



*The new address is 332 Rip Rap Road and no longer 1012 Thomas Street.

August, 28, 2017

City of Hampton Community Development Department
Planning & Zoning Administration Division
22 Lincoln Street
5th Floor
Hampton, VA 23669

RE: Narrative Statement for proposed monopole 332 Rip Rap Road, **Hampton VA. 23669**

Dear Sir/Madam

Sectorsite along with T-Mobile is proposing with this application a newly constructed 120' ft. telecommunications monopole at the address mentioned above. The proposed lease area is approx. 1,849.2 SF. T-Mobile is licensed by the Federal Communications Commission to provide wireless communications services throughout the City of Hampton ("City"). As is indicated on the propagation maps submitted with this application, which depict the coverage objective of Hampton (Thomas St.). The included propagation maps show the need for T-Mobile's proposed due to capacity issues and existing congestion in the surrounds sites.

The subject Property is a vacant lot behind M-3 Heavy industrial businesses. The owner of these business buildings is the same owner of the lot that we are proposing the erected monopole. 332 Rip Rap Rd, 1008 Thomas St. and 1012 Thomas St. are owned by the same owner. We vacated the property line between 1012 and 1008 to make one lot and satisfy the zoning setback requirements for any adjacent property line. This recorded instrument is on file with the City and a copy of it is with this application. The Applicant is proposing to locate the tower and associated ground equipment within a 1,849.2 SF fenced compound. The fenced compound will be screened with landscaping (per City code) along the back of the property, however the front fence line that is located on the dirt driveway, we will be applying for a landscaping waiver. This area is not in the public view and faces the back of the buildings; The NE section of the compound has an existing privacy fence which faces the highway. This fence line has existing vegetation and another fence beyond it. The proposed monopole will have an overall structure height of 125 feet (120 foot structure with a 5 foot lightning rod). The structure will be made of galvanized steel to match the backdrop of the sky and will accommodate at least three (3) users. The facility will be unmanned and will be visited approximately once a month by technicians. The facility will not be lit and will not emit any odor, fumes or glare. The noises emitted from the equipment on the ground will not be any louder than normal residential HVAC equipment. Therefore, the impact on surrounding properties and other community facility services use will be minimal. The community service that we

1997 Annapolis Exchange Parkway, Suite 200, Annapolis, MD 21401

P 888.828.5465 **f** 410.263.5470 smartlinkllc.com



Will be in demand, is the electric utility and we will have our own metered power source. Traffic will be a net increase of 1 round trip visit to the site once a quarter for maintenance.

Compatibility with Community Plan:

The Hampton Community Plan states the following under "Changes in Communications and Other Technologies":

Maintaining flexibility in response to potential changes in technology is an important consideration when planning for many community facilities. Communications, energy, and transportation technologies are particularly important for facilities planning. The growing use of the internet and cell phones continue to offer opportunities for improving customer service and remaining economically competitive. Demands for infrastructure that supports new communication and technology pose significant challenges as well as opportunities when upgrading pre-existing developments.

The proposed tower will provide the infrastructure needed to upgrade T-Mobile's network (and the networks of other carriers) with the latest wireless technologies. This will not only improve customer service in the area, but it will also provide nearby businesses reliable wireless service to remain economically competitive in their everyday operations.

Zoning Ordinance Requirements

The subject property is zoned M-3, Heavy Manufacturing District. In accordance with Chapter 3, Section 3-2, Table of Permitted Uses, communication towers are permitted in the M-3 district subject to an approved conditional use permit (CUP). The applicable requirements for this section are as follows:

Sec. 3-2 -Additional standards on uses.

- (4) Commercial communication towers are permitted in the R-R, R-33, R-22, R-15, R-13, R-11, R-9, R-8, R-M, MD-T, MD-2, MD-3, MD-4, R-T, C-1, C-2, C-3, M-1, M-2, M-3, SPI-PL, SPI-HRC, and

SPI-OH Districts subject to securing a use permit. Such use permit shall include the following submittals with application and at a minimum, satisfy the following conditions:



- (a) Conditional use permit applications for communication towers shall include the following:
 - (i) A site plan drawn to scale specifying the location of tower(s), guy anchors (if any), transmission building(s) and other accessory uses, parking, access, landscaped areas (specifying size, spacing, and plant material proposed) fences, and identify adjacent property owners.

See attached site plan addressing the items referenced above.

- (ii) A report from a registered structural or civil engineer indicating tower height and design, structure, installation and total anticipated capacity of the structure (including number and types of antennas which could be accommodated). This data shall demonstrate that the proposed tower conforms to all structural requirements of the Uniform Statewide Building Code and shall set out whether the tower will meet the structural requirements of EIA-222 E "Structural Standards for Steel Antenna Towers and Antenna Supporting Structures" published by the Electronic Industries Association, effective June 1, 1987 or current update.

See attached report from a registered civil engineer.

- (iii) A statement from a registered engineer that the NIER (nonionizing electromagnetic radiation) emitted does not result in a ground level exposure at any point outside such facility which exceeds the lowest applicable exposure standards established by any regulatory agency of the U.S. government or the American National Standards Institute.

See attached NIER, which states that ground level exposure at any point outside such facility meets all exposure standards.

- (iv) Evidence of the lack of space on suitable existing towers, buildings, or other structures to locate the proposed antenna and the lack of space on existing tower sites to construct a tower for the proposed antenna within the service area shall be considered in the review of conditional use permit applications for a new tower.

See existing structure report. This new tower is due to capacity issues. The new technology requires additional equipment that will not allow structural demands on other existing towers in this area.



- (v) Intermodulation testing is coordinated through the Hampton police division demonstrating that the proposed antenna operation is designed in a manner to eliminate interference with public safety communications. Such testing shall also be Required from each subsequent operator prior to any building permits to add or modify antennae. Should any equipment associated with the antennae be found to interfere with public safety communications, the owner shall be responsible for the elimination of such interference.

See attached Intermod, which demonstrates that the proposed antenna operation is designed in a manner to eliminate interference with public safety communications.

- (b) The following locational criteria shall be considered in determining the appropriateness of sites for **communication towers**:
 - (i) Whether the application represents a request for multiple use of a tower or site, or use on a site contiguous to an existing tower site.

See attached site drawings; the proposed tower and compound will have adequate space for multiple other carriers.

- (ii) Whether the application contains a report that other potential users of the site and tower have been contacted, and they have no current plans, to the best of their ability to determine, that could be fulfilled by joint use.

The Applicant will construct and own the proposed tower. T-Mobile will be the anchor tenant; however, the tower will be constructed to support at least two additional carriers.

- (iii) Whether the application shows how the tower or site will be designed or laid out to accommodate future multiple users. Specific design features evaluated shall include but not be limited to height, wind loading, and coaxial cable capacity.

See attached site drawings; the proposed tower and compound will have adequate space for at least two other carriers.

- (iv) Whether the proposed tower is to be located in an area where it would be unobtrusive and would not substantially detract from aesthetic or neighborhood character, due either to location, to the nature of surrounding uses, (such as industrial uses) or to lack of visibility caused by natural growth or other factors.

1997 Annapolis Exchange Parkway, Suite 200, Annapolis, MD 21401

P 888.828.5465 **f** 410.263.5470 smartlinkllc.com



The Applicant has chosen a location on an M-3, Heavy Manufacture zoned property that not only provides improved wireless service to the area, but also a location that has limited visibility and is outside of environmentally sensitive areas. The existing shrubs between the tower site and the highway exit will serve to screen the tower. The existing trees will help provide additional screening from other properties. The Applicant will also install landscaping around the rear fenced compound, which will further screen the facility from adjacent properties. We will be applying for a landscaping waiver for the other side of the compound due to it being a dirt lot. The land owner does not want to have shrubs on this side of the compound due to it taking more space for his current tenants on the property.

- (c) Accessory facilities may not include offices, vehicle storage, or outdoor storage unless permitted by underlying zoning.

The Applicant is not proposing any offices, vehicle storage, or outdoor storage.

- (d) Advertising and/or signage on tower structures is prohibited.

There will be no advertising or signage on the tower.

- (e) The minimum setback requirements from the base of the tower to any property line abutting a right- of-way of any planned or existing street, and all residential uses shall be at least fifty (50) feet unless a greater setback is specified due to site specific characteristics. For property lines abutting nonresidential uses, the minimum setback requirements shall be at least twenty-five (25) feet unless a greater setback is specified due to site specific characteristics. The minimum setback for guy towers shall be equal to forty (40) percent of tower height.

The subject compound meets all required setbacks.

- (f) Minimum site size shall be no less than two thousand (2,000) square feet.

The Subject property exceeds this size. A property line has been vacated and recorded with the City. This is included in the packet.

- (g) Towers two hundred (200) feet in height or less shall have a galvanized finish or be painted silver.

Regulations of the Federal Aviation Commission or Federal Communications Commission supersede this requirement if contradictory.

1997 Annapolis Exchange Parkway, Suite 200, Annapolis, MD 21401

P 888.828.5465 f 410.263.5470 smartlinkllc.com



This monopole is 125ft. A galvanized finish will be applicable and be natural grey in color.

- (h) Towers shall be illuminated as required by the Federal Aviation Administration. However, if not required by the Federal Aviation Commission, no lighting shall be incorporated.

No lighting is proposed with this request.

- (i) Landscaping shall be required as follows:

- (i) For towers two hundred (200) feet or less in height, at least one (1) row of evergreen shrubs capable of forming a continuous hedge at least five (5) feet in height shall be provided with individual plantings spaced not more than five (5) feet apart and at least one (1) row of evergreen trees with a minimum caliper of one and three-fourths (1 3/4) inches at the time of planting and spaced not more than twenty-five (25) feet apart shall be provided within fifteen (15) Feet of the perimeter of the setback area.

See Sheet Z-2 of the attached site plans showing landscaping details.

- (ii) For towers more than two hundred (200) feet in height, in addition to the requirements for landscaping above, one (1) row of deciduous trees, with a minimum caliper of two and one-half (2 1/2) inches at time of planting and spaced not more than forty (40) feet apart shall be provided within twenty-five (25) feet of the perimeter of the setback area required by item (i) above.

Not applicable; this tower is less than 200 feet.

- (iii) In lieu of the above requirements, in special cases including cases where a required tree would be closer to the tower or to a guy wire supporting the tower than the height of the tree at maturity, the applicant may prepare a detailed plan and specifications for landscape and screening, including plantings, fences, walls, topography, etc., to screen the base of the tower and accessory uses. The plan shall accomplish the same degree of screening achieved in items (i) And (ii) above.

1997 Annapolis Exchange Parkway, Suite 200. Annapolis, MD 21401

P 888.828.5465 **f** 410.263.5470 smartlinkllc.com



Not applicable; this is a monopole tower

- (iv) All required landscaping must be installed and approved in accordance with chapter 9; article IV of the city code, the site plan ordinance.

Landscaping will be installed in accordance with chapter 9, article IV of the city code. See landscaping details in plans. We will be applying for a landscaping waiver for one side of the compound.

(j) Commercial communication towers up to one hundred fifty (150) feet in height sited on properties included in the inventory of appropriate sites for communication towers recommended in the master plan which is adopted by reference as a component of the 2010 comprehensive plan are exempt from the use permit requirement provided all the above listed provisions are satisfied and proposals to site said improvements are first reviewed by the planning commission, with their recommendation forwarded to the appropriate board or commission for further consideration. Failure on the part of the planning commission to act on such proposals within ninety (90) days of submission shall be deemed approval, unless the applicant agrees to an extension of time.

Not applicable.

If any further questions, please feel free to contact me at the number below.

Thank you,

Laura Rectenwal



Laura Rectenwal | Real Estate Manager

Smartlink

(m) 941-284-8616

smartlinkllc.com

1997 Annapolis Exchange Parkway. Suite 200. Annapolis, MD 21401

P 888.828.5465 f 410.263.5470 smartlinkllc.com