion for each item:

<b>FCC-NEPA Review Checklist Summary</b>	
Is the proposed facility located in an officially designated wilderness area?	No
Is the proposed facility located in an officially designated wildlife preserve?	No
Will the proposed facility likely affect listed threatened or endangered species or designated critical habitats; or likely jeopardize the continued existence of any proposed endangered or threatened species; or likely result in the destruction or adverse modification of proposed critical habitats? (Ref. 50 CFR Parts 17, 222, 226 & 227).	No
Will the proposed facility affect districts, sites, buildings, structures, or objects significant in American history, architecture, archeology, engineering, or culture that are listed, or potentially eligible for listing in the National Register of Historic Places (NRHP)? (Ref. 36 CFR Part 800 as modified and supplemented by the NPA for the Collocation of Wireless Antennas and the NPA Regarding the Section 106 National Historic Preservation Act Review Process).	No
Will the facility affect Indian Religious Sites?	No
Is the proposed facility located in a flood plain? (Ref. Executive Order 11988 and 40 CFR Part 6, Appendix A)	No
Will construction of the proposed facility involve significant change in surface features (e.g. wetlands, deforestation, or water diversion)? (Ref. Executive Order 11990 and 40 CFR Part 6, Appendix A)	No
Is the proposed facility located in a residential neighborhood and required to be equipped with high intensity white lights?	No
Will the proposed facility equal or exceed total power output limitations set forth in 47 CFR, Chapter 1, Subpart I, § 1.1307, Table 1?	No

As discussed in the report, the Section 106 Review concluded that there would be No Adverse Effect to historic resources as a result of the proposed project.

We trust that this information is suitable for your needs and we are available to discuss this project, at your convenience.

Very truly yours,  
**Dynamic Environmental  
Associates, Inc.**



David A. Jermakian  
President

enc.

22309025 – NEPA Transmittal Letter