

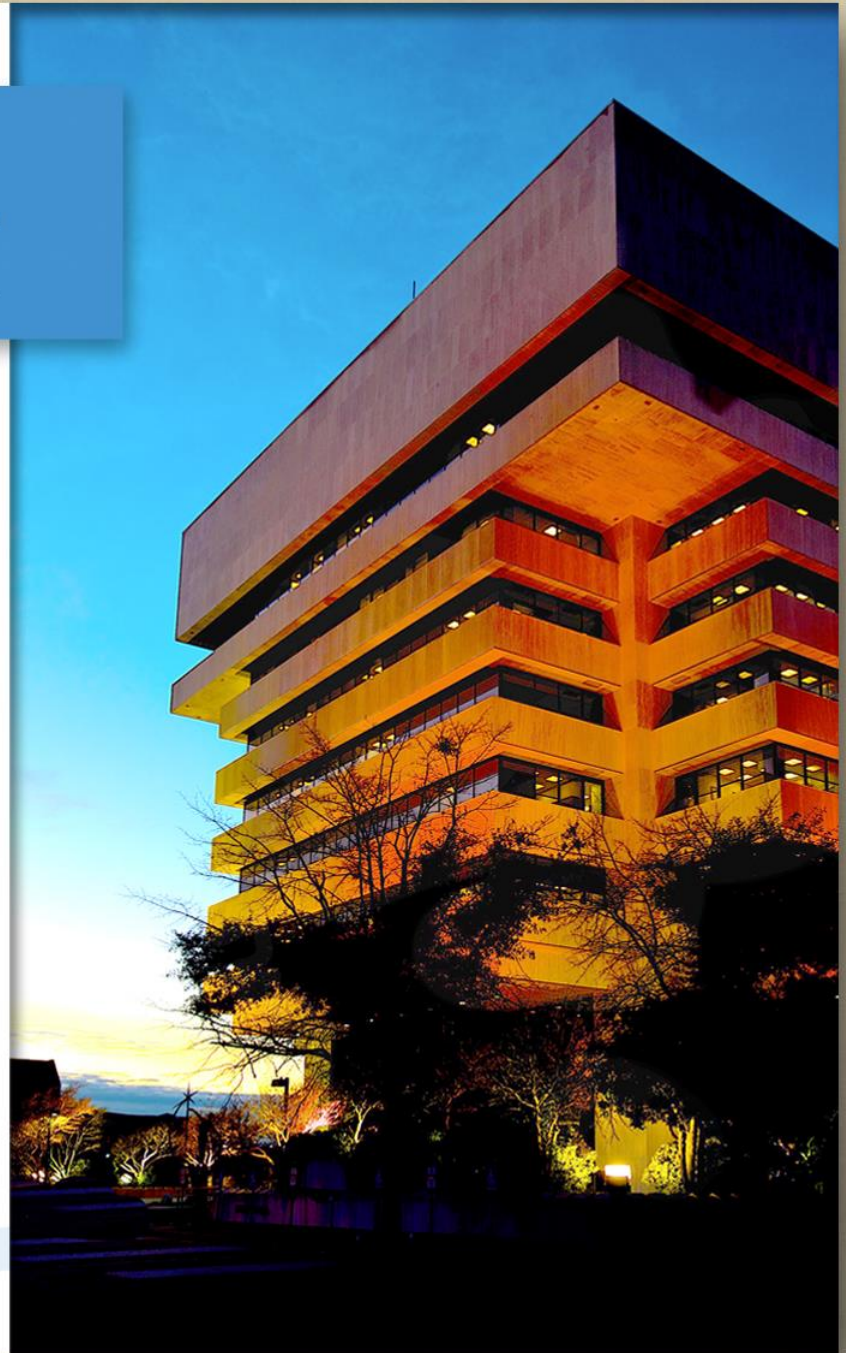
# HAMPTON VA

## **Public Hearing Item No.21-0303**

4 N Curry Street

Cellco Partnership (d/b/a Verizon  
Wireless)

**City Council  
November 10, 2021**



# Application

Use Permit to allow for the construction and operation of a Commercial Communication Tower



York County

City of Poquoson

N. A. S. A.

Langley Air Force Base

64

Hampton Roads Center

Coliseum Central

664

Briarfield

Downtown Hampton

Pho's

64

Fort Monroe

Hampton Roads Harbor

James River

Chesapeake Bay

City of Newport News

Farmington

Northampton

Michaels Woods

West Park

Sanlun Lakes

Bellgrade

West Park

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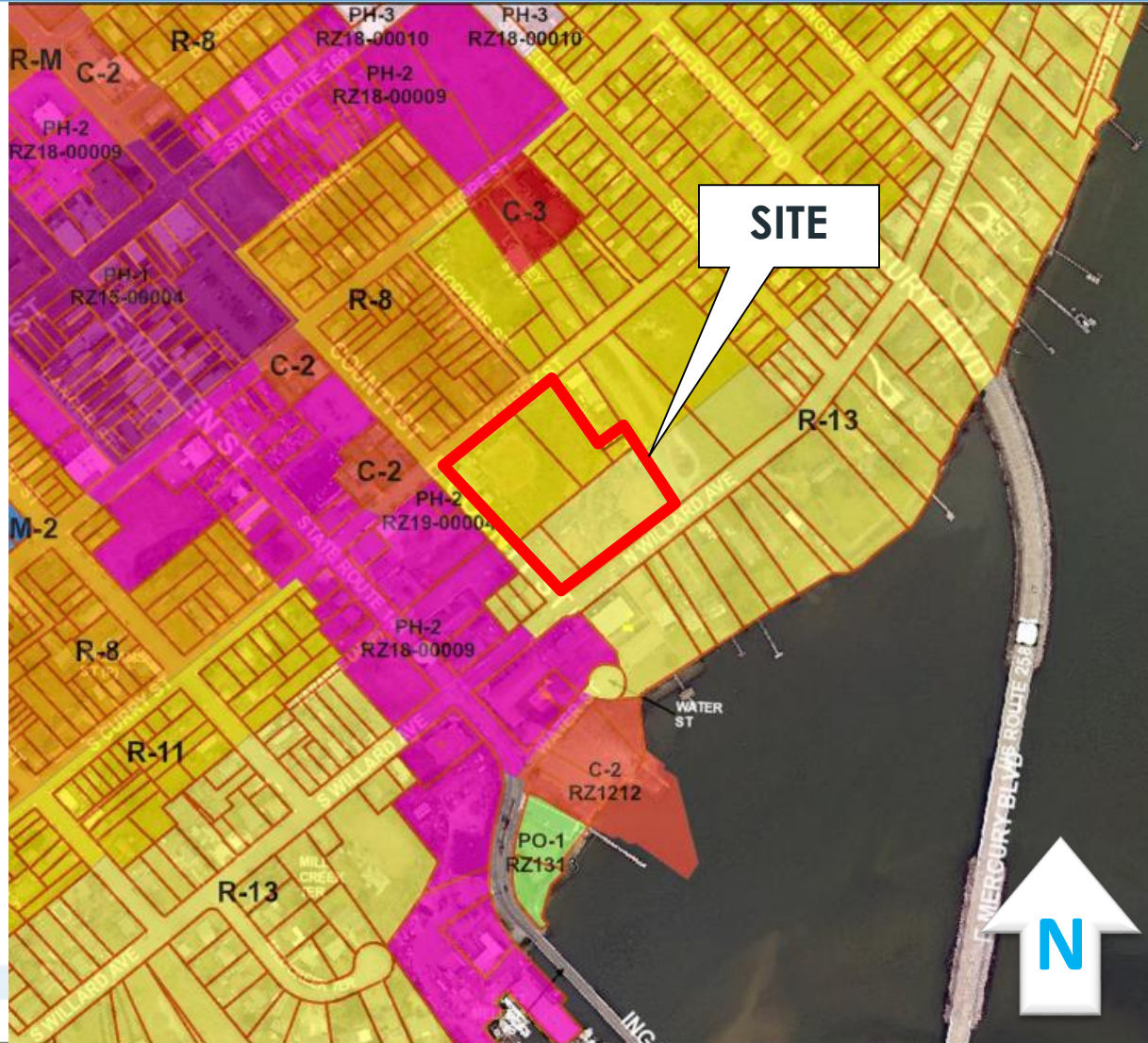
Langley Air Force Base

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# Location

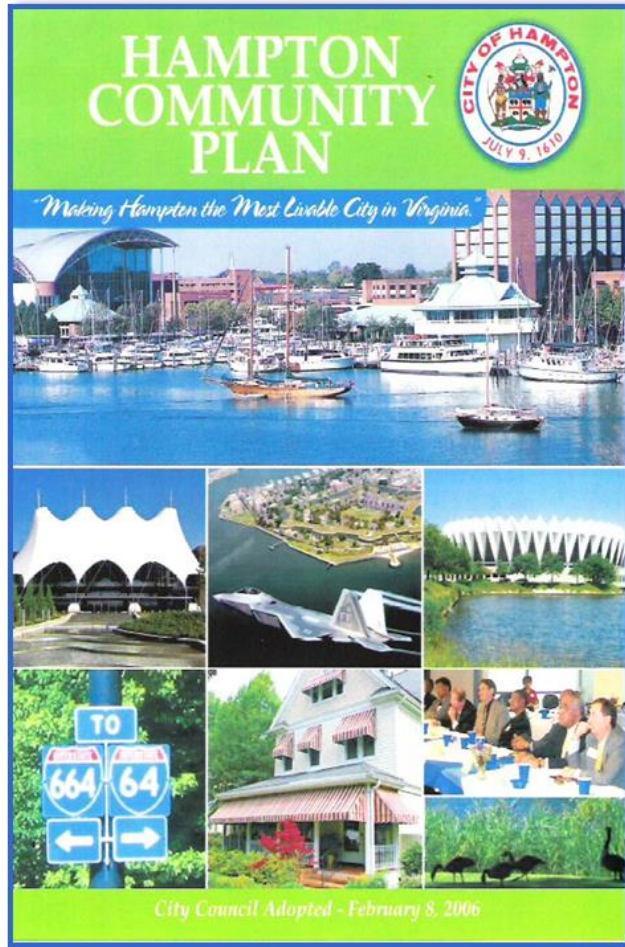


# Current Zoning





# Public Policy: Hampton Community Plan



Hampton Community Plan (2006, as amended)

- **LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide and neighborhood perspective.
- **LU-CD Policy 7:** Safeguard the integrity of existing residential neighborhoods.
- **LU-CD Policy 30:** Follow a master planning process for districts to identify and address land use and community design issues that are unique to individual districts.
- **CF Policy 46:** Encourage the location of new communications towers in preferred sites through implementation of standards and procedures to be incorporated into the Zoning Ordinance.

# Public Policy: Phoebus Master Plan



PHOEBUS MASTER PLAN:

Hampton, Virginia URBAN DESIGN

- **Initiative Area 4: Railroad Right-of-Way**

- Maintenance of Phoebus Recreation Association ballfields
- Expansion of the recreational facility

[Pages 34-35 in Master Plan]





# Public Policy: Preferred Sites

- 1) Co-locations on existing towers
- 2) Tall buildings & structures
- 3) Large industrial sites & parks
- 4) Approved school properties
- 5) Commercial areas
- 6) High density residential areas
- 7) Low/medium density residential areas
- 8) Parks
- 9) Scenic views; waterfront

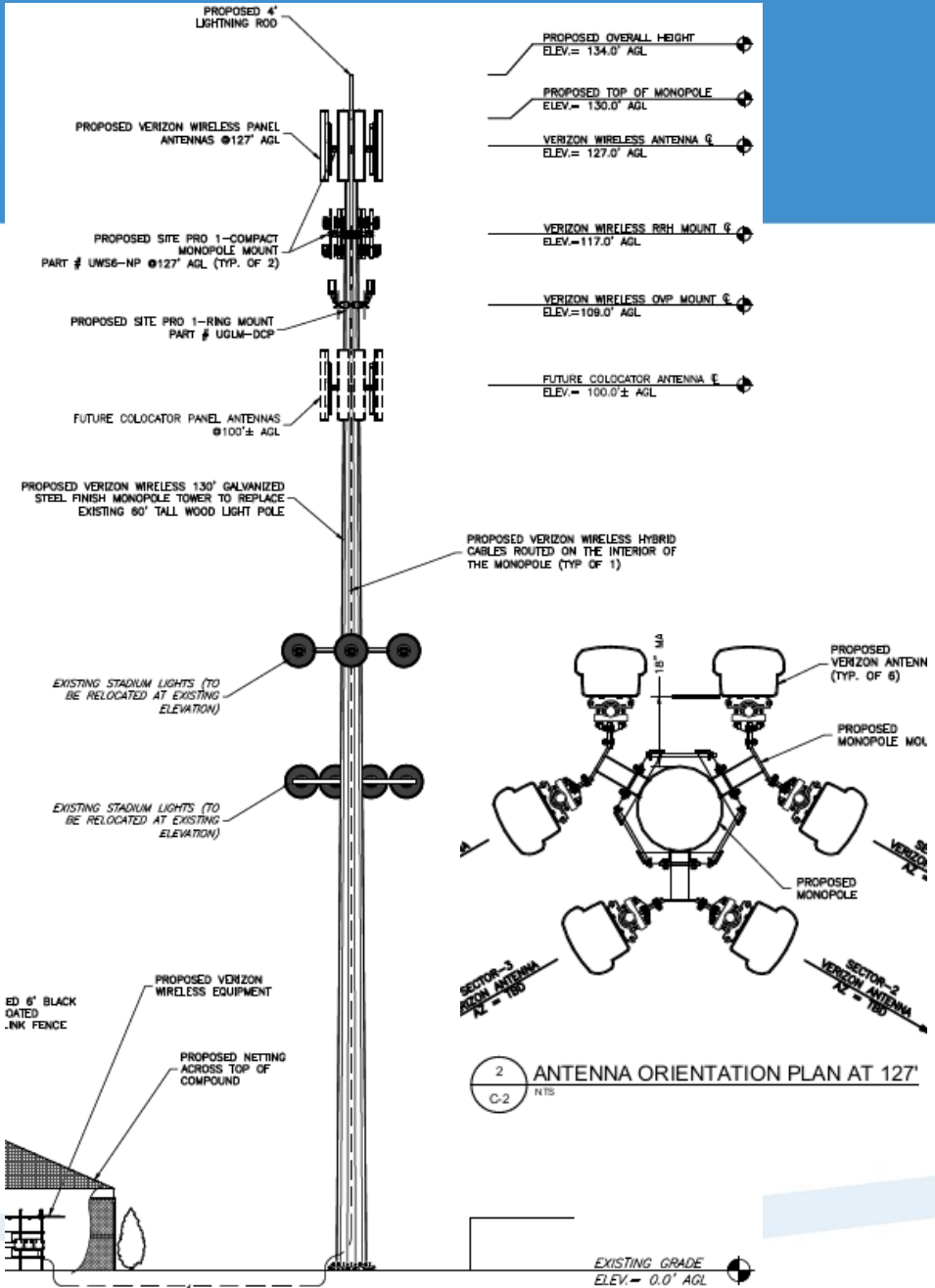
# Approximate Search Area



# Public Policy: Preferred Sites

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# Proposal



- 134' tower (including lightning rod)
- 2 users
- Galvanized steel
- Monopole
- Stadium Lights
- Close mounted antenna



**Site Name: Fort Monroe**  
Wireless Communication Facility  
37° 01' 00.7719", 76° 19' 04.6578"  
Hampton, VA 23663

*Photograph Information:*  
View 7-N Willard Ave  
View from the South  
**Showing the Existing Site**

**NBIC**  
TOTALLY COMMITTED.

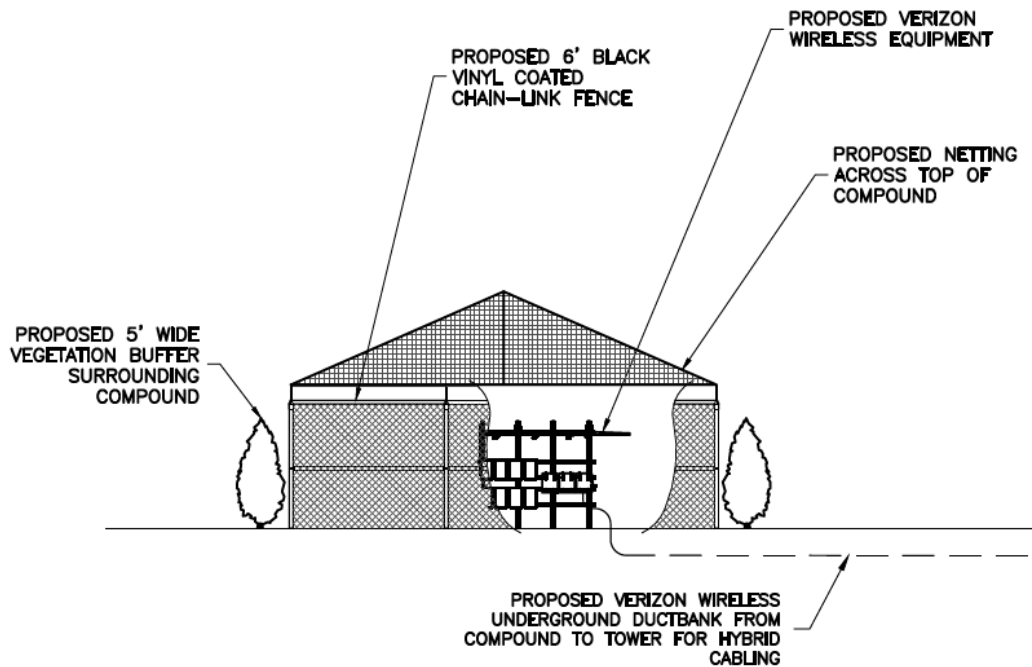


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37° 01' 00.7719", 76° 19' 04.6578"  
Hampton, VA 23663

**Photograph Information:**  
View 7-N Willard Ave  
View from the South  
**Showing the Proposed Site**



# Proposal



- 30' by 50' compound area
- Approximately 70' from base of tower
- 6' black vinyl coated chain-link fence
- Netting over compound
- Vegetation buffer, landscaping

# Location

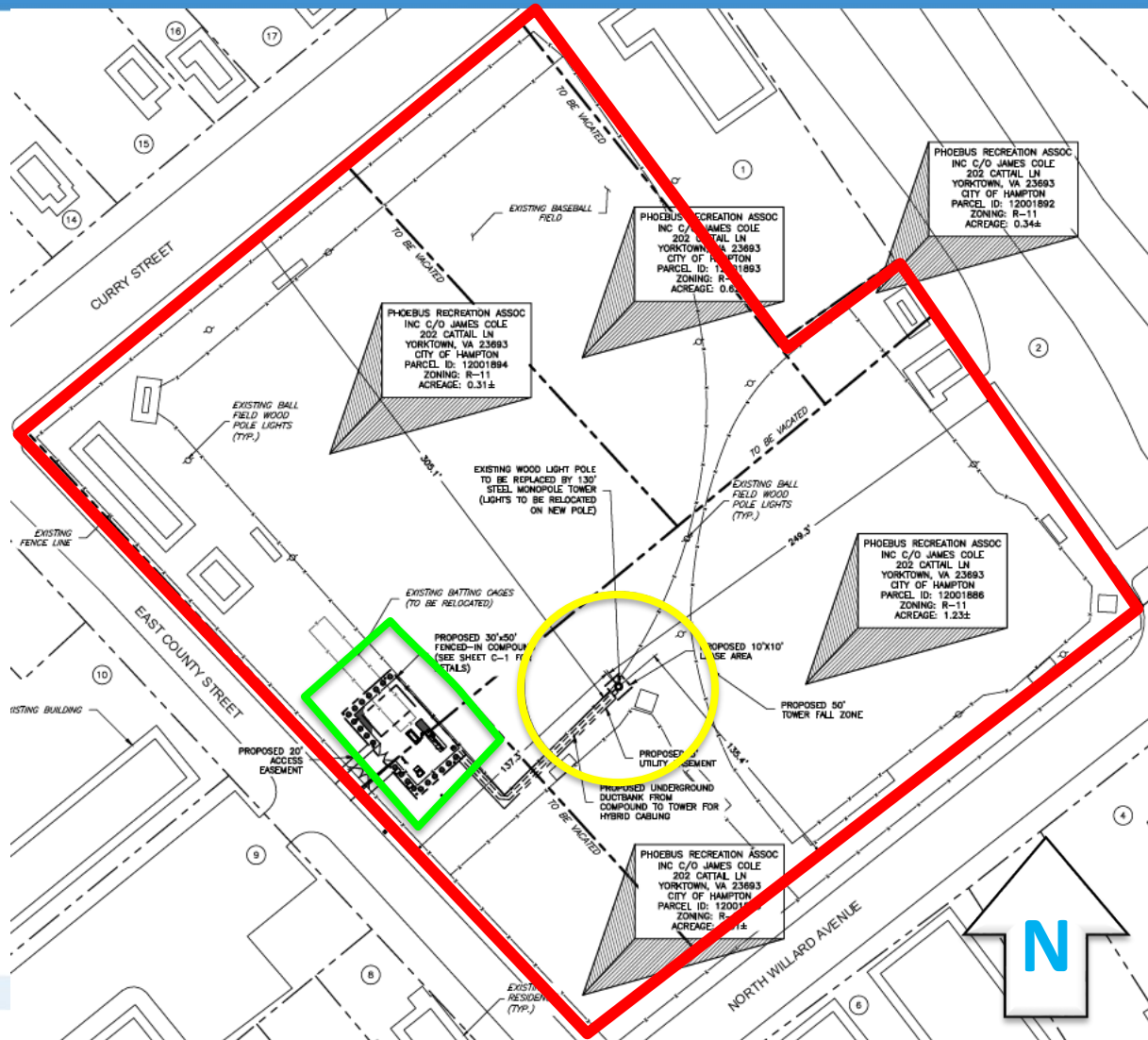




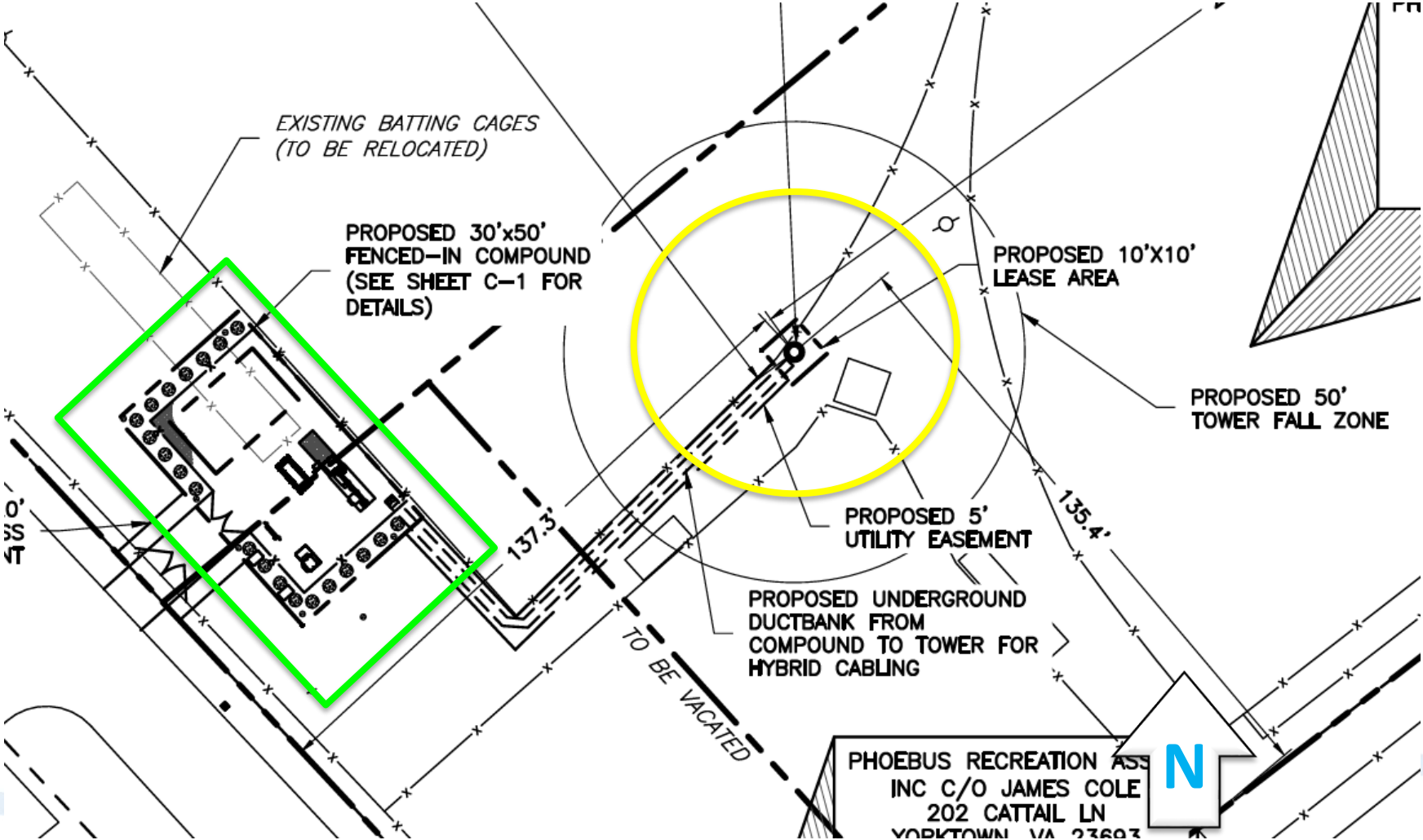
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# Proposal



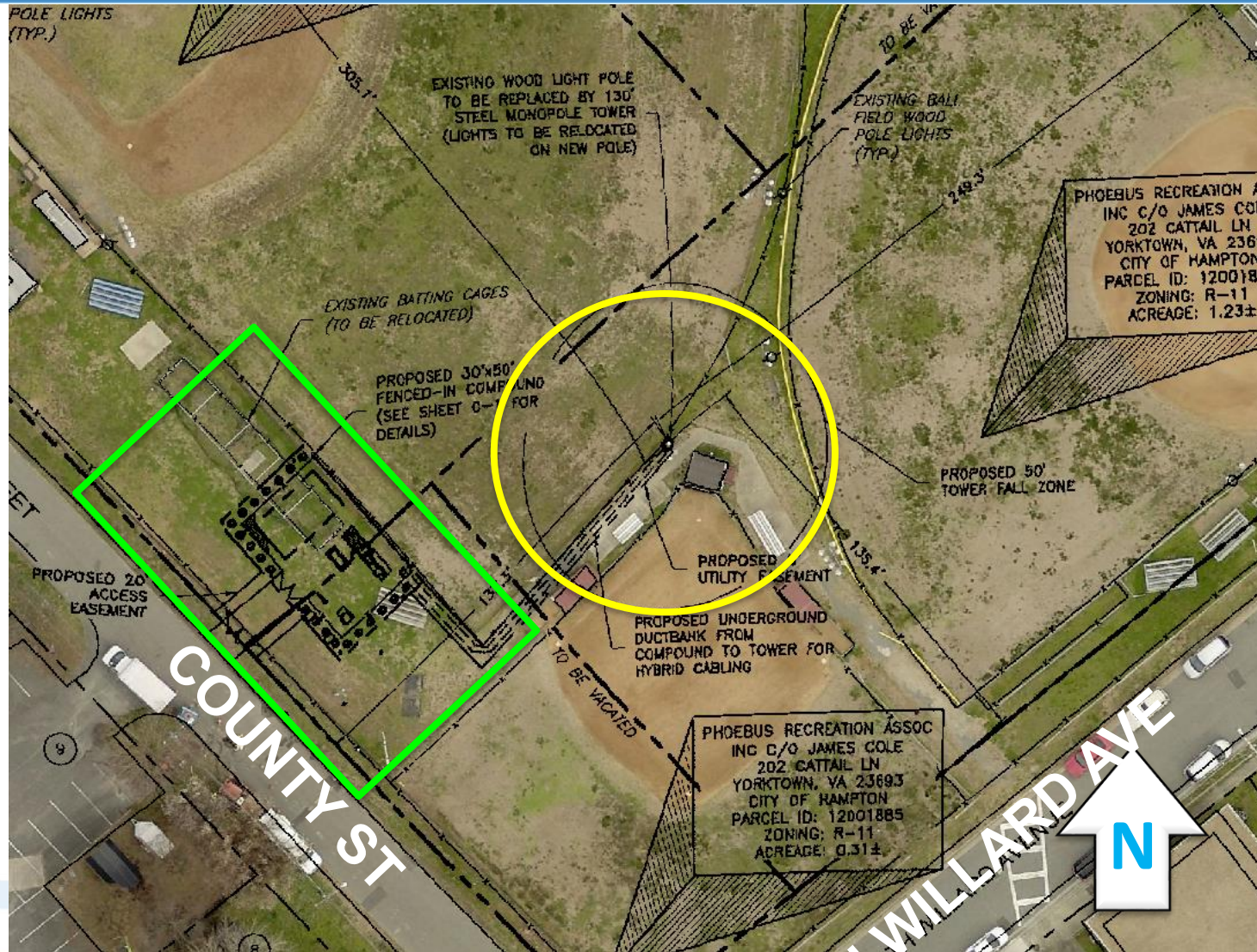
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# Location



# Proposal



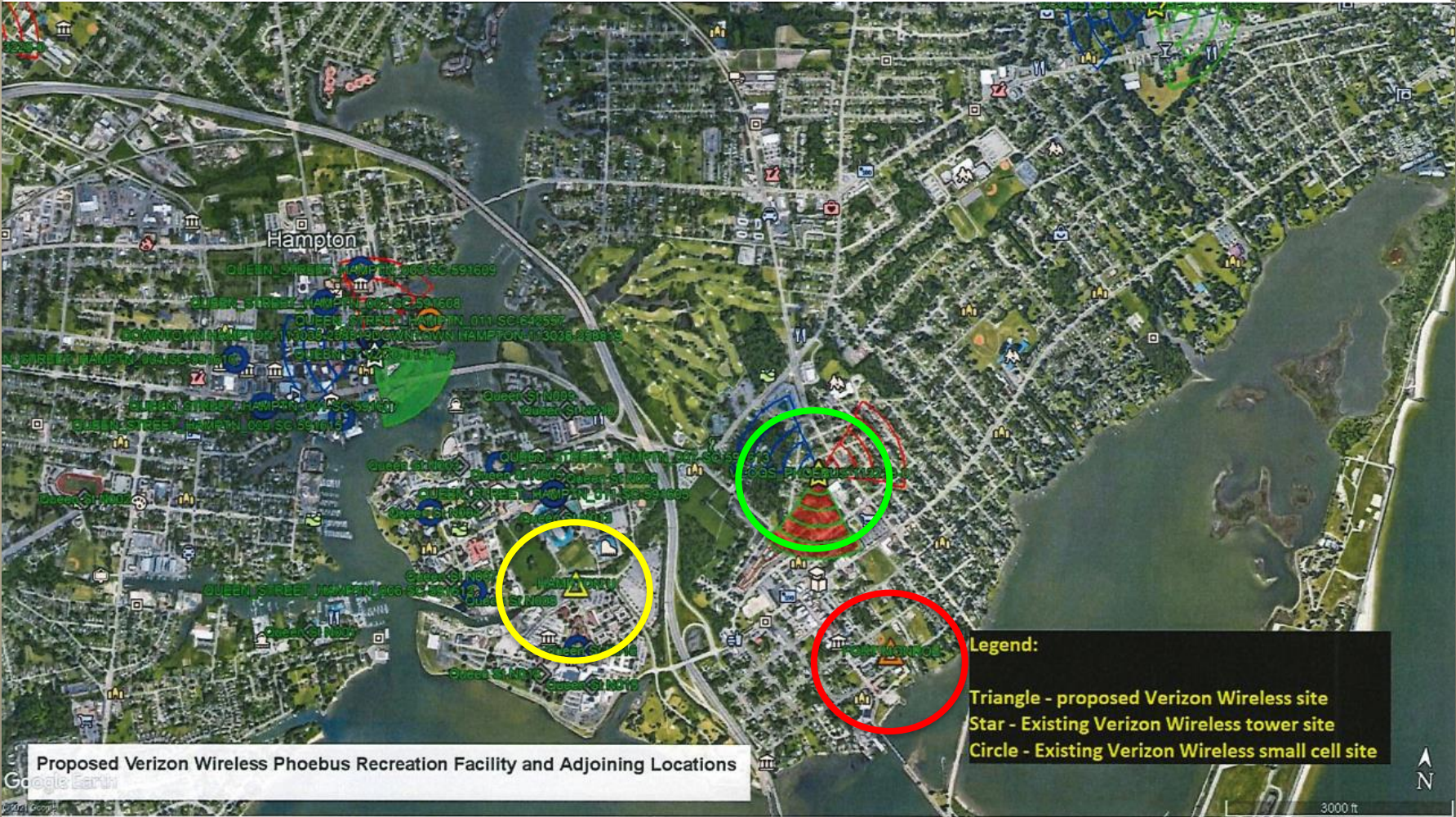
# Analysis

- Review based upon alignment with Community Plan and Phoebus Master Plan
  - Hierarchy of preferred sites
  - Secondary use, continuation of recreation facility
  - Met the additional standards for tower
- Applicant met with the community during the application process, August 17<sup>th</sup>

# Public Policy: Preferred Sites

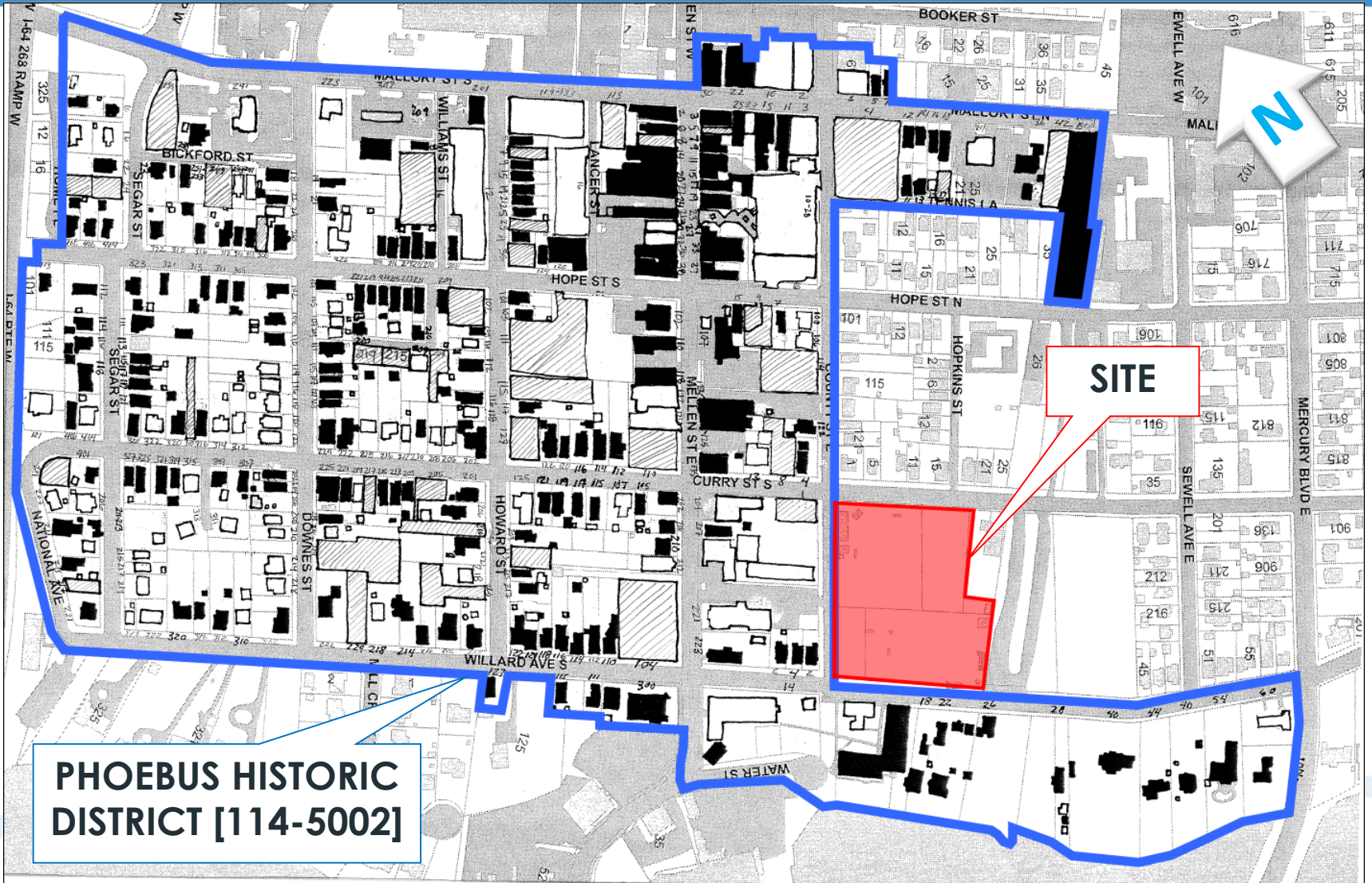
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# Approximate Search Area





# Phoebus Historic District



**PHOEBUS HISTORIC DISTRICT [114-5002]**

**SITE**

# Conditions

- Only for subject property
- Site Design
  - Property line vacation required
  - Compliance with elevations
  - Compliance with site concept plan
- Nullification

# Legal Considerations

- Localities may not deny an application on the basis of:
  - Health effects from tower emissions
  - The applicant's specific need for the project, including the applicant's desire to provide additional wireless coverage or capacity
  - The type of wireless technology selected by the applicant
- Localities may consider:
  - The existence of reasonable alternative sites
  - Consistency with the Community Plan
  - Compliance with applicable zoning regulations
  - Impacts of the project on the surrounding neighborhood / character of the tower

# Recommendation

Staff and Planning Commission recommends approval of  
Use Permit Application #21-00011  
with 10 conditions