



NORTHUMBERLAND COUNTY LAND USE APPLICATION

Answer all questions. Refer to Appendix A for the checklist to make sure that you have all required information. Please type or print all information in blue or black ink.

1. Owner/Applicant Information:

Owners Name: Anthony Mangano		Address: PO Box 227, Callao, VA 22435
Telephone (H): 804-683-2892	Telephone (W):	Email: tony@rappatomac.com

Applicants Name: The Towers LLC D/B/A Vertical Bridge		Address: 22 W. Atlantic Avenue, Suite 310 Delray beach, FL 33444
Telephone (H): 580-798-6429	Telephone (W):	Email: Shane.Archuleta@verticalbridge.com

Plan Preparer/Authorized Agent: Rui Da Silva		Address: 6200 Hopewell Road, New Kent, VA 23124
Telephone (H): 804-931-0804	Telephone (W):	Email: rui@sulofva.com

2. Property Information:

Tax Parcel #: 27455002 83-1-116		Parcel Physical Address (If applicable): 0 Movie Hall Lane, Callao, VA 22435		
Current Zoning: <input type="checkbox"/> C-1 <input type="checkbox"/> A-1 <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input type="checkbox"/> R-4 <input checked="" type="checkbox"/> B-1 <input type="checkbox"/> M-1		Acreage: 4.35	Magisterial District: Lottsburg	Date Property Purchased: 1970
Are there any structures on the property? <input checked="" type="checkbox"/> Yes (If yes, please describe) <input type="checkbox"/> No:			Deed Book Page #: DB 227 - 532	
Board of Supervisor Representative: JAMES BRAUN		What is the road name or route number on which your property is located? Movie Hall Lane		
Directions to Property:				

Office Use Only:

DATE RECEIVED: 1-28-26	BOARD ACTION: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> Withdrawn Meeting Date 3-12-26	PAID STAMP: JAN 29 2026	Application #: 26-CU-001 TYPE OF APPLICATION / FEE: <input type="checkbox"/> Appeal Decision of Zoning Administrator <input checked="" type="checkbox"/> Conditional Use- \$150 <input type="checkbox"/> Conditional Use Boathouse- \$150 <input type="checkbox"/> Exception to the Bay Act- \$300 <input type="checkbox"/> Subdivision Variance- \$300 <input type="checkbox"/> Zoning Variance- \$300
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3. Description of Request:

Type of Request (check one):

Conditional Use Exception to the Bay Act Subdivision Variance
 Zoning Variance

What is the current use? (Use another sheet of paper if more space is needed):

Property is used as a warehouse and shop for woodwork.

Describe the proposed use/project (Use another sheet of paper if more space is needed):

Proposing a new Cell Tower Site with a 195' Monopole Tower with a 4' lightning Rod.
Site will have a 50'x50' fenced compound and will use existing driveway for access.

Have you discussed this request with any State and/or Federal agencies that may require a permit?
(Health Department, Virginia Department of Transportation, etc.)

Yes (If yes, please explain)
 No

Have you previously applied to or obtained a permit from Northumberland County for any portion of this request or relating to this request?

Yes (If yes, please explain)
 No

Has any portion of this request for which you are seeking a permit been completed or commenced?

Yes (If yes, please explain)
 No

ADJOINING PROPERTY OWNERS

Baughan Properties, LLC
91 Cellar Haven Lane
Lottsburg, VA 22511

Brooks Enterprise, LLC
9193 Northumberland Hwy
Heathsville, VA 22473

Waterfield Tax and Bookkeeping Service, LLC
P. O. Box 133
Callao, VA 22435

DRL Properties, LLC
418 East Harbor Drive
Reedville, VA 22539

James A. or Eloise G. Campbell
c/o Deborah Campbell
P. O. Box 61
Callao, VA 22435

Pritchard & Fallin Properties, LLC
P. O. Box 242
Callao, VA 22435

Emma Louise Ball or Joseph Alvin Ball, Sr.
P. O. Box 344
Callao, VA 22435

Philip H. Deitz
P. O. Box 229
Callao, VA 22435

David or Anita McEntire
2010 Goose Dam Road
Rocky Mount, VA 24151

Lee & Alpharetta E. Estate
c/o William L. Brown
P. O. Box 109
Callao, VA 22435

Callao Wheel Service, LLC
P. O. Box 147
Callao, VA 22435

Harry or Virginia E. Booth
P. O. Box 572
Callao, VA 22435

D. J. Silberman, LLC
P. O. Box 1010
Callao, VA 22435

Basye Properties, LLC
598 Lake Road
Lottsburg, VA 22511

James W. Harper, Jr.
P. O. Box 1029
Callao, VA 22435

Lafever Services LLC
1064 Sandy Beach Road
Heathsville, VA 22473

ADJOINING PROPERTY OWNERS

Aqua Virginia, Inc.
2414 Granite Ridge Road
Rockville, VA 23146

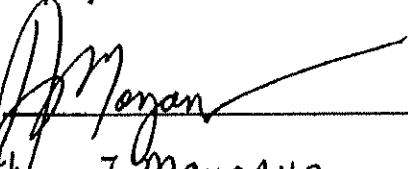
Deitz Co, LLC
P. O. Box 146
Callao, VA 22435

Addison Maith EST
c/o Emma Ball
P. O. Box 344
Callao, VA 22435

Susan C. Saunders
116 Water Fowl Drive
Yorktown, VA 23692

5. Signature Page:

This application is submitted true and correct. Applicant agrees that when the permit herein applied for is issued, that all work will be completed as stated and as required by all Northumberland County Ordinances, Virginia State laws, and any other applicable regulations. Failure to comply with any part or terms of this application shall be sufficient cause to revoke any permit issued. This application allows duly authorized representatives of the County to enter upon the premises of the project site at reasonable times for the purpose of inspection.

Signature of Owner(s)  Date 1/8/26

Printed Name(s) Anthony J. MANGANO

Signature of Applicant(s) Shane Archuleta Date 1-20-2026

Printed Name(s) Shane Archuleta

Signature of Agent R. C. Date 1/27/2026

Printed Name Rui Da Silva

APPENDIX B

Conditional Use Additional Information

Please submit this appendix with your application.

1. Please provide the following setbacks for all proposed structures:

Primary Structure:

Road/Right-of-way 85' Rear Yard 120'

Left Side Line 290' Right Side Line 175'

Height of Structure 195' (199' overall)

Secondary Structure:

Road/Right-of-way _____ Rear Yard _____

Left Side Line _____ Right Side Line _____

Height of Structure _____

2. Additional Information

Will there be parking on the property? Yes No
If yes, please indicate the number of spaces being provided. _____

Will there be any fencing or landscaping? Yes No
If yes, please explain.

Will there be any lighting? Yes No
If yes, please indicate the type and number of lights being used.

Will there be any signs associated with the request? Yes No
If yes, please indicate the size and number of signs.

All permits will need to be obtained from the Office of Building & Zoning for signage.

Office Use Only:

Part of application # 26-CU-001

Date Received: 1-23-2013

Conditional Use Permit Application
195-Foot Wireless Telecommunications Tower
(with a 4-foot lightning rod)
Map #08B-1--116; 0 Movie Hall Lane (“Property”)
Anthony J. Mangano (“Owner”)
The Towers LLC (d/b/a Vertical Bridge) &
Cellco Partnership (d/b/a Verizon Wireless)

Project Narrative

The Towers LLC (d/b/a Vertical Bridge) and Cellco Partnership (d/b/a Verizon Wireless) ((collectively, “Applicant”) are seeking a conditional use permit from the Northumberland County Board of Supervisors for the purpose of constructing and operating a 195-foot monopole wireless telecommunications tower with a 4-foot lightning rod, together with related wireless antennas and equipment (collectively, “Telecommunications Tower”) on an approximately 10,000 square foot portion of the referenced 4.35-acre parcel, which is zoned B-1 (Business General) District. A copy of the Applicant’s completed Land Use Application (“Application”) is included as Exhibit A. The proposed Telecommunications Tower is critical to Verizon Wireless’ goal of providing state of the art voice and data services in Northumberland County, including wireless internet, near the intersection of Richmond Road (SR 360) and Hampton Hall Road (SR 202) and to businesses and residents in the Village of Callao and the surrounding area.

As indicated on the aerial network map included with this Project Narrative as Exhibit B (“Network Map”), antennas operating on the proposed Telecommunications Tower, which is depicted with a red pin and labeled “Callao – Proposed Site”, will connect with the following sites identified with yellow pins on the Network Map: (1) antennas on a telecommunications tower labeled “Acorn - 291' CL” approximately 4.63 miles to the north/northwest; (2) a tower labeled “Lottsburg II - 248' CL” approximately 1.75 miles to the east; (3) a tower labeled “Dodlyt Road - 190' CL” approximately 5.31 miles to the southeast; and (4) a tower labeled “Gibeon - 270' CL” approximately 3.97 miles to the west/southwest.

Like the networks of other wireless carriers, Verizon Wireless’ network of antenna sites is largely based on the use of existing towers and tall structures built by Verizon Wireless and other wireless carriers and tower companies. Before determining that a new telecommunications tower was necessary to satisfy its coverage objectives, the Verizon Wireless first searched the area around the red pin and labeled “Callao – Proposed Site” on the Network Map, for existing towers and/or tall structures on which it could collocate its antennas. Verizon Wireless is already operating antennas on the closest telecommunications tower to the east labeled “Lottsburg II - 248' CL”, to the west/southwest labeled “Gibeon - 270' CL” and to the north/northwest labeled “Acorn - 191 CL”. There are no other towers or tall structures within a 5-mile radius on which Verizon Wireless could install its antennas. Because there are no other existing towers or tall structures in the search area on which Verizon Wireless could locate its antennas, the Applicant

is seeking this conditional use permit in order to construct and operate a galvanized steel self-support monopole telecommunications tower with related antennas and equipment.

As depicted on the zoning drawings (“Zoning Drawings”) included with this Project Narrative as **Exhibit C**, prepared by Hillary G. Siegall, P.E., of Dewberry Engineers, Inc., and stamped on January 8, 2026, Verizon Wireless proposes to construct and operate a 195-foot monopole telecommunications tower with a 4-foot lightning rod for a total structure height of 199-feet above ground level. The proposed Telecommunications Tower will be located within a 50-foot x 50-foot fenced compound within a 10,000 square foot lease area approximately 65 feet from Movie Hall Lane (SR 758), 175 feet from the property line to the east, 120 feet from the property line to the southeast, 290 feet from the property line to the west and 115 feet from the closest off-site residential structure to the north across Movie Hall Lane (SR 758). The subject Property is improved with commercial/industrial buildings/structures and is buffered from surrounding properties by mature trees and vegetation.

The proposed Telecommunications Tower will be accessed from Movie Hall Lane through an existing gravel entrance and gravel driveway within a 30-foot-wide non-exclusive access, fiber and utilities easement. The Applicant will comply with all standards and regulations of the Federal Aviation Administration, Federal Communications Commission, and any other agency of the federal government, as well as all applicable federal, state and local building codes and regulations.

The Telecommunications Tower will be screened from view from Movie Hall Lane (SR 758) and surrounding properties by an existing buffer of mature trees and vegetation. The Telecommunications Tower will not be marked or lit and it will operate continuously, twenty-four (24) hours a day, seven (7) days a week, but will be unmanned and will be visited infrequently by a technician for regular service or during service outages. Once construction is complete, the Telecommunications Tower will not generate any traffic, noise, vibrations, dust or fumes. As indicated on Sheet Z-4 of the Zoning Drawings, the Telecommunications Tower will be designed for Verizon Wireless, plus two (2) additional users, for a total of three (3) co-locators.

Included as **Exhibit D** are the pictorial representations (“Photographic Simulations”) of the “before and after” views of a red balloon floated at the location and height of the proposed Telecommunications Tower taken from a variety of vantage points, together with a map of the locations at which all of the photographs were taken. As the Photographic Simulations indicate, the design of the proposed galvanized steel monopole Telecommunications Tower and its location on this commercial parcel next to a buffer of mature trees and vegetation mitigate the potential impact of the telecommunications tower in such a way as to cause the least adverse visual effect possible on the environment and its character, and on the properties in the area.

Through this process, the Applicant is also requesting that the County increase the duration of the conditional use permit approval so that it complies with Virginia Code § 15.2-2316.4:2(A)(1), which would provide the applicant two (2) years instead of one (1) year to

commence construction of the proposed Telecommunications Tower from the final approval of the conditional use permit.

Analysis of Proposed Application:

Pursuant to **Section 148, Attachment 1 Table of Usages**, towers over 100 feet are permitted on land zoned B-1 (Business General) District with a conditional use permit issued by the Board of Supervisors. The building height restrictions in Section 148-86 do not apply to towers. Section 148-84 requires structures to be located 35 feet or more from the centerline of a right-of-way less than 50 feet. Section 148-85 provides that setbacks for permitted uses from adjoining residential or agricultural districts shall be 10 feet.

As indicated above and as depicted on Sheet Z-1 of the Zoning Drawings, The proposed Telecommunications Tower will be located approximately 65 feet from Movie Hall Lane (SR 758), which is a 30-foot right-of-way, 175 feet from the property line to the east, 120 feet from the property line to the southeast, 290 feet from the property line to the west and 115 feet from the closest off-site residential structure to the north across Movie Hall Lane (SR 758).

Comprehensive Plan Analysis:

The following Goals are listed in **Chapter 2** of the County's Comprehensive Plan under **Section 3 Public Facilities**:

- (A) Assure the present level and quality of services is maintained as the County grows and the demographics change.
- (B) Provide 100% coverage of the County area for reliable cell phone service.
- (C) Make high speed broadband internet service available to all residents of the County.

Chapter 3 of the County's Comprehensive Plan identifies Callao as village, which serves as one of the primary commercial hubs in the County, playing a dominant role as a business and institutional service center. It is a focal point where commercial and public services are grouped. Callao is also designated as the "north and western gateway" to Northumberland County. The subject Property is within an area labeled "Support Area" on the County's Future Land Use Plan (Figure 3.2) for Callao and Vicinity.

The proposed Telecommunications Tower will further the County's Public Facilities Goals of providing 100% coverage of the County for reliable cell phone service and will make high speed internet available to residents of Callao. The proposed wireless internet and enhanced data services that will be provided by Verizon Wireless will also provide attractive assets to businesses looking to locate and grow in this important "commercial hub".

Conclusion:

The proposed Telecommunications Tower meets the requirements of the County's zoning ordinance and is consistent with the goals and objectives of the County's 2016 Comprehensive Plan. The proposed Telecommunications Tower is necessary to support the public's increased use of wireless devices for personal, business and educational communications, as well as emergency communications. The proposed Telecommunications Tower would benefit the general welfare of the citizens of the County by improving wireless services in compliance with good zoning practices and in a manner that has a limited visual impact on surrounding properties.

Exhibit A

[Conditional Use Permit Application]

Exhibit B

[Network Map]

Callao - proposed location

VZW sites within a 5 mile radius

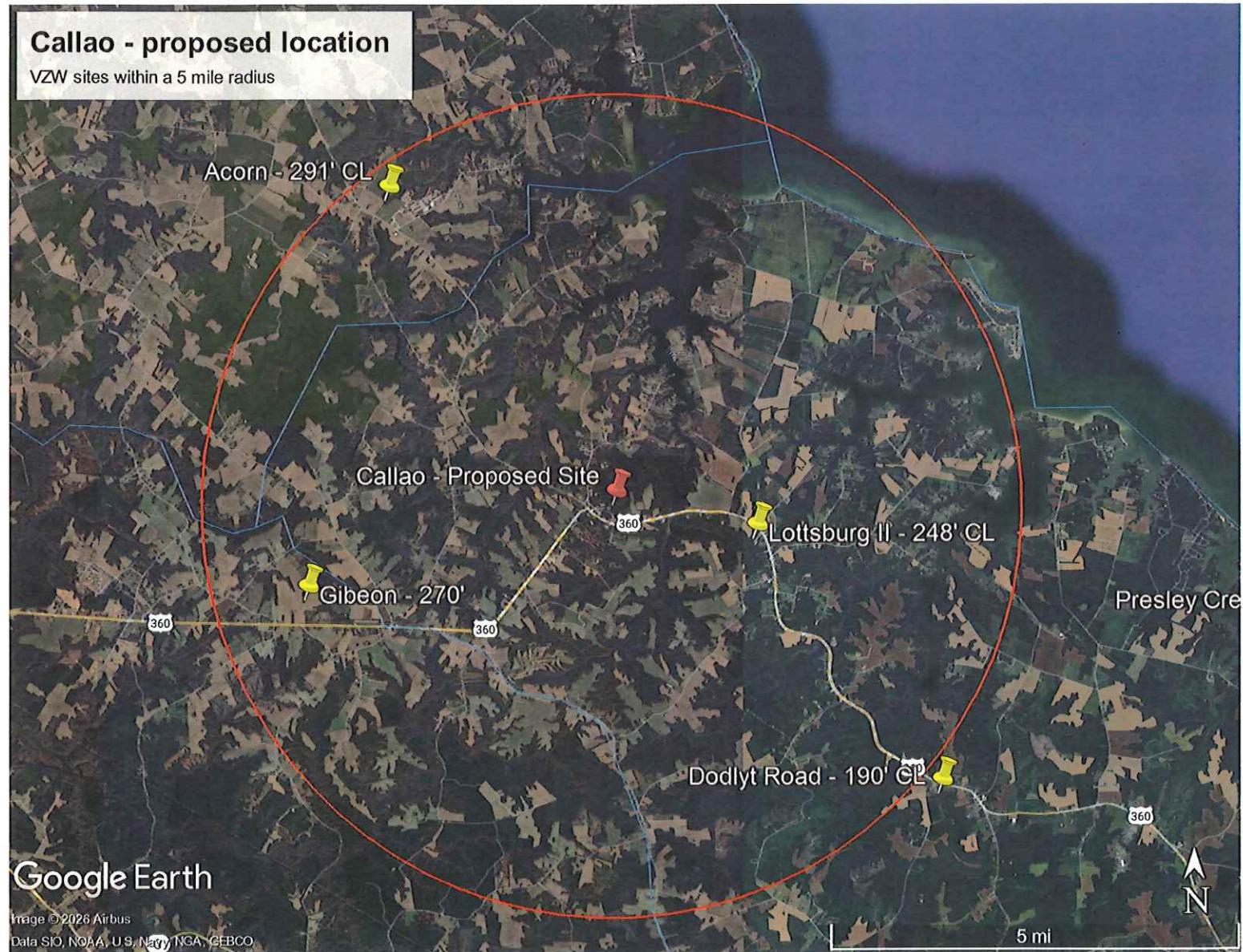
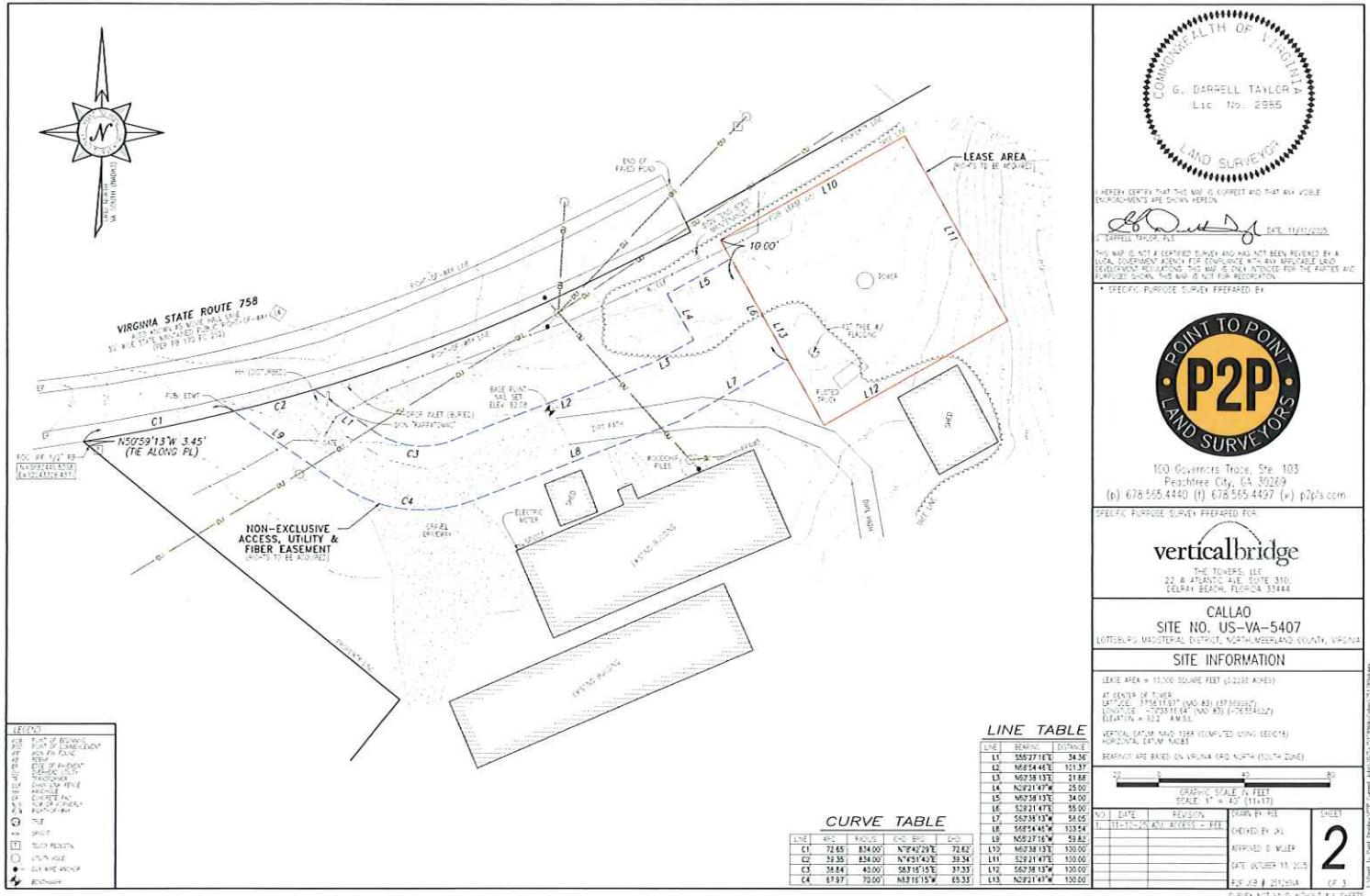
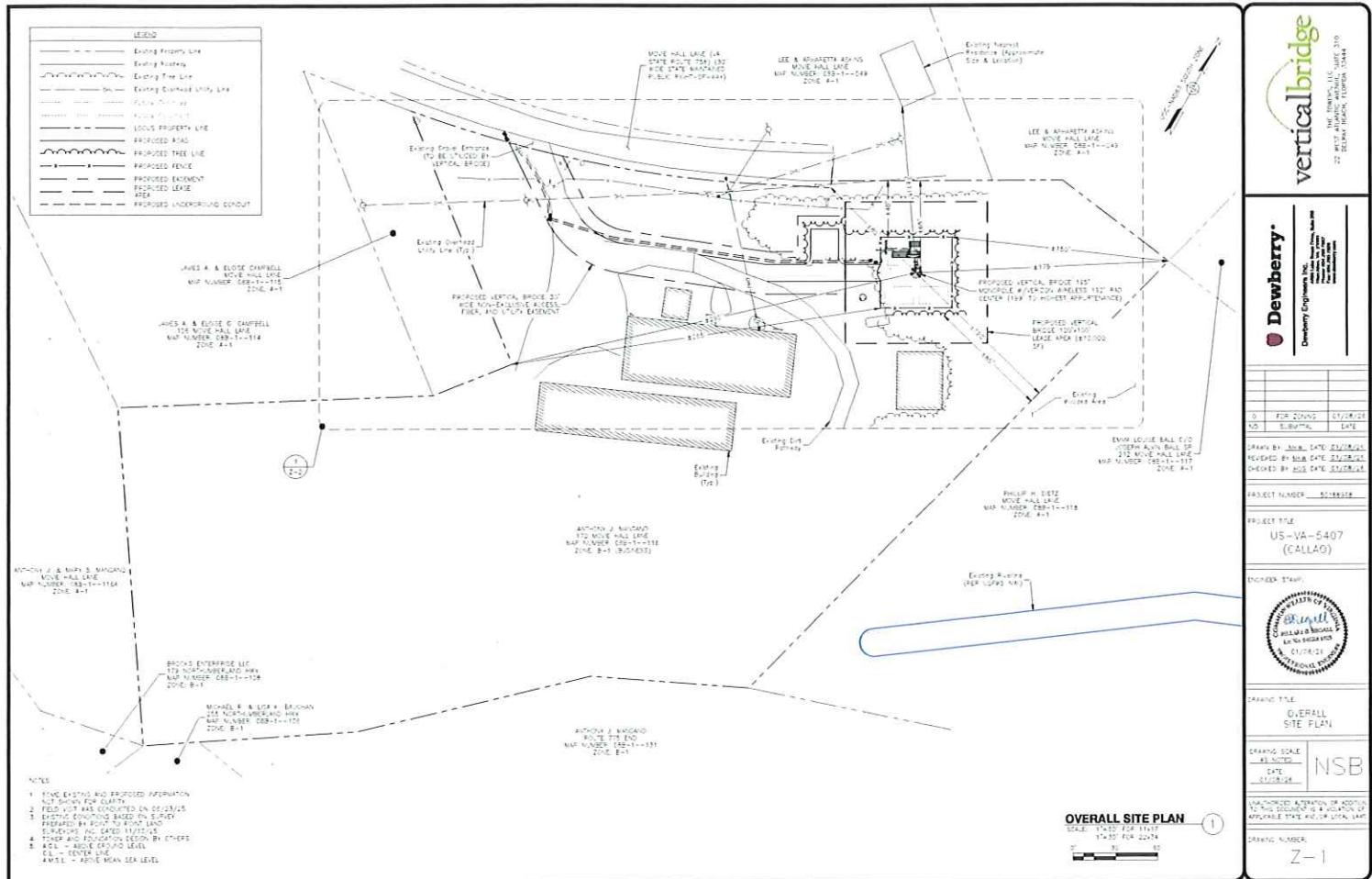
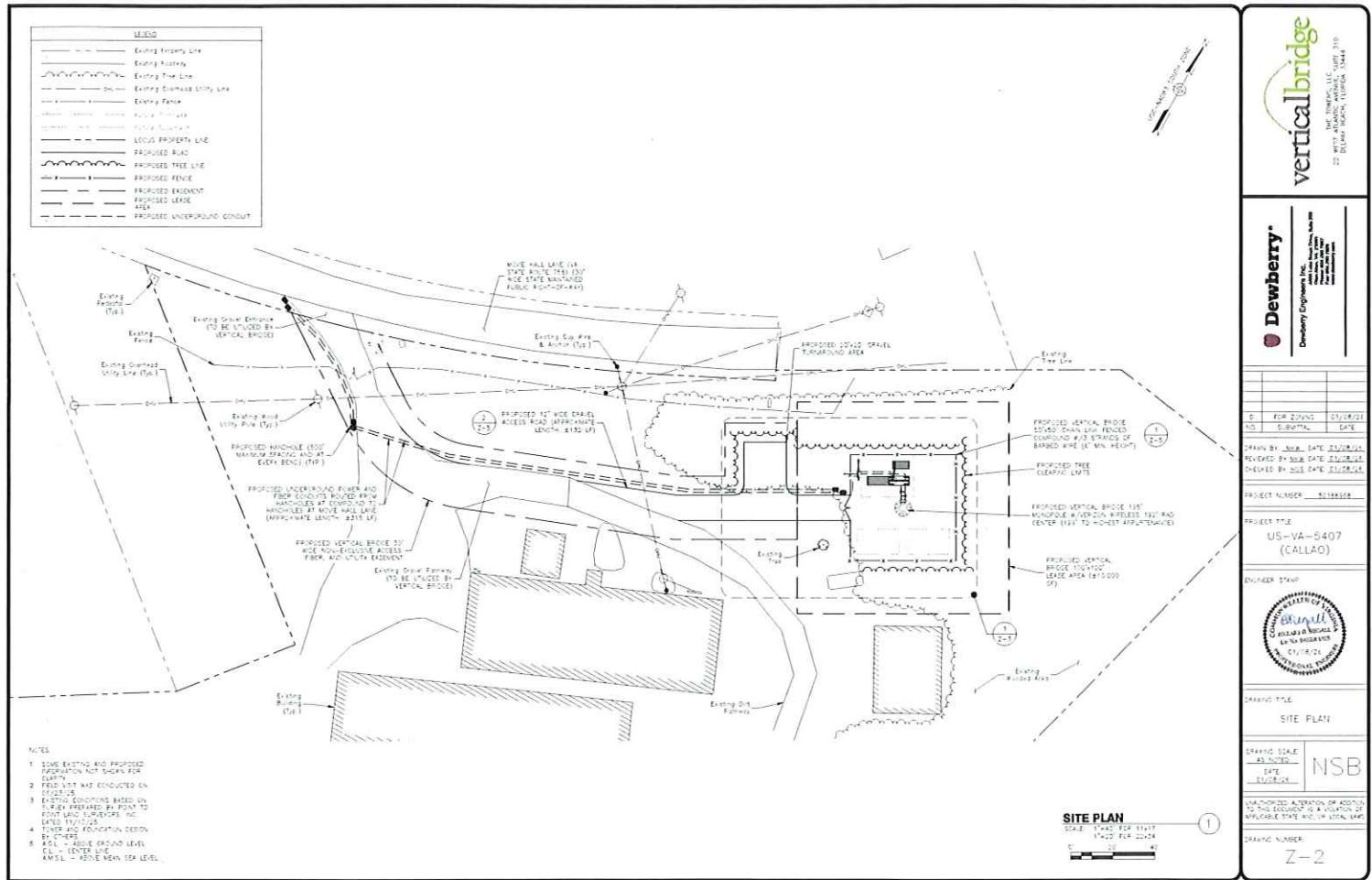


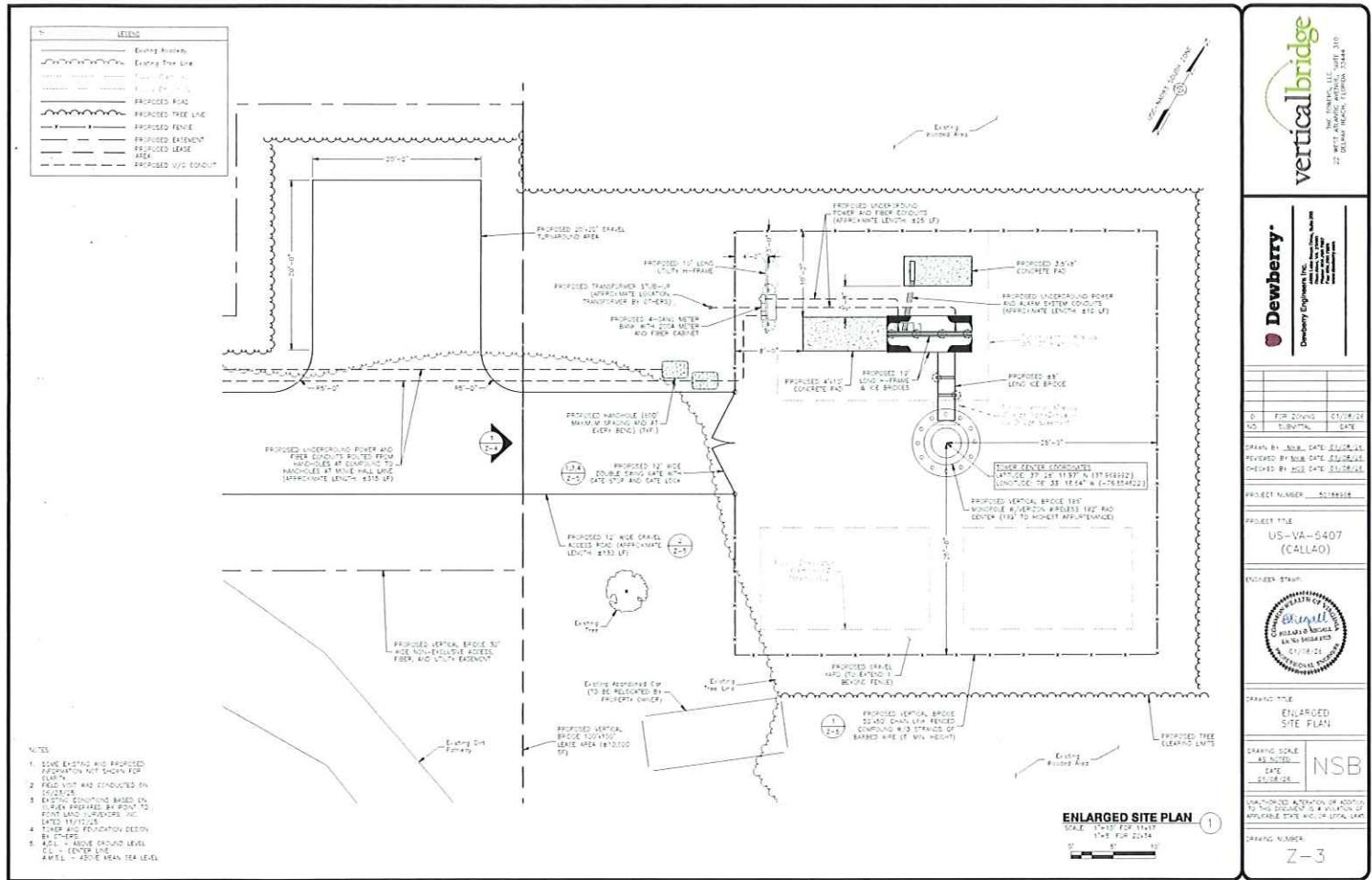
Exhibit C

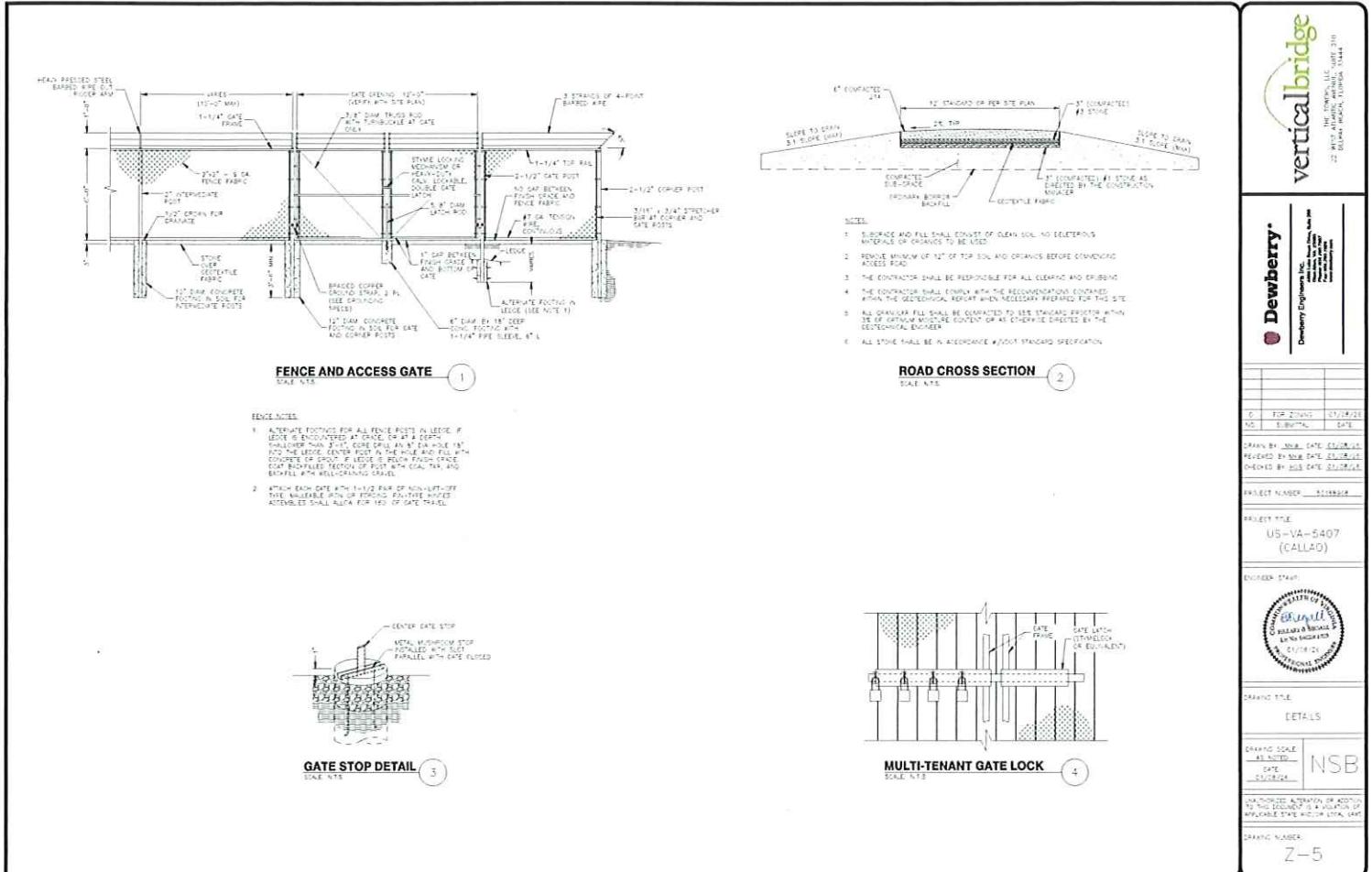
[Zoning Drawings]











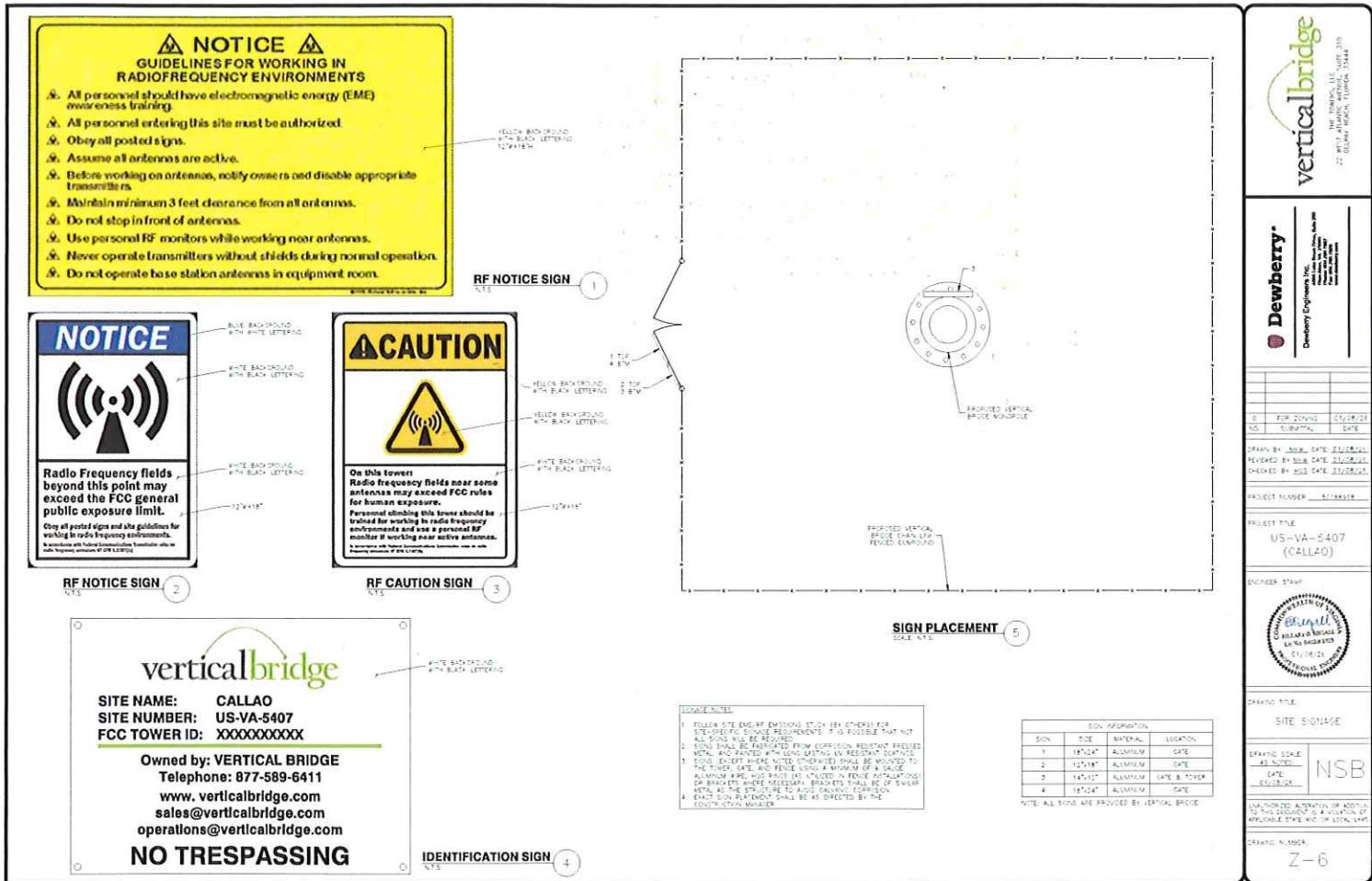
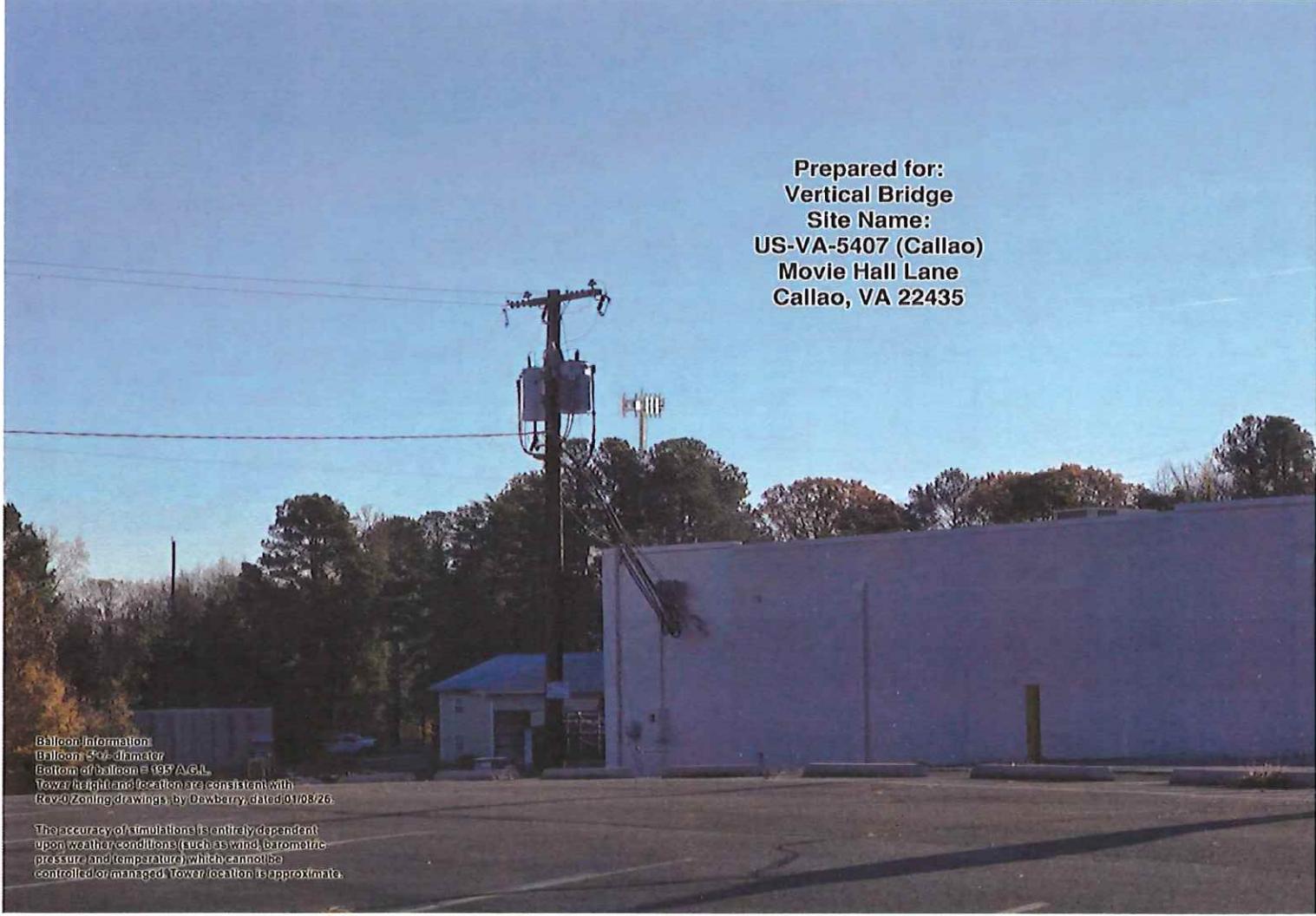


Exhibit D

[Photographic Simulations]



Prepared for:
Vertical Bridge
Site Name:
US-VA-5407 (Callao)
Movie Hall Lane
Callao, VA 22435

Balloon Information:
Balloon 3'4" diameter
Bottom of balloon @ 195' A.G.L.
Tower height and location are consistent with
Rev.0 Zoning drawings, by Dewberry, dated 01/08/26.

The accuracy of simulations is entirely dependent
upon weather/conditions (such as wind, barometric
pressure, and temperature) which cannot be
controlled or managed. Tower location is approximate.

 verticalbridge

US-VA-5407 (Callao)
Movie Hall Lane
Callao, VA 22435
(Page 1 of 14)

 **Dewberry**

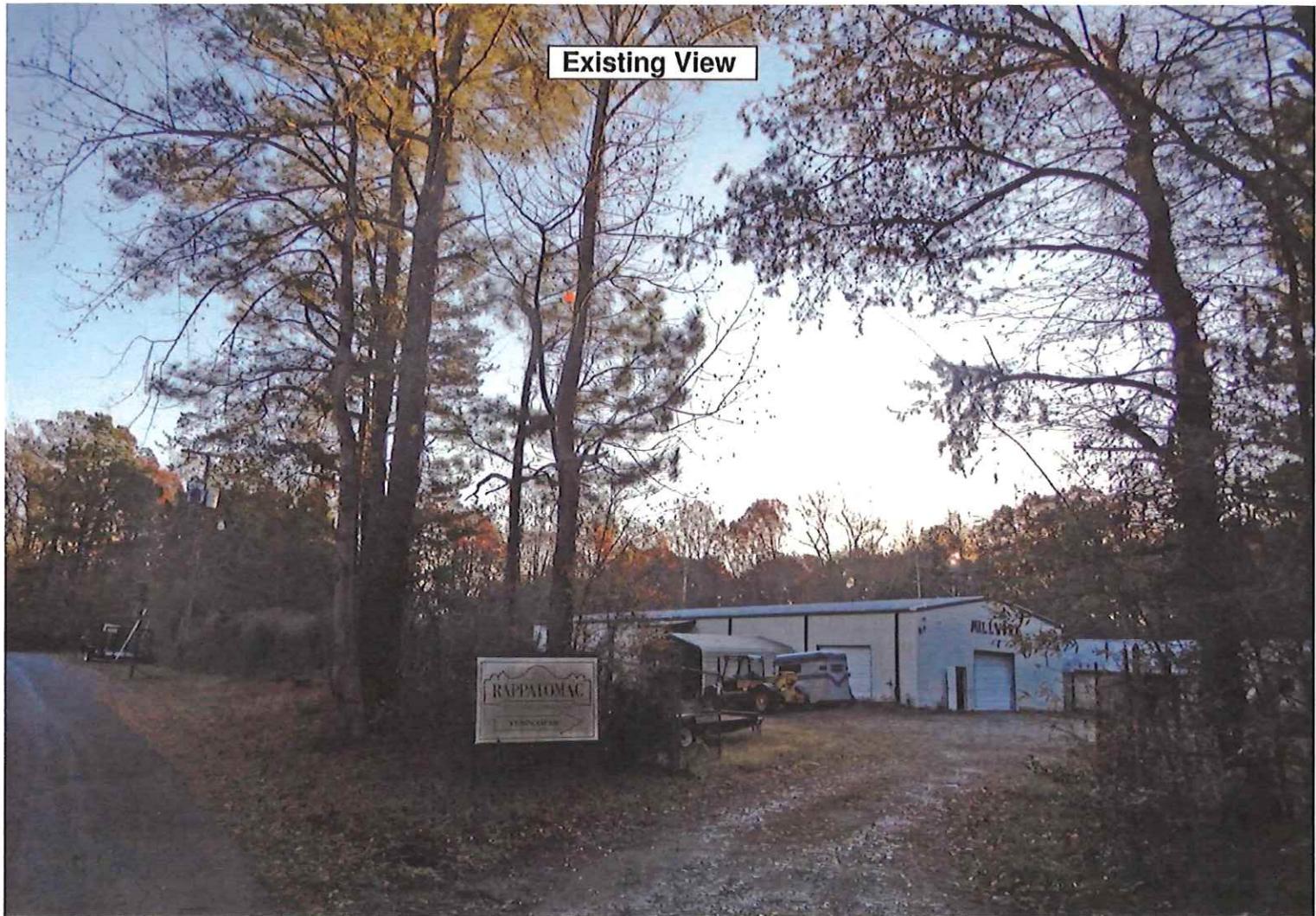


verticalbridge

US-VA-5407 (Callao)

Movie Hall Lane
Callao, VA 22435
(Page 2 of 14)

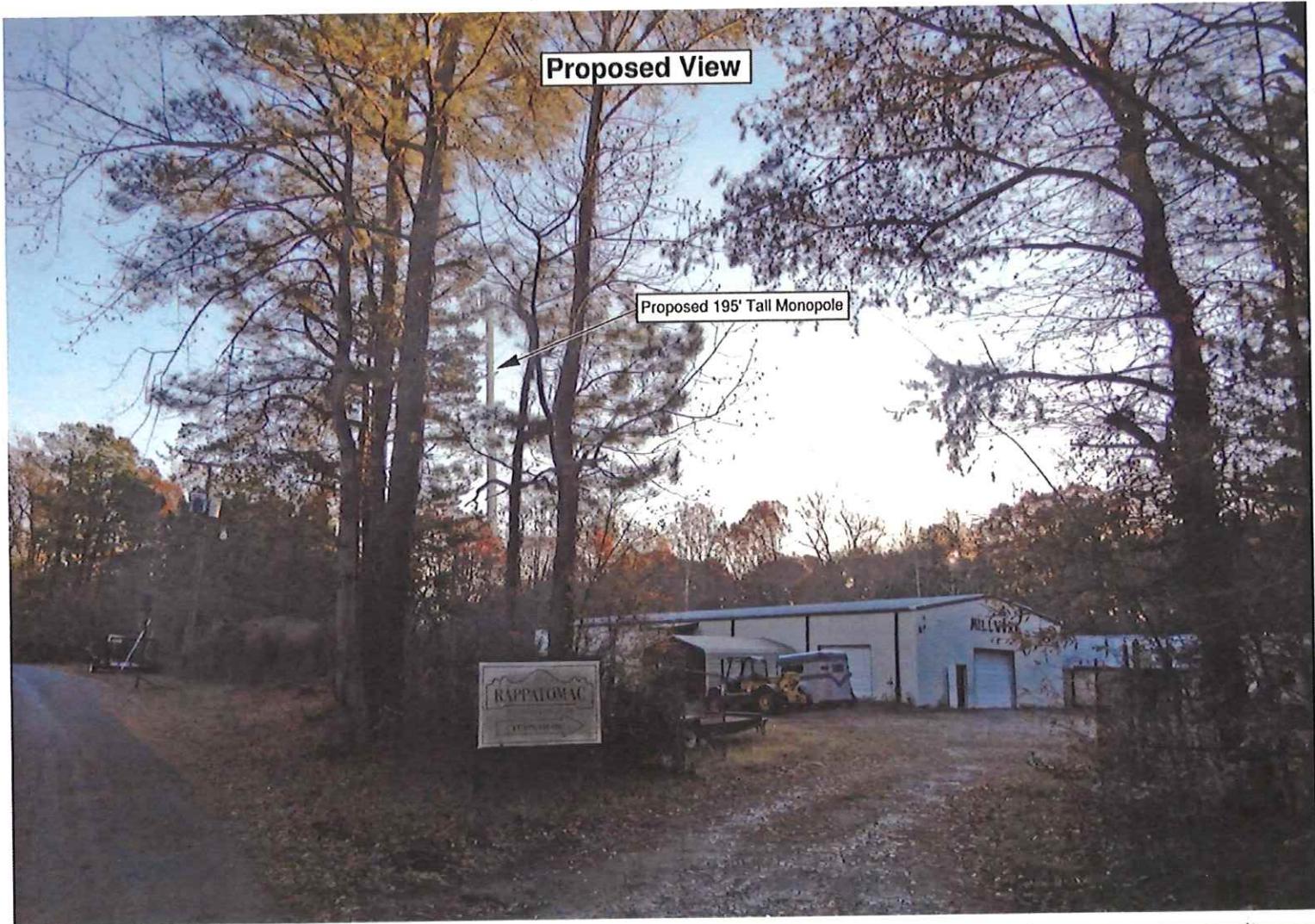
Dewberry



verticalbridge

US-VA-5407 (Callao)
View Facing East From Movie Hall Lane
PHOTO 1A
(Page 3 of 14)

 **Dewberry**



 verticalbridge

US-VA-5407 (Callao)

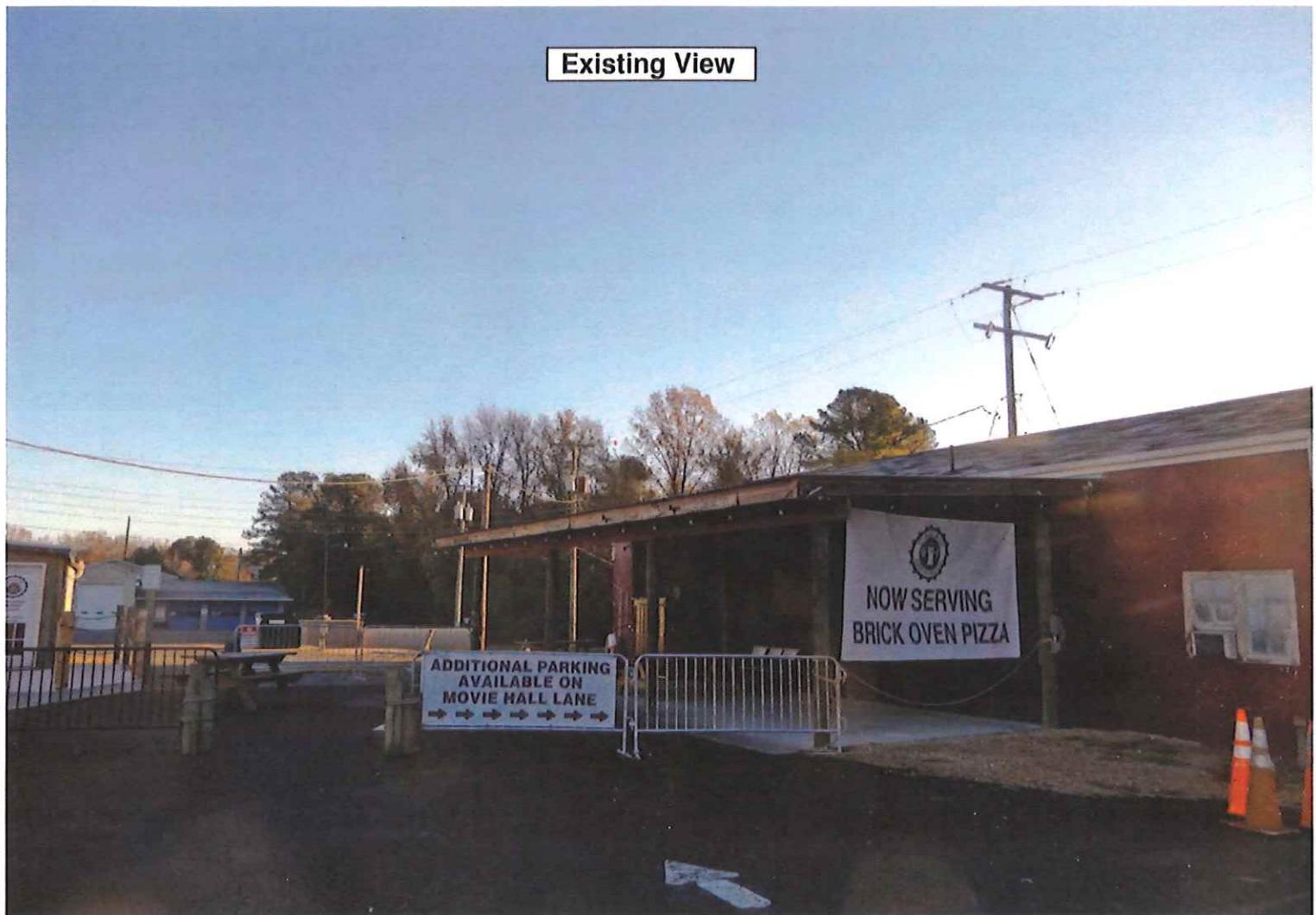
View Facing East From Movie Hall Lane

PHOTO 1B

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 **Dewberry**

Existing View



verticalbridge

US-VA-5407 (Callao)

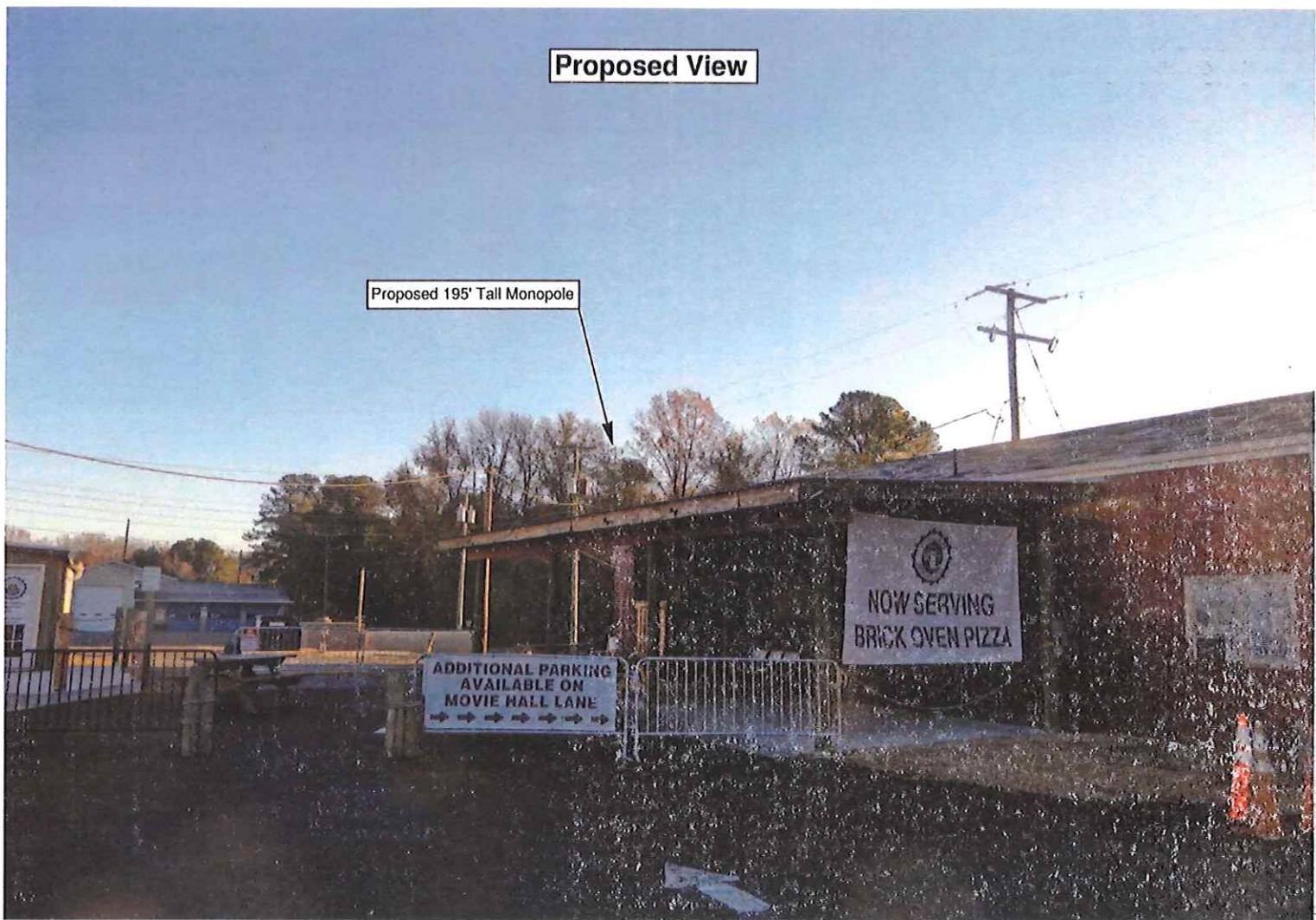
View Facing Northeast From Northumberland Hwy

PHOTO 2A

(Page 5 of 14)

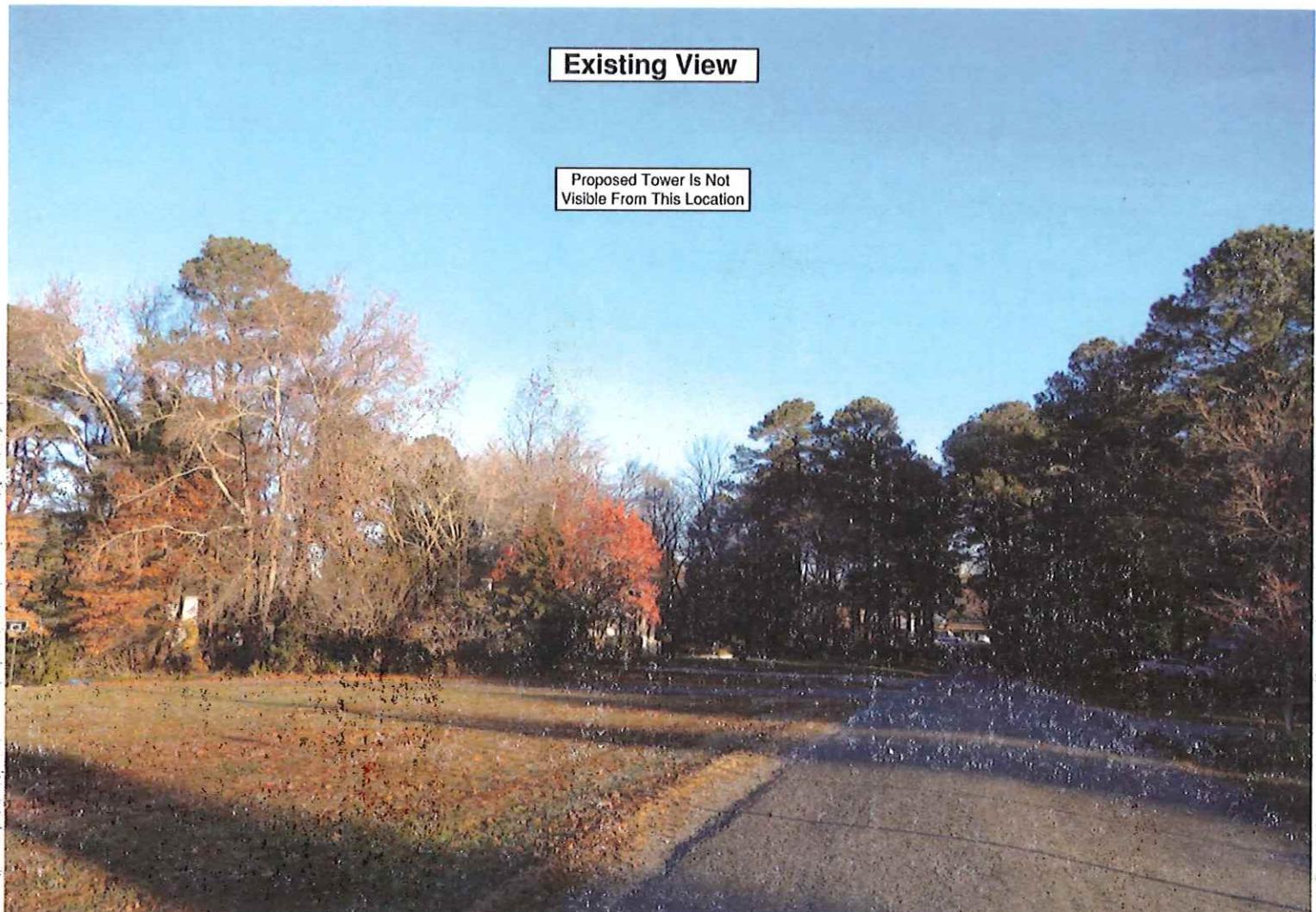
Dewberry

Proposed View



Existing View

Proposed Tower Is Not
Visible From This Location



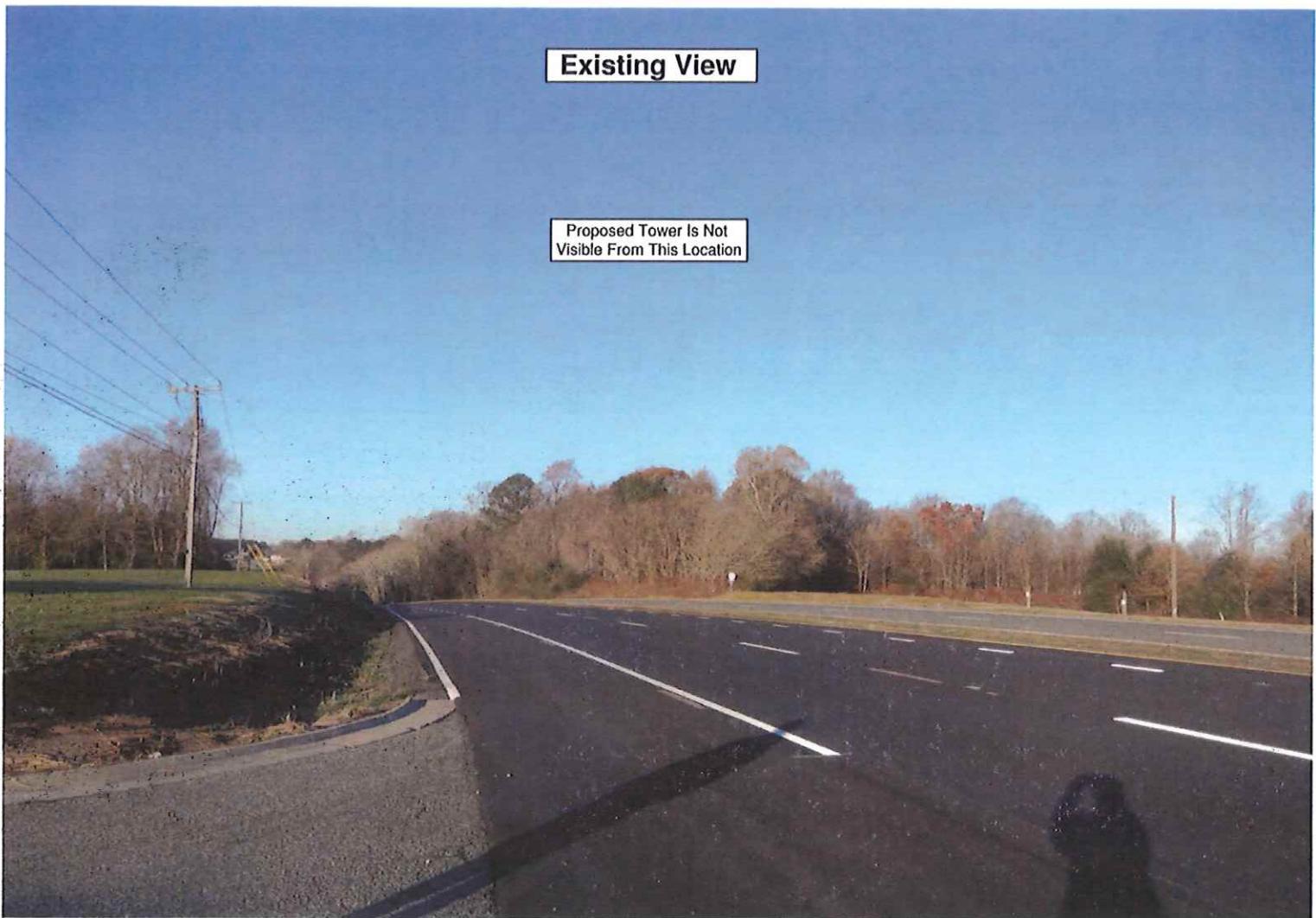
US-VA-5407 (Callao)

View Facing North From Cedar Lane

PHOTO 3

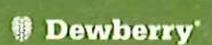
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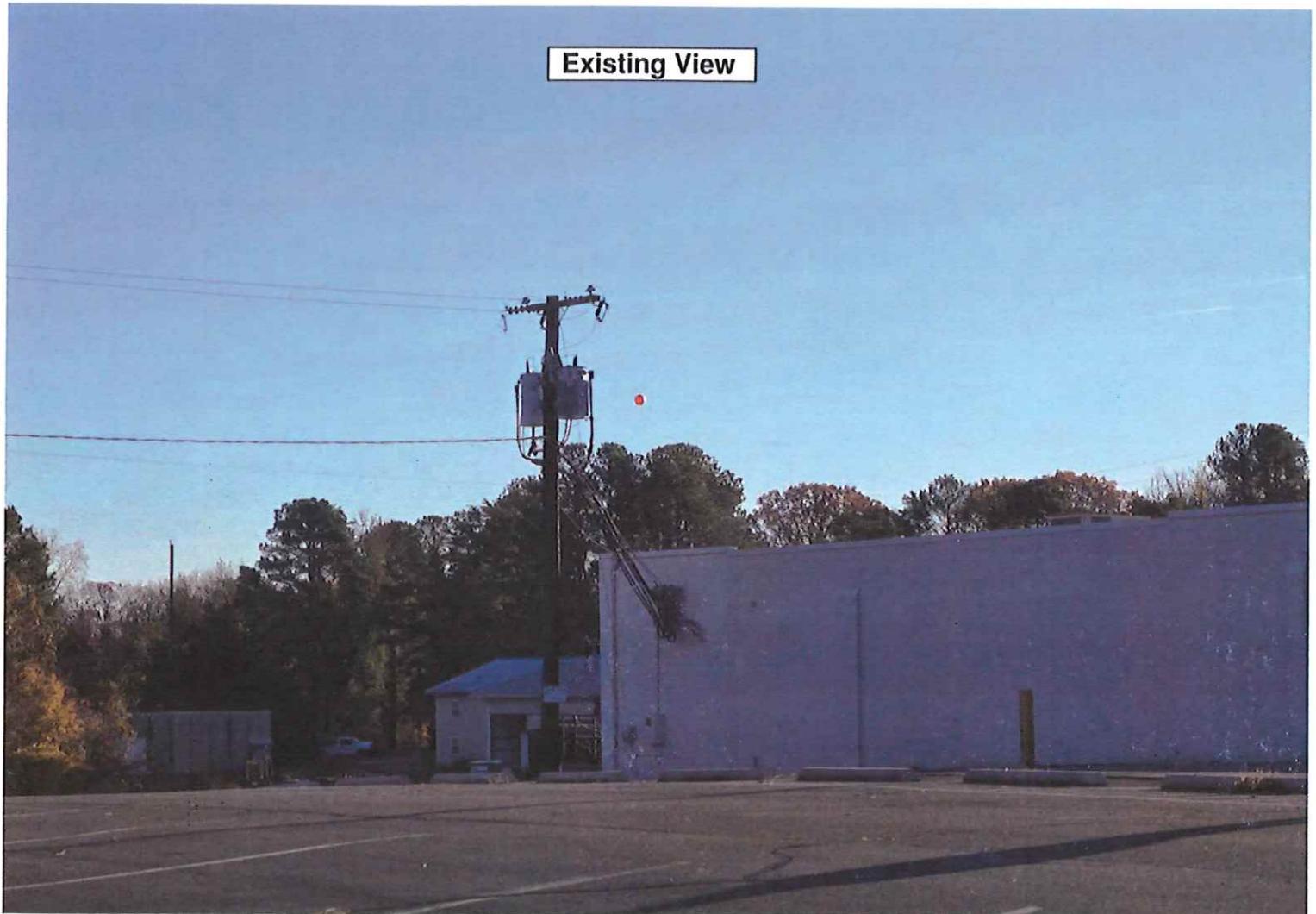


US-VA-5407 (Callao)

View Facing West From Northumberland Hwy
PHOTO 4
(Page 8 of 14)



Existing View



verticalbridge

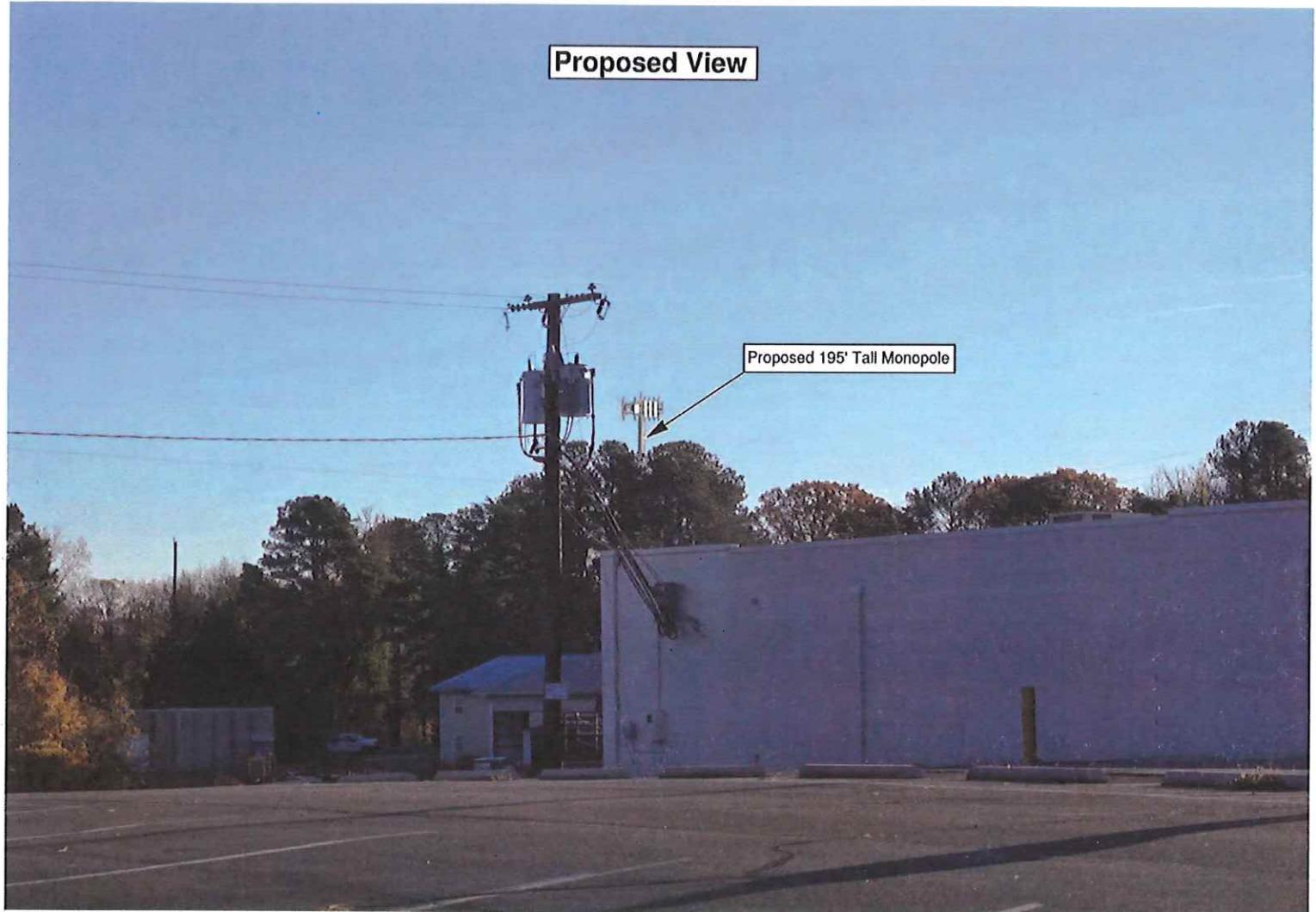
US-VA-5407 (Callao)

View Facing East From Sandy Street

PHOTO 5A

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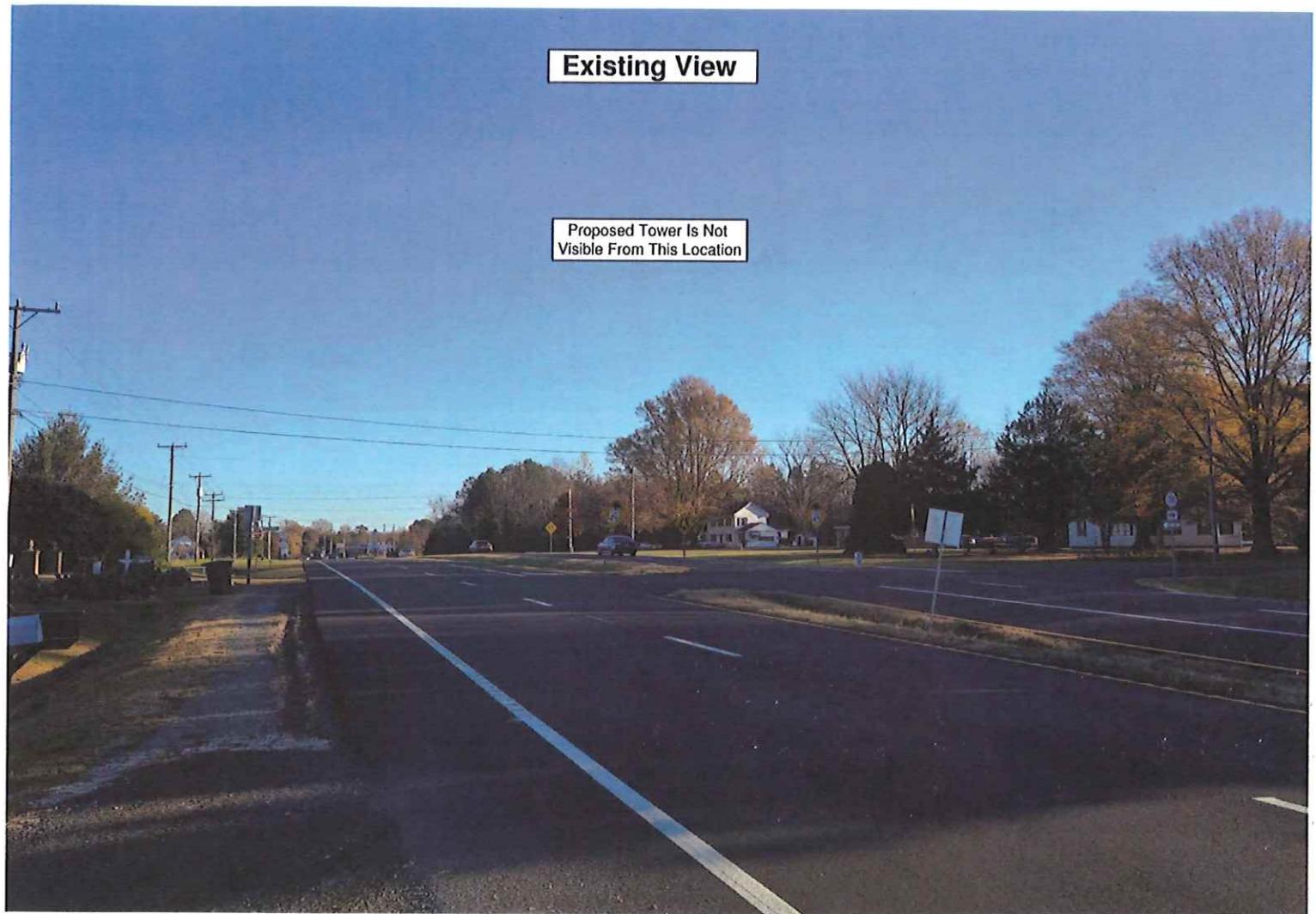
 **Dewberry**



verticalbridge

US-VA-5407 (Callao)
View Facing East From Sandy Street
PHOTO 5B
(Page 10 of 14)

 **Dewberry**



verticalbridge

US-VA-5407 (Callao)

View Facing Northeast From Richmond Road

PHOTO 6

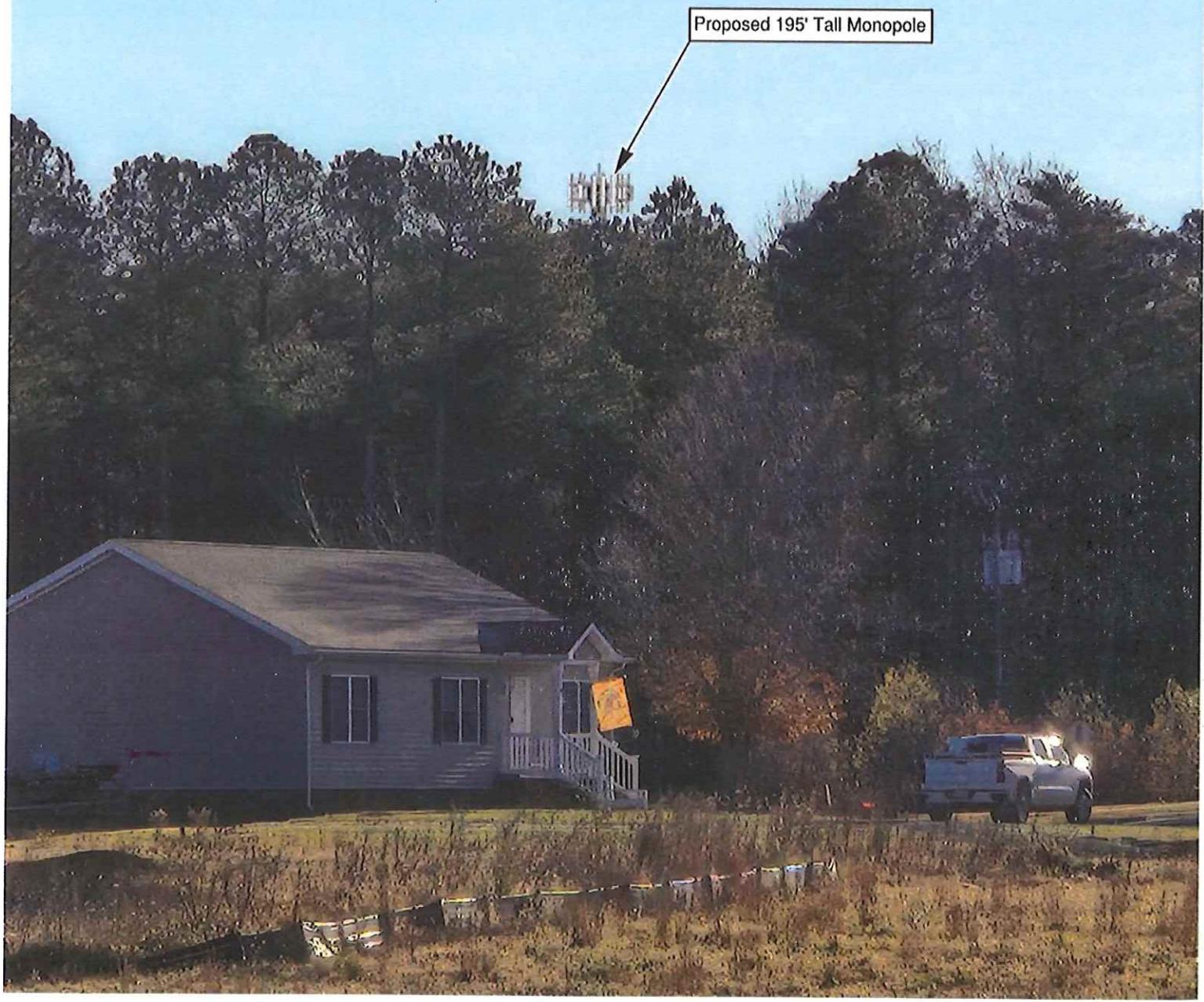
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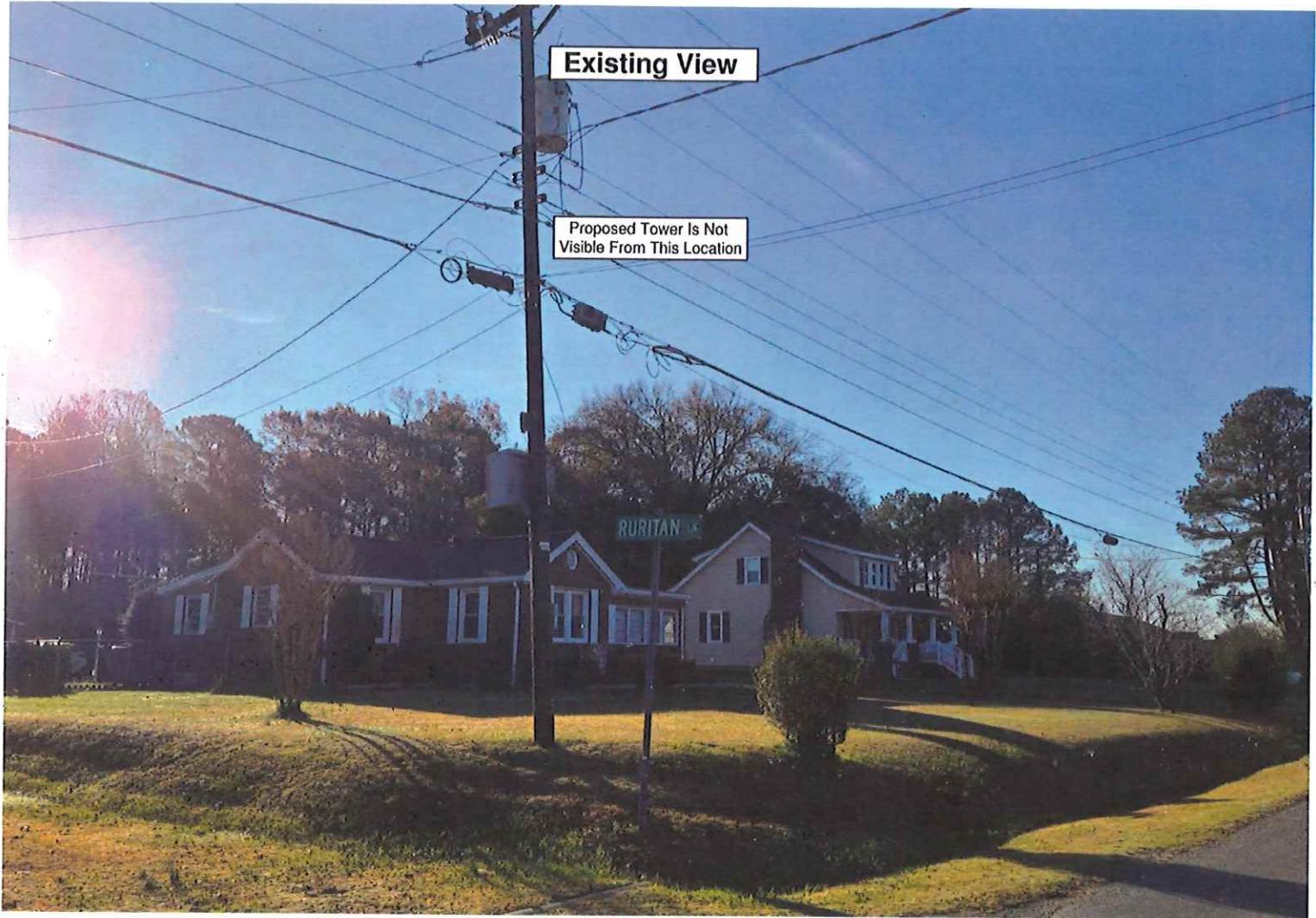
Existing View



Proposed View



Proposed 195' Tall Monopole



verticalbridge

US-VA-5407 (Callao)

View Facing Southeast From Harryhogan Road

PHOTO 8

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 **Dewberry**