



**AGENDA**  
**POWHATAN COUNTY BOARD OF SUPERVISORS**  
**REGULAR MEETING**  
**FEBRUARY 23, 2026**  
**6:00 PM CALL TO ORDER**

This meeting is being held in the Village Building, 3910 Old Buckingham Road in Powhatan, Virginia, and is open to the public to attend in person.

If you would like to watch in real-time, use this link: <http://powhatanva.gov/432/Live-Stream-of-Powhatan-County-Meetings>

If you would like to watch the meeting later, at your convenience, use this link: <http://powhatanva.gov/433/County-Meetings-and-Workshop-Videos-On-D>

Public comments may be made in person during the appropriate comment period or submitted to [administration@powhatanva.gov](mailto:administration@powhatanva.gov) or by leaving a voicemail at (804) 598-5612 prior to the meeting. Any comments received up until 4:00 PM of the day of the meeting shall be entered into the meeting minutes.



1. **Call to Order**
2. **Pledge of Allegiance**
3. **Invocation**
4. **Requests to Postpone Agenda Items and Additions, Deletions or Changes in the Order of Presentation**
5. **Formal Approval of Agenda**
6. **Board Updates**
7. **County Administrator Updates**
8. **Proclamation**
  - A. **Proclamation P-2026-01** Honoring the Lions Club’s 50th Anniversary 4
9. **Public Comment** (time limit 3 minutes per individual/5 minutes per group, 30 minutes total time limit that can be extended by the Board)
10. **Consent**
  - A. **Minutes** February 2, 2026, Departmental Overview Dinner: Career Workforce Development 6
  - B. **Minutes** February 2, 2026, Organizational and Regular Meeting 7
11. **New Business**
  - A. **Resolution R-2026-13** Authorizing the County Administrator to execute a contract with Roof Systems of VA, Inc. for the Courthouse Roof Replacement. 23
  - B. **Resolution R-2026-14** Directing staff to add a feasibility study on the Pocahontas Landmark Center to the Fiscal Year 2026 CIP and solicit proposals for a feasibility study for the purpose of renovating PLC 32
12. **Public Hearings**
  - A. **Ordinance O-2026-06 25-22-CUP: Crown Castle Towers 06-2 LLC** (District1/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 35



required by Zoning Ordinance Sec. 83-162. The application includes a request to modify the tower setback requirements from property lines and existing residential dwellings under Sec. 83-432 (d)(1)(a)(7)(iii). The 2021 Comprehensive Plan Future Land Use Map designates the property as Rural Areas. ***(Applicant has requested a deferral to the March 23, 2026 Board of Supervisors meeting)***

4. **County Attorney Comments**
5. **County Administrator Comments**
6. **Board Comments**
7. **Closed Session** *(if needed)*
8. **Adjournment**

*Board of Supervisors*  
William A. Donati Jr., Chairman  
Steve W. McClung  
Robert W. Powers  
Mark A Kinney, Vice-Chair  
Denise L. Morrissette



*County Administrator*  
William Hagy  
3834 Old Buckingham Road  
Powhatan, Virginia 23139

*The County of*  
***Powhatan***

**PROCLAMATION**  
**HONORING THE POWHATAN LIONS CLUB ON THE OCCASION OF ITS 50TH**  
**ANNIVERSARY**

**WHEREAS**, the Powhatan Lions Club was chartered on March 2, 1976, and in 2026 proudly celebrates fifty (50) years of dedicated service to the Powhatan community; and

**WHEREAS**, for five decades, the Powhatan Lions Club has exemplified the highest ideals of volunteerism, compassion, and civic responsibility, committed to improving the lives of those in need; and

**WHEREAS**, over the course of its fifty-year history, the Powhatan Lions Club has raised and distributed more than half a million dollars in support of charitable causes, community initiatives, and local organizations throughout Powhatan County; and

**WHEREAS**, the members of the Powhatan Lions Club have provided countless volunteer hours in service to the community, from offering one-on-one assistance to individuals, awarding scholarships to high school seniors pursuing further education and career training, collecting and delivering food and supplies for the Powhatan Food Pantry; hosting numerous community parades throughout the years, to serving as shuttle drivers during the annual Festival of the Grape and

**WHEREAS**, the Powhatan Lions Club has funded, designed, and constructed numerous lasting improvements within the County, including the covered stage at the Rescue Squad grounds, nearly twenty handicap-accessibility ramps for residents in need, the gazebo and benches at Village Park, handicap-accessible picnic tables at area parks, and the flagpole at the Rescue Squad grounds; and

**WHEREAS**, the Powhatan Lions Club has raised funds through longstanding and successful community events such as the Steer Roast, the Chili Cookoff, and a Golf Tournament, and has further secured grants, sponsorships, and donations to expand its charitable impact; and

**WHEREAS**, the Powhatan Lions Club has been instrumental in significant community initiatives, including the creation of the Butterfly Garden in collaboration with the Powhatan-



Goochland Cooperative Extension and funding the first home constructed locally by Habitat for Humanity; and

**WHEREAS**, the Powhatan Lions Club has provided meaningful financial support to numerous organizations, including but not limited to the Powhatan Christmas Mother, Powhatan Habitat for Humanity, Powhatan Education Foundation, Powhatan County Social Services Relief Fund, Powhatan Sheriff’s Office, Powhatan High School groups, Powhatan County Public Safety & Communications Department, Powhatan County Public Library, Powhatan Dental Outreach Foundation, and many others; and

**WHEREAS**, the Powhatan Lions Club continues to flourish with 61 current members who demonstrate an enduring legacy of community service.

**NOW, THEREFORE, BE IT PROCLAIMED** that the Powhatan County Board of Supervisors hereby congratulates and honors the Powhatan Lions Club upon the celebration of its 50th Anniversary and expresses its sincere appreciation for fifty years of unwavering service, generosity, and commitment to the citizens of Powhatan County.

**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS FEBRUARY 23<sup>RD</sup>, 2026.**

**ATTEST:**

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William Hagy, Clerk  
Powhatan County Board of Supervisors

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William Donati Jr., Chairman  
Powhatan County Board of Supervisors



**AT A DINNER MEETING OF THE BOARD OF SUPERVISORS HELD IN THE VILLAGE BUILDING CONFERENCE ROOM, 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, ON FEBRUARY 2, 2026 AT 5:00PM.**

- Board of Supervisors Present:** William Donati Jr., Chair, District 1  
 Mark Kinney, Vice-Chair, District 4  
 Steve W. McClung, District 2  
 Robert Powers, District 3  
 Denise Morrissette, District 5
- Board of Supervisors Absent:** None
- County Staff Present:** Will Hagy, County Administrator  
 Kalli Jackson, County Attorney  
 Katie Shifflett, Deputy Clerk  
 Brian Haney, Deputy County Administrator  
 Sarah Barnett, Deputy County Administrator  
 Roxanne Salerno, Director of Economic Development
- Constitutional Officer Present:** Jamie Timberlake, Commissioner of the Revenue
- Guests Present:** Dr. Beth Teigen, Dr. Angela Stewert, Kathryn Garrett;  
 Powhatan County Public Schools

1. **Call to Order**  
 Chair Donati called the meeting to order at 5:00pm.
2. **Presentation – Powhatan County Schools: Career Workforce Development**
  1. The Board of Supervisors met with representatives from Powhatan County Schools to learn about recent advancements and progress in the Career Workforce Development Program. A presentation was delivered illustrating the benefits of the program to students and the community and highlighted future goals.
3. **Adjournment**  
 Chair Donati adjourned the meeting at approximately 5:45 pm.

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 William Hagy, Clerk  
 Powhatan County Board of Supervisors

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 William Donati Jr., Chair  
 Powhatan County Board of Supervisors

**Recorded Vote:**

William A. Donati Jr.	
Steve W. McClung	
Robert W. Powers	
Mark A. Kinney	
Denise L. Morrissette	

POWHATAN COUNTY BOARD OF SUPERVISORS  
ORGANIZATIONAL & REGULAR MEETING  
FEBRUARY 2, 2026 MINUTES



**AT THE ORGANIZATIONAL AND REGULAR MEETING OF THE BOARD OF SUPERVISORS HELD IN THE VILLAGE BUILDING CONFERENCE ROOM, AT 3910 OLD BUCKINGHAM ROAD IN POWHATAN COUNTY, VIRGINIA, ON FEBRUARY 2, 2026, AT 6:00 PM. (POSTPONED FROM JANUARY 26, 2026, DUE TO WEATHER)**

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**Board of Supervisors Present:** William Donati, Jr, District 1, Chair  
Steve W. McClung, District 2  
Robert Powers, District 3  
Mark Kinney, District 4, Vice Chair  
Denise Morrissette, District 5

**Board of Supervisors Absent:** None

**County Staff Present:** Will Hagy, County Administrator  
Kalli Jackson, County Attorney  
Katie Shifflett, Deputy Clerk  
Sarah Barnett, Deputy County Administrator  
Brian Haney, Deputy County Administrator  
Ligon Webb, Director of Planning and Zoning  
Charity Gold, Principal Planner  
Charla Schubert, Finance Director  
Sarah Dutton, Grants and Procurement Coordinator  
Jeff Searfoss, Chief Deputy  
Emma Barden, Detective

**Constitutional Officers Present:** Jamie Timberlake, Commissioner of the Revenue

**Guests Present:** Dr. Beth Teigen, Dr. Angela Stewart, Kathryn Garrett, Chris Whitlow, and Emillee Meinhard; Powhatan County Public Schools  
Parker Smith, Carter Estep, Jonah Davidson, Samantha Fens, Kennedy Martin, Savannah Morris, Reghan Kerns and Madelyn Chaffins; Powhatan County Public Schools FFA Program

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**1. Call to Order**

Chair Donati called the meeting to order at 6pm.

**2. Pledge of Allegiance**



Mr. Kinney led the pledge.

**3. Invocation**

Mr. Powers led the invocation.

**4. Requests to Postpone Agenda Items and Additions, Deletions or Changes in the Order of Presentation**

Chair Donati **motioned** to add resolutions **R-2026-11** and **R-2026-12** to the consent agenda related to the local emergency created by Winter Storm Fern.

**5. Formal Approval of Agenda**

Mr. Powers **motioned** to approve the agenda as amended.

Mr. Kinney **seconded** the motion.

Mr. Powers, Mr. McClung, Mr. Kinney, Mrs. Morrisette, and Chair Donati all voted AYE.

**MOTION PASSED**

**VOTE 5-0**

**6. Organizational Items**

**A. Resolution R-2026-01 – Election of the Board of Supervisors 2026 Chair**

**B. Resolution R-2026-02 – Election of the Board of Supervisors 2026 Vice-Chair**

Mr. Powers **motioned** to appoint Chair Donati and Vice Chair Kinney to continue in their current roles for 2026.

Mr. McClung **seconded** the motion.

Mr. Powers, Mr. McClung, Mr. Kinney, Mrs. Morrisette, and Chair Donati all voted AYE.

**MOTION PASSED**

**VOTE 5-0**

**C. Resolution R-2026-03 – Adoption of the Board of Supervisors 2026 Meeting Schedule and Calendar**

Mr. Hagy discussed the proposed schedule by making note of special meetings and holidays.



Chair Donati confirmed that the dates would be shared with the public through social media.

Chair Donati **motioned** for approval.

Mr. Kinney **seconded** the motion.

Mr. Powers, Mr. McClung, Mr. Kinney, Mrs. Morrissette, and Chair Donati all voted AYE.

**MOTION PASSED**

**VOTE 5-0**

**D. Resolution R-2026-04 – Adoption of the Board of Supervisors 2026 Rules of Procedure**

Ms. Jackson explained this was an annual action. There are two amendments: Shortening the agenda publication date from 7 days to 5 days prior to meeting date and removing language that bars citizens from commenting on any matter on the Board Agenda aside from those items with designated public hearings.

Mr. Powers **motioned** for approval.

Mr. McClung **seconded** the motion.

Mr. Powers, Mr. McClung, Mr. Kinney, Mrs. Morrissette, and Chair Donati all voted AYE.

**MOTION PASSED**

**VOTE 5-0**

**E. Resolution R-2026-05 – Adoption of the Board of Supervisors 2026 Code of Ethics**

Ms. Jackson explained this was an annual action that applies to all public boards and committees. There are no proposed changes.

Mr. McClung **motioned** for approval.

Chair Donati **seconded** the motion.

Mr. Powers, Mr. McClung, Mr. Kinney, Mrs. Morrissette, and Chair Donati all voted AYE.



**MOTION PASSED**

**VOTE 5-0**

**7. County Administrator Updates**

Mr. Hagy gave updates on upcoming community events. He thanked the many staff and partners who helped clear the roads during the recent snowstorm. This included Sheriff's office, Fire and Rescue, Public Safety Communication, Public Works, and Emergency Management. He also thanked volunteers who provided more than 1,200 hours of support.

**8. Board Updates**

Chair Donati stated he attended the valor awards and the fire and rescue banquet which went very well. The last CVTA meeting resulted in Powhatan receiving 10.6 million in transportation funds over the next 7 years. He congratulated Ms. Jackson on the completion of her MPA.

**9. Presentation**

**A. Future Farmers of America (FFA) Nationals Award: Hippology**

Mrs. Garrett, the School's Career and Technical Engagement coordinator, appeared with several students to be presented with awards. She thanked the Board for the recognition. This year at a national competition, the team consisting of Kennedy Martin; Savanah Morris; Reghan Kerns; Madelyn Chaffins placed 11<sup>th</sup> in the nation.

**B. Future Farmers of America (FFA) Nationals Award: Agricultural Mechanics**

Mrs. Garrett stated there was also an Agricultural Mechanics national competition which a team of Parker Smith, Carter Estep, Johnna Davison, and Samatha Davis placed 17<sup>th</sup> in the Nation.

**C. Agriculture Structures Welding Regional Award**

Mrs. Garrett also recognized Parker Smith for winning the top agricultural structures welding student in the nation and Carter Estep for winning 3<sup>rd</sup> in the nation.

Mr. Witlow stated many of the students have been working to compete nationally since 9<sup>th</sup> grade. He emphasized the amount of time the students needed to put in to compete so well, thanking the students for all their work.



Parker Smith stated as a 9<sup>th</sup> grader he was invited to a practice. After winning at Virginia Tech, the team practiced competing nationally and he enjoyed the experience greatly.

Mrs. Garrett thanked the Board and Parents for their support.

**10. Public Comment (time limit 3 minutes per individual/5 minutes per group, 30 minutes total time limit that can be extended by the Board)**

Chair Donati opened the public comment period.

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

**11. Consent**

**A. Minutes December 19, 2025, Regular Meeting**

Mr. Hagy noted one correction that was made is the VDOT representative that spoke in response to Board member inquiries regarding discontinuance of the flashing yellow arrow for those turning left onto Judes Ferry Road from Anderson Highway was Justin Piccin not Steven Lindsay.

**B. Resolution R-2026-11 Confirming the Existence of a Local Emergency**

**C. Resolution R-2026-12 Ending the Existence of the Local Emergency**

Mr. Kinney **motioned** to approve the consent agenda as amended.

Mr. Powers **seconded** the motion.

Mr. Powers, Mr. McClung, Mr. Kinney, Mrs. Morrissette, and Chair Donati all voted AYE.

**MOTION PASSED**

**VOTE 5-0**

**12. Board Member Appointments**

**A. Capital Region Workforce Partnership Chief Local Elected Officials (CLEO) Consortium**

Mr. Kinney **motioned** to reappoint Mr. McClung

Mr. Powers **seconded** the motion.

Mr. Powers, Mr. McClung, Mr. Kinney, Mrs. Morrissette, and Chair Donati all voted AYE.



**MOTION PASSED**

**VOTE 5-0**

**13. New Business**

**A. Resolution R-2026-06 - Amending the Fiscal Year 2026 Powhatan County Operating Budget by Budgeting and Appropriating \$447,913 in the Grants Fund for Operation Cease Fire – Violent Crimes Detective**

Mr. Searfoss stated that Mrs. Barden has worked tirelessly to get this grant for the County. He noted that she was a part-time detective who had delivered above and beyond results.

Ms. Barden explained the grant would allow Powhatan to establish a violent crime investigation division which will enhance the department's abilities and results. The grant will cover training, some overtime, equipment, and salary.

Mr. Powers asked what would happen in 4 years when the grant funding runs out.

Mr. Searfoss answered then the County would need to pick up the cost, and this was a necessary position for the County. He assured the Board that Mrs. Barden would continue to pursue grants.

Mr. McClung **motioned** for approval.

Mr. Powers **seconded** the motion.

Mr. Powers, Mr. McClung, Mr. Kinney, Mrs. Morrissette, and Chair Donati all voted AYE.

**MOTION PASSED**

**VOTE 5-0**

**B. Resolution R-2026-07 - Amending the Fiscal Year 2026 Powhatan County Operating Budget by Budgeting and Appropriating \$223,588.90 in the School Fund for Behavioral Health and Developmental Services for students, and Professional Development for Teachers**

Mrs. Shubert stated this was federal and state funding for the schools. \$108,935 for

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mental health services, \$75,000 for professional development of middle school teachers, \$30,000 for preservice and beginning teachers, \$96,000 to support recruitment and hiring in high-need areas.

Mr. Kinney **motioned** for approval.

Mr. Powers **seconded** the motion.

Mr. Powers, Mr. McClung, Mr. Kinney, Mrs. Morrisette, and Chair Donati all voted AYE.

**MOTION PASSED**

**VOTE 5-0**

**C. Resolution R-2026-09 - Amending the Fiscal Year 2026 Powhatan County Operating Budget by Budgeting and Appropriating \$3,391,746 in the Capital Projects Fund and to Unappropriate (\$5,000,000) in CVTA Fund for a Net Reduction of (\$1,608,254)**

Mrs. Schubert stated the item is a net reduction due to an appropriation change with the remainder appropriating debut issuance to HVAC projects at Pocahontas Elementary.

Mr. Kinney asked for the totals of High School roof repair.

Mrs. Schubert answered \$200,000 due to a consultant's suggestion that some improvements could be made to stretch large scale repairs out for 3-4 more years.

Chair Donati **motioned** for approval.

Mr. Powers **seconded** the motion.

Mr. Powers, Mr. McClung, Mr. Kinney, Mrs. Morrisette, and Chair Donati all voted AYE.

**MOTION PASSED**

**VOTE 5-0**

**D. Resolution R-2026-08 - Amending the Fiscal Year 2026 Powhatan County Operating Budget by Budgeting and Appropriating \$124,050.99 in the Grants Fund for Miscellaneous grants and donations**



Mrs. Schubert stated much of this money came from donations to Anti-Litter fund, the national opioid settlement, animal shelter donation, Sheriff's Deputy's ancillary funds, parks and rec scholarship program.

Mr. Powers **motioned** for approval.

Mr. McClung **seconded**.

Mr. Powers, Mr. McClung, Mr. Kinney, Mrs. Morrissette, and Chair Donati all voted AYE

**MOTION PASSED**

**VOTE 5-0**

**E. Resolution R-2026-10 - Authorizing the County Administrator to execute a contract with I.T.S. Maintenance, LLC in the amount of \$323,203 to construct the Education Connection Trail**

Ms. Dutton gave some background on the project. In 2023, the County received a grant from the Department of Housing and Urban Development (HUD). Upon approval of necessary materials by HUD the County moved forward with site studies. After the environmental review the County was authorized to begin spending, she shared a map of the proposed trail expansion. Then the bidding process was conducted where two bids were received. ITS Maintenance was chosen with a total bid of \$322,203. A funding gap of \$7,543 is left after an additional \$200,000 appropriation of CVTA funds. County staff proposed the funding gap be met with 2025 Forest Sustainability Funds. Ms. Dutton broke down the construction timeline with the contractor being given 120 days from the notice to proceed to achieve substantial completion, which will be mid to late July.

Mr. McClung **motioned** for approval.

Mr. Powers **seconded** the motion.

Mr. Powers, Mr. McClung, Mr. Kinney, Mrs. Morrissette, and Chair Donati all voted AYE.

**MOTION PASSED**

**VOTE 5-0**



#### 14. Public Hearings

**A. Ordinance O-2026-04 - Berk and ALP LLC - District 2/Powhatan Station (Case 62 #5-20-REZ-C): 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 County's 2021 Comprehensive Plan Future Land Use Map designates the property as Industrial, and within the Route 60 Corridor East Special Area Plan.**

Mr. Webb introduced the item, showing the tax map parcels which total just under 10 acres. He shared images of the site which shares an entrance with Classic Granite. Its zoning is currently Commerce Center and General Commercial. Mr. Webb shared the proposed lot layout which shows the back two parcels zoned as Light Industrial. In the conceptual layout plan the front lot will be offices while the back two will be warehouses. He identified the 7 proffers: development in conformance with the conceptual layout plan, reconfigure via a boundary line adjustment, demolition of existing buildings after land disturbance permits are obtained, access provided only through existing entrance, dedication of right of way along Anderson Highway, exterior loading areas screened from view, and Parcel 2 limited to certain uses. The traffic study revealed low trip generation with VDOT review of each parcel's site plan. Mr. Webb stated the rezoning request was consistent with the comprehensive plan and the Planning Commission voted 4-0 for approval.

Mr. Kinney asked for some clarification due to the conceptual plan showing 3 parcels while the motion includes 2 parcels.

Ms. Jackson answered only the back parcels are being rezoned, while the front is staying as is. As a condition of the rezone the site will become 3 parcels.

Mr. Powers asked for setback and vegetation requirements.

Mr. Webb answered the building setback would be 75ft from the ultimate right of way along Anderson Highway with vegetation being based on ordinance requirements.

Mr. Powers asked for more information on vegetation on Route 60 side.



Mr. Webb stated the rezoned parcels do not face Route 60.

Mr. Kinney expressed concern / confusion with use of the word “proposal.”

Mr. Powers stated he felt the rezoning to light industrial was necessary for the County.

Chair Donati opened the public comment period.

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

Mr. McClung **motioned** for approval.

Chair Donati **seconded** the motion.

Mr. Powers, Mr. McClung, Mrs. Morrisette, and Chair Donati all voted AYE.

Mr. Kinney voted NAY.

**MOTION PASSED**

**VOTE 4-1**

**B. Ordinance O-2026-05 - Lighthouse Learning Academy - District 1/Flat Rock (Case #25-21-REZ): 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 County’s 2021 Comprehensive Plan Future Land Use Map designates the property as Gateway Business, and within the Route 60 Corridor East Special Area Plan.**

Mr. Webb introduced the item, sharing the tax map view of the surrounding South Creek area highlighting the parcel as currently being zoned light industrial and identifying similar zoned bordering parcels and nearby businesses. Mr. Webb presented both the zoning map of the area as well as the future land use map illustrating the area in gateway business designation. He provided the history of the parcel and explained the purpose of the rezoning was to allow a private school for special needs students which is allowed under commerce center zoning but not light industrial. He noted the rezoning would not limit future uses exclusively to being a private school and that the applicant had submitted a narrative and conceptual plan but that the intended use was not proffered. The planned building would be around

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12,000 square feet and a potential addition of 6,500 square feet with 8:30am-2pm operation hours and around 400 vehicle trips a day. He provided neighboring building sizes for comparison and showed the conceptual plan drawing noting the potential for the need to buffer along a nearby creek. Parking was not addressed in the conceptual plan but would need to be at site plan. Mr. Webb noted the zoning ordinance requires certain heavy industrial uses be at least 250 feet from any school and provided examples. He noted the school could potentially qualify for a property tax exemption. Mr. Webb identified the pros of approving the rezoning as the conceptual plan identifies a low impact use consistent with gateway business designation but that the cons included limitations on potential high impact, industrial activities on nearby parcels, traffic implications and the uncertainty of the end-use because of the lack of proffers or conditions. He also noted neutral points as the potential tax exemption and current surrounding businesses. He stated the Planning Commission recommended approval, 4-0.

Mr. Powers asked about the current zoning of surrounding parcels.

Mr. Webb stated the parcels on the east and south were commercial, identified the western parcels as heavy industrial, and south as commerce center.

Chair Donati asked if any alternative commercial sites had been proposed to the applicant.

Mr. Webb stated he was unsure if particular sites had been identified, but discussions have been ongoing for 6 months including discussions of other sites.

Chair Donati opened the public comment period.

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

Mr. Powers stated concern about the limitation of future higher impact industrial used in nearby parcels if the item is passed. He applauded the intention of the school but felt it would put the limited light industrial parcels in an undesirable spot for future developers.

Chair Donati also pointed to the limitations of future nearby parcels as a concern. He stated there were more suitable lots elsewhere in the County where the school could



be built by-right. Chair Donati stated the specific location was not right for the school and reduced the limited number of light industrial lots within Powhatan.

Chair Donati **motioned** to **deny** the rezoning request.

Mr. Powers **seconded** the motion.

Mr. Powers, Mr. McClung, Mr. Kinney, Mrs. Morrissette, and Chair Donati all voted AYE.

**MOTION PASSED**

**VOTE 5-0**

**C. Ordinance O-2026-03 - Countywide Zoning Ordinance Amendment – Motorsports Park (Case #25-19-ZA): An Ordinance amending Powhatan County Code Chapter 83 (Zoning Ordinance), Section 83-162 (Conditional uses in A-10); to add “Motorsports Park” as a use allowable by conditional use permit in the Agricultural 10 (A-10) zoning district.**

Mr. Webb introduced the item, giving a definition and some history of the item. Noted the addition of the use allows the Board to still approve and apply conditions. The Planning Commission voted to deny 4-0, he believed the Commission would have liked more standards tied to the use.

Chair Donati asked if any discussion of the CUP process was held with the Planning Commission.

Mr. Webb stated that there was some discussion.

Mr. Powers stated he appreciated that the CUP process would allow the Board to apply restrictions. He asked if the Board could come together to produce major conditions that would be required for something like this to be approved. Noting this would give a potential developer a better idea before they invest.

Mr. Kinney stated the CUP process would allow for conditions to be applied.

Chair Donati opened the public comment period.

[Mike O’Neill, 4695 Old Buckingham Road](#): Stated he is surrounded by several A-10 areas where he could hear dirt bikes being ridden. He urged the Board to deny the activity on A-10 properties, feeling it was better suited for industrial areas.



Terry Adcock, 5719 Cartersville Road: Stated there was a nearby motorsport park near where she grew up that caused damage to the nearby water ways. She noted the noise and oil pollution. The activity was best fit for industrial areas rather than near neighborhoods.

Chair Donati closed the public comment period, seeing no one else wishing to speak. Mr. Powers asked about the cost to bring an application for a motorsports park to the Board.

Mr. Webb stated a good application would be several thousand dollars of site work. Mr. Powers stated that is why he felt some conditions prohibiting what would not be allowed would be helpful for future applicants.

Mr. Webb stated supplemental regulations would be a good middle ground.

Chair Donati noted a more substantial ordinance could be written down the road.

Mr. McClung **motioned** for **approval**.

Mr. Kinney **seconded** the motion.

Mr. Powers, Mr. McClung, Mr. Kinney, and Chair Donati all voted AYE.

Mrs. Morrissette voted NAY.

**MOTION PASSED**

**VOTE 4-1**

- D. Ordinance O-2026-01 - Countywide Subdivision Ordinance Amendment – Single-Cut Subdivisions (Case #25-15-SA): An Ordinance amending Powhatan County Code, Chapter 68 (Subdivision Ordinance) Sections 68-111 (Private Roads), 68-114 (Single cut subdivision), 68-107 (Minimum lot size), and 68-301 (Definitions) - to clarify the eligibility requirements for a “single cut” subdivision exception, which allows a one-time division of a single parcel of land into two parcels where the parent parcel has not been subdivided or altered since April 18, 1988.**
- E. Ordinance O-2026-02 - Countywide Zoning Ordinance Amendment – Minimum Lot Size Reference Chart (Case #25-16-ZA): An Ordinance amending Powhatan County Code Chapter 83 (Zoning Ordinance) to remove the Minimum Lot Size**



**Reference Chart in Section 83-107(b) due to inconsistencies and redundancies; to add “Single Cut Exception” references to the minimum lot size regulations in Sections 83-150 (Agricultural – 20), and 83-160 (Agricultural – 10) Districts; and to amend the Definition of “Parent Tract” in Section 83-521 (Definitions) to refer to the definition of the same term as provided in Section 68-301 (Definitions) of the Subdivision Ordinance.**

Mrs. Gold introduced the item and gave some background on single cut removal and reinstatement. Since then, the Planning Commission has worked to clarify the ordinance. The proposed subdivision ordinance amendment is a one-time exemption, applying only to parcels unaltered since April 18<sup>th</sup>, 1988, in agricultural zones, allowing a minimum 2-acre single-cut with a 10-acre residue lot; the new lots need to follow current ordinance standards, and Planning Director approval for private road access. The proposed amendments to the zoning ordinance eliminate the minimum lot size table, add a reference to subdivision ordinance single-cut exception, and modifies the parent tract definition to refer to the subdivision ordinance.

Mr. Kinney asked about the minimum lot size change.

Mrs. Gold answered the change raises the bar to qualify for a single cut from 4-acres to 12-acres, since the residual parcel needs to be at least 10-acres rather than 2. The minimum lot size table in the zoning ordinance is redundant and inaccurate, thus being removed.

Mr. Powers asked if the private road would serve both residences on the split parcel.

Mrs. Gold answered yes, but there could be a situation where there are two accesses, but that depends on following spacing standards.

Mr. Kinney confirmed most cases depended on if the parcel could be accessed.

Chair Donati opened the public comment period.

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

Mr. Powers **motioned for approval of O-2026-01.**

Mr. Kinney **seconded** the motion.

Mr. Powers, Mr. McClung, Mr. Kinney, Mrs. Morrissette, and Chair Donati all voted AYE



**MOTION PASSED**

**VOTE 5-0**

Chair Donati **motioned** for **approval of O-2026-02**.

Mr. McClung **seconded** the motion.

Mr. Powers, Mr. McClung, Mr. Kinney, Mrs. Morrisette, and Chair Donati all voted  
AYE

**MOTION PASSED**

**VOTE 5-0**

**15. County Attorney Comments**

None.

**16. County Administrator Comments**

None.

**17. Board Comments**

Chair Donati stated he would be holding a joint Town Hall with Vicki Hurt on March 16<sup>th</sup> at 6pm at Manakin Episcopal on Route 711. He was aware of a budget shortfall on the schools' HVAC repair, he wondered if a fix could be addressed soon.

Mr. Hagy stated the earliest they could return to the project would be summer 2027. The bid for the project was around \$10 million; the County would need a third debt issuance to cover the bid amount gap from the estimate amount. Mr. Kinney asked about the bid and cost estimate. Mr. Hagy explained that the bid came in \$4-million more than the cost estimate and clarified the estimate had come from the Dewberry study.

Ms. Morrisette wanted to be on record stating the Pocahontas Elementary building had black mold in the ceiling which posed a threat to the staff and students.

Mr. Powers stated he found it annoying that after two debt issuances the estimates from the school still need another.

Mr. Kinney stated allocations need to be based on actual prices rather than estimates.

**18. Adjournment**

Chair Donati adjourned the meeting.

POWHATAN COUNTY BOARD OF SUPERVISORS  
ORGANIZATIONAL & REGULAR MEETING  
FEBRUARY 2, 2026 MINUTES



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William Hagy, Clerk  
Powhatan County Board of Supervisors

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William Donati Jr., Chair  
Powhatan County Board of Supervisors

**Recorded Vote:**

<i>William A. Donati Jr.</i>	
<i>Steve W. McClung</i>	
<i>Robert W. Powers</i>	
<i>Mark A. Kinney</i>	
<i>Denise L. Morrissette</i>	



# Powhatan County Board of Supervisors Agenda Item

Meeting Date: February 23, 2026

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Agenda Item Title: **Resolution R-2026-13** Authorizing the County Administrator to execute a contract with Roof Systems of VA, Inc. for the Courthouse Roof Replacement.

Motion: Move to approve Resolution R-2026- 13

Dates Previously  
Considered by Board: N/A

Summary of Item: Powhatan County posted an Invitation for Bids for the Courthouse Roof Replacement. The County received four bids for the project on January 29th, 2026, with the lowest responsive and responsible bidder, Roof Systems of VA, Inc., with a base price of \$231,700.

The contract has been reviewed and approved by the County Attorney.

Staff:                                  X   Approve                             Disapprove                             See Comments

Commission/Board:                  N/A   Approve                             Disapprove                             See Comments

County Administrator:                  X   Approve                             Disapprove                             See Comments

Comments: None

Budget/Fiscal Impact: Yes - \$231,700

Attachments: Resolution, Contract

Staff/Contact: Will Hagy, County Administrator/ [whagy@powhatanva.gov](mailto:whagy@powhatanva.gov)

**RESOLUTION AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE A CONTRACT WITH ROOF SYSTEMS OF VA, INC. FOR THE COURTHOUSE ROOF REPLACEMENT**

**WHEREAS**, Powhatan County issued an Invitation for Bids for the Courthouse Roof Replacement Project in accordance with Federal, State and County procurement policies and applicable laws and regulations; and

**WHEREAS**, Roof Systems of VA, Inc. has been identified as the most responsive and responsible bidder capable of completing the Project, with a total base bid of \$231,700;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF POWHATAN**, that:

1. Upon review and approval of the County Attorney, the County Administrator is hereby authorized and directed to execute a contract with Roof Systems of VA, Inc. for the Courthouse Roof Replacement with the terms and conditions set forth in the contract document.
2. The County Administrator is further authorized to take all actions and execute all documents necessary to effectuate the contract and ensure the successful completion of the project, including but not limited to, contract modifications within the approved budgetary limits.
3. This resolution shall take effect immediately upon its adoption.

**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON FEBRUARY 23, 2026.**

**ATTEST:**

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**Will Hagy, Clerk**  
**Powhatan County Board of Supervisors**

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**Bill Donati Jr., Chair**  
**Powhatan County Board of Supervisors**

**Recorded Vote:**

<i>William Donati, Jr.</i>	
<i>Steve W. McClung</i>	
<i>Robert Powers</i>	
<i>Mark Kinney</i>	
<i>Denise Morrissette</i>	

**POWHATAN COUNTY, VIRGINIA  
CONTRACT FOR CONSTRUCTION AND RELATED SERVICES  
GENERAL CONTRACTOR'S FIXED PRICE FORM  
("BUILDER'S AGREEMENT" OR "AGREEMENT")**

THIS AGREEMENT is made this 23<sup>rd</sup> day of February, 2026, by **OWNER, Powhatan County, Virginia**, a political subdivision of the Commonwealth of Virginia, located at 3834 Old Buckingham Road, Powhatan, Virginia, 23139, and **GENERAL CONTRACTOR** (or CONTRACTOR), **Roof Systems of VA, Inc.**, a Virginia corporation, having its principal place of business located at 501 Richmond Highway, Richmond VA, 23224.

**PROJECT IDENTIFICATION INFORMATION:**

Project Title: IFB 2026-PW03B

Project Description: Courthouse Roof Replacement

**ADDRESSES and AUTHORIZED REPRESENTATIVES:** The addresses and authorized representatives of Owner, General Contractor and any Professional (e.g., Architect or Engineer) working with the County in connection with this Agreement are as follows:

**OWNER:**

Representative: Mark Piper, Director of Public Works  
Mailing Address: 2322 Skaggs Road, Powhatan, Virginia, 23139  
Telephone: 804.598.5697 x3004  
E-mail: [mpiper@powhatanva.gov](mailto:mpiper@powhatanva.gov)

**GENERAL CONTRACTOR:**

Representative: Joesph W. Blanks, Jr.  
Mailing Address: 501 Richmond Highway, Richmond VA, 23224  
Telephone: (804) 231-2875  
E-mail: [jblanks@roofsys.com](mailto:jblanks@roofsys.com)  
General Contractor's License No. 2705020946  
FEIN/ SSN #: 040-934-80

**CONSULTANT**

Representative: Kirk A. Stanford  
Mailing Address: 2025 Woodbrook Court, Suite 2025, Charlottesville, VA 22901  
Telephone: 434.245.5100 ext. 701  
E-mail: [KAStanford@skaeng.com](mailto:KAStanford@skaeng.com)

**WHEREAS**, Owner intends to complete the Project pursuant to certain Plans, Drawings, and Specifications, and is engaging General Contractor to perform certain labor, supervision and services and to provide certain equipment, goods and materials for the Project; and

**WHEREAS**, Owner and General Contractor each acknowledge that they will act in good faith in carrying out their duties and obligations; and

**WHEREAS**, Owner's engagement of the General Contractor is based upon General Contractor's representations to Owner that it: (i) is experienced in the type of labor and services Owner is engaging General Contractor to perform; (ii) is authorized and licensed to perform the type of labor and services for which it is being engaged to perform; (iii) is qualified, willing and able to perform labor and services for the Project; and (iv) has the expertise and ability to provide labor and services which will meet Owner's objectives and requirements, and which will comply with the requirements of all governmental, public and quasi-public authorities and agencies having or asserting jurisdiction over the Project; and

**WHEREAS**, General Contractor acknowledges that it has reviewed and familiarized itself with this Agreement, including the documents enumerated in Contract Documents, and agrees to be bound by the terms and conditions contained therein.

**NOW, THEREFORE**, for good and valuable consideration, the parties agree as follows:

1. **APPLICABLE LAW**. This Agreement and the services provided will be governed in all respects by the laws of Virginia, except its choice of law provisions. Venue for any litigation arising out of this Agreement will be brought only in the Powhatan County Circuit Court. Contractor shall comply with all applicable federal, state, and local laws and regulations.
2. **CONTRACT AMOUNT**. Owner shall pay and General Contractor shall accept as full and complete payment for General Contractor's timely and complete performance of its obligations under the Contract Documents the Contract Price (or Contract Sum) of **TWO HUNDRED THIRTY-ONE THOUSAND SEVEN HUNDRED DOLLARS (\$231,700.00)**. The Contract Price includes the aggregate amount of all allowances and any unit price items to be furnished or installed, except for those additional or contingent items specifically identified in the Contract Documents as not included in the Base Bid, if any.
3. **CONTRACT DOCUMENTS**. The Contract Documents consist of this Agreement and all attached documents and appendices, which include:
  - A. Powhatan County's General Terms and Conditions, Special Terms and Conditions, Instructions to Bidders, and Invitation for Bids; the Commonwealth of Virginia's General Conditions of the Construction Contract (the "General Conditions", except that Powhatan's conditions shall prevail over any conflicting provisions, except for the Commonwealth's insurance requirements); the Plans and Specifications; and all attachments or addenda to any of the foregoing, all of which are attached as **Exhibit A**; and
  - B. the Contractor's Bid and other required documents submitted by General Contractor in response to the Invitation for Bids, attached as **Exhibit B**, and

- C. all written modifications to any of these documents, if any, all of which are incorporated herein and made a part hereof.

The provisions of this Agreement will govern in the event of any conflict with any other provisions of the Contract Documents. In like manner, **Exhibit A** will govern over **Exhibit B**. The Contract Documents constitute the entire and exclusive agreement between the parties and supersede any and all prior communications, discussions, negotiations, understandings, and agreements. Documents not included nor expressly contemplated nor incorporated by reference herein do not, and shall not, form any part of the Contract Documents.

4. **ELECTRONIC RECORD**. The parties agree that this Agreement can be executed through an electronic signature, and that an electronic record of this Contract is as valid and enforceable as an original.

5. **ETHICS IN PUBLIC CONTRACTING**. This Agreement incorporates by reference any applicable state or federal law related to ethics, conflicts of interest, or bribery, including the Virginia Conflict of Interests Act, the Virginia Governmental Frauds Act, and the Virginia Code. Contractor certifies that its offer is made without collusion or fraud and that it has not offered or received any kickbacks or inducements from any other offeror, supplier, manufacturer, or subcontractor in connection with this solicitation, and that it has not conferred on any public employee having official responsibility for this solicitation any payment, loan, subscription, advance, deposit of money, services, or anything of more than nominal value, present or promised, unless consideration of substantially equal or greater value was exchanged.

6. **POWHATAN COUNTY TAXES**. Contractor shall pay all County taxes when due. County may offset the amounts of any County taxes which are due and owing against sums otherwise due to Contractor by paying such amounts to the County Treasurer on Contractor's behalf.

7. **IMMIGRATION REFORM AND CONTROL ACT OF 1986**. Contractor shall not knowingly employ an unauthorized alien as defined in the Federal Immigration Reform and Control Act of 1986.

8. **INSURANCE AND BOND REQUIREMENTS**. General Contractor agrees to provide and maintain insurance as required in Article 11 of the General Conditions. General Contractor also agrees to provide payment and performance bonds, approved as to form by the County Attorney, within 10 days of County's execution of this Agreement. Such bonds shall be included as part of this Agreement. The amount of the bond premiums shall be included in the Contract Price.

9. **MODIFICATION OF CONTRACT DOCUMENTS**. In addition to the provisions regarding modification in the General Conditions, this Agreement may be supplemented, modified, or amended by the mutual agreement of the parties hereto, set forth in writing. No supplement, modification or amendment shall be enforceable unless set forth within a writing signed by both Owner and General Contractor.

Notwithstanding the foregoing, the Contract Price may not be increased by more than twenty-five percent (25%) of the amount of the Contract Price or \$50,000, whichever is greater, without advance approval of the Powhatan County Board of Supervisors.

10. NO PERSONAL LIABILITY. Nothing herein shall be construed to create any personal liability on the part of any elected or appointed official, agent, or employee of Owner.

11. NON-WAIVER. No failure on the part of Owner to enforce any of the terms or conditions set forth in the Contract Documents shall be construed as or deemed to be a waiver of the right to enforce such terms or conditions. No waiver by Owner of any default or failure to perform by General Contractor shall be construed as or deemed to be a waiver of any other and/or subsequent default or failure to perform. The acceptance or payment of any rentals, fees and/or charges by Owner, and/or the performance of all or any part of the Work by Owner, for or during any period(s) following a default or failure to perform by General Contractor, shall not be construed as or deemed to be a waiver by Owner of any rights hereunder.

12. PARTIES' RELATIONSHIP. Contractor shall be legally considered an independent contractor, and neither Contractor nor its employees will, under any circumstances, be considered employees or agents of Owner. Owner shall not be legally responsible for any negligence or other wrongdoing by Contractor, its employees, or agents. Owner shall not withhold payments to Contractor for any federal or state unemployment taxes, federal or state income taxes, Social Security tax, or any other amounts for benefits to Contractor. Further, Owner shall not provide Contractor any insurance coverage or other benefits, including workers' compensation, normally provided by Owner for its employees.

13. PERSONNEL AND CONSULTANTS. General Contractor shall identify the Superintendent, Project Manager and Key Personnel as directed in the Bid Form. General Contractor shall promptly inform Owner in writing of any proposed replacements, the reasons therefor, and the name(s) and qualification(s) of proposed replacement(s). Owner shall have the right to reject any proposed replacement. Under no circumstances shall Owner be required to consent to a proposed replacement under circumstances where such replacement would result in an increase in the Contract Price.

General Contractor shall prepare and provide Owner and Architect a list of the General Contractor's Subcontractors and Suppliers as provided in Article 9 of the General Conditions, listing by name and general Project responsibility each Subcontractor and Supplier who will be utilized by General Contractor to provide goods or services with respect to the Project. General Contractor shall not enter into any agreement(s) with any Subcontractor(s) or Supplier(s) to which Owner raises a reasonable, timely objection. General Contractor shall promptly inform Owner in writing of any proposed replacements, the reasons therefor, and the name(s) and qualification(s) of proposed replacement(s). Owner shall have the right to reject any proposed replacement. Under no circumstances shall Owner be required to consent to a proposed replacement under circumstances where such replacement would result in an increase in the Contract Price.

Owner shall prepare and provide General Contractor a list, by name and general project duties, of each consultant retained by Owner to provide services with respect to the Project. Owner reserves the right to engage any other consultants which it may deem necessary or desirable.

14. SCOPE OF SERVICES. General Contractor shall furnish or cause to be furnished, and shall pay for out of the Contract Price: all management, supervision, financing, goods, products, materials, equipment, systems, labor, services, permits, licenses, construction machinery, transportation and other facilities necessary for proper execution and completion of the construction of the Project.

15. SEVERABILITY. In the event that any term, provision or condition of the Contract Documents, or the application thereof to any person or circumstances, shall be held by a court of competent jurisdiction to be invalid or unenforceable, the remainder of the Contract Documents, and the application of any term, provision or condition contained herein to any person or circumstances other than those to which it has been held invalid or unenforceable, shall not be affected thereby.

16. TIME FOR PERFORMANCE.

A. Commencement of the Work. General Contractor shall commence Work on the Project within thirty (30) calendar days of Owner issuing the Notice to Proceed to General Contractor.

B. Substantial Completion shall be within 60 consecutive calendar days after the Notice to Proceed is issued.

C. Final Completion shall be within 15 consecutive calendar days after the date of Substantial Completion.

D. Time Is of The Essence. The parties hereto mutually understand and agree that time is of the essence in the performance of this Agreement and that Owner will incur damages if General Contractor's scope of the Work is not completed in accordance with the required dates of Substantial Completion and Final Completion. General Contractor shall, at all times, carry out its duties and responsibilities as expeditiously as possible and shall begin, perform and complete its services so that:

- (1) the Work commences as directed in the Notice to Proceed;
- (2) the Work progresses in accordance with the Construction Schedule and to meet the date for Substantial Completion; and
- (3) the Work is complete by the date of Final Completion.

E. General Contractor shall, not less than 15 days after Contract execution, prepare and submit a Construction Schedule to Owner and Architect, in accordance with the requirements of the General Conditions.

F. Liquidated Damages. Article 43 of the General Conditions governs the assessment and collection of liquidated damages by Owner for failure or delay by General Contractor in the completion of the Work. The daily amount of liquidated damages shall be \$500.00.

17. TRANSACTING BUSINESS IN VIRGINIA. Contractor must be authorized to transact business in Virginia as a domestic or foreign business entity if so required by Title 13.1 or Title 50 of the Virginia Code or as otherwise required by law. Contractor shall not allow its existence to lapse or its certificate of authority or registration to transact business in Virginia to be revoked or canceled at any time during this Agreement. Owner may void this Agreement if Contractor fails to remain in compliance with the provisions of this section.

18. WORKPLACE PROVISIONS. During performance of the Agreement, Contractor shall abide by the following workplace provisions. If Contractor engages any subcontractor or vendor to provide services hereunder, then Contractor shall include these provisions in every subcontract or purchase order over \$10,000:

- A. Contractor shall not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, age, disability, or any other basis prohibited by law relating to discrimination in employment, except where there is a bona fide occupational qualification reasonably necessary to the normal operation of Contractor. Contractor shall post in conspicuous places, available to employees and applicants for employment, notices setting forth the provisions of this nondiscrimination clause. Also, Contractor, in all solicitations or advertisements for employees placed by or on behalf of Contractor, will state that it is an equal opportunity employer.
- B. Contractor shall: (i) provide a drug-free workplace for Contractor's employees; (ii) post in conspicuous places, available to employees and applicants for employment, a statement notifying employees that the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana is prohibited in Contractor's workplace and specifying the actions that will be taken against employees for violations of such prohibition; and (iii) state in all solicitations or advertisements for employees placed by or on behalf of Contractor that Contractor maintains a drug-free workplace. For the purposes of this paragraph, "drug-free workplace" means a site for the performance of work done in connection with the Contract awarded to Contractor in accordance with this procurement transaction, where Contractor's employees are prohibited from engaging in the unlawful manufacture, sale, distribution, dispensation, possession, or use of any controlled substance or marijuana during the performance of the Contract.
- C. Notices, advertisements, and solicitations placed in accordance with federal law, rule, or regulation will be deemed sufficient for the purpose of meeting the requirements of these sections.

**IN WITNESS WHEREOF**, the parties do hereby set forth their signatures, representing that the individuals who affix their signatures hereto have been duly authorized to bind each party to the terms and conditions of this Agreement:

*[Signature page follows]*

**OWNER:**

**Powhatan County, Virginia**

By: \_\_\_\_\_  
Will Hagy  
County Administrator

Date: \_\_\_\_\_

**GENERAL CONTRACTOR:**

**Roof Systems of VA, Inc.**

By: \_\_\_\_\_  
Name: Markus J. Nunn, Jr

Title: President

Date: 2/12/26

Approved as to Form

 2-6-2026  
Kalli-L. Jackson  
Powhatan County Attorney



Powhatan County  
Board of Supervisors  
Agenda Item

Meeting Date: February 23, 2026

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Agenda Item Title: **Resolution R-2026-14** Directing staff to add a feasibility study on the Pocahontas Landmark Center to the Fiscal Year 2026 CIP and solicit proposals for a feasibility study for the purpose of renovating PLC

Motion: Move to approve Resolution R-2026-14

Dates Previously Considered by Board: N/A

Summary of Item: The Board of Supervisors and School Board have agreed to work collaboratively to advance a feasibility study for the renovation of the Pocahontas Landmark Center (PLC), reflecting a shared commitment to evaluating the facility’s future. The School Board has expressed its willingness to contribute previously allocated project funds in support of this effort. Because debt-issued funds will be used, the study must be included in the Capital Improvement Program (CIP). The scope of work will be developed jointly with School staff and will include evaluation of any health, safety, and environmental considerations associated with reintegrating unused portions of the facility, as well as identifying any measures that should be implemented in the near term to ensure currently occupied areas remain appropriately protected, such as physical separation or other safeguards if warranted.

Because the School Division owns the building, they will partner in managing the project, while the County will administer the procurement process and issue the Request for Proposals (RFP) in accordance with County procurement policies.

Staff:                                  X   Approve                        \_\_\_ Disapprove                        \_\_\_ See Comments

Commission/Board:                  N/A   Approve                        \_\_\_ Disapprove                        \_\_\_ See Comments

Comments:                                None

Budget/Fiscal Impact:                Not to exceed \$200,000

Attachments:                                Resolution

Staff/Contact:                                Will Hagy/ County Administrator/ [whagy@powhatanva.gov](mailto:whagy@powhatanva.gov)/ 804-892-4804

**Resolution R-2026-14**

**DIRECTING STAFF TO ADD A FEASIBILITY STUDY OF THE POCAHONTAS LANDMARK CENTER (PLC) TO THE FISCAL YEAR 2026 CAPITAL IMPROVEMENT PROGRAM (CIP) AND TO SOLICIT PROPOSALS FOR A FEASIBILITY STUDY FOR THE PURPOSE OF RENOVATING PLC**

WHEREAS, the Powhatan County Board of Supervisors and the Powhatan County School Board have agreed to move forward collaboratively in evaluating the renovation of the Pocahontas Landmark Center (PLC); and

WHEREAS, the Powhatan County Board of Supervisors and the Powhatan County School Board have engaged in ongoing discussions regarding the future use, renovation, and long-term sustainability of the PLC facility; and

WHEREAS, both Boards recognize the importance of a comprehensive feasibility study to evaluate renovation options, associated costs, potential funding strategies, and operational considerations to inform future capital investment decisions; and

WHEREAS, the School Board has expressed its willingness to collaborate with the Board of Supervisors in moving forward with this shared next step and has indicated its willingness to utilize funds previously allocated to the PLC project to support this effort; and

WHEREAS, the Board of Supervisors desires to include funding for a feasibility study in the Fiscal Year 2026 Capital Improvement Program (CIP) and to initiate the process of soliciting proposals for professional services to conduct such a study, with the intent of utilizing Fiscal Year 2025 debt funds for this purpose;

NOW, THEREFORE, BE IT RESOLVED by the Powhatan County Board of Supervisors, that County staff is hereby directed to:

1. Include in the proposed Fiscal Year 2026 Capital Improvement Program (CIP) a project for a feasibility study to evaluate the renovation of the Pocahontas Landmark Center; and
2. Prepare and issue a Request for Proposals (RFP), or other appropriate procurement solicitation, for qualified professional firms to conduct a comprehensive feasibility study for the renovation of the Pocahontas Landmark Center with consideration for the environmental concerns of the portion of the building still being utilized; and
3. Identify and allocate available Fiscal Year 2025 debt funds not to exceed \$200K in cost to finance the feasibility study, consistent with applicable law and County financial policies.

BE IT FURTHER RESOLVED, the Board of Supervisors acknowledges and appreciates the collaborative partnership with the Powhatan County School Board and its willingness to utilize previously allocated PLC project funds in support of this shared initiative, representing a unified and responsible step forward in evaluating the future of the Pocahontas Landmark Center for the benefit of the Powhatan County community.

ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON FEBRUARY 23<sup>RD</sup>, 2026.

ATTEST:

\_\_\_\_\_  
William Hagy, Clerk  
Powhatan County Board of Supervisors

\_\_\_\_\_  
William Donati Jr., Chairman  
Powhatan County Board of Supervisors

**Recorded Vote:**

<i>William Donati, Jr.</i>	
<i>Steve W. McClung</i>	
<i>Robert Powers</i>	
<i>Mark Kinney</i>	
<i>Denise Morrissette</i>	



# Powhatan County Board of Supervisors Agenda Item

**Meeting Date:** February 23, 2026

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**Agenda Item Title:** **Public Hearing for Ordinance on Case #25-22-CUP: Crown Castle Towers 06-2, LLC’s request for a Conditional Use Permit (CUP) to allow a 295 ft. Telecommunications Tower at 2410 Hancroft Drive on Tax Map Parcel 32-38A in Election District 1. The applicant has requested a deferral to the March 23, 2026 Board of Supervisors Meeting.**

Because the deferral request was submitted after the public notice deadline, it is up to the Board of Supervisors to decide whether to accept or deny the deferral request.

**Dates Previously Heard by Board:** None

**Motion #1:** Move to **approve (or / deny)** the applicant’s deferral request to March 23, 2026.

**Motion #2:** (Only if deferral request is denied). Move to **approve (or / deny)** Ordinance granting 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.

**Summary of Item:** Request to construct and operate a 295-foot lattice telecommunications tower, with a fenced equipment compound, accessed via Venita Road. The applicant requests modifications to the standard tower height and setback requirements of the Zoning Ordinance based on an engineered fall-zone analysis stating that in the unlikely event of a total collapse, the Tower would fall within a 208-foot radius at ground level.

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 approved, the CUP contains a list of conditions to address tower height, setbacks, compound size, access, screening, compliance with federal and state regulations, and conformance with the proposed site plan provided by the applicant.

**Staff:** \_\_\_\_\_ Approve                        X   Disapprove                      \_\_\_\_\_ See Comments

**Planning Commission:** \_\_\_\_\_ Approve                        X   Disapprove                      \_\_\_\_\_ See Comments

**Attachments:** Applicant’s Deferral Request, Draft Ordinance, Staff Report

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

*If Board members have questions, please call the staff / contact prior to the meeting.*



**County of Powhatan, Virginia**  
Application for Deferral  
Request

Powhatan County, Virginia  
Department of Community Development  
3834 Old Buckingham Road: Suite F  
Powhatan, VA 23139  
(804) 598-5621

Date: 2/17/26

Case Number: 25-22-CUP

Ligon Webb, Planning Director  
Department of Community Development  
3834 Old Buckingham Road, Suite F  
Powhatan, VA 23139

Mr. Webb,

In connection with Case Number 25-22-CUP, I hereby request a 1 month  
deferment in decision on this case in order to:

Iron out details of the relocation of Powhatan County emergency communications equipment from the existing  
tower to the proposed tower.

Please be advised that this is a voluntary request, and I hereby waive the 100-day period specified in Section 15.2-2285 of the *Code of Virginia* under which the Planning Commission must make a recommendation to the Board of Supervisors. I also waive, by this voluntary request, the one-year period specified in Section 15.2-2286(A)(7) of the *Code of Virginia* under which the Board of Supervisors must act on a zoning case. I desire to have these periods begin from the date to which the Planning Commission/Board of Supervisors defers my case as requested herein.

I acknowledge that the Planning Commission/Board of Supervisors is not obligated to grant the deferment. I also understand that if my case has been advertised and my request is granted, I am responsible for paying a re-advertisement fee of \$500.00 prior to being placed on the next applicable agenda, in accordance with Section 83-122(f)(2)b of the Powhatan County Zoning Ordinance.

Sincerely,

## Ordinance # O-2026-06

AT A MEETING OF THE POWHATAN COUNTY BOARD OF SUPERVISORS HELD ON FEBRUARY 23, 2026, IN THE VILLAGE BUILDING AUDITORIUM, 3910 OLD BUCKINGHAM ROAD, POWHATAN, VIRGINIA, THE FOLLOWING ACTION WAS TAKEN:

**Ordinance approving 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

**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**, 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 within a 208 foot radius of the Tower at ground level; 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 application on January 6, 2026, and voted 4-0 to recommend denial; and

**WHEREAS**, after the Planning Commission public hearing, the applicant deferred the application to the Board's February 23, 2026 meeting; and

**WHEREAS**, pursuant to Virginia Code § 15.2-2204, the Powhatan County Board of Supervisors advertised as required by law and held a public hearing on this application on February 23, 2026.

**NOW, THEREFORE, BE IT ORDAINED**, the Powhatan County Board of Supervisors is empowered to grant this request pursuant to Zoning Ordinance Section 83-123(f), has considered each of the applicable standards in Zoning Ordinance Section 83-123(f)(4), and hereby finds the

## Ordinance # O-2026-06

granting of this request is a matter of public necessity, convenience, general welfare, or good zoning practice;

**BE IT FURTHER ORDAINED**, this 23rd day of February 2026, the Powhatan County Board of Supervisors does hereby grant conditional use permit 25-22-CUP to allow a Telecommunications Tower and accessory components 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,

# Ordinance # O-2026-06

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.

**ADOPTED BY THE POWHATAN COUNTY BOARD OF SUPERVISORS ON FEBRAURY 23, 2026.**

\_\_\_\_\_  
William Donati, Jr., Chair  
Powhatan County Board of Supervisors

ATTEST:

\_\_\_\_\_  
William Hagy, Clerk  
Powhatan County Board of Supervisors

**Recorded Vote:**

<i>William Donati, Jr.</i>	
<i>Steve W. McClung</i>	
<i>Robert Powers</i>	
<i>Mark Kinney</i>	
<i>Denise Morrissette</i>	

**Attachments:**

**Exhibit A – Proposed Site Plan**

**Exhibit B – Fall Zone Certification**



# Exhibit 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.

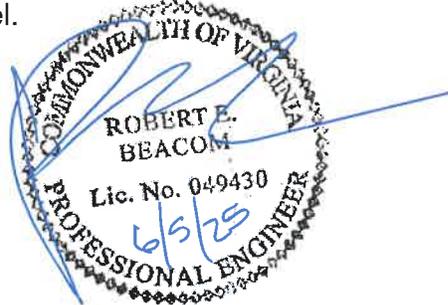
Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where 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





**Designed Appurtenance Loading**

Elev	Description	Tx-Line
296	(1) Beacon	(1) 1 5/8"
294.81	(1) SC281-HF4LDF(DXX)	(2) 7/8"
290.62	(1) SC469-HF1LDF(DXX-PIP)	(1) 1 5/8"
285	6ft Sidearm	
285	6ft Sidearm	
275	(1) 8' Ice Shield	
272	(1) 8' Ice Shield	
268	Leg Dish Mount	
268	(1) VHLP6-6W-4GR/A	(1) 2 1/4"
267	Leg Dish Mount	

Elev	Description	Tx-Line
267	(1) VHLP6-6W-4GR/A	(1) 2 1/4"
254	(1) 8' Ice Shield	
248	Leg Dish Mount	
248	(1) VHLP6-6W-4GR/A	(1) 2 1/4"
240	(1) 200 Sq. Ft. EPA (6500 lbs)	(18) 1 5/8"
228	(1) 175 Sq. Ft. EPA (5500 lbs)	(18) 1 5/8"
216	(1) 175 Sq. Ft. EPA (5500 lbs)	(18) 1 5/8"
152	(1) 175 Sq. Ft. EPA (5500 lbs)	(18) 1 5/8"
148	(3) Side Light	(1) 1 5/8"
140	(1) 175 Sq. Ft. EPA (5500 lbs)	(18) 1 5/8"

**Material List**

Display	Value
A	L 3 1/2 X 3 1/2 X 1/4
B	L 2 X 2 X 5/16
C	L 4 X 4 X 5/16
D	NONE

Display	Value
E	L 4 X 4 X 1/4
F	L 2 X 2 X 1/4
G	L 2 X 2 X 3/16
H	L 3 X 3 X 3/16

 <p><b>Sabre Industries</b> 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 255-6690 Fax: (712) 279-0814</p> <p><small>Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.</small></p>	Job: <b>24-3760-JSS-R1 Opt. 3</b>
	Customer: <b>CROWN CASTLE USA INC</b>
	Site Name: <b>Venita Hancock, VA 832255</b>
	Description: <b>295' S3R</b>
	Date: <b>6/5/2025</b> By: <b>REB</b>



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

Staff Report Prepared for the Board of Supervisors

February 12, 2026

Submitted by Ligon Webb, Planning Director

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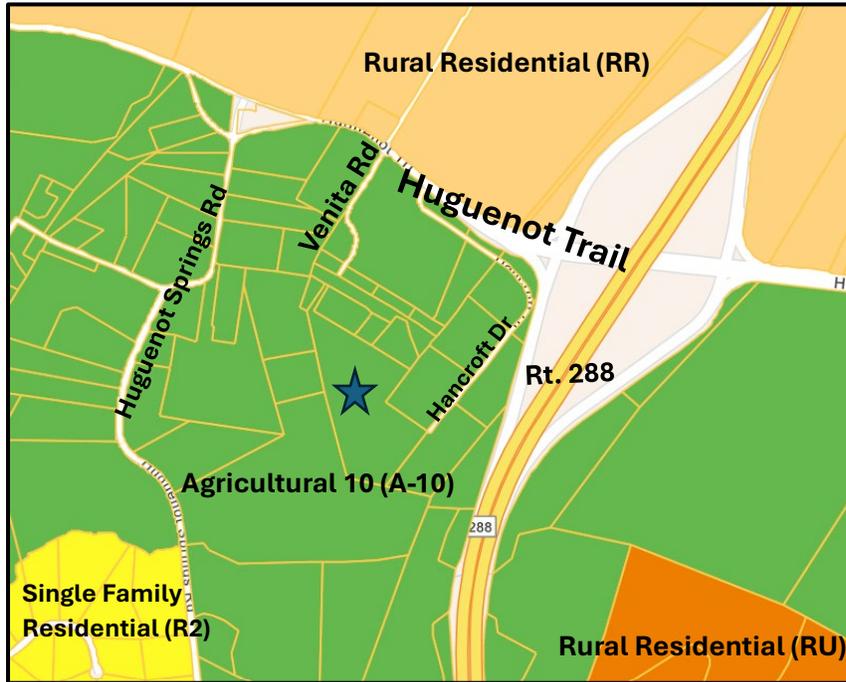
### I. PUBLIC MEETINGS

Planning Commission:	January 6, 2026	Public Hearing
Board of Supervisors:	February 23, 2026	Public Hearing

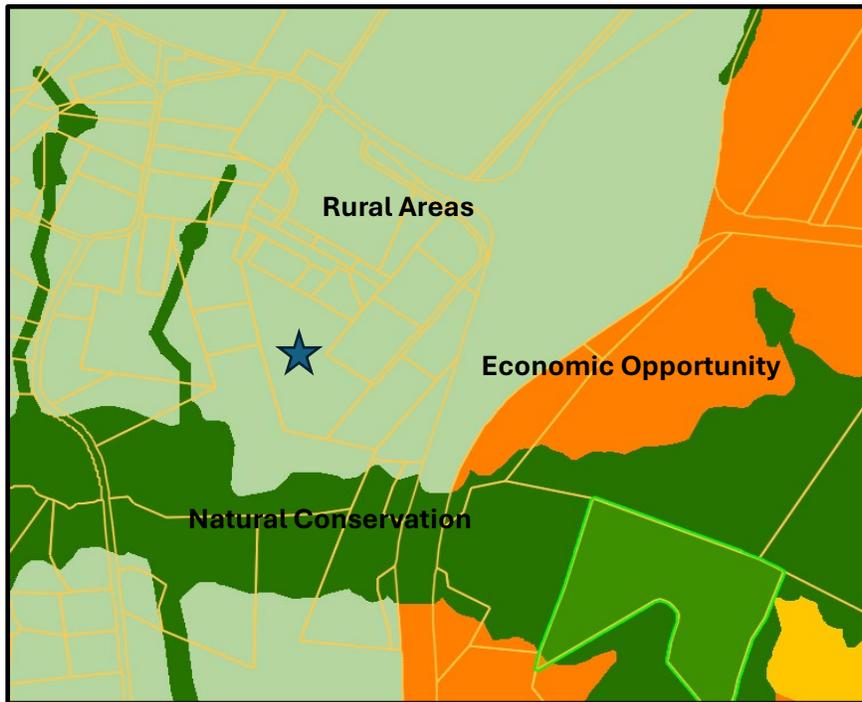
### II. IDENTIFICATION AND LOCATIONAL INFORMATION

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 b. and/or CUP approval resolution, Exhibit B**), certifying that the proposed telecommunications tower is engineered with a fall-zone radius of 208 feet.

After the Planning Commission's January 6, 2026, meeting, and at the applicant's initiative, Crown Castle submitted an independent third-party structural review prepared by Malouf Engineering International, Inc., dated January 26, 2026 (see CUP application, attachment k). The third-party analysis evaluated the tower design under ANSI/TIA-222-H standards and concurred with the Engineer of Record's opinion that, based on structural modeling, failure would be anticipated to initiate in the upper sections of the tower and that the resulting fall radius would be within approximately 208 feet at grade.

The proposed Site Plan included with the CUP application (**see CUP application, attachment a. 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);

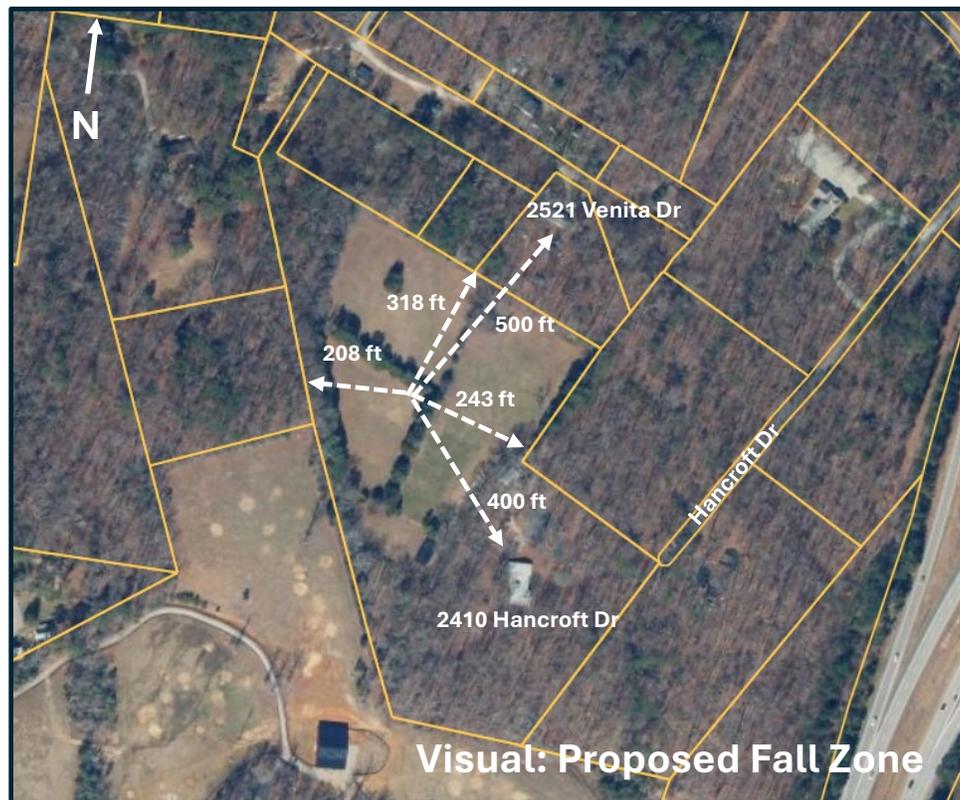
243 feet from the east property line (354 ft required);

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 b. 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.

As noted in the Executive Summary, Subsequent to the Planning Commission's January 6, 2026, meeting, and at the applicant's initiative, Crown Castle submitted an independent third-party structural analysis prepared by Malouf Engineering International, Inc., dated January 26, 2026. The report evaluated the

proposed 295-foot self-supporting lattice tower under ANSI/TIA-222-H standards and applicable load combinations and concurred with the Engineer of Record's opinion that structural failure, if it were to occur under modeled conditions, would be anticipated to initiate in the upper sections of the tower and that the resulting fall radius would be within approximately 208 feet at ground level. The County did not request this additional review; however, the submitted analysis is included in the record for consideration as part of the overall evaluation of the requested fall-zone setback modification.

## **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 Board of Supervisors deny Case 25-22-CUP**, as requested, based on the applicant's request for a site-specific fall-zone modification that staff finds does not sufficiently align with prior County precedent or established siting practices, particularly given the size and configuration of the subject parcel and the proximity of surrounding residential uses.

Since the January 6, 2026, Planning Commission meeting, the applicant voluntarily submitted an independent third-party structural analysis prepared by Malouf Engineering International, Inc., which concurs with the Engineer of Record's opinion that, under ANSI/TIA-222-H modeling standards, structural failure would be anticipated to initiate in the upper sections of the tower and that the resulting fall radius would be within approximately 208 feet at grade. Staff acknowledges this additional technical documentation and recognizes that the tower is engineered to meet applicable structural design standards. However, the Conditional Use Permit review process requires evaluation not only of engineering sufficiency, but also of compatibility, precedent, and broader land-use considerations.

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 comparable engineered reduction of fall-zone distance on a parcel of this size and within a similar rural residential context.

Staff further finds that, given the surrounding A-10 rural residential properties and the proximity of existing dwellings, reliance on a reduced engineered fall-zone distance—rather than traditional setback accommodation—introduces a level of siting sensitivity that has not been characteristic of prior tower approvals in the County. 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 site conditions. Rather, the recommendation is limited to the specific fall-zone modification request associated with this application and reflects staff's assessment that the requested reduction does not sufficiently align with prior County approvals or established review patterns.

## **XI. PLANNING COMMISSION**

On January 6, 2026, the Planning Commission voted 5-0 to recommend denial of this CUP request.

## **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
  - k. Comprehensive Structural Analysis Report (Mark Malouf, P.E.)
  
2. VDOT Letter – December 24, 2025

**END OF DOCUMENT**



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

<b>For Office Use Only</b>	
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"> <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			

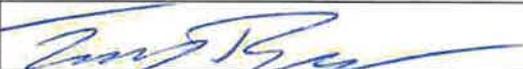
**Ownership Disclosure**

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*

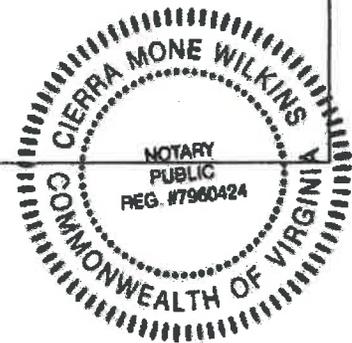
Commission Expires

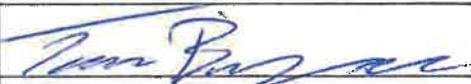
1/31/2029

Notary Number

7960424

Seal



Applicant's Permission for Inspection of Property		
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;">           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         </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 Girono 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 sufficiently 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 WOODMERE RD  
 CANONSBURG, PA 15117  
 TEL: (877) 488-8977 CONTACT: TONY BOYER  
 PROJECT MANAGER - SITE DEVELOPMENT  
 TEL: 610 288-2628  
 EMAIL: tboyer@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/OLD BUCKINGHAM RD 0.3 MI  
 3. TURN RIGHT ONTO MARION HARLAND LN 423 FT  
 4. TURN LEFT ONTO THOMAS 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**

**CROWN CASTLE**  
 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  
 GEODOMIC COORDINATES: 57° 32' 24.27" (NAD 83)  
 LATITUDE: 37° 07' 57.00" (NAD 83)  
 LONGITUDE: 77° 58' 06.97" (NAD 83)  
 14 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, POWHATAN, VA 23139  
 ADDRESS: (804) 688-9822  
 PHONE NO:

**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



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

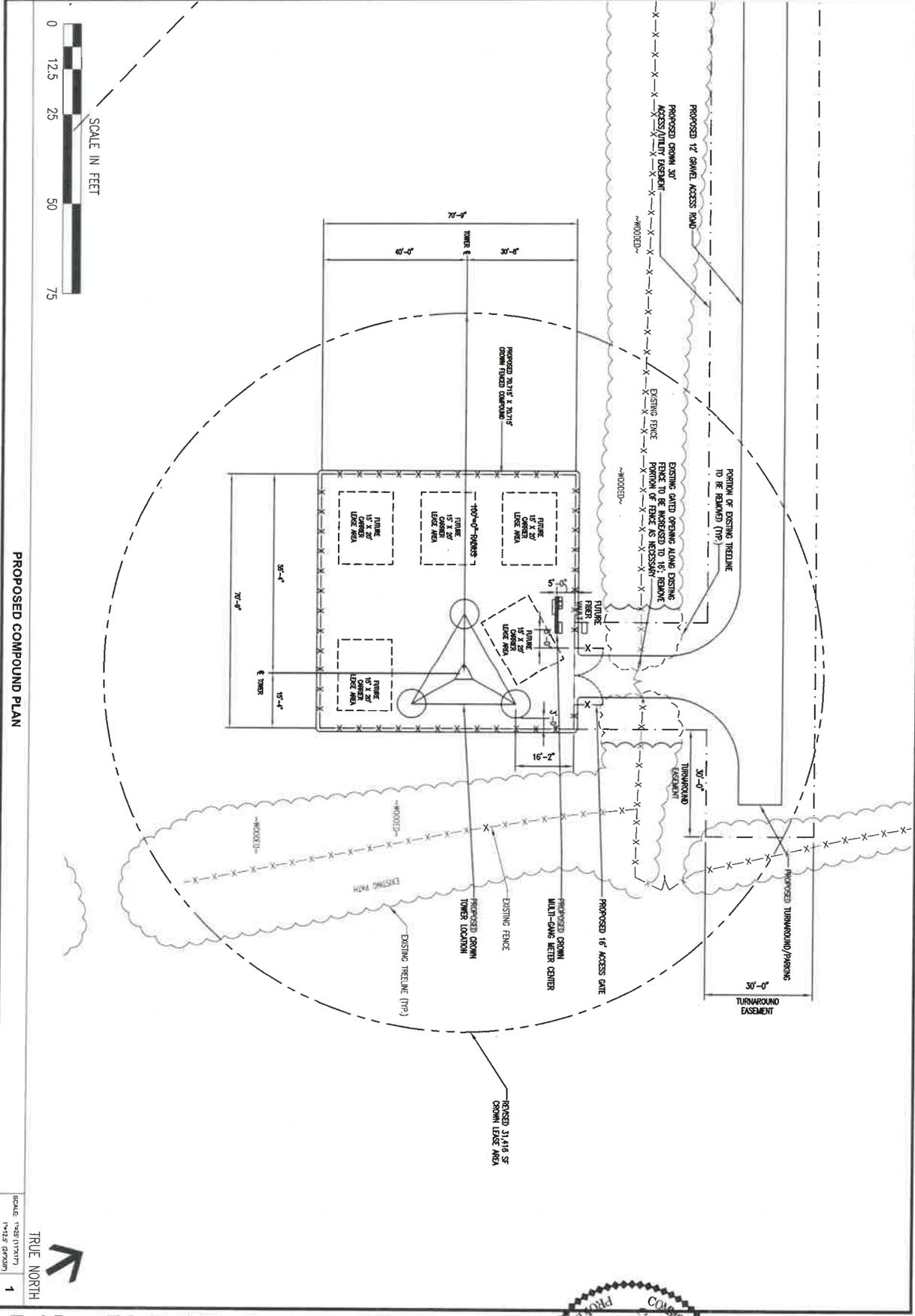
78

DRAWN BY: AGT  
 CHECKED BY: BMO  
 DRAWING DATE: 07-10-25  
 CARRIER'S NAME:  
 SITE NUMBER:  
 SITE NAME:  
 VENITA HANCROFT  
 BUSINESS UNIT NUMBER:  
 832946  
 VENITA ROAD  
 MIDLOTHIAN, VA 23113  
 SHEET TITLE

**TITLE SHEET**  
 SHEET NUMBER  
 T-1







PROPOSED COMPOUND PLAN

Scale: 1"=50' (approx)  
1



PROPOSED COMPOUND PLAN  
SHEET NUMBER  
A-1

DRAWN BY: AGT  
CHECKED BY: AGT  
DRAWING DATE: 07-10-25  
CARRIERS NAME:  
SITE NUMBER:  
SITE NAME:  
SITE MAIL:  
VENITA HANGROFT  
BUSINESS UNIT NUMBER:  
832255  
SITE ADDRESS:  
VENITA ROAD  
MIDLOTHIAN, VA 23113  
SHEET TITLE:

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
G	07-10-25	FINAL ZONING DRAWINGS	AGT











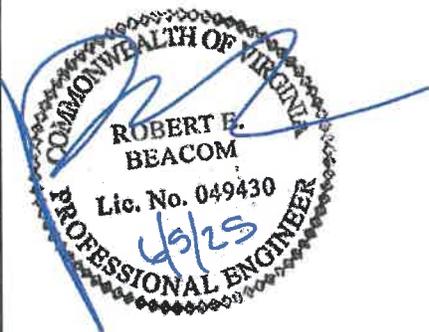
**Structural Design Report**  
295' S3R Series SD Self-Supporting Tower  
Site: Venita Hancroft, VA  
Site Number: 832255

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

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

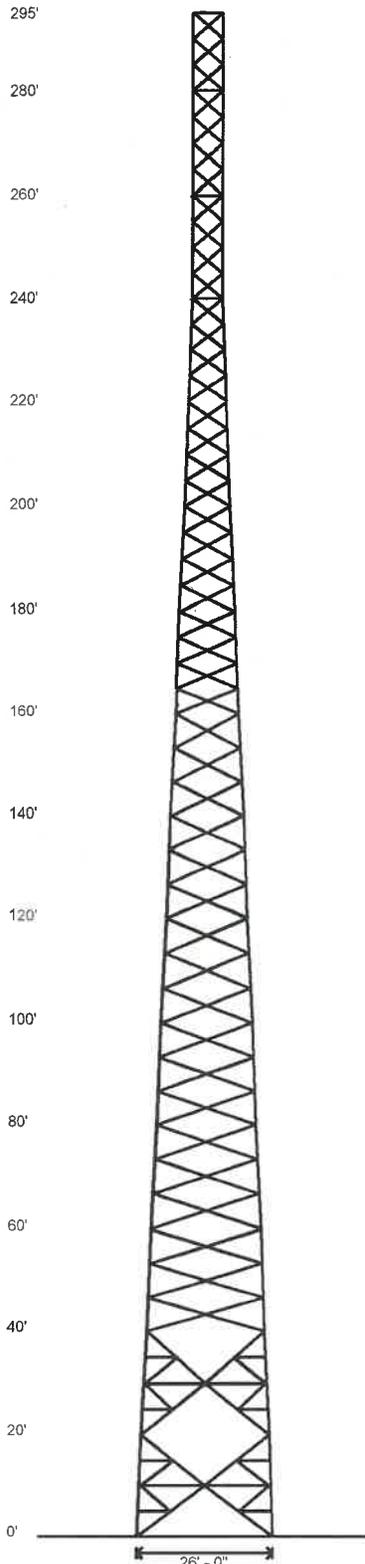
**June 5, 2025**

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	NONE	G	D	G
Internals	H	D	H	NONE												
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) 7/8"									(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'									27 @ 5'				
Section Weight	11750	11701	12033	10644	8968	7884	7022	3749	3549	2430	1688	1664	1271			



### 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

Information herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.

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 Hancock, 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.

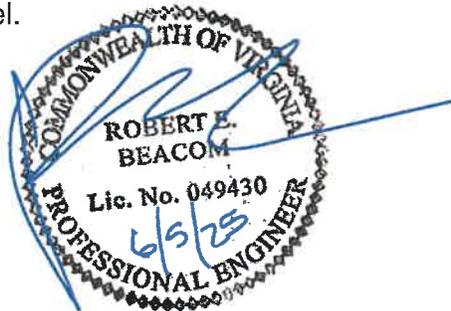
Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where 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.

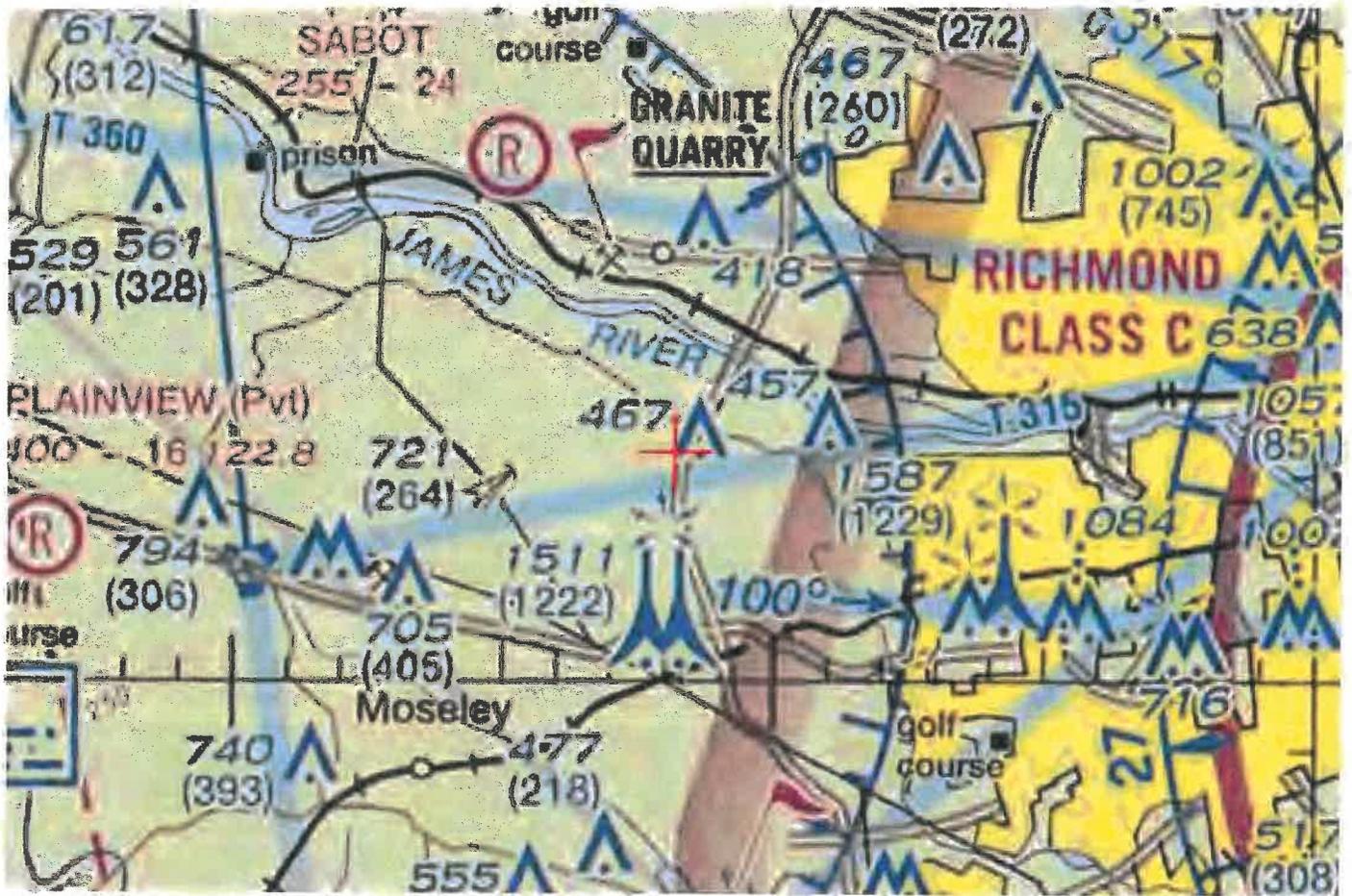
Frequency Data for ASN 2025-AEA-3585-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
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





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.

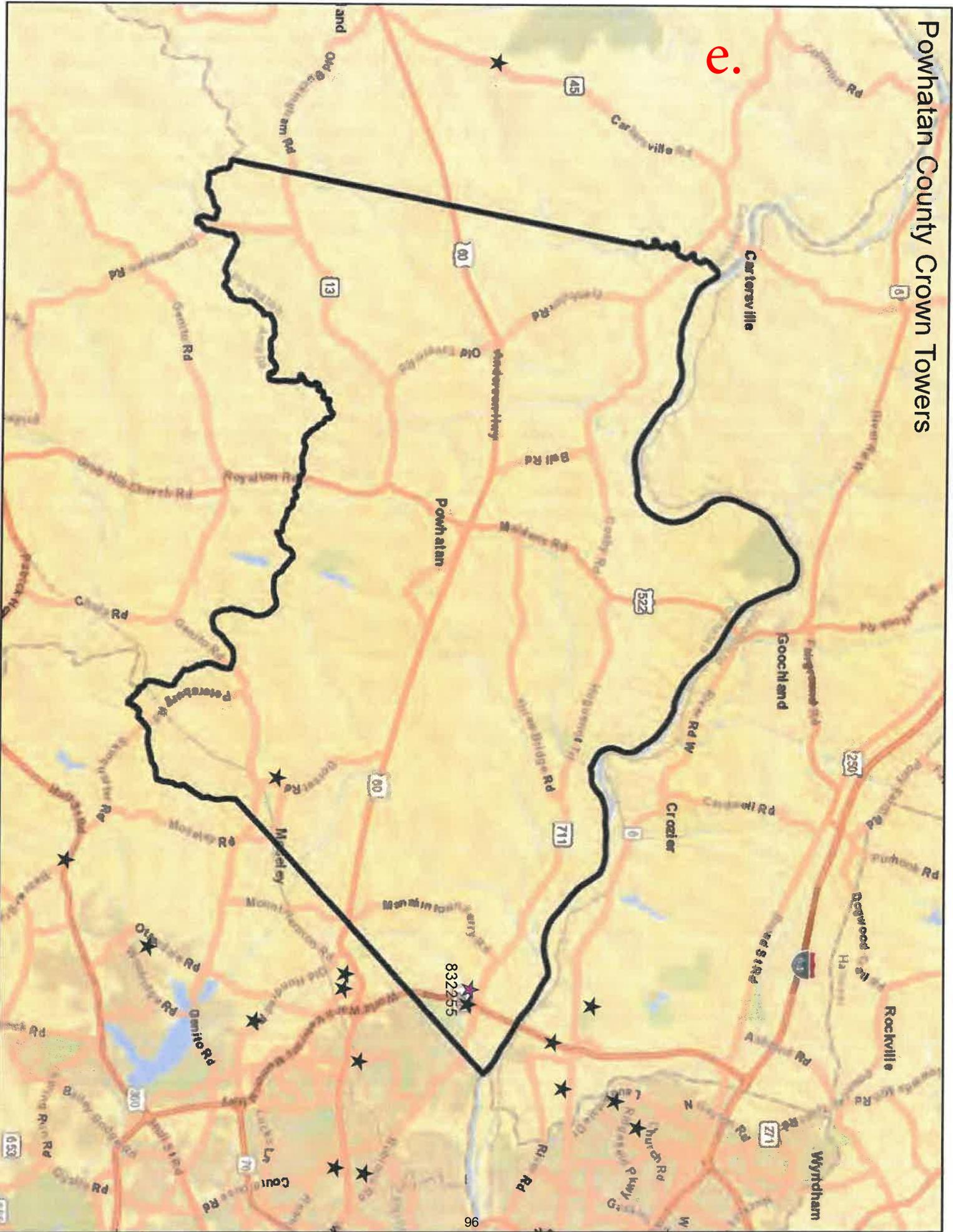
Please contact me should you have any questions.

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

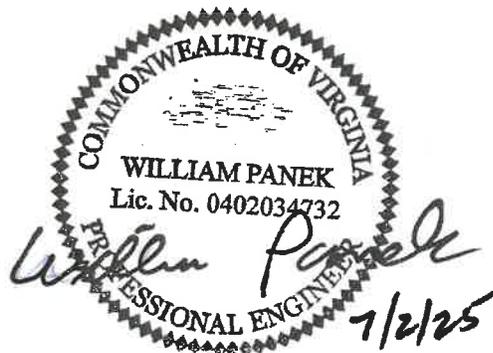
**Site Address:** Off Venita Road (west of Route 288)  
Midlothian, VA 23113

**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,

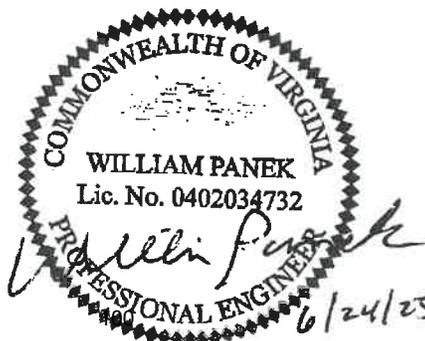
Anthony Handley  
Director of Engineering  
SiteSafe™ an InfraServices Product

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:

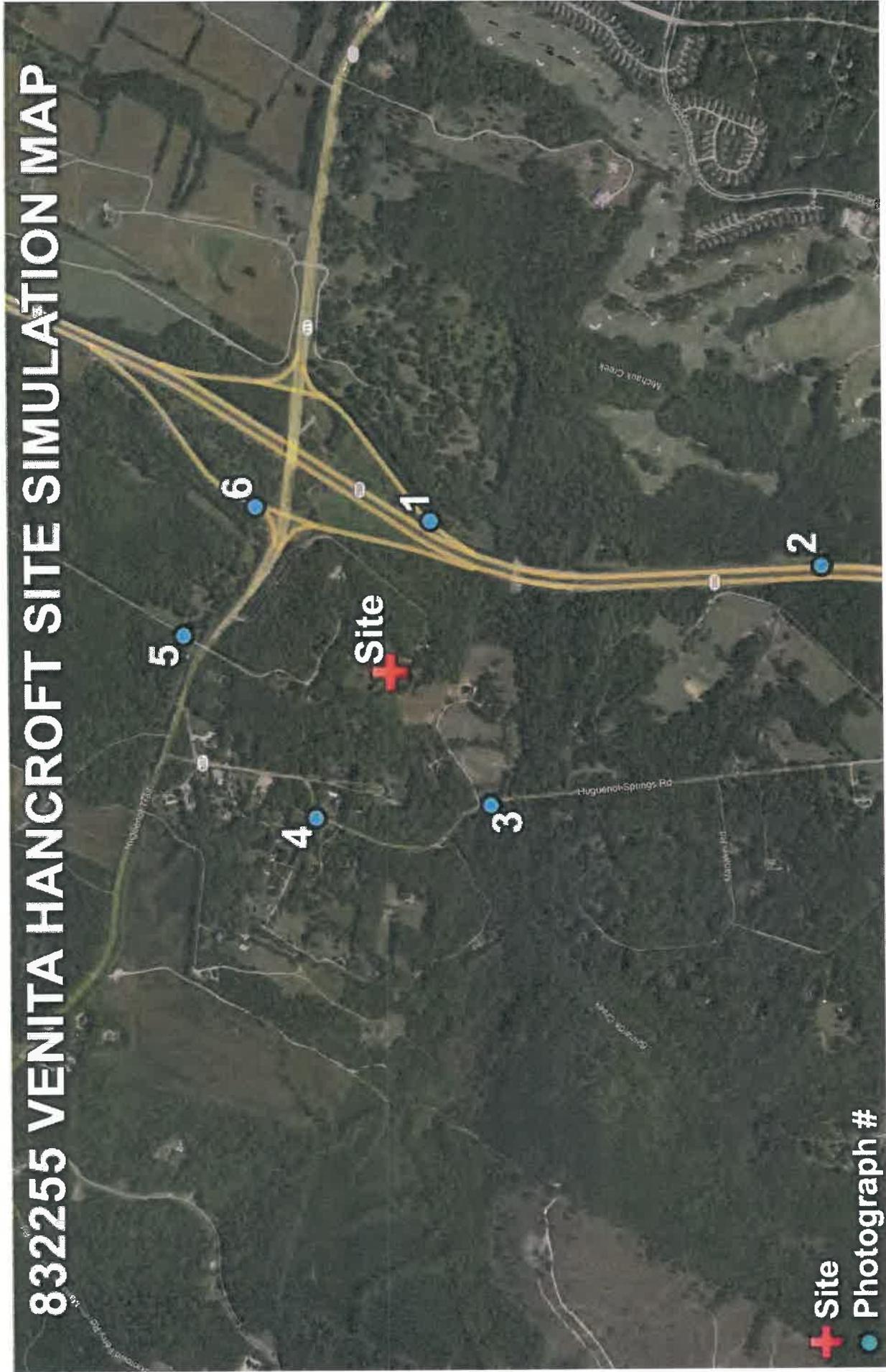
Crown Castle has taken the maximum effort to screen the proposed wireless telecommunications facility in effort to reduce its visual impact on the surrounding area. The proposed 295-foot self-support wireless communications facility shall have a galvanized gray finish, which blends with the natural surroundings. 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

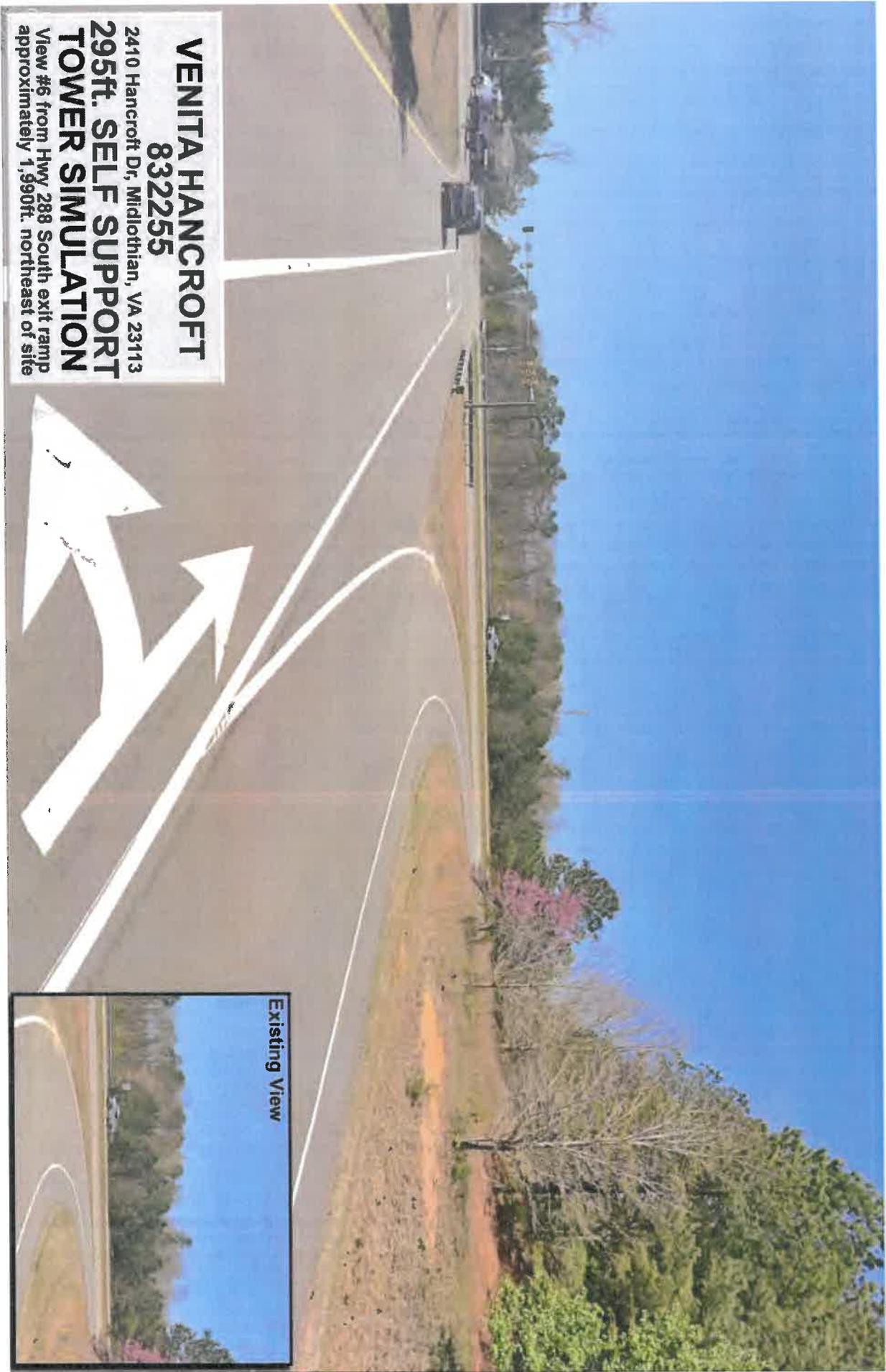
**295ft. SELF SUPPORT  
TOWER NOT VISIBLE**

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**

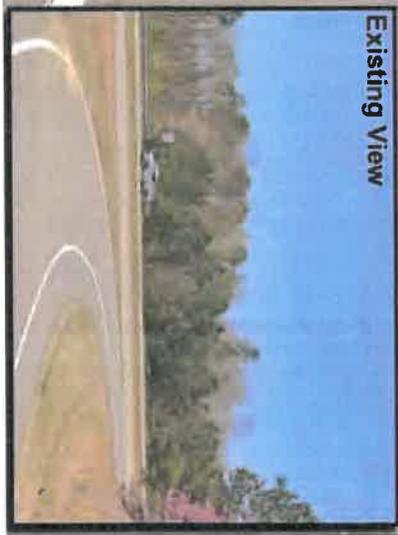
**832255**

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.

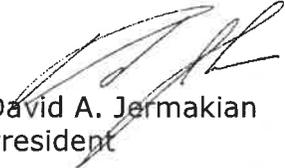
No NEPA issues were identified as a result of this work and no further assessment is being recommended at this time. The following table is a summary of the NEPA items assessed and the conclusion for each item:

<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

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# Comprehensive Structural Analysis Report

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**Crown Castle | Venita Hancroft Site | #832255**  
Owner: Crown Castle  
Midlothian, Virginia



January 26, 2026

MEI PROJECT ID: VA06588S-26V0

**MALOUF ENGINEERING INTL., INC.**

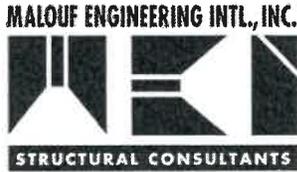


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WWW.MALOUFENGINEERING.COM ■ PLANO, TEXAS 75093 ■ TEL. 972-783-2578

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January 26, 2026

Sonny Pieper  
**Crown Castle**  
 Canonsburg, PA 15317

**COMPREHENSIVE STRUCTURAL ANALYSIS**

Structure/Make/Model:	295 ft <b>Self-Supporting Tower</b>	Sabre Comm. Corp / S3R-SD
Client/Site Name/#:	<b>Crown Castle</b>	<b>Venita Hancroft #832255</b>
Owner/Site Name/#:	Crown Castle	Venita Hancroft #832255
MEI Project ID:	<b>VA06588S-26V0</b>	
Location:	Venita Road Midlothian, Virginia 23113	Powhatan County FCC #1327697
	LAT 37-33-24.2 N	LON 77-41-49.8 W

**EXECUTIVE SUMMARY:**

Malouf Engineering Int'l (MEI), as requested, has performed a comprehensive structural analysis of the above-mentioned structure to provide a professional opinion regarding the Engineer of Record (EOR) statement regarding the tower fall radius.

Based on the stress analysis performed, the proposed structure **is in conformance**  with the Int'l Building Code (IBC) / ANSI/TIA-**222-H** Standard for the loading considered under the criteria listed and referenced in the report sections – tower maximum demand-capacity ratio is **92.2% - Legs**.

The proposed tower is designed for the highest reliability risk category (Risk IV), with the implied lowest probability of failure, well exceeding the code required risk category (Risk II) for typical structures. Based on the structural analysis results, the controlling tower members are in the upper portion of the tower (Elev. 160ft and above) which implies that these members would result in buckling failure first.

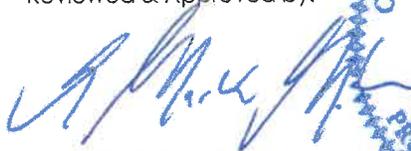
*Based on this finding, we concur with the EOR statement about possible failure mode and that the fall radius would be anticipated to be within the 208ft radius at ground level.*

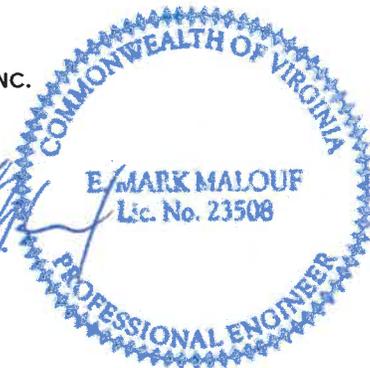
MEI appreciates the opportunity of providing our professional services to you. If you have any questions or need further assistance on this or other projects, please contact us.

Respectfully submitted,

**MALOUF ENGINEERING INT'L, INC.**

Reviewed & Approved by:

  
 E. Mark Malouf, PE  
 Virginia #23508  
 972-783-2578 ext. 106  
 mmalouf@maloufengineering.com



1/26/2026

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## 1. INTRODUCTION & SCOPE

A comprehensive structural analysis was performed by Malouf Engineering Int'l (MEI), as requested and authorized by Sonny Pieper, Crown Castle, to determine the acceptance of the design appurtenances in conformance with the IBC / ANSI/TIA-222-H Standard, "Structural Standard for Antenna Supporting Structures and Antennas and Small Wind Turbine Support Structures".

The scope of this independent analysis is to determine the overall stability and the adequacy of structural members, foundations, and member connections, as available and stated. This analysis considers the structure to have no structural defects. Installation procedures and related loading are not within the scope of this analysis and should be performed and evaluated by a competent person of the erection contractor.

The different report sections detail the applicable information used in this evaluation, relating to the tower data, the appurtenances configuration and the wind and ice loading considered.

## 2. SOURCE OF DATA

The following information has been used in this evaluation as source data that accurately represents the proposed structure and the related appurtenances:

	Source	Information	Reference
<b>STRUCTURE</b>			
<b>Tower &amp; Foundation</b>	Telecom Site Management Bryce Pickens	Tower Design Report – Sabre Industries	Sabre Job #24-3760- JSSR-R1 – Dated 06/05/25
<b>Engineer Statement</b>	Telecom Site Management Bryce Pickens	Sabre Engineer of Record Letter	Letter dated 06/05/2025
<b>Material Grade</b>	Available from supplied documents noted above-refer to Appendix		
<b>DESIGN APPURTENANCES</b>			
	Telecom Site Management Bryce Pickens	Tower Design Report – Sabre Industries	Sabre Job #24-3760- JSSR-R1 – Dated 06/05/25

### Background Information:

Based on available information, the following is known regarding this structure:

<b>DESIGNER / FABRICATOR</b>	Sabre Comm. Corp / S3R-SD
<b>DESIGN CRITERIA</b>	TIA 222-H- 124 Mph / 30 Mph + 0" / 1.50" Ice Risk Cat. IV, Exp C, Topo Cat. I

### 3. ANALYSIS CRITERIA

The structural analysis performed used the following criteria:

<b>CODE / STANDARD</b>	2021 Int'l Building Code / ANSI/TIA-222-H Standard	
<b>LOADING CASES</b>	Full Wind:	124 Mph (Ult. Gust) - with No Radial Ice
	Iced Case:	30 Mph + 1.50" Radial Ice
	Service:	60 Mph
	Seismic:	S <sub>s</sub> = 0.312 / S <sub>1</sub> = 0.063 / Site Class: D Soil
<b>STRUCTURE CRITERIA</b>	Risk Category: <b>IV – Essential Structure</b>	
	Exposure Category: 'C'   Ground Elev. = 208 ft   Topographic Category: 1	

#### Appurtenances Configuration

The following appurtenances configuration is denoted below:

**Table 1: Design Appurtenances**

Elev (ft)	Tenant	Ants Qty	Appurtenance Model / Description	Mount Description	Lines Qty	Line size & Location
295		1	Top Lightning Rod			
295		1	Top Beacon		1	1 5/8
285 base	Omni 1	1	SC281-HF4LDF 20ft Omni Antenna	6ft Sidearm Mount	2	7/8
285 base	Omni 2	1	SC469-HF1LDF 11ft Omni Antenna	6ft Sidearm Mount	1	1 5/8
275	MW 1	1	8ft Ice Shield			
272	MW 2	1	8ft Ice Shield			
268	MW 1	1	VHLP6-6W (6ft HP Dish)	Dish Pipe Mount	1	2 1/4
267	MW 2	1	VHLP6-6W (6ft HP Dish)	Dish Pipe Mount	1	2 1/4
254	MW 3	1	8ft Ice Shield			
248	MW 3	1	VHLP6-6W (6ft HP Dish)	Dish Pipe Mount	1	2 1/4
240	Carrier 1	1	200 sq.ft EPA Wireless Appurtenances	[included in listed EPA]	18	1 5/8
228	Carrier 2	1	175 sq.ft EPA Wireless Appurtenances	[included in listed EPA]	18	1 5/8
216	Carrier 3	1	175 sq.ft EPA Wireless Appurtenances	[included in listed EPA]	18	1 5/8
152	Carrier 4	1	175 sq.ft EPA Wireless Appurtenances	[included in listed EPA]	18	1 5/8
148		1	(3) OB Lights		1	1 5/8
140	Carrier 5	1	175 sq.ft EPA Wireless Appurtenances	[included in listed EPA]	18	1 5/8

**Table 2: Not Used**

**Notes:**

1. All elevations are measured from tower base.
2. Please note appurtenances not listed above are to be removed/not present as per data supplied.
3. (I) = Internal; (E) = External; (FZ) = Within Face Zone; (OFZ) = Outside Face Zone - as per TIA-222-H.
4. The above appurtenances represent MEI's understanding of the appurtenance configuration. If different than above, the analysis is invalid. Please contact MEI if any discrepancies are found.



## 4. ANALYSIS PROCEDURE

The subject structure is analyzed for feasibility of the installation of the design appurtenances as previously noted. The data records furnished were reviewed and a computer stress analysis was performed in accordance with the TIA-222 Standard provisions and with the agreed scope of work terms and the results of this analysis are reported.

### Analysis Program

The computer program used to model the structure is a comprehensive Finite Element Analysis program, InxTower (ver. 8.3.1), a commercially available program by Tower Numerics Inc. The latticed structures members are modeled using beam/truss and cable members and the pole members using tubular beam elements. The structural parameters and geometry of the members are included in the model. The dead loads, temperature loads and wind loads are internally calculated by the program for the different wind directions and then applied as external loads on the structure.

### Assumptions

This engineering study is based on the theoretical capacity of the members and is not a condition assessment of the structure. This analysis is based on information supplied, and therefore, its results are based on and as accurate as that supplied data. MEI has made no independent determination, nor is it required to, of its accuracy. The following assumptions were made for this structural stress analysis:

- This proposed tower is assumed, for the purpose of this analysis, to be in good condition with no structural defects (as-new' condition).
- The member sizes and configuration are considered accurate as supplied. The material grade is as per data supplied and/or as assumed and as stated.
- The appurtenances configuration is as supplied and/or as stated in the report. It is assumed to be complete and accurate. All antennas, mounts, coax and waveguides are assumed to be properly installed and supported as per manufacturer requirements.
- Some assumptions are made regarding antennas and mounts sizes and their projected areas based on best interpretation of data supplied and of best knowledge of antenna type & industry practice.
- Mounts/Platforms are considered adequate to support the loading. No actual analysis of the platform/mount itself is performed, with the analysis being limited to analyzing the structure.
- The soil parameters are as per data supplied or as assumed and as stated. If no data is available, the foundation system is assumed to support the structure with its new reactions.
- All welds and connections are assumed to develop at least the member capacity, unless determined otherwise and explicitly stated in this report.

If any of the above assumptions are not valid or have been made in error, this analysis results may be invalidated, MEI should be contacted to review any contradictory information to determine its effect.

## 5. ANALYSIS RESULTS

The results of the structural stress analysis based on data available and with the previously listed criteria, indicated the following:

[Note: The Wind loading controls over the Seismic loading].

**Table 3: Stress Analysis Results**

Component Type	Max. Demand-Capacity Ratio	Controlling Elev. (ft) / Component	Pass/Fail	Comment
LEGS	92.2%	180 - 160	✓ Pass	
DIAGONALS	83.0%	160 - 140	✓ Pass	
HORIZONTALS	71.9%	40 - 20	✓ Pass	
SUB HORZ. BRACING	58.9%	20 - 0	✓ Pass	Bolts Control
SUB DIAG. BRACING	80.4%	20 - 0	✓ Pass	Bolts Control
INNER BRACING	< 5%	40 - 20	✓ Pass	
FOUNDATION	72.2%	O.T. Moment	✓ Pass	Based on comparison

**Table 4: Serviceability Requirements**

	Maximum Value	TIA Requirement (10dB)	Pass/Fail	Comment
TWIST/SWAY	0.3579 Deg.	1.375 Deg.	✓ Pass	VHLP6-6W (6ft HP Dish) (MW 3) Elev. 248ft
	0.3891 Deg.	1.375 Deg.	✓ Pass	VHLP6-6W (6ft HP Dish) (MW 2) Elev. 267ft
	0.390 Deg.	1.375 Deg.	✓ Pass	VHLP6-6W (6ft HP Dish) (MW1) Elev. 268ft
	0.3982 Deg.	4.00 Deg. from Vert. or Horiz. Axis	✓ Pass	
HORIZONTAL DISPLACEMENT	12.023 In./ 0.33% of Ht.	3.0% of Height	✓ Pass	

**Notes:**

1. The maximum demand-capacity is the percentage that the maximum load in the member is relative to the design strength as determined by the TIA-222 requirements.
2. Refer to Appendix 1 for more details on the member loads.
3. A maximum demand-capacity ratio up to 105% is considered as "Pass" according to ANSI/TIA-222-H Standard.

## 6. FINDINGS & RECOMMENDATIONS

- Based on the comprehensive stress analysis results, the subject structure **maximum demand-capacity ratio is 92.2%** (controlling component: **Legs**) with the design appurtenances considered. Please refer to Table 3 and to Appendix 1 for more details of the analysis results.
- Based on the stress analysis performed, the proposed structure **is in conformance**  with the IBC / ANSI/TIA **222-H** Standard for the loading considered under the criteria listed and referenced in the report sections.
- The proposed tower is designed for the highest reliability risk category (Risk IV), with the implied lowest probability of failure, well exceeding the code required risk category (Risk II) for typical structures.
- Based on the structural analysis results, the controlling tower members are in the upper portion of the tower (Elev. 160ft and above) which implies that these members would result in buckling failure first. [Refer to the Leg Compression Graph in Appendix 1 for visual representation].
- *Based on this finding, we concur with the EOR statement about possible failure mode and that the fall radius would be anticipated to be within the 208ft radius at ground level.*
- This structure is at its support capacity for the appurtenances and loading criteria considered. Therefore, no changes to the configuration considered should be made without performing a new proper evaluation.

*Rigging and temporary supports required for the erection/modification shall be determined, documented, furnished and installed by the erector/contractor accounting for the loads imposed on the structure due to the proposed construction method.*

## 7. REPORT DISCLAIMER

The engineering services rendered by Malouf Engineering International, Inc. ('MEI') in connection with this Structural Analysis are limited to a computer analysis of the tower structure, size and capacity of its members. MEI does not analyze the fabrication, including welding and connection capacities, except as included in this Report.

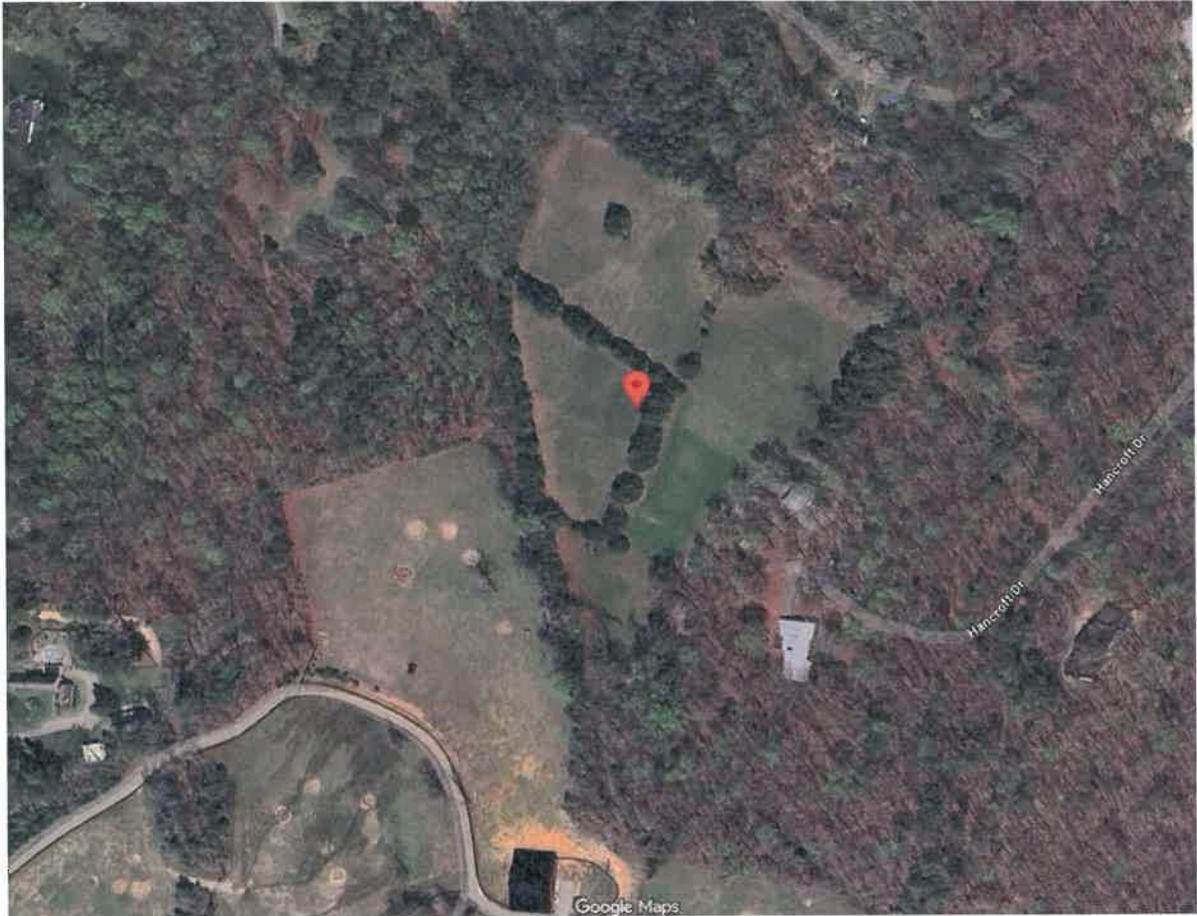
The analysis performed, and the conclusions contained herein are based on the assumption that the tower has been properly installed and maintained, including, but not limited to the following:

1. Proper alignment and plumbness.
2. Correct guy tensions, as applicable.
3. Correct bolt tightness or slip jacking of sleeved connections.
4. No significant deterioration or damage to any structural component.

Furthermore, the information and conclusions contained in this Report were determined by application of the current "state-of-the-art" engineering and analysis procedures and formulae. MALOUF ENGINEERING INTERNATIONAL, INC. assumes no obligation to revise any of the information or conclusions contained in this Report in the event that such engineering and analysis procedures and formulae are hereafter modified or revised. In addition, under no circumstances will MALOUF ENGINEERING INTERNATIONAL, INC. have any obligation or responsibility whatsoever for or on account of consequential or incidental damages sustained by any person, firm or organization as a result of any information or conclusions contained in the Report, and the maximum liability of MALOUF ENGINEERING INTERNATIONAL, INC., if any, pursuant to this Report shall be limited to the total funds actually received by MALOUF ENGINEERING INTERNATIONAL, INC. for preparation of this Report.

Customer has requested MALOUF ENGINEERING INTERNATIONAL, INC. to prepare and submit to Customer an engineering analysis with respect to the Subject Tower and has further requested MALOUF ENGINEERING INTERNATIONAL, INC. to make appropriate recommendations regarding suggested structural modifications and changes to the Subject Tower. In making such request of MALOUF ENGINEERING INTERNATIONAL, INC., Customer has informed MALOUF ENGINEERING INTERNATIONAL, INC. that Customer will make a determination as to whether or not to implement any of the changes or modifications which may be suggested by MALOUF ENGINEERING INTERNATIONAL, INC. and that Customer will have any such changes or modifications made by riggers, erectors and other subcontractors of Customer's choice. MALOUF ENGINEERING INTERNATIONAL, INC. shall have the right to rely upon the accuracy of the information supplied by the customer and shall not be held responsible for the Customer's misrepresentation or omission of relevant fact whether intentional or otherwise.

Customer hereby agrees and acknowledges that MALOUF ENGINEERING INTERNATIONAL, INC. shall have no liability whatsoever to Customer or to others for any work or services performed by any persons other than MALOUF ENGINEERING INTERNATIONAL, INC. in connection with the implementation of services including but not limited to any services rendered for Customer or for others by riggers, erectors or other subcontractors. Customer acknowledges and agrees that any riggers, erectors or subcontractors retained or employed by Customer shall be solely responsible to Customer and to others for the quality of work performed by them and that MALOUF ENGINEERING INTERNATIONAL, INC. shall have no liability or responsibility whatsoever as a result of any negligence or breach of contract by any such rigger, erector or subcontractor and that Customer and rigger, erector, or subcontractor will provide MALOUF ENGINEERING INTERNATIONAL, INC. with a Certificate of Insurance naming MALOUF ENGINEERING INTERNATIONAL, INC. as additional insured.



View 1: Satellite View of the tower proposed location

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**APPENDIX 1 - ANALYSIS PRINTOUT & GRAPHICS**

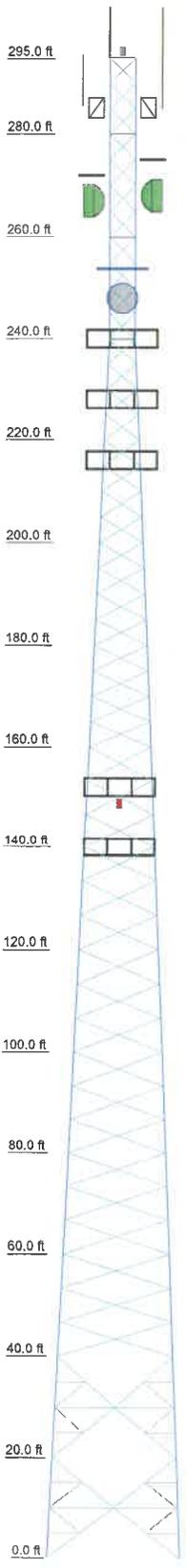
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Section	T15	T14	T13	T12	T11	T10	T9	T8	T7	T6	T5	T4	T3	T2	T1
Legs	SR 6 1/4	SR 5 1/2	SR 5 1/4	SR 5 1/4	SR 5 1/2	SR 3 3/4	SR 3 3/4	SR 3	SR 4	SR 4	SR 3 3/4	SR 3	SR 2 1/2	SR 2 1/2	T1
Diagonals	L3 1/2x5/16	L4x4x5/16	L4x4x3/8	L4x4x3/8	L4x4x5/16	L3 1/2x3 1/2x1/4	L3x3x1/4	L3x3x1/4	L2 1/2x2 1/2x1/4	L2 1/2x2 1/2x1/4	L2x2x5/16	L2x2x1/4	L2x2x3/16	L2x2x3/16	
Diagonal Grade															
Top Girts	L4x4x5/16	L4x4x1/4													
Horizontals	L3x3x1/4	L3x3x1/4													
Red. Horizontals	L3x3x1/4	L3x3x1/4													
Red. Diagonals	L3x3x3/16	L3x3x3/16													
Inner Bracing	24.25	22.5	20.75	18	17.25	15.5	13.75	12	10.25	8.5	6.75	27 @ 5	27 @ 5		
Face Width (ft)	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
# Panels @ (ft)	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4
Weight (K)	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4	83.4



### DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
Top Lightning Rod w/ Pipe Extension (E)	295	VHLP6-11 (6ft HP Dish) (MW 2)	267
Top Beacon (E)	295	ISMD8_Ice Shield_8ft Dish (MW 3)	254
SC281-HF4LDF 20ft Omni Antenna (Omni 1)	285	DISH PIPE MOUNT (6"x4.5"OD) (MW 3)	248
6' Sidearm Mount w/ Tiebacks (Omni 1)	285	VHLP6-11 (6ft HP Dish) (MW 3)	248
SC469-HF1LDF 11ft Omni Antenna (Omni 2)	285	200 sq.ft EPA Wireless Appurtenances (Carrier 1)	240
6' Sidearm Mount w/ Tiebacks (Omni 2)	285	175 sq.ft EPA Wireless Appurtenances (Carrier 2)	228
ISMD8_Ice Shield_8ft Dish (MW 1)	275	175 sq.ft EPA Wireless Appurtenances (Carrier 3)	216
ISMD8_Ice Shield_8ft Dish (MW 2)	272	175 sq.ft EPA Wireless Appurtenances (Carrier 4)	152
DISH PIPE MOUNT (6"x4.5"OD) (MW 1)	268	(3) OB Lights (E)	148
VHLP6-11 (6ft HP Dish) (MW1)	268	175 sq.ft EPA Wireless Appurtenances (Carrier 5)	140
DISH PIPE MOUNT (6"x4.5"OD) (MW 2)	267		

### MATERIAL STRENGTH

GRADE	Fy	Fu	GRADE	Fy	Fu
A572-50	50 ksi	65 ksi			

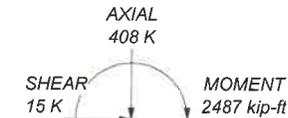
### TOWER DESIGN NOTES

1. Tower designed for Exposure C to the TIA-222-H Standard.
2. Tower designed for a 124 mph basic wind in accordance with the TIA-222-H Standard.
3. Tower is also designed for a 30 mph basic wind with 1.50 in ice. Ice is considered to increase in thickness with height.
4. Deflections are based upon a 60 mph wind.
5. Tower Risk Category IV.
6. Topographic Category 1 with Crest Height of 0.00 ft
7. TOWER RATING: 92.2%

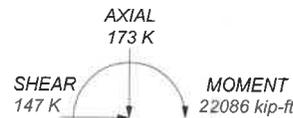
ALL REACTIONS  
ARE FACTORED

MAX. CORNER REACTIONS AT BASE:  
DOWN: 1039 K  
SHEAR: 90 K

UPLIFT: -896 K  
SHEAR: 81 K



TORQUE 6 kip-ft  
30 mph WIND - 1.5000 in ICE



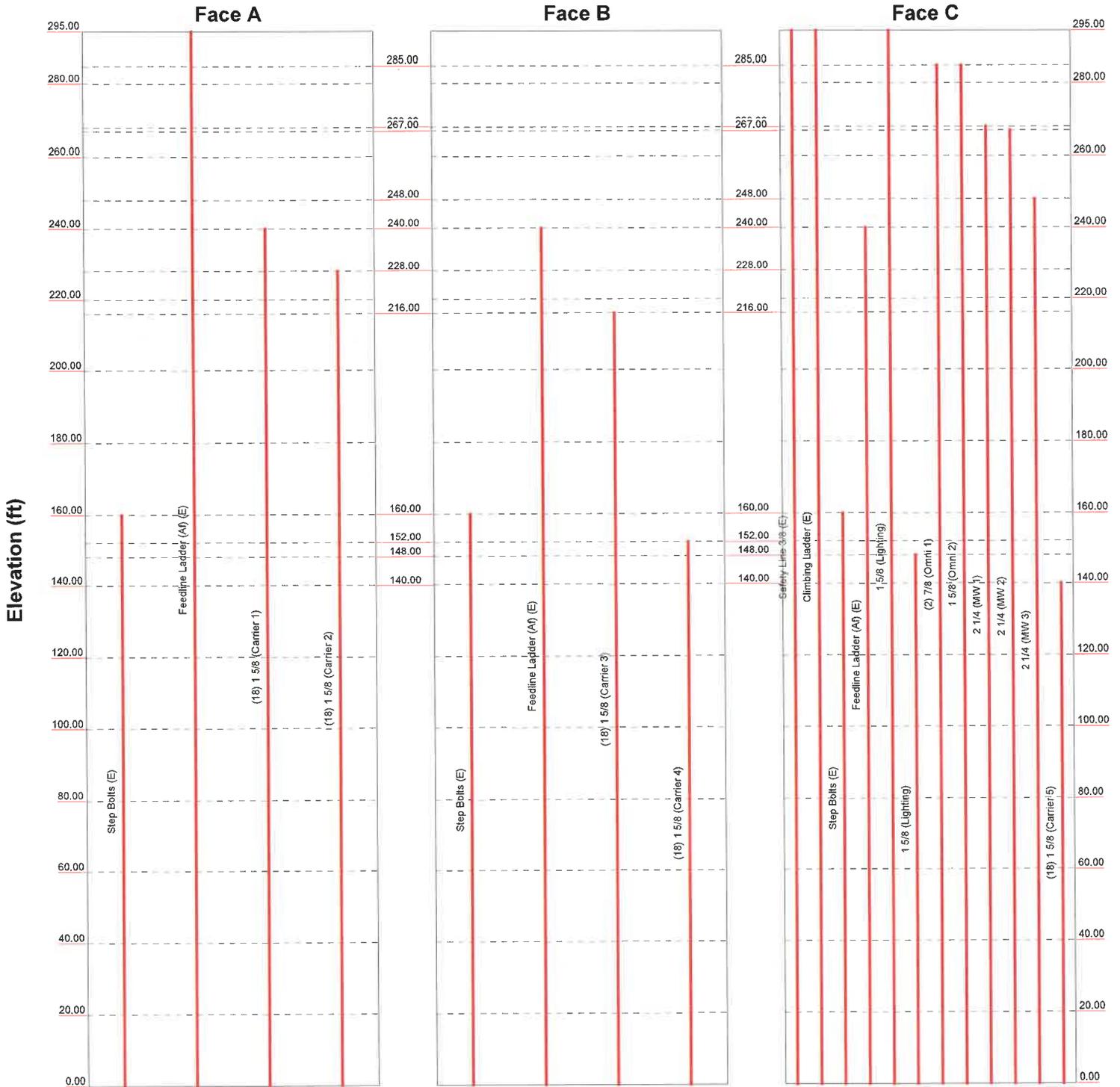
TORQUE 73 kip-ft  
REACTIONS - 124 mph WIND

 <b>Malouf Engineering Int'l Inc.</b> www.maloufengineering.com Plano, TX 75093 Phone: 972-783-2578 FAX: email 280@maloufengineering.com	<b>Job: 295 ft SST   VENITA HANCROFT - BU 832255</b>	
	Project: VA06588S-26V0 Client: Crown Castle   Powhatan Co Code: TIA-222-H Path:	Drawn by: MMalouf Date: 01/24/26 Scale: NTS Dwg No. E-1

# Feed Line Distribution Chart

0' - 295'

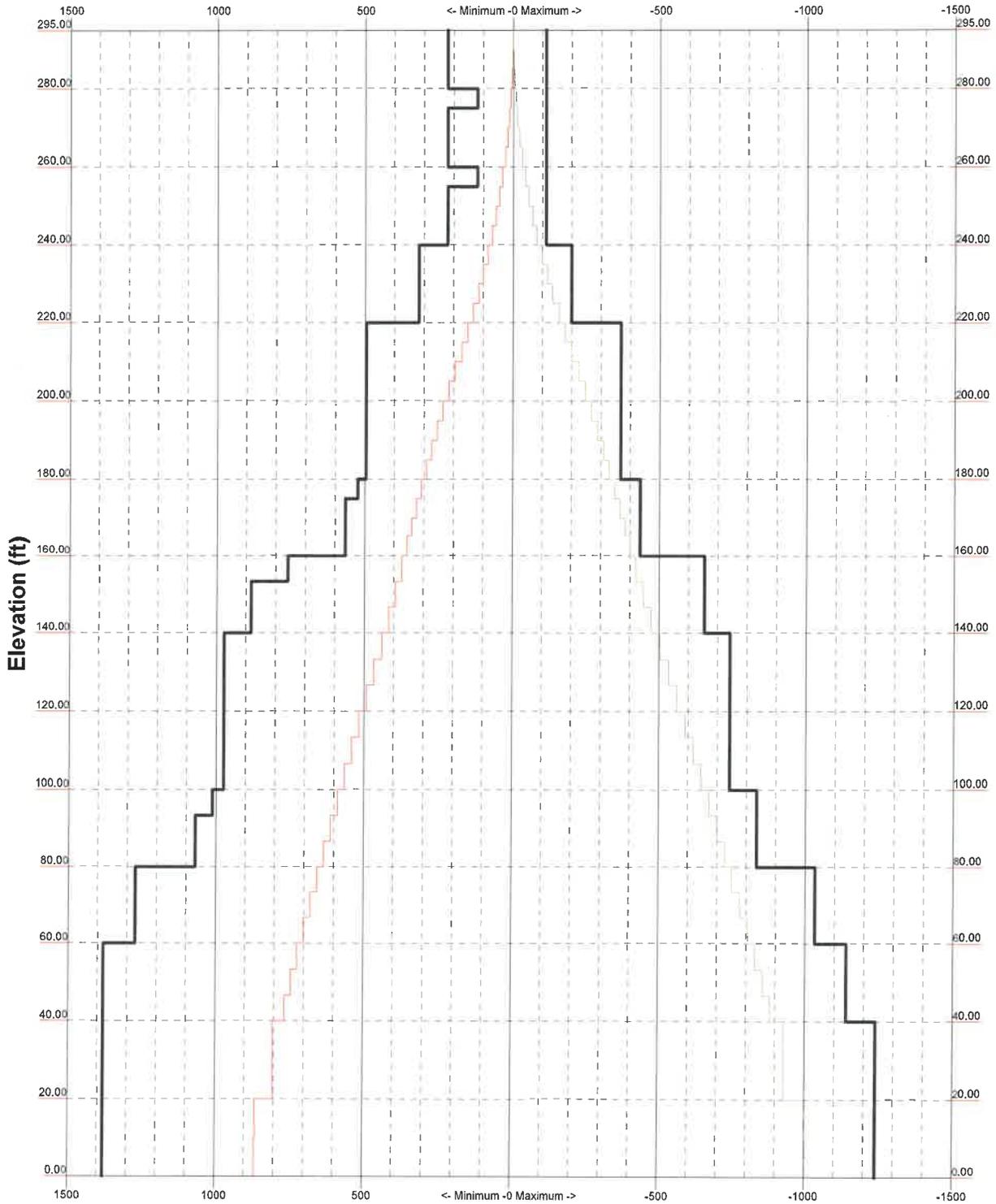
— Round   
 — Flat   
 — App In Face   
 — App Out Face   
 — Truss Leg



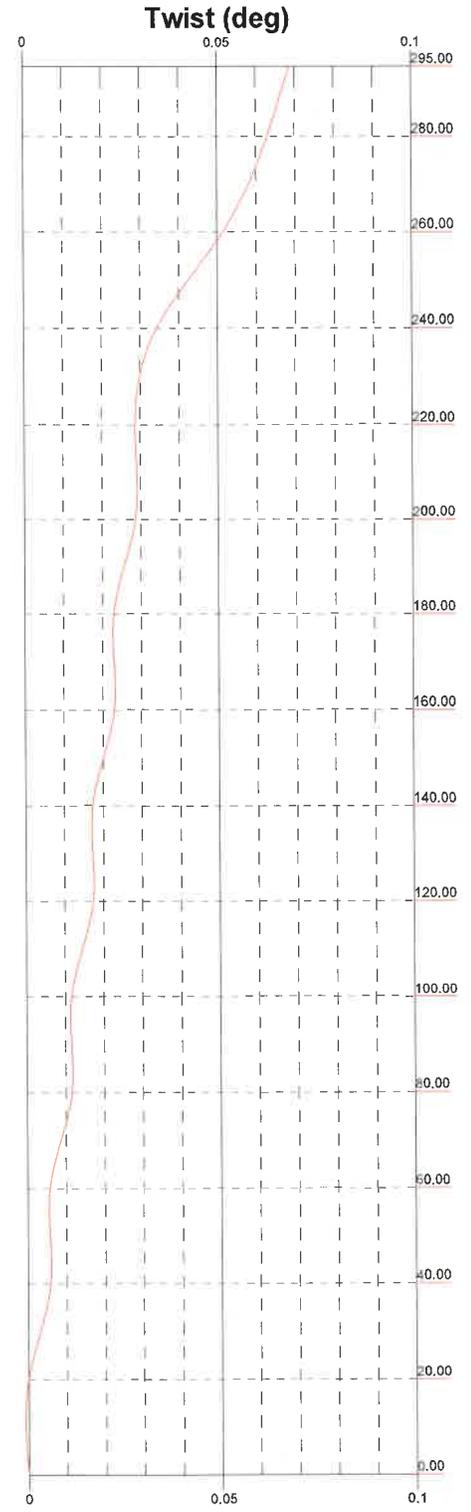
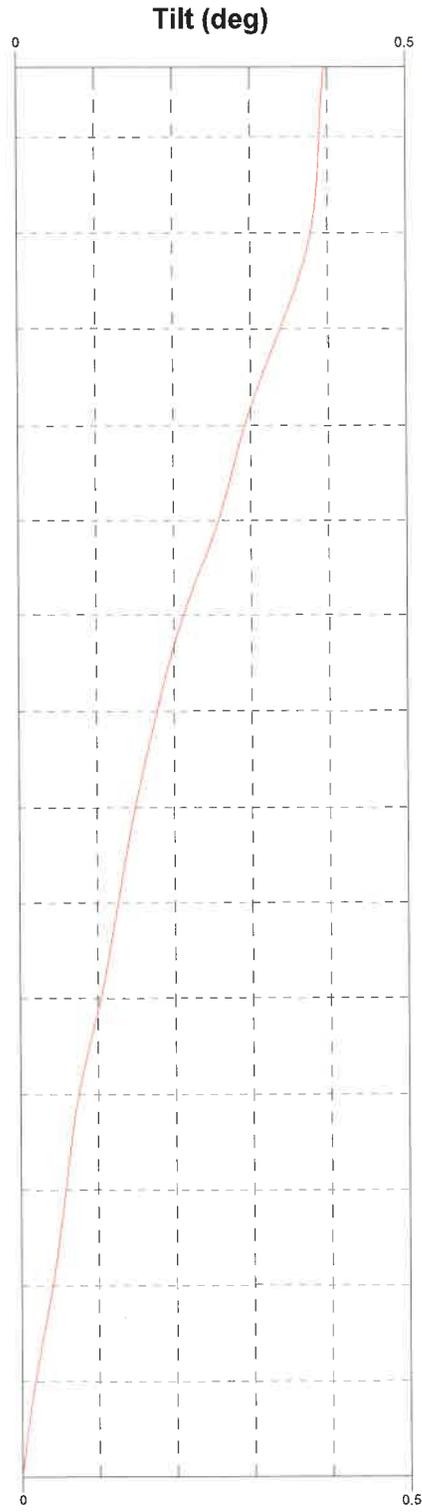
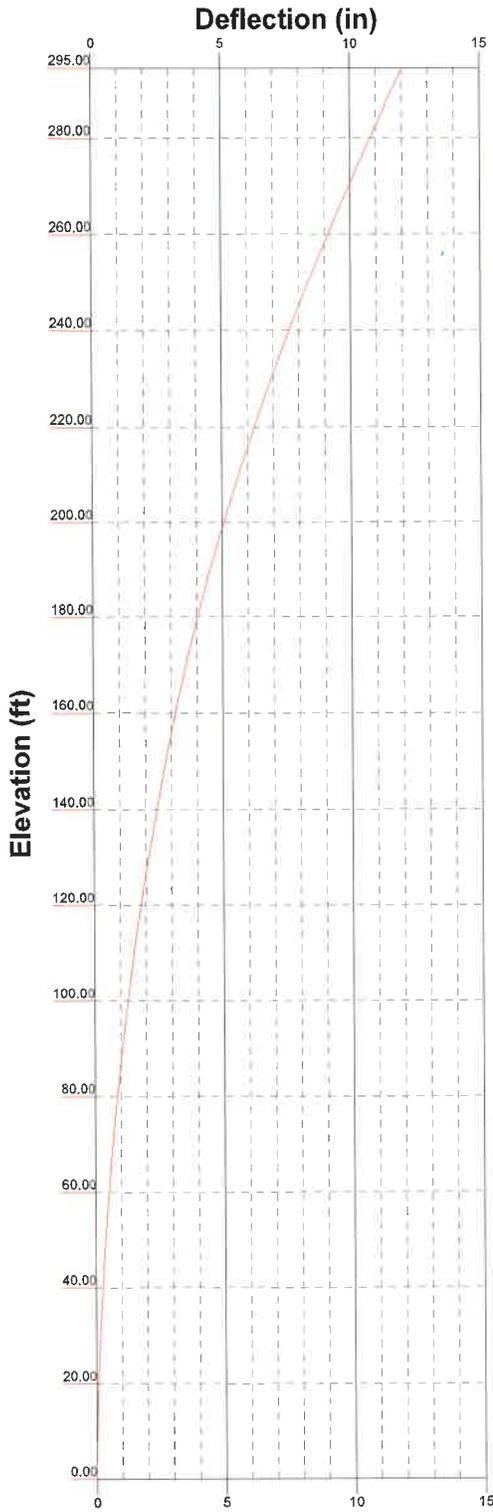
 Malouf Engineering Int'l Inc. www.maloufengineering.com Plano, TX 75093 Phone: 972-783-2578 FAX: email: info@maloufengineering.com	<b>Job:</b> 295 ft SST   VENITA HANCROFT - BU 832255	<b>Project:</b> VA06588S-26V0	
	<b>Client:</b> Crown Castle   Powahatan Co	<b>Drawn by:</b> MMalouf	<b>App'd:</b>
	<b>Code:</b> TIA-222-H	<b>Date:</b> 01/24/26	<b>Scale:</b> NTS
	<b>Path:</b>		<b>Dwg No.:</b> E-7
	11/15/2025 10:00:00 AM		

TIA-222-H - 124 mph/30 mph 1.5000 in Ice Exposure C

Leg Capacity ——— Leg Compression (K)



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	<p>Project: <b>VA06588S-26V0</b></p>	
	<p>Client: <b>Crown Castle   Powhatan Co</b></p>	<p>Drawn by: <b>MMalouf</b></p>
	<p>Code: <b>TIA-222-H</b></p>	<p>Date: <b>01/24/26</b></p>
	<p>Path:</p>	<p>Scale: <b>NTS</b></p>
		<p>Dwg No. <b>E-3</b></p>

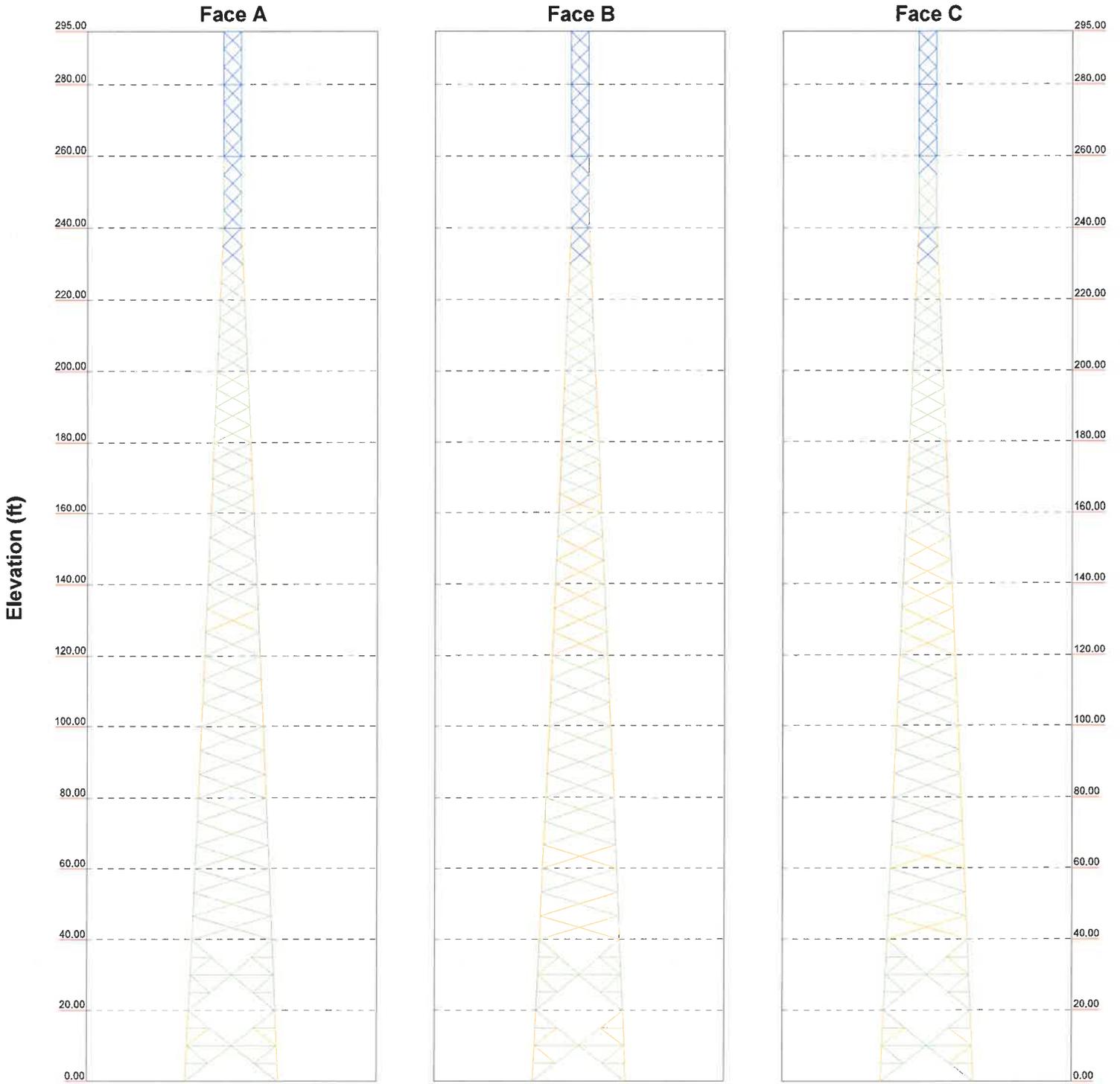


 <p><b>Malouf Engineering Int'l Inc.</b> www.maloufengineering.com Plano, TX 75093 Phone: 972-783-2578 FAX: email: info@maloufengineering.com</p>	<p>Job: <b>295 ft SST   VENITA HANCROFT - BU 832255</b></p>	
	<p>Project: <b>VA06588S-26V0</b></p>	
<p>Client: Crown Castle   Powahatan Co</p>	<p>Drawn by: MMalouf</p>	<p>App'd:</p>
<p>Code: TIA-222-H</p>	<p>Date: 01/24/26</p>	<p>Scale: NTS</p>
<p>Path:</p>	<p>Dwg No. E-5</p>	<p>120</p>

# Stress Distribution Chart

0' - 295'

■ > 100% 
 ■ 90%-100% 
 ■ 75%-90% 
 ■ 50%-75% 
 ■ < 50% Overstress



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	Project: <b>VA06588S-26V0</b>		
	Client: Crown Castle   Powhatan Co.	Drawn by: MMalouf	App'd:
	Code: TIA-222-H	Date: 01/24/26	Scale: NTS
	Path:		Dwg No. E-8

  <b>Malouf Engineering Int'l Inc.</b> www.maloufengineering.com Plano, TX 75093 Phone: 972-783-2578 FAX: email: info@maloufengineering.com	<b>Job</b> 295 ft SST   VENITA HANCROFT - BU 832255	<b>Page</b> 1 of 13
	<b>Project</b> VA06588S-26V0	<b>Date</b> 15:39:53 01/24/26
	<b>Client</b> Crown Castle   Powahatan Co.	<b>Designed by</b> MMalouf

## Tower Input Data

The main tower is a 3x free standing tower with an overall height of 295.00 ft above the ground line.

The base of the tower is set at an elevation of 0.00 ft above the ground line.

The face width of the tower is 5.00 ft at the top and 26.00 ft at the base.

This tower is designed using the TIA-222-H standard.

The following design criteria apply:

Tower base elevation above sea level: 208.00 ft.

Basic wind speed of 124 mph.

Risk Category IV.

Exposure Category C.

Simplified Topographic Factor Procedure for wind speed-up calculations is used.

Topographic Category: 1.

Crest Height: 0.00 ft.

Nominal ice thickness of 1.5000 in.

Ice thickness is considered to increase with height.

Ice density of 56 pcf.

A wind speed of 30 mph is used in combination with ice.

Deflections calculated using a wind speed of 60 mph.

Non-linear (P-delta) analysis was used.

Pressures are calculated at each section.

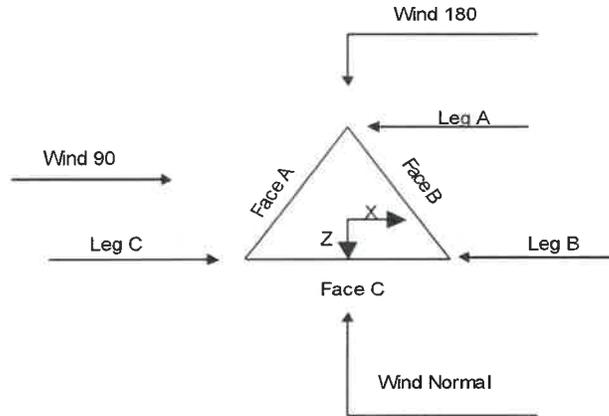
Stress ratio used in tower member design is 1.

Local bending stresses due to climbing loads, feed line supports, and appurtenance mounts are not considered.

## Options

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>Consider Moments - Legs</li> <li>Consider Moments - Horizontals</li> <li>Consider Moments - Diagonals</li> <li>Use Moment Magnification</li> <li>√ Use Code Stress Ratios</li> <li>√ Use Code Safety Factors - Guys</li> <li>Escalate Ice</li> <li>Always Use Max Kz</li> <li>Kz In Exposure D Hurricane Region</li> <li>√ Include Bolts In Member Capacity</li> <li>√ Leg Bolts Are At Top Of Section</li> <li>√ Secondary Horizontal Braces Leg</li> <li>Use Diamond Inner Bracing (4 Sided)</li> <li>√ SR Members Have Cut Ends</li> <li>SR Members Are Concentric</li> <li>Distribute Leg Loads As Uniform</li> <li>Use Special Wind Profile</li> </ul> | <ul style="list-style-type: none"> <li>Assume Legs Pinned</li> <li>Assume Rigid Index Plate</li> <li>√ Use Clear Spans For Wind Area</li> <li>√ Use Clear Spans For KL/r</li> <li>√ Retension Guys To Initial Tension</li> <li>√ Bypass Mast Stability Checks</li> <li>√ Use Azimuth Dish Coefficients</li> <li>√ Project Wind Area of Appurtenances</li> <li>Alternative Appurt. EPA Calculation</li> <li>Autocalc Torque Arm Areas</li> <li>Add IBC .6D+W Combination</li> <li>√ Sort Capacity Reports By Component</li> <li>√ Triangulate Diamond Inner Bracing</li> <li>√ Treat Feed Line Bundles As Cylinder</li> <li>Ignore KL/ry For 60 Deg. Angle Legs</li> <li>Use ASCE 10 X-Brace Ly Rules</li> </ul> | <ul style="list-style-type: none"> <li>√ Calculate Redundant Bracing Forces</li> <li>Ignore Redundant Members in FEA</li> <li>SR Leg Bolts Resist Compression</li> <li>All Leg Panels Have Same Allowable</li> <li>Offset Girt At Foundation</li> <li>√ Consider Feed Line Torque</li> <li>√ Include Angle Block Shear Check</li> <li>Use TIA-222-H Bracing Resist. Exemption</li> <li>Use TIA-222-H Tension Splice Exemption</li> <li style="text-align: center;">Poles</li> <li>√ Include Shear-Torsion Interaction</li> <li>Always Use Sub-Critical Flow</li> <li>Use Top Mounted Sockets</li> <li>Pole Without Linear Attachments</li> <li>Pole With Shroud Or No Appurtenances</li> <li>Outside and Inside Corner Radii Are Known</li> </ul> |
|--|---|---|

<b>tnxTower</b>  <b>Malouf Engineering Int'l Inc.</b> www.maloufengineering.com Plano, TX 75093 Phone: 972-783-2578 FAX: email: info@maloufengineering.com	<b>Job</b> 295 ft SST   VENITA HANCROFT - BU 832255	<b>Page</b> 2 of 13
	<b>Project</b> VA06588S-26V0	<b>Date</b> 15:39:53 01/24/26
	<b>Client</b> Crown Castle   Powhatan Co.	<b>Designed by</b> MMalouf



**Triangular Tower**

**Feed Line/Linear Appurtenances - Entered As Round Or Flat**

Description	Face or Shield Leg	Allow	Exclude From Torque Calculation	Component Type	Placement ft	Face Offset in	Lateral Offset (Frac FW)	#	# Per Row	Clear Spacing in	Width or Diameter in	Perimeter in	Weight plf
Safety Line 3/8 (E)	C	No	No	Ar (CaAa)	295.00 - 0.00	0.0000	-0.25	1	1	1.0000	0.3750		0.22
Climbing Ladder (E)	C	No	No	Af (CaAa)	295.00 - 0.00	0.0000	-0.25	1	1	1.0000	3.0000		7.90
Step Bolts (E)	A	No	No	Ar (CaAa)	160.00 - 0.00	0.0000	0.495	1	1	0.7500	0.7500		0.40
Step Bolts (E)	B	No	No	Ar (CaAa)	160.00 - 0.00	0.0000	0.495	1	1	0.7500	0.7500		0.40
Step Bolts (E)	C	No	No	Ar (CaAa)	160.00 - 0.00	0.0000	0.495	1	1	0.7500	0.7500		0.40
Feedline Ladder (Af) (E)	A	No	No	Af (CaAa)	295.00 - 0.00	0.0000	0.35	1	1	3.0000	3.0000		8.40
Feedline Ladder (Af) (E)	B	No	No	Af (CaAa)	240.00 - 0.00	0.0000	0.35	1	1	3.0000	3.0000		8.40
Feedline Ladder (Af) (E)	C	No	No	Af (CaAa)	240.00 - 0.00	0.0000	0.35	1	1	3.0000	3.0000		8.40
1 5/8 (Lighting)	C	No	No	Ar (CaAa)	295.00 - 0.00	0.0000	0.25	1	1	0.5000	1.9800		1.04
1 5/8 (Lighting)	C	No	No	Ar (CaAa)	148.00 - 0.00	0.0000	0.24	1	1	0.5000	1.9800		1.04
7/8 (Omni 1)	C	No	No	Ar (CaAa)	285.00 - 0.00	0.0000	0.35	2	2	1.1100	1.1100		0.54
1 5/8	C	No	No	Ar (CaAa)	285.00 - 0.00	0.0000	0.36	1	1	0.5000	1.9800		1.04

<p><b>tnxTower</b></p> <p><b>Malouf Engineering Int'l Inc.</b> www.maloufengineering.com Plano, TX 75093 Phone: 972-783-2578 FAX: email: info@maloufengineering.com</p>	<b>Job</b>	<b>Page</b>
	295 ft SST   VENITA HANCROFT - BU 832255	3 of 13
	<b>Project</b>	<b>Date</b>
	VA06588S-26V0	15:39:53 01/24/26
<b>Client</b>	<b>Designed by</b>	
	Crown Castle   Powahatan Co.	MMalouf

Description	Face or Leg	Allow Shield	Exclude From Torque Calculation	Component Type	Placement ft	Face Offset in	Lateral Offset (Frac FW)	#	# Per Row	Clear Spacing in	Width or Diameter in	Perimeter in	Weight plf
(Omni 2)					0.00								
2 1/4 (MW 1)	C	No	No	Ar (CaAa)	268.00 - 0.00	0.0000	0.29	1	1	2.3800	2.3800		1.16
2 1/4 (MW 2)	C	No	No	Ar (CaAa)	267.00 - 0.00	0.0000	0.3	1	1	2.3800	2.3800		1.16
2 1/4 (MW 3)	C	No	No	Ar (CaAa)	248.00 - 0.00	0.0000	0.33	1	1	2.3800	2.3800		1.16
1 5/8 (Carrier 1)	A	No	No	Ar (CaAa)	240.00 - 0.00	0.0000	0.3	18	9	0.5000	1.9800		1.04
1 5/8 (Carrier 2)	A	No	No	Ar (CaAa)	228.00 - 0.00	-4.0000	0.3	18	9	0.5000	1.9800		1.04
1 5/8 (Carrier 3)	B	No	No	Ar (CaAa)	216.00 - 0.00	0.0000	0.3	18	9	0.5000	1.9800		1.04
1 5/8 (Carrier 4)	B	No	No	Ar (CaAa)	152.00 - 0.00	-4.0000	0.3	18	9	0.5000	1.9800		1.04
1 5/8 (Carrier 5)	C	No	No	Ar (CaAa)	140.00 - 0.00	-4.0000	0.3	18	9	0.5000	1.9800		1.04

### Feed Line/Linear Appurtenances Section Areas

Tower Section	Tower Elevation ft	Face	A <sub>R</sub> ft <sup>2</sup>	A <sub>F</sub> ft <sup>2</sup>	C <sub>AA</sub> In Face ft <sup>2</sup>	C <sub>AA</sub> Out Face ft <sup>2</sup>	Weight K
T1	295.00-280.00	A	0.000	0.000	7.500	0.000	0.13
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	13.133	0.000	0.15
T2	280.00-260.00	A	0.000	0.000	10.000	0.000	0.17
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	26.680	0.000	0.24
T3	260.00-240.00	A	0.000	0.000	10.000	0.000	0.17
		B	0.000	0.000	0.000	0.000	0.00
		C	0.000	0.000	34.534	0.000	0.28
T4	240.00-220.00	A	0.000	0.000	109.792	0.000	0.69
		B	0.000	0.000	10.000	0.000	0.17
		C	0.000	0.000	47.390	0.000	0.46
T5	220.00-200.00	A	0.000	0.000	152.560	0.000	0.92
		B	0.000	0.000	67.024	0.000	0.47
		C	0.000	0.000	47.390	0.000	0.46
T6	200.00-180.00	A	0.000	0.000	152.560	0.000	0.92
		B	0.000	0.000	81.280	0.000	0.54
		C	0.000	0.000	47.390	0.000	0.46
T7	180.00-160.00	A	0.000	0.000	152.560	0.000	0.92
		B	0.000	0.000	81.280	0.000	0.54
		C	0.000	0.000	47.390	0.000	0.46
T8	160.00-140.00	A	0.000	0.000	154.060	0.000	0.92
		B	0.000	0.000	125.548	0.000	0.78
		C	0.000	0.000	50.474	0.000	0.48
T9	140.00-120.00	A	0.000	0.000	154.060	0.000	0.92
		B	0.000	0.000	154.060	0.000	0.92
		C	0.000	0.000	124.130	0.000	0.87
T10	120.00-100.00	A	0.000	0.000	154.060	0.000	0.92
		B	0.000	0.000	154.060	0.000	0.92
		C	0.000	0.000	124.130	0.000	0.87
T11	100.00-80.00	A	0.000	0.000	154.060	0.000	0.92
		B	0.000	0.000	154.060	0.000	0.92
		C	0.000	0.000	124.130	0.000	0.87

<p><b>tnxTower</b></p> <p><b>Malouf Engineering Int'l Inc.</b> www.maloufengineering.com Plano, TX 75093 Phone: 972-783-2578 FAX: email: info@maloufengineering.com</p>	<b>Job</b> 295 ft SST   VENITA HANCROFT - BU 832255	<b>Page</b> 4 of 13
	<b>Project</b> VA06588S-26V0	<b>Date</b> 15:39:53 01/24/26
	<b>Client</b> Crown Castle   Powahatan Co.	<b>Designed by</b> MMalouf

Tower Section	Tower Elevation ft	Face	A <sub>R</sub> ft <sup>2</sup>	A <sub>F</sub> ft <sup>2</sup>	C <sub>AA</sub> In Face ft <sup>2</sup>	C <sub>AA</sub> Out Face ft <sup>2</sup>	Weight K
T12	80.00-60.00	A	0.000	0.000	154.060	0.000	0.92
		B	0.000	0.000	154.060	0.000	0.92
		C	0.000	0.000	124.130	0.000	0.87
T13	60.00-40.00	A	0.000	0.000	154.060	0.000	0.92
		B	0.000	0.000	154.060	0.000	0.92
		C	0.000	0.000	124.130	0.000	0.87
T14	40.00-20.00	A	0.000	0.000	154.060	0.000	0.92
		B	0.000	0.000	154.060	0.000	0.92
		C	0.000	0.000	124.130	0.000	0.87
T15	20.00-0.00	A	0.000	0.000	154.060	0.000	0.92
		B	0.000	0.000	154.060	0.000	0.92
		C	0.000	0.000	124.130	0.000	0.87

### Feed Line/Linear Appurtenances Section Areas - With Ice

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A <sub>R</sub> ft <sup>2</sup>	A <sub>F</sub> ft <sup>2</sup>	C <sub>AA</sub> In Face ft <sup>2</sup>	C <sub>AA</sub> Out Face ft <sup>2</sup>	Weight K
T1	295.00-280.00	A	2.328	0.000	0.000	14.484	0.000	0.41
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	41.461	0.000	0.79
T2	280.00-260.00	A	2.314	0.000	0.000	19.254	0.000	0.54
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	90.723	0.000	1.64
T3	260.00-240.00	A	2.296	0.000	0.000	19.183	0.000	0.54
		B		0.000	0.000	0.000	0.000	0.00
		C		0.000	0.000	113.268	0.000	2.09
T4	240.00-220.00	A	2.277	0.000	0.000	116.657	0.000	2.94
		B		0.000	0.000	19.107	0.000	0.53
		C		0.000	0.000	140.075	0.000	2.77
T5	220.00-200.00	A	2.256	0.000	0.000	158.120	0.000	3.95
		B		0.000	0.000	74.663	0.000	1.90
		C		0.000	0.000	139.271	0.000	2.74
T6	200.00-180.00	A	2.234	0.000	0.000	157.745	0.000	3.92
		B		0.000	0.000	88.340	0.000	2.22
		C		0.000	0.000	138.395	0.000	2.71
T7	180.00-160.00	A	2.209	0.000	0.000	157.332	0.000	3.89
		B		0.000	0.000	88.084	0.000	2.20
		C		0.000	0.000	137.433	0.000	2.67
T8	160.00-140.00	A	2.182	0.000	0.000	167.100	0.000	4.02
		B		0.000	0.000	139.471	0.000	3.35
		C		0.000	0.000	151.662	0.000	2.89
T9	140.00-120.00	A	2.151	0.000	0.000	166.460	0.000	3.98
		B		0.000	0.000	166.460	0.000	3.98
		C		0.000	0.000	226.696	0.000	4.64
T10	120.00-100.00	A	2.115	0.000	0.000	165.724	0.000	3.93
		B		0.000	0.000	165.724	0.000	3.93
		C		0.000	0.000	224.797	0.000	4.56
T11	100.00-80.00	A	2.073	0.000	0.000	164.857	0.000	3.88
		B		0.000	0.000	164.857	0.000	3.88
		C		0.000	0.000	222.558	0.000	4.47
T12	80.00-60.00	A	2.021	0.000	0.000	163.795	0.000	3.81
		B		0.000	0.000	163.795	0.000	3.81
		C		0.000	0.000	219.817	0.000	4.35
T13	60.00-40.00	A	1.955	0.000	0.000	162.417	0.000	3.72
		B		0.000	0.000	162.417	0.000	3.72
		C		0.000	0.000	216.254	0.000	4.21
T14	40.00-20.00	A	1.857	0.000	0.000	160.413	0.000	3.59

<b>tnxTower</b>  <b>Malouf Engineering Int'l Inc.</b> www.maloufengineering.com Plano, TX 75093 Phone: 972-783-2578 FAX: email: info@maloufengineering.com	<b>Job</b>	295 ft SST   VENITA HANCROFT - BU 832255	<b>Page</b>	5 of 13
	<b>Project</b>	VA06588S-26V0	<b>Date</b>	15:39:53 01/24/26
	<b>Client</b>	Crown Castle   Powahatan Co.	<b>Designed by</b>	MMalouf

Tower Section	Tower Elevation ft	Face or Leg	Ice Thickness in	A <sub>R</sub> ft <sup>2</sup>	A <sub>F</sub> ft <sup>2</sup>	C <sub>A</sub> A <sub>A</sub> In Face ft <sup>2</sup>	C <sub>A</sub> A <sub>A</sub> Out Face ft <sup>2</sup>	Weight K
T15	20.00-0.00	B	1.664	0.000	0.000	160.413	0.000	3.59
		C		0.000	0.000	211.071	0.000	4.00
		A		0.000	0.000	156.443	0.000	3.35
		B		0.000	0.000	156.443	0.000	3.35
		C		0.000	0.000	200.789	0.000	3.61

### Feed Line Center of Pressure

Section	Elevation ft	CP <sub>X</sub> in	CP <sub>Z</sub> in	CP <sub>X</sub> Ice in	CP <sub>Z</sub> Ice in
T1	295.00-280.00	-0.4116	-0.8819	-0.4247	1.1467
T2	280.00-260.00	-2.1480	0.8957	-2.7328	3.0693
T3	260.00-240.00	-3.2876	2.3571	-3.9306	4.3408
T4	240.00-220.00	-4.0457	-6.8289	-4.6232	-0.1877
T5	220.00-200.00	-1.2172	-8.4354	-3.1955	-1.6727
T6	200.00-180.00	-0.5819	-8.9000	-3.0508	-1.7506
T7	180.00-160.00	-0.7018	-10.1042	-3.4690	-2.0624
T8	160.00-140.00	1.7850	-8.4570	-1.7406	-0.6546
T9	140.00-120.00	-4.7678	-5.7187	-5.9709	2.0034
T10	120.00-100.00	-4.9244	-6.0057	-6.3388	2.0471
T11	100.00-80.00	-5.2311	-6.4338	-6.7637	2.0774
T12	80.00-60.00	-5.5099	-6.8272	-7.1402	2.0548
T13	60.00-40.00	-5.7658	-7.1945	-7.4900	1.9645
T14	40.00-20.00	-6.5149	-8.0773	-8.1878	1.8216
T15	20.00-0.00	-6.7958	-8.4694	-8.5079	1.2049

### Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets: Horz Lateral Vert ft ft ft	Azimuth Adjustment °	Placement ft	C <sub>A</sub> A <sub>A</sub> Front ft <sup>2</sup>	C <sub>A</sub> A <sub>A</sub> Side ft <sup>2</sup>	Weight K	
Top Lightning Rod w/ Pipe Extension (E)	C	From Leg	0.00 0.00 5.00	0.0000	295.00	No Ice	6.00	6.00	0.10
						1/2" Ice	9.00	9.00	0.15
						1" Ice	12.00	12.00	0.20
						2" Ice	18.00	18.00	0.30
						Top Beacon (E)	A	From Leg	0.00 0.00 0.50
1/2" Ice	7.50	7.50	0.14						
1" Ice	10.00	10.00	0.18						
2" Ice	15.00	15.00	0.27						
SC281-HF4LDF 20ft Omni Antenna (Omni 1)	B	From Leg	6.00 0.00 10.00	0.0000	285.00	No Ice			
						1/2" Ice	11.80	11.80	0.15
						1" Ice	13.82	13.82	0.23
						2" Ice	17.93	17.93	0.42
						6' Sidearm Mount w/ Tiebacks (Omni 1)	B	From Leg	3.00 0.00 0.00
1/2" Ice	4.50	9.00	0.35						
1" Ice	6.00	11.50	0.45						
2" Ice	9.00	16.50	0.65						

<b>tnxTower</b>  <b>Malouf Engineering Int'l Inc.</b> www.maloufengineering.com Plano, TX 75093 Phone: 972-783-2578 FAX: email: info@maloufengineering.com	<b>Job</b>	295 ft SST   VENITA HANCROFT - BU 832255	<b>Page</b>	6 of 13
	<b>Project</b>	VA06588S-26V0	<b>Date</b>	15:39:53 01/24/26
	<b>Client</b>	Crown Castle   Powahatan Co.	<b>Designed by</b>	MMalouf

Description	Face or Leg	Offset Type	Offsets:		Azimuth Adjustment	Placement	CAA		Weight
			Horz	Vert			Front	Side	
			ft	ft	°	ft	ft <sup>2</sup>	ft <sup>2</sup>	K
SC469-HF1LDF 11ft Omni Antenna (Omni 2)	C	From Leg	6.00	0.0000	285.00	No Ice	3.39	3.39	0.03
			0.00	0.0000		1/2" Ice	5.10	5.10	0.05
			5.50	0.0000		1" Ice	6.27	6.27	0.09
				0.0000		2" Ice	7.65	7.65	0.18
6' Sidearm Mount w/ Tiebacks (Omni 2)	C	From Leg	3.00	0.0000	285.00	No Ice	3.00	6.50	0.25
			0.00	0.0000		1/2" Ice	4.50	9.00	0.35
			0.00	0.0000		1" Ice	6.00	11.50	0.45
				0.0000		2" Ice	9.00	16.50	0.65
ISMD8_Ice Shield_8ft Dish (MW 1)	B	From Leg	4.00	0.0000	275.00	No Ice	8.00	2.75	0.42
			0.00	0.0000		1/2" Ice	13.50	5.75	0.85
			0.00	0.0000		1" Ice	19.00	8.75	1.27
				0.0000		2" Ice	30.00	14.75	2.12
ISMD8_Ice Shield_8ft Dish (MW 2)	C	From Leg	4.00	0.0000	272.00	No Ice	8.00	2.75	0.42
			0.00	0.0000		1/2" Ice	13.50	5.75	0.85
			0.00	0.0000		1" Ice	19.00	8.75	1.27
				0.0000		2" Ice	30.00	14.75	2.12
DISH PIPE MOUNT (6'x4.5"OD) (MW 1)	B	From Leg	1.00	0.0000	268.00	No Ice	1.82	3.64	0.11
			1.00	0.0000		1/2" Ice	2.25	4.37	0.14
			0.00	0.0000		1" Ice	2.68	5.10	0.16
				0.0000		2" Ice	3.54	6.56	0.22
DISH PIPE.MOUNT (6'x4.5"OD) (MW 2)	C	From Leg	1.00	0.0000	267.00	No Ice	1.82	3.64	0.11
			1.00	0.0000		1/2" Ice	2.25	4.37	0.14
			0.00	0.0000		1" Ice	2.68	5.10	0.16
				0.0000		2" Ice	3.54	6.56	0.22
ISMD8_Ice Shield_8ft Dish (MW 3)	A	From Leg	4.00	0.0000	254.00	No Ice	8.00	2.75	0.42
			0.00	0.0000		1/2" Ice	13.50	5.75	0.85
			0.00	0.0000		1" Ice	19.00	8.75	1.27
				0.0000		2" Ice	30.00	14.75	2.12
DISH PIPE MOUNT (6'x4.5"OD) (MW 3)	A	From Leg	1.00	0.0000	248.00	No Ice	1.82	3.64	0.11
			1.00	0.0000		1/2" Ice	2.25	4.37	0.14
			0.00	0.0000		1" Ice	2.68	5.10	0.16
				0.0000		2" Ice	3.54	6.56	0.22
200 sq.ft EPA Wireless Appurtenances (Carrier 1)	A	None		0.0000	240.00	No Ice	200.00	200.00	6.50
				0.0000		1/2" Ice	250.00	250.00	8.12
				0.0000		1" Ice	300.00	300.00	9.75
				0.0000		2" Ice	400.00	400.00	13.00
175 sq.ft EPA Wireless Appurtenances (Carrier 2)	A	None		0.0000	228.00	No Ice	175.00	175.00	5.50
				0.0000		1/2" Ice	215.00	215.00	6.85
				0.0000		1" Ice	255.00	255.00	8.20
				0.0000		2" Ice	335.00	335.00	10.90
175 sq.ft EPA Wireless Appurtenances (Carrier 3)	A	None		0.0000	216.00	No Ice	175.00	175.00	5.50
				0.0000		1/2" Ice	215.00	215.00	6.85
				0.0000		1" Ice	255.00	255.00	8.20
				0.0000		2" Ice	335.00	335.00	10.90
175 sq.ft EPA Wireless Appurtenances (Carrier 4)	A	None		0.0000	152.00	No Ice	175.00	175.00	5.50
				0.0000		1/2" Ice	215.00	215.00	6.85
				0.0000		1" Ice	255.00	255.00	8.20
				0.0000		2" Ice	335.00	335.00	10.90
(3) OB Lights (E)	B	None		0.0000	148.00	No Ice	3.00	3.00	0.05
				0.0000		1/2" Ice	4.50	4.50	0.07
				0.0000		1" Ice	6.00	6.00	0.10
				0.0000		2" Ice	9.00	9.00	0.15
175 sq.ft EPA Wireless Appurtenances (Carrier 5)	A	None		0.0000	140.00	No Ice	175.00	175.00	5.50
				0.0000		1/2" Ice	215.00	215.00	6.85
				0.0000		1" Ice	255.00	255.00	8.20
				0.0000		2" Ice	335.00	335.00	10.90

<b>tnxTower</b>  <b>Malouf Engineering Int'l Inc.</b> www.maloufengineering.com Plano, TX 75093 Phone: 972-783-2578 FAX: email: info@maloufengineering.com	<b>Job</b> 295 ft SST   VENITA HANCROFT - BU 832255	<b>Page</b> 7 of 13
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### Dishes

Description	Face or Leg	Dish Type	Offset Type	Offsets:		Azimuth Adjustment	3 dB Beam Width	Elevation	Outside Diameter	Aperture Area	Weight
				Horz	Lateral Vert						
				ft	°	°	ft	ft	ft <sup>2</sup>	K	
VHLP6-11 (6ft HP Dish) (MW1)	B	Paraboloid w/Shroud (HP)	From Leg	1.25	0.0000	0.0000	268.00	6.13	No Ice	29.54	0.21
				0.00					1/2" Ice	30.35	0.45
				0.00					1" Ice	31.16	0.69
				0.00					2" Ice	32.78	1.17
VHLP6-11 (6ft HP Dish) (MW 2)	C	Paraboloid w/Shroud (HP)	From Leg	1.25	0.0000	0.0000	267.00	6.13	No Ice	29.54	0.21
				0.00					1/2" Ice	30.35	0.45
				0.00					1" Ice	31.16	0.69
				0.00					2" Ice	32.78	1.17
VHLP6-11 (6ft HP Dish) (MW 3)	A	Paraboloid w/Shroud (HP)	From Leg	1.25	0.0000	0.0000	248.00	6.13	No Ice	29.54	0.21
				0.00					1/2" Ice	30.35	0.45
				0.00					1" Ice	31.16	0.69
				0.00					2" Ice	32.78	1.17

### Load Combinations

Comb. No.	Description
1	Dead Only
2	1.2 Dead+1.0 Wind 0 deg - No Ice
3	0.9 Dead+1.0 Wind 0 deg - No Ice
4	1.2 Dead+1.0 Wind 30 deg - No Ice
5	0.9 Dead+1.0 Wind 30 deg - No Ice
6	1.2 Dead+1.0 Wind 60 deg - No Ice
7	0.9 Dead+1.0 Wind 60 deg - No Ice
8	1.2 Dead+1.0 Wind 90 deg - No Ice
9	0.9 Dead+1.0 Wind 90 deg - No Ice
10	1.2 Dead+1.0 Wind 120 deg - No Ice
11	0.9 Dead+1.0 Wind 120 deg - No Ice
12	1.2 Dead+1.0 Wind 150 deg - No Ice
13	0.9 Dead+1.0 Wind 150 deg - No Ice
14	1.2 Dead+1.0 Wind 180 deg - No Ice
15	0.9 Dead+1.0 Wind 180 deg - No Ice
16	1.2 Dead+1.0 Wind 210 deg - No Ice
17	0.9 Dead+1.0 Wind 210 deg - No Ice
18	1.2 Dead+1.0 Wind 240 deg - No Ice
19	0.9 Dead+1.0 Wind 240 deg - No Ice
20	1.2 Dead+1.0 Wind 270 deg - No Ice
21	0.9 Dead+1.0 Wind 270 deg - No Ice
22	1.2 Dead+1.0 Wind 300 deg - No Ice
23	0.9 Dead+1.0 Wind 300 deg - No Ice
24	1.2 Dead+1.0 Wind 330 deg - No Ice
25	0.9 Dead+1.0 Wind 330 deg - No Ice
26	1.2 Dead+1.0 Ice
27	1.2 Dead+1.0 Wind 0 deg+1.0 Ice
28	1.2 Dead+1.0 Wind 30 deg+1.0 Ice
29	1.2 Dead+1.0 Wind 60 deg+1.0 Ice
30	1.2 Dead+1.0 Wind 90 deg+1.0 Ice
31	1.2 Dead+1.0 Wind 120 deg+1.0 Ice
32	1.2 Dead+1.0 Wind 150 deg+1.0 Ice

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Comb. No.	Description
33	1.2 Dead+1.0 Wind 180 deg+1.0 Ice
34	1.2 Dead+1.0 Wind 210 deg+1.0 Ice
35	1.2 Dead+1.0 Wind 240 deg+1.0 Ice
36	1.2 Dead+1.0 Wind 270 deg+1.0 Ice
37	1.2 Dead+1.0 Wind 300 deg+1.0 Ice
38	1.2 Dead+1.0 Wind 330 deg+1.0 Ice
39	Dead+Wind 0 deg - Service
40	Dead+Wind 30 deg - Service
41	Dead+Wind 60 deg - Service
42	Dead+Wind 90 deg - Service
43	Dead+Wind 120 deg - Service
44	Dead+Wind 150 deg - Service
45	Dead+Wind 180 deg - Service
46	Dead+Wind 210 deg - Service
47	Dead+Wind 240 deg - Service
48	Dead+Wind 270 deg - Service
49	Dead+Wind 300 deg - Service
50	Dead+Wind 330 deg - Service

### Maximum Reactions

Location	Condition	Gov. Load Comb.	Vertical K	Horizontal, X K	Horizontal, Z K
Leg C	Max. Vert	18	1000.80	76.69	-42.76
	Max. H <sub>x</sub>	18	1000.80	76.69	-42.76
	Max. H <sub>z</sub>	7	-861.21	-68.57	37.91
	Min. Vert	7	-861.21	-68.57	37.91
	Min. H <sub>x</sub>	7	-861.21	-68.57	37.91
	Min. H <sub>z</sub>	18	1000.80	76.69	-42.76
Leg B	Max. Vert	10	1038.56	-77.54	-46.31
	Max. H <sub>x</sub>	23	-895.85	69.30	41.70
	Max. H <sub>z</sub>	23	-895.85	69.30	41.70
	Min. Vert	23	-895.85	69.30	41.70
	Min. H <sub>x</sub>	10	1038.56	-77.54	-46.31
	Min. H <sub>z</sub>	10	1038.56	-77.54	-46.31
Leg A	Max. Vert	2	974.48	-0.62	84.51
	Max. H <sub>x</sub>	21	46.39	11.68	2.28
	Max. H <sub>z</sub>	2	974.48	-0.62	84.51
	Min. Vert	15	-831.79	0.71	-74.90
	Min. H <sub>x</sub>	9	46.34	-11.66	2.27
	Min. H <sub>z</sub>	15	-831.79	0.71	-74.90

### Tower Mast Reaction Summary

Load Combination	Vertical K	Shear <sub>x</sub> K	Shear <sub>z</sub> K	Overtuning Moment, M <sub>x</sub> kip-ft	Overtuning Moment, M <sub>z</sub> kip-ft	Torque kip-ft
Dead Only	144.27	0.00	0.00	-8.50	-18.89	-0.00
1.2 Dead+1.0 Wind 0 deg - No Ice	173.12	-0.00	-137.26	-20642.74	-21.61	-29.88
0.9 Dead+1.0 Wind 0 deg - No Ice	129.84	-0.00	-137.26	-20598.82	-15.89	-29.92
1.2 Dead+1.0 Wind 30 deg - No Ice	173.12	66.37	-114.46	-17228.24	-10050.54	73.02

<p><b>tnxTower</b></p> <p><b>Malouf Engineering Int'l Inc.</b>  www.maloufengineering.com  Plano, TX 75093  Phone: 972-783-2578  FAX: email:  info@maloufengineering.com</p>	<b>Job</b>	295 ft SST   VENITA HANCROFT - BU 832255	<b>Page</b>	9 of 13
	<b>Project</b>	VA06588S-26V0	<b>Date</b>	15:39:53 01/24/26
	<b>Client</b>	Crown Castle   Powahatan Co.	<b>Designed by</b>	MMalouf

Load Combination	Vertical K	Shear <sub>x</sub> K	Shear <sub>z</sub> K	Overturning Moment, M <sub>x</sub> kip-ft	Overturning Moment, M <sub>z</sub> kip-ft	Torque kip-ft
0.9 Dead+1.0 Wind 30 deg - No Ice	129.84	66.37	-114.46	-17191.21	-10024.64	72.99
1.2 Dead+1.0 Wind 60 deg - No Ice	173.12	117.52	-67.84	-10193.27	-17685.89	62.69
0.9 Dead+1.0 Wind 60 deg - No Ice	129.84	117.52	-67.84	-10170.41	-17644.94	62.69
1.2 Dead+1.0 Wind 90 deg - No Ice	173.12	141.84	-0.24	-71.67	-21319.80	-55.80
0.9 Dead+1.0 Wind 90 deg - No Ice	129.84	141.84	-0.24	-68.91	-21271.77	-55.78
1.2 Dead+1.0 Wind 120 deg - No Ice	173.12	127.51	73.60	11008.45	-19146.52	-62.94
0.9 Dead+1.0 Wind 120 deg - No Ice	129.84	127.51	73.60	10989.21	-19102.77	-62.90
1.2 Dead+1.0 Wind 150 deg - No Ice	173.12	67.97	118.18	17967.32	-10341.44	35.23
0.9 Dead+1.0 Wind 150 deg - No Ice	129.84	67.97	118.18	17933.82	-10315.02	35.28
1.2 Dead+1.0 Wind 180 deg - No Ice	173.12	0.00	129.75	19740.96	-23.25	29.90
0.9 Dead+1.0 Wind 180 deg - No Ice	129.84	0.00	129.75	19703.76	-17.52	29.93
1.2 Dead+1.0 Wind 210 deg - No Ice	173.12	-65.95	114.70	17265.41	9889.85	-73.00
0.9 Dead+1.0 Wind 210 deg - No Ice	129.84	-65.95	114.70	17233.39	9875.75	-72.98
1.2 Dead+1.0 Wind 240 deg - No Ice	173.12	-124.02	71.59	10602.45	18399.13	-62.67
0.9 Dead+1.0 Wind 240 deg - No Ice	129.84	-124.02	71.59	10584.07	18368.31	-62.67
1.2 Dead+1.0 Wind 270 deg - No Ice	173.12	-141.84	-0.24	-72.85	21274.60	55.79
0.9 Dead+1.0 Wind 270 deg - No Ice	129.84	-141.84	-0.24	-70.08	21238.02	55.77
1.2 Dead+1.0 Wind 300 deg - No Ice	173.12	-121.01	-69.85	-10599.68	18342.43	62.91
0.9 Dead+1.0 Wind 300 deg - No Ice	129.84	-121.01	-69.85	-10575.97	18311.44	62.87
1.2 Dead+1.0 Wind 330 deg - No Ice	173.12	-68.38	-117.95	-17930.52	10411.07	-35.24
0.9 Dead+1.0 Wind 330 deg - No Ice	129.84	-68.38	-117.95	-17892.00	10395.75	-35.29
1.2 Dead+1.0 Ice	407.80	0.00	0.00	5.60	-18.40	-0.00
1.2 Dead+1.0 Wind 0 deg+1.0 Ice	407.80	-0.00	-14.94	-2391.49	-18.39	-4.30
1.2 Dead+1.0 Wind 30 deg+1.0 Ice	407.80	7.36	-12.72	-2036.65	-1203.26	4.37
1.2 Dead+1.0 Wind 60 deg+1.0 Ice	407.80	12.87	-7.43	-1185.48	-2083.03	6.41
1.2 Dead+1.0 Wind 90 deg+1.0 Ice	407.80	15.19	-0.02	1.47	-2451.31	1.30
1.2 Dead+1.0 Wind 120 deg+1.0 Ice	407.80	13.37	7.72	1238.74	-2157.11	1.29
1.2 Dead+1.0 Wind 150 deg+1.0 Ice	407.80	7.45	12.93	2091.08	-1218.63	6.38
1.2 Dead+1.0 Wind 180 deg+1.0 Ice	407.80	0.00	14.59	2362.37	-18.52	4.30
1.2 Dead+1.0 Wind 210 deg+1.0 Ice	407.80	-7.33	12.73	2051.43	1158.73	-4.37
1.2 Dead+1.0 Wind 240 deg+1.0 Ice	407.80	-13.18	7.61	1215.79	2080.52	-6.41

<b>tnxTower</b>  <b>Malouf Engineering Int'l Inc.</b> www.maloufengineering.com Plano, TX 75093 Phone: 972-783-2578 FAX: email: info@maloufengineering.com	<b>Job</b> 295 ft SST   VENITA HANCROFT - BU 832255	<b>Page</b> 10 of 13
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	<b>Client</b> Crown Castle   Powahatan Co.	<b>Designed by</b> MMalouf

Load Combination	Vertical K	Shear <sub>x</sub> K	Shear <sub>y</sub> K	Overturning Moment, M <sub>x</sub> kip-ft	Overturning Moment, M <sub>y</sub> kip-ft	Torque kip-ft
1.2 Dead+1.0 Wind 270 deg+1.0 Ice	407.80	-15.19	-0.02	1.39	2414.39	-1.30
1.2 Dead+1.0 Wind 300 deg+1.0 Ice	407.80	-13.07	-7.54	-1208.44	2085.74	-1.30
1.2 Dead+1.0 Wind 330 deg+1.0 Ice	407.80	-7.47	-12.91	-2076.33	1189.25	-6.37
Dead+Wind 0 deg - Service	144.27	-0.00	-32.51	-4876.80	-18.72	-6.73
Dead+Wind 30 deg - Service	144.27	15.73	-27.13	-4072.54	-2385.52	17.42
Dead+Wind 60 deg - Service	144.27	27.84	-16.07	-2411.58	-4187.05	14.99
Dead+Wind 90 deg - Service	144.27	33.59	-0.06	-22.88	-5042.70	-12.84
Dead+Wind 120 deg - Service	144.27	30.18	17.42	2589.84	-4528.63	-14.69
Dead+Wind 150 deg - Service	144.27	16.10	28.00	4233.02	-2453.73	8.12
Dead+Wind 180 deg - Service	144.27	0.00	30.76	4653.60	-19.13	6.73
Dead+Wind 210 deg - Service	144.27	-15.63	27.18	4068.81	2320.82	-17.41
Dead+Wind 240 deg - Service	144.27	-29.36	16.95	2494.93	4326.53	-14.99
Dead+Wind 270 deg - Service	144.27	-33.59	-0.06	-23.16	5004.83	12.84
Dead+Wind 300 deg - Service	144.27	-28.66	-16.54	-2506.58	4313.29	14.68
Dead+Wind 330 deg - Service	144.27	-16.20	-27.94	-4236.80	2442.58	-8.12

### Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
T1	295 - 280	12.023	43	0.3926	0.0666
T2	280 - 260	10.788	43	0.3912	0.0651
T3	260 - 240	9.156	43	0.3773	0.0504
T4	240 - 220	7.621	43	0.3375	0.0351
T5	220 - 200	6.262	43	0.2931	0.0295
T6	200 - 180	5.065	43	0.2570	0.0276
T7	180 - 160	4.030	43	0.2147	0.0254
T8	160 - 140	3.159	43	0.1755	0.0216
T9	140 - 120	2.429	43	0.1499	0.0182
T10	120 - 100	1.792	43	0.1258	0.0152
T11	100 - 80	1.272	43	0.1003	0.0128
T12	80 - 60	0.848	43	0.0767	0.0100
T13	60 - 40	0.509	43	0.0567	0.0070
T14	40 - 20	0.253	43	0.0381	0.0042
T15	20 - 0	0.077	43	0.0189	0.0021

### Critical Deflections and Radius of Curvature - Service Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
295.00	Top Lightning Rod w/ Pipe Extension	43	12.023	0.3926	0.0666	Inf
285.00	SC281-HF4LDF 20ft Omni Antenna	43	11.199	0.3920	0.0664	Inf
275.00	ISMD8_Ice Shield_8ft Dish	43	10.376	0.3897	0.0626	173583
272.00	ISMD8_Ice Shield_8ft Dish	43	10.130	0.3883	0.0606	115932
268.00	VHLP6-11 (6ft HP Dish)	43	9.803	0.3857	0.0575	80351
267.00	VHLP6-11 (6ft HP Dish)	43	9.721	0.3849	0.0567	74625
254.00	ISMD8_Ice Shield_8ft Dish	43	8.681	0.3676	0.0451	38211
248.00	VHLP6-11 (6ft HP Dish)	43	8.217	0.3556	0.0403	30316

<p><b>tnxTower</b></p> <p><b>Malouf Engineering Int'l Inc.</b> www.maloufengineering.com Plano, TX 75093 Phone: 972-783-2578 FAX: email: info@maloufengineering.com</p>	<b>Job</b>	295 ft SST   VENITA HANCROFT - BU 832255	<b>Page</b>	11 of 13
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	<b>Client</b>	Crown Castle   Powahatan Co.	<b>Designed by</b>	MMalouf

Elevation	Appurtenance	Gov. Load Comb.	Deflection	Tilt	Twist	Radius of Curvature
ft			in	°	°	ft
240.00	200 sq.ft EPA Wireless Appurtenances	43	7.621	0.3375	0.0351	24502
228.00	175 sq.ft EPA Wireless Appurtenances	43	6.784	0.3100	0.0309	27507
216.00	175 sq.ft EPA Wireless Appurtenances	43	6.010	0.2856	0.0289	30542
152.00	175 sq.ft EPA Wireless Appurtenances	43	2.854	0.1641	0.0200	40591
148.00	(3) OB Lights	43	2.708	0.1591	0.0193	47005
140.00	175 sq.ft EPA Wireless Appurtenances	43	2.429	0.1499	0.0182	63271

### Maximum Tower Deflections - Design Wind

Section No.	Elevation	Horz. Deflection	Gov. Load Comb.	Tilt	Twist
	ft	in		°	°
T1	295 - 280	50.834	10	1.6461	0.2210
T2	280 - 260	45.655	10	1.6405	0.2191
T3	260 - 240	38.803	10	1.5892	0.1742
T4	240 - 220	32.323	10	1.4282	0.1263
T5	220 - 200	26.562	10	1.2430	0.1312
T6	200 - 180	21.484	10	1.0904	0.1241
T7	180 - 160	17.091	10	0.9112	0.1099
T8	160 - 140	13.396	10	0.7445	0.0930
T9	140 - 120	10.296	10	0.6360	0.0768
T10	120 - 100	7.596	10	0.5337	0.0629
T11	100 - 80	5.388	10	0.4255	0.0530
T12	80 - 60	3.592	10	0.3251	0.0416
T13	60 - 40	2.155	10	0.2404	0.0291
T14	40 - 20	1.071	10	0.1613	0.0176
T15	20 - 0	0.325	11	0.0801	0.0088

### Critical Deflections and Radius of Curvature - Design Wind

Elevation	Appurtenance	Gov. Load Comb.	Deflection	Tilt	Twist	Radius of Curvature
ft			in	°	°	ft
295.00	Top Lightning Rod w/ Pipe Extension	10	50.834	1.6461	0.2210	614028
285.00	SC281-HF4LDF 20ft Omni Antenna	10	47.382	1.6434	0.2223	307013
275.00	ISMD8_Ice Shield_8ft Dish	10	43.929	1.6354	0.2118	55134
272.00	ISMD8_Ice Shield_8ft Dish	10	42.895	1.6305	0.2057	34855
268.00	VHLP6-11 (6ft HP Dish)	10	41.522	1.6213	0.1962	23224
267.00	VHLP6-11 (6ft HP Dish)	10	41.180	1.6183	0.1936	21377
254.00	ISMD8_Ice Shield_8ft Dish	10	36.800	1.5507	0.1574	9717
248.00	VHLP6-11 (6ft HP Dish)	10	34.842	1.5021	0.1421	7518
240.00	200 sq.ft EPA Wireless Appurtenances	10	32.323	1.4282	0.1263	5877
228.00	175 sq.ft EPA Wireless Appurtenances	10	28.778	1.3136	0.1326	6544
216.00	175 sq.ft EPA Wireless	10	25.493	1.2112	0.1300	7230

<p><b>tnxTower</b></p> <p><b>Malouf Engineering Int'l Inc.</b> www.maloufengineering.com Plano, TX 75093 Phone: 972-783-2578 FAX: email: info@maloufengineering.com</p>	<p><b>Job</b></p> <p>295 ft SST   VENITA HANCROFT - BU 832255</p>	<p><b>Page</b></p> <p>12 of 13</p>
	<p><b>Project</b></p> <p>VA06588S-26V0</p>	<p><b>Date</b></p> <p>15:39:53 01/24/26</p>
	<p><b>Client</b></p> <p>Crown Castle   Powhatan Co.</p>	<p><b>Designed by</b></p> <p>MMalouf</p>

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
152.00	Appurtenances 175 sq.ft EPA Wireless	10	12.098	0.6961	0.0863	9555
148.00	Appurtenances (3) OB Lights	10	11.481	0.6752	0.0831	11056
140.00	Appurtenances 175 sq.ft EPA Wireless	10	10.296	0.6360	0.0768	14852

### Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	$\phi P_{allow}$ K	% Capacity	Pass Fail
T1	295 - 280	Leg	2 1/2	2	-6.27	112.60	5.6	Pass
T2	280 - 260	Leg	2 1/2	26	-31.60	112.60	28.1	Pass
T3	260 - 240	Leg	2 1/2	57	-80.54	112.60	71.5	Pass
T4	240 - 220	Leg	3	87	-157.03	198.97	78.9	Pass
T5	220 - 200	Leg	3 3/4	116	-247.20	368.10	67.2	Pass
T6	200 - 180	Leg	3 3/4	143	-328.16	368.10	89.1	Pass
T7	180 - 160	Leg	4	170	-400.54	434.32	92.2	Pass
T8	160 - 140	Leg	5	197	-472.99	654.40	72.3	Pass
T9	140 - 120	Leg	5 1/4	218	-560.83	741.90	75.6	Pass
T10	120 - 100	Leg	5 1/4	239	-644.24	741.90	86.8	Pass
T11	100 - 80	Leg	5 1/2	260	-724.96	834.18	86.9	Pass
T12	80 - 60	Leg	6	281	-803.79	1032.88	77.8	Pass
T13	60 - 40	Leg	6 1/4	302	-881.46	1139.22	77.4	Pass
T14	40 - 20	Leg	6 1/4	323	-929.13	1239.14	75.0	Pass
T15	20 - 0	Leg	6 1/4	368	-1003.95	1239.14	81.0	Pass
T1	295 - 280	Diagonal	L2x2x3/16	7	-1.73	19.07	9.1	Pass
T2	280 - 260	Diagonal	L2x2x3/16	31	-5.49	19.07	14.6 (b) 28.8	Pass
T3	260 - 240	Diagonal	L2x2x3/16	62	-6.30	19.07	47.6 (b) 33.0	Pass
T4	240 - 220	Diagonal	L2x2x1/4	92	-9.62	18.58	52.7 (b) 51.8	Pass
T5	220 - 200	Diagonal	L2x2x5/16	118	-11.24	16.39	62.1 (b) 68.6	Pass
T6	200 - 180	Diagonal	L2 1/2x2 1/2x1/4	147	-11.13	19.74	69.6 (b) 56.4	Pass
T7	180 - 160	Diagonal	L2 1/2x2 1/2x1/4	174	-11.44	15.03	64.6 (b) 76.2	Pass
T8	160 - 140	Diagonal	L3x3x1/4	201	-15.79	19.01	83.0	Pass
T9	140 - 120	Diagonal	L3 1/2x3 1/2x1/4	222	-18.31	24.99	73.3	Pass
T10	120 - 100	Diagonal	L4x4x5/16	243	-19.38	38.33	82.2 (b) 50.6	Pass
T11	100 - 80	Diagonal	L4x4x5/16	264	-20.40	32.16	64.5 (b) 63.4	Pass
T12	80 - 60	Diagonal	L4x4x5/16	285	-21.37	27.38	68.3 (b) 78.1	Pass
T13	60 - 40	Diagonal	L4x4x3/8	306	-23.09	27.81	83.0	Pass
T14	40 - 20	Diagonal	L3 1/2x5x5/16	333	-31.82	51.36	62.0	Pass
T15	20 - 0	Diagonal	L3 1/2x5x5/16	378	-30.69	48.22	74.5 (b) 63.7	Pass
T14	40 - 20	Horizontal	L4x4x1/4	325	-16.11	22.41	71.0 (b) 71.9	Pass
T15	20 - 0	Horizontal	L4x4x5/16	370	-17.41	24.29	71.7	Pass
T1	295 - 280	Top Girt	L2x2x3/16	4	-0.13	11.10	1.1	Pass
							1.2 (b)	

  <b>Malouf Engineering Int'l Inc.</b> www.maloufengineering.com Plano, TX 75093 Phone: 972-783-2578 FAX: email: info@maloufengineering.com	<b>Job</b> 295 ft SST   VENITA HANCROFT - BU 832255	<b>Page</b> 13 of 13
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	<b>Client</b> Crown Castle   Powahatan Co.	<b>Designed by</b> MMalouf

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	$\phi P_{allow}$ K	% Capacity	Pass Fail	
T2	280 - 260	Top Girt	L2x2x3/16	28	-0.55	11.10	4.9	Pass	
T3	260 - 240	Top Girt	L2x2x3/16	60	-1.39	11.10	5.1 (b) 12.6	Pass	
T4	240 - 220	Top Girt	L2x2x1/4	89	-2.72	14.61	13.0 (b) 18.6	Pass	
T14	40 - 20	Redund Horz 1 Bracing	L3x3x1/4	330	-16.11	33.52	19.0 (b) 48.1	Pass	
T15	20 - 0	Redund Horz 1 Bracing	L3x3x1/4	375	-17.41	30.99	54.5 (b) 56.2	Pass	
T14	40 - 20	Redund Diag 1 Bracing	L3x3x1/4	357	-10.83	19.14	58.9 (b) 56.6	Pass	
T15	20 - 0	Redund Diag 1 Bracing	L3x3x1/4	399	-11.36	17.40	76.6 (b) 65.3	Pass	
T14	40 - 20	Inner Bracing	L3x3x3/16	347	-0.03	5.63	80.4 (b) 0.7	Pass	
T15	20 - 0	Inner Bracing	L3x3x3/16	392	-0.03	4.88	0.7	Pass	
							<b>Summary</b>		
							Leg (T7)	92.2	Pass
							Diagonal (T8)	83.0	Pass
							Horizontal (T14)	71.9	Pass
							Top Girt (T4)	19.0	Pass
							Redund Horz 1 Bracing (T15)	58.9	Pass
							Redund Diag 1 Bracing (T15)	80.4	Pass
							Inner Bracing (T14)	0.7	Pass
							Bolt Checks	82.2	Pass
							<b>RATING =</b>	<b>92.2</b>	<b>Pass</b>

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**APPENDIX 2 – SOURCE / CHANGED CONDITION**

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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.

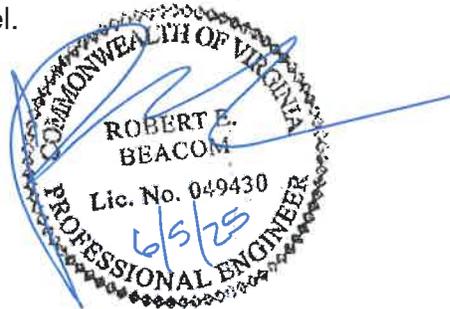
Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within one or more of the tower members in the upper portion. This would result in a buckling failure mode, where 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.

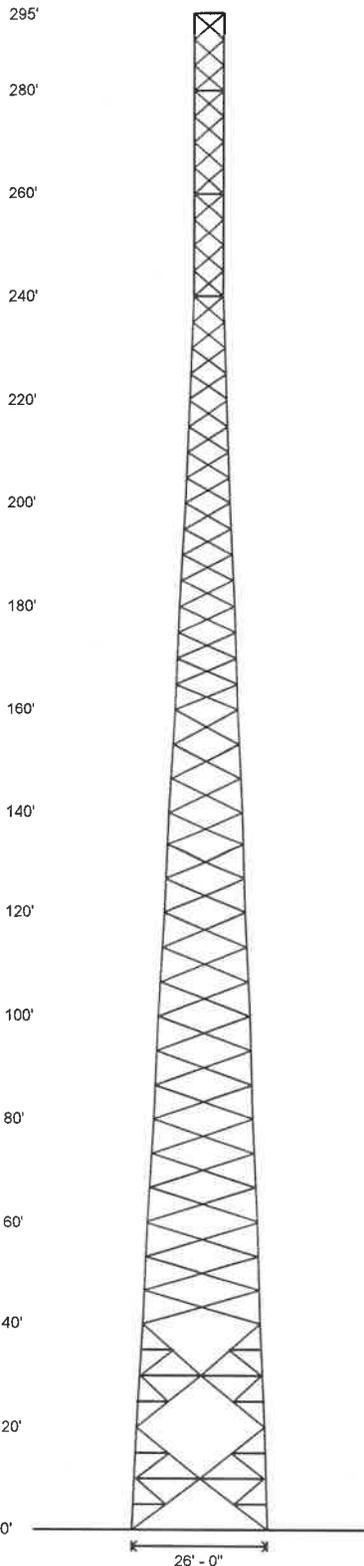
*Please note that this letter only applies to the above referenced tower designed and manufactured by Sabre Industries.* In the unlikely event of total separation, this would result in a 208' fall radius at ground level.

Sincerely,

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



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 5/16	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		NONE		F	NONE	
Internals	H	D	H	NONE		NONE		NONE		G
Sub-Diagonals	L 3 X 3 X 1/4		L 3 X 3 X 1/4		L 3 X 3 X 1/4		L 3 X 3 X 1/4		L 3 X 3 X 1/4	
Sub-Horizontals	L 3 X 3 X 1/4		L 3 X 3 X 1/4		L 3 X 3 X 1/4		L 3 X 3 X 1/4		L 3 X 3 X 1/4	
Brace Bolts	(2) 3/4"		(1) 7/8"		(1) 3/4"		(1) 5/8"		(1) 5/8"	
Top Face Width	24.25'	22.5'	19'	17.25'	15.5'	13.75'	12'	10.25'	8.5'	6.75'
Panel Count/Height	4 @ 10'		18 @ 6.6667'		7884		7022		27 @ 5'	
Section Weight	11750	11701	12033	10644	8988	7884	7022	6055	4313	3749
										3549
										2430
										1688
										1664
										1271



### 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, I <sub>e</sub>	1.50
0.2-sec Spectral Response, S <sub>s</sub>	0.312 g
1-sec Spectral Response, S <sub>1</sub>	0.063 g
Site Class	□ (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 Hancock, VA 832255
Description:	295' S3R
Date:	6/5/2025
By:	REB

**Designed Appurtenance Loading**

Elev	Description	Tx-Line
296	(1) Beacon	(1) 1 5/8"
294.81	(1) SC281-HF4LDF(DXX)	(2) 7/8"
290.62	(1) SC469-HF1LDF(DXX-PIP)	(1) 1 5/8"
285	6ft Sidearm	
285	6ft Sidearm	
275	(1) 8' Ice Shield	
272	(1) 8' Ice Shield	
268	Leg Dish Mount	
268	(1) VHLP6-6W-4GR/A	(1) 2 1/4"
267	Leg Dish Mount	

Elev	Description	Tx-Line
267	(1) VHLP6-6W-4GR/A	(1) 2 1/4"
254	(1) 8' Ice Shield	
248	Leg Dish Mount	
248	(1) VHLP6-6W-4GR/A	(1) 2 1/4"
240	(1) 200 Sq. Ft. EPA (6500 lbs)	(18) 1 5/8"
228	(1) 175 Sq. Ft. EPA (5500 lbs)	(18) 1 5/8"
216	(1) 175 Sq. Ft. EPA (5500 lbs)	(18) 1 5/8"
152	(1) 175 Sq. Ft. EPA (5500 lbs)	(18) 1 5/8"
148	(3) Side Light	(1) 1 5/8"
140	(1) 175 Sq. Ft. EPA (5500 lbs)	(18) 1 5/8"

**Material List**

Display	Value
A	L 3 1/2 X 3 1/2 X 1/4
B	L 2 X 2 X 5/16
C	L 4 X 4 X 5/16
D	NONE

Display	Value
E	L 4 X 4 X 1/4
F	L 2 X 2 X 1/4
G	L 2 X 2 X 3/16
H	L 3 X 3 X 3/16

 <p><b>Sabre Industries</b> 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 255-6690 Fax: (712) 279-0814</p> <p><small>Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.</small></p>	Job: <b>24-3760-JSS-R1 Opt. 3</b>
	Customer: <b>CROWN CASTLE USA INC</b>
	Site Name: <b>Venita Hancock, VA 832255</b>
	Description: <b>295' S3R</b>
	Date: <b>6/5/2025</b> By: <b>REB</b>