

AT A PUBLIC HEARING IN A REGULAR MEETING OF THE HAMPTON PLANNING COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, CITY HALL, HAMPTON, VIRGINIA, ON THURSDAY, DECEMBER 21, 2017 AT 3:30 P.M.

- WHEREAS:** the Hampton Planning Commission has before it this day Use Permit Application No. 17-00014 by Sectorsite LLC to permit the construction and operation of a commercial communications tower at 332 Rip Rap Road, which is on the west side of Rip Rap Road, near the I-64 Rip Rap Road exit [LRSN: 13004594];
- WHEREAS:** Sectorsite LLC representing T-Mobile is proposing to construct and operate a commercial communication tower (monopole) that can accommodate at least three (3) users or cell phone carriers;
- WHEREAS:** the proposed tower has an overall height of 125' (120' structure plus a 5' lightning rod), along with the associated ground equipment for utilities. The tower will be located within a ±1,849 SF compound and made out of galvanized steel;
- WHEREAS:** the communications tower compound will be unmanned, with quarterly site visits completed by technicians for maintenance purposes. The communications tower will not emit any odors or produce a glare from lighting;
- WHEREAS:** the subject property is zoned Heavy Manufacturing (M-3) and Flood Zone Overlay (O-FZ) (X, X500);
- WHEREAS:** the Hampton Community Plan (2006, as amended) recommends mixed-use development for the subject site and much of the surrounding area;
- WHEREAS:** the Hampton Community Plan encourages the location of new communications towers at preferred sites through implementation of standards and procedures incorporated into the Zoning Ordinance;
- WHEREAS:** staff is recommending eleven (11) conditions to mitigate any adverse impacts to adjacent properties and to ensure compliance with applicable codes and ordinances: the tower must be constructed in substantial conformance with the concept plan; the height of the tower will be limited to 120' with an additional 5' for the lightning rod, and will be of a galvanized steel monopole construction; the tower and associated ground level equipment will be required to be fenced by an eight (8) foot high chain link fence; it will be screened with landscaping in accordance with the City of Hampton Landscape Guidelines; and the tower will have space to accommodate at least three (3) cell phone carriers; and

WHEREAS: no members of the public spoke for or against this proposal.

NOW, THEREFORE, on a motion by Commissioner Carole Garrison and seconded by Commissioner Ruthann Kellum,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Use Permit Application No. 17-00014 with eleven (11) conditions.

A roll call vote on the motion resulted as follows:

AYES:	Garrison, Kellum, Gray, Peterson, Southall
NAYS:	None
ABST:	None
ABSENT:	Coleman, Carter

A COPY; TESTE:



Terry P. O'Neill
Secretary to the Commission