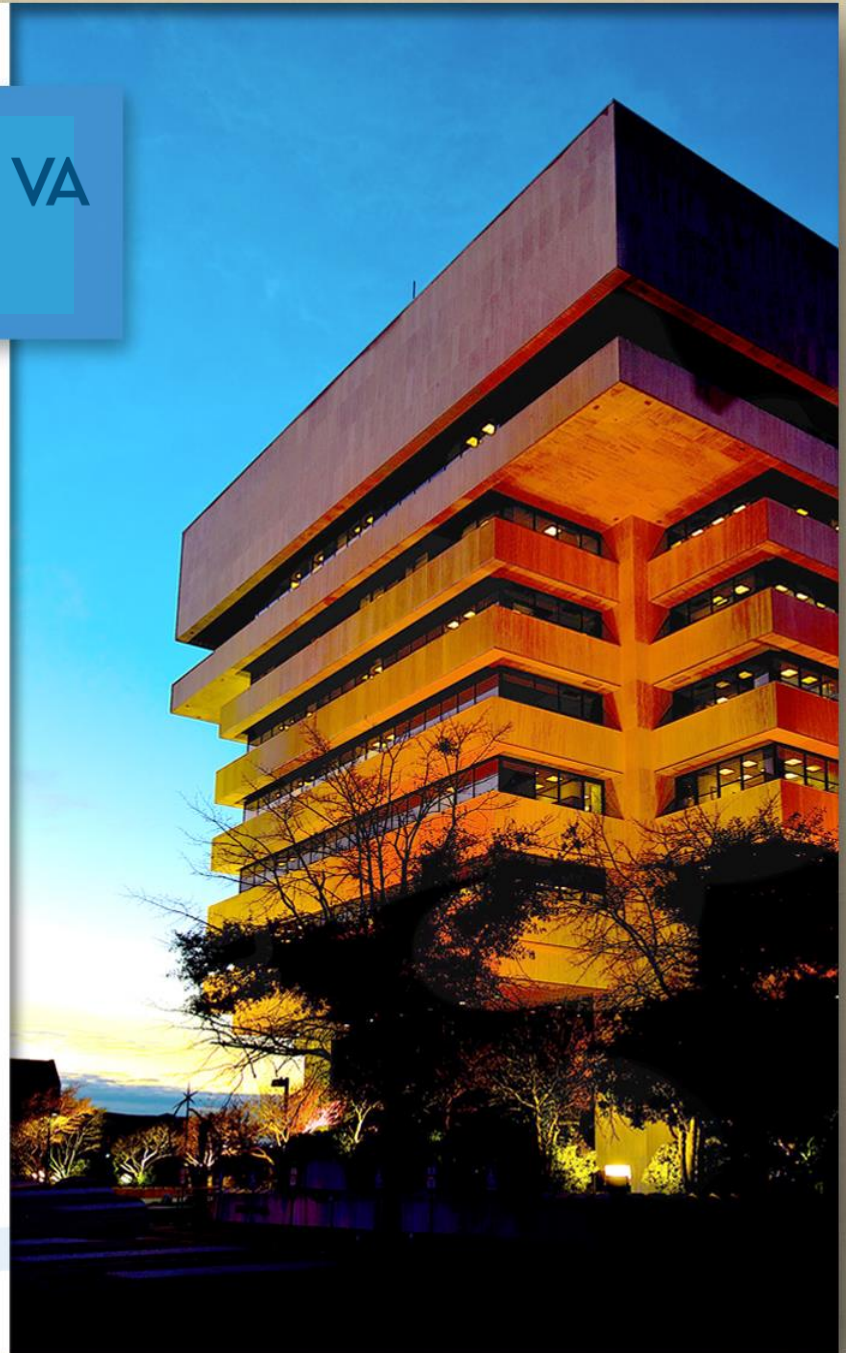




# Use Permit Application No. 24-0456

**902 G St.  
*Harold K. Timmons***

January 8, 2025  
City Council



# Application

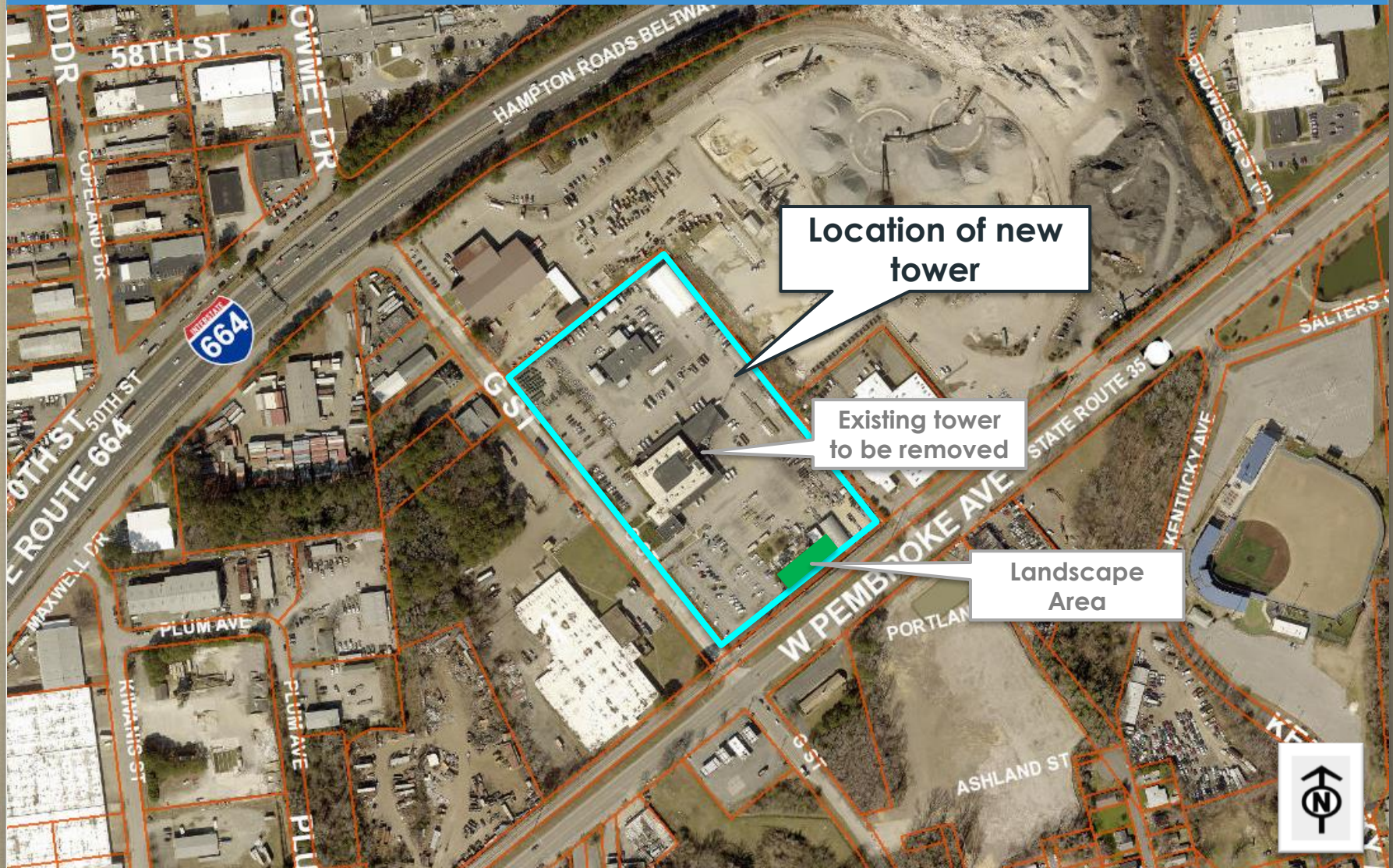
Use Permit application to permit  
the construction of 170'  
commercial communication  
tower at 902 G St

# Location Map





# Location Map





# Proposal



ZONED: M-2

ALL ZONING INFORMATION SHOULD BE VERIFIED WITH THE PROPER ZONING OFFICIALS

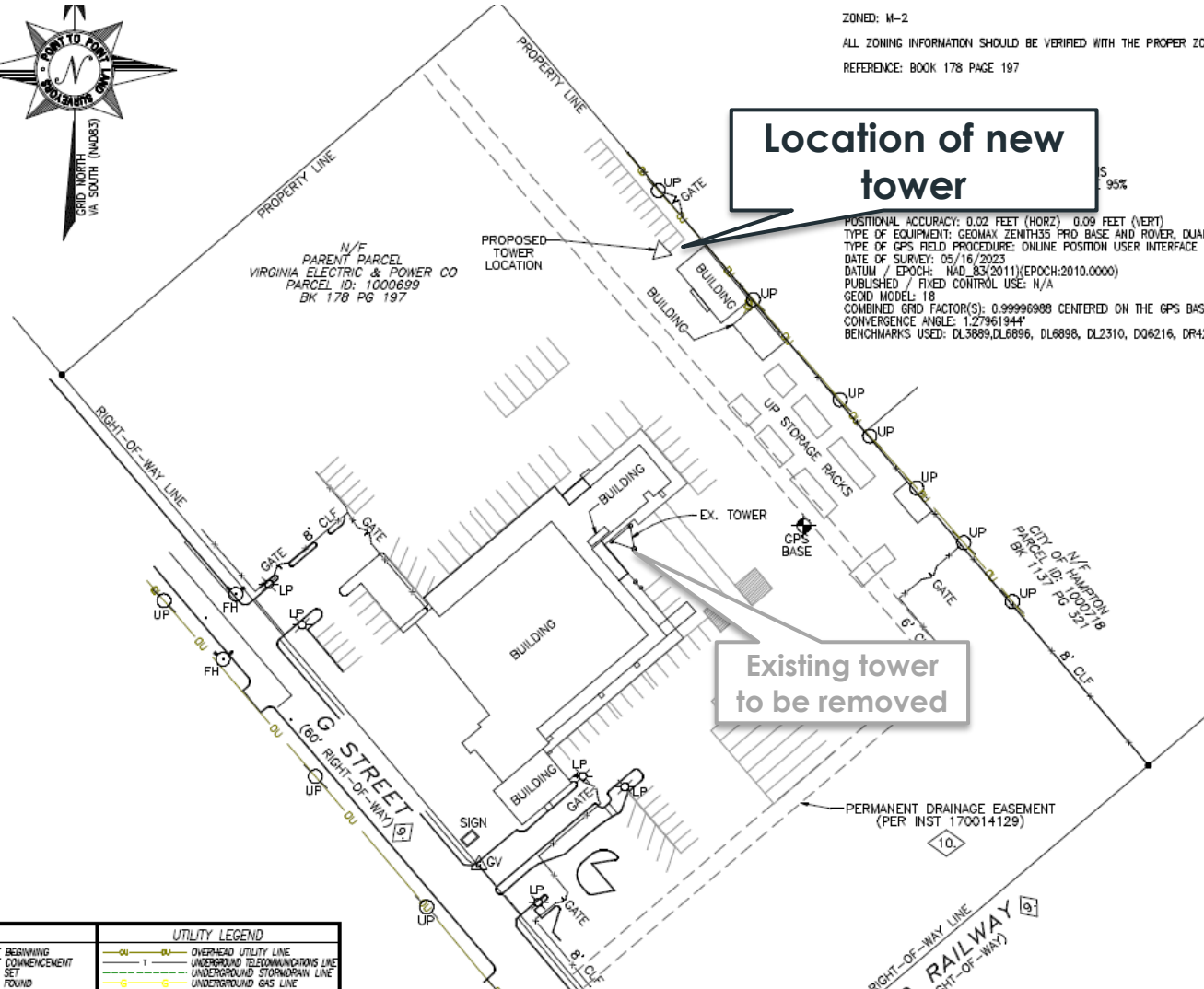
REFERENCE: BOOK 178 PAGE 197

**Location of new tower**

POSITIONAL ACCURACY: 0.02 FEET (HORZ) 0.09 FEET (VERT)  
 TYPE OF EQUIPMENT: GEOMAX ZENITH35 PRO BASE AND ROVER, DUAL FREQUENCY  
 TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER INTERFACE  
 DATE OF SURVEY: 05/16/2023  
 DATUM / EPOCH: NAD 83(2011)(EPOCH:2010.0000)  
 PUBLISHED / FIXED CONTROL USE: N/A  
 GEOD MODEL: 18  
 COMBINED GRID FACTOR(S): 0.999996988 CENTERED ON THE GPS BASE POINT AS SHOWN  
 CONVERGENCE ANGLE: 1.27961944"  
 BENCHMARKS USED: DL3889,DL6896, DL6898, DL2310, DQ6216, DR4222, DH7133, AJ21

**Existing tower to be removed**

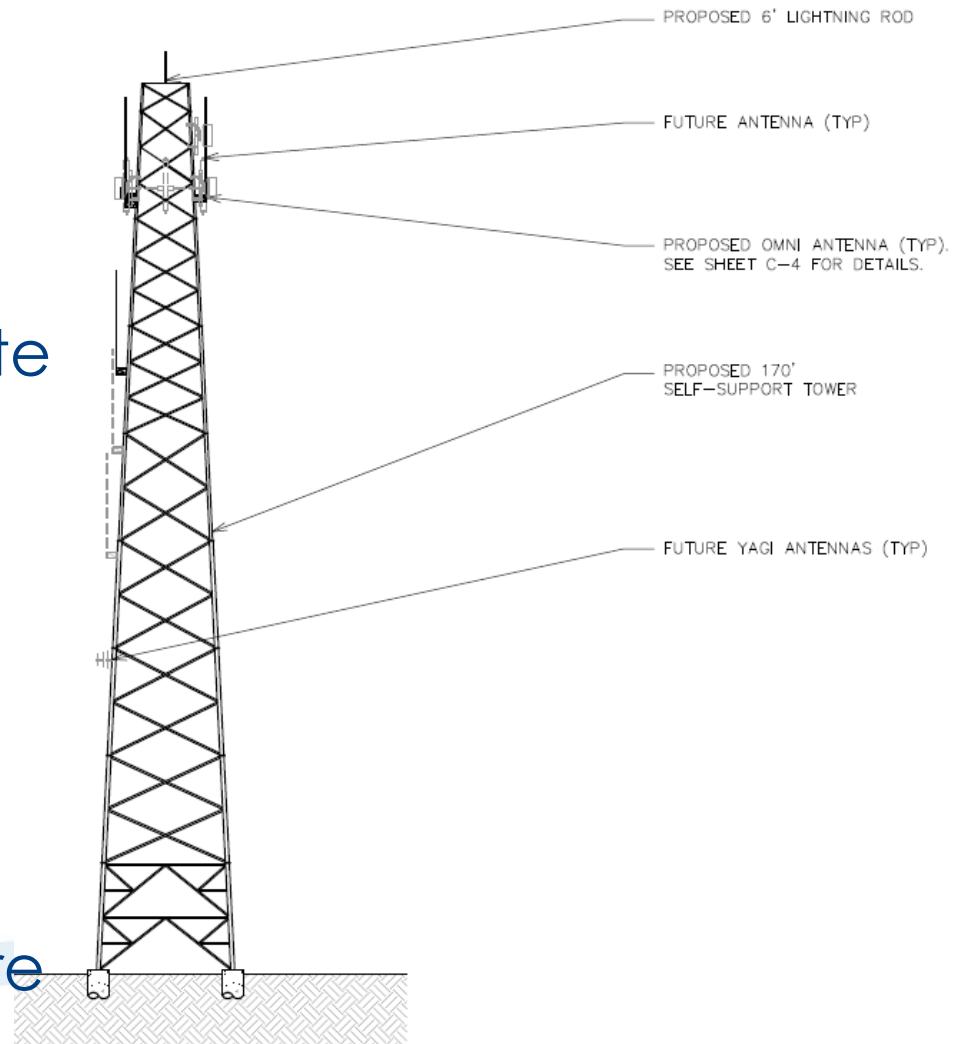
LEGEND	UTILITY LEGEND
POINT OF BEGINNING	OVERHEAD UTILITY LINE
POINT OF COMMENCEMENT	UNDERGROUND TELECOMMUNICATIONS LINE
IRON PIN SET	UNDERGROUND STORMDRAIN LINE
IRON PIN FOUND	UNDERGROUND GAS LINE



# Proposal

## 170' communication tower and equipment

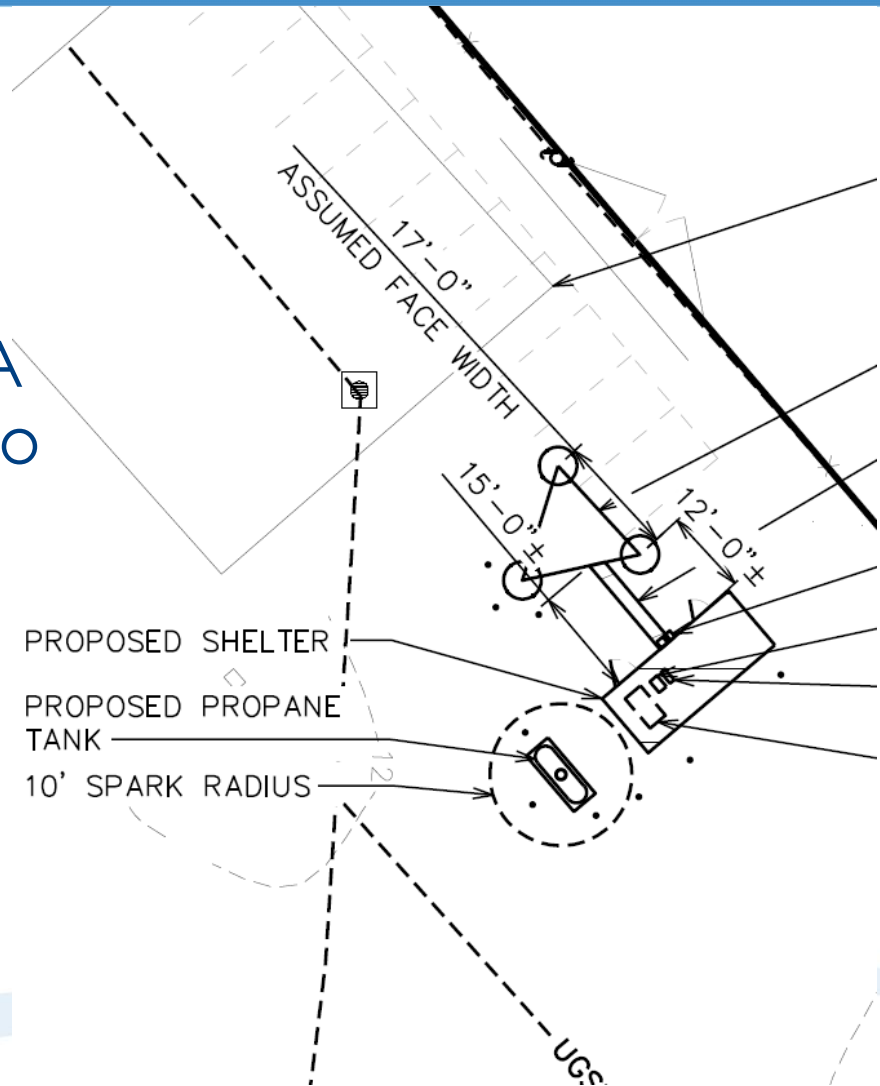
- Proposed tower replacing existing self-supporting tower on-site
- New and modern self-supporting structure
- Dominion is expected to be the only carrier using the tower
- Tower constructed to potentially allow collocation in the future



# Proposal

## New ground equipment

- New ice bridge
- New wall mounted 200A meter and disconnect to be installed inside accessory structure
- New 20Kw generator to be installed inside accessory structure



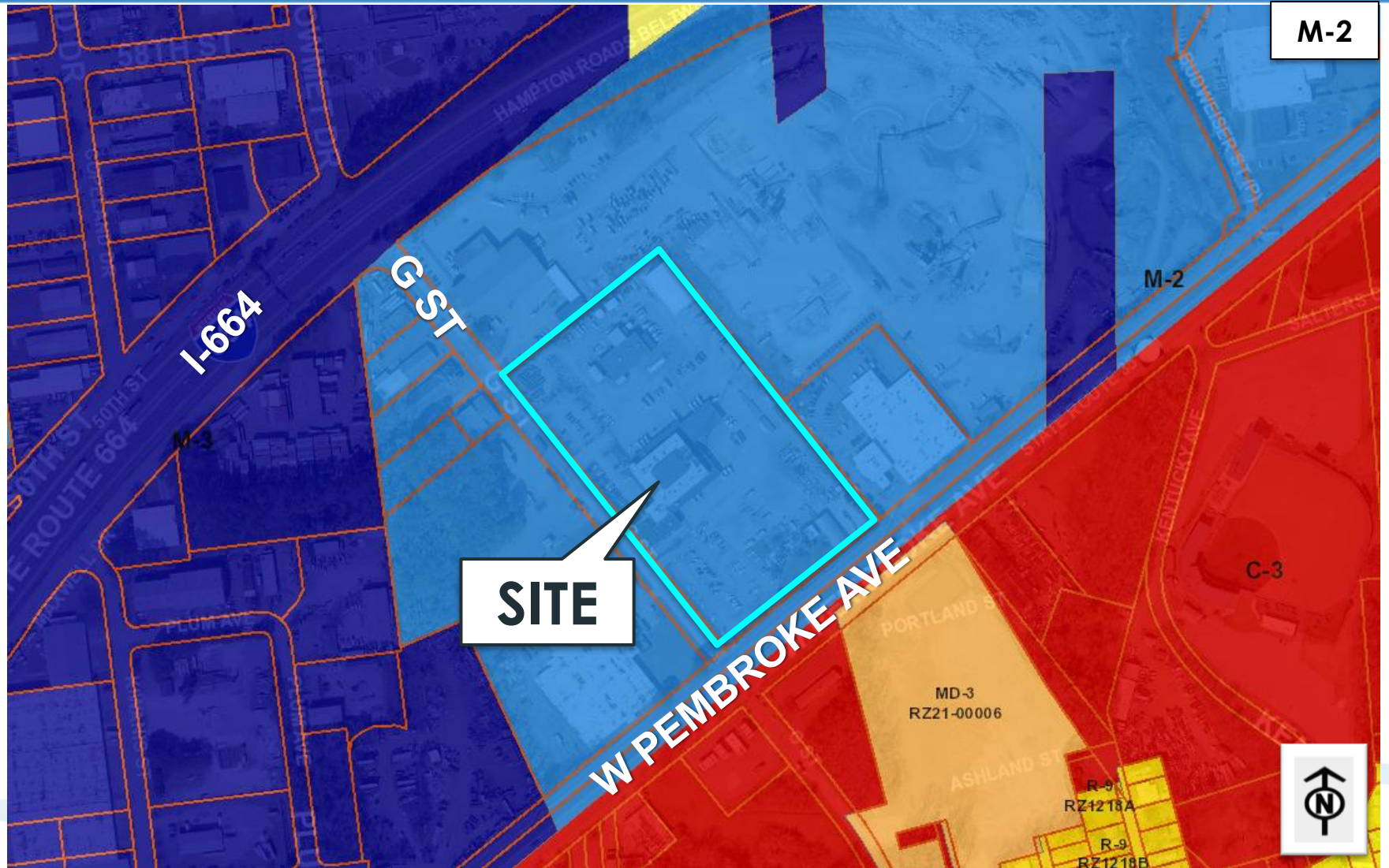


# Landscape Plan



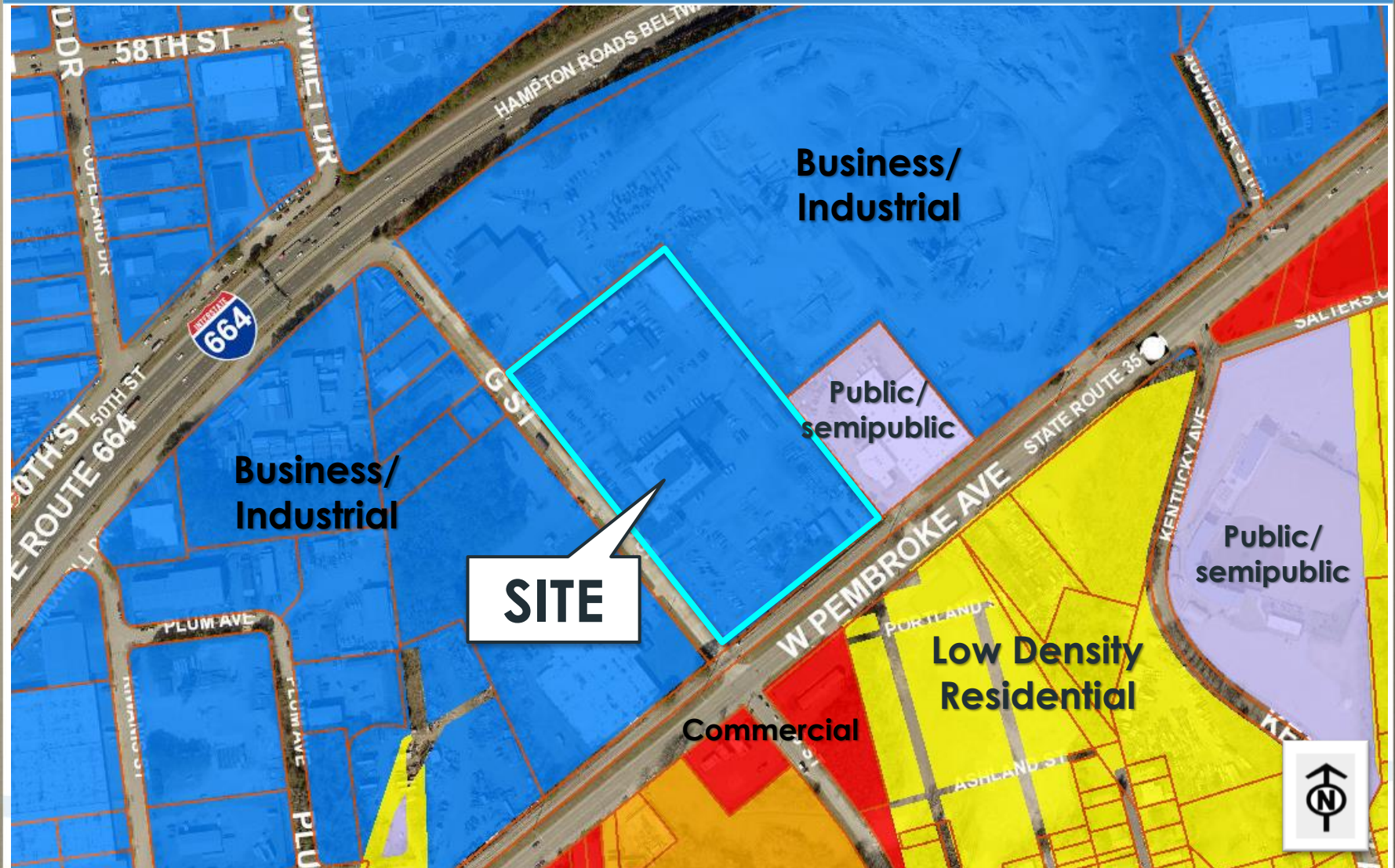


# Zoning Map



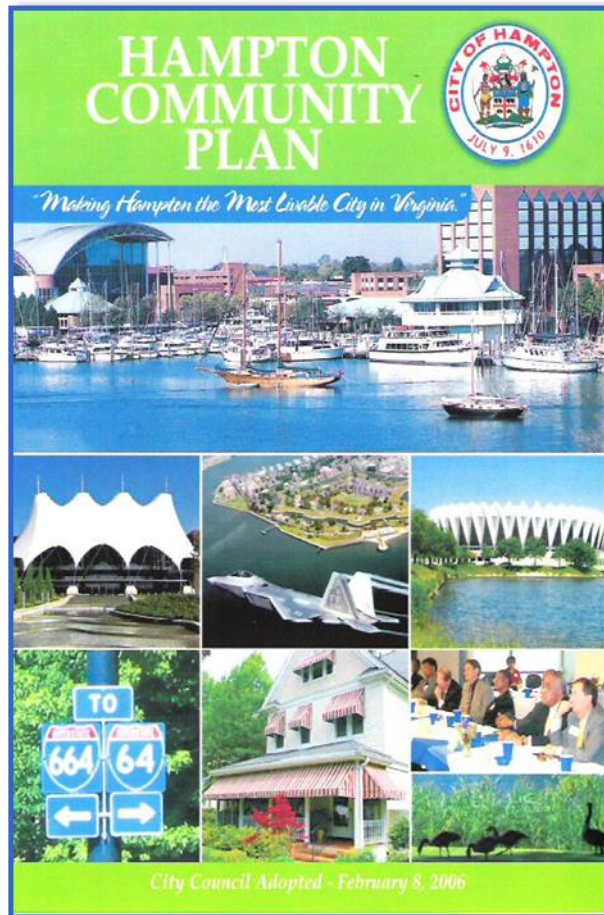


# Future Land Use Map





# Public Policy



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 45:** Coordinate with service providers and plan for replacement, maintenance, and expansion of local infrastructure.

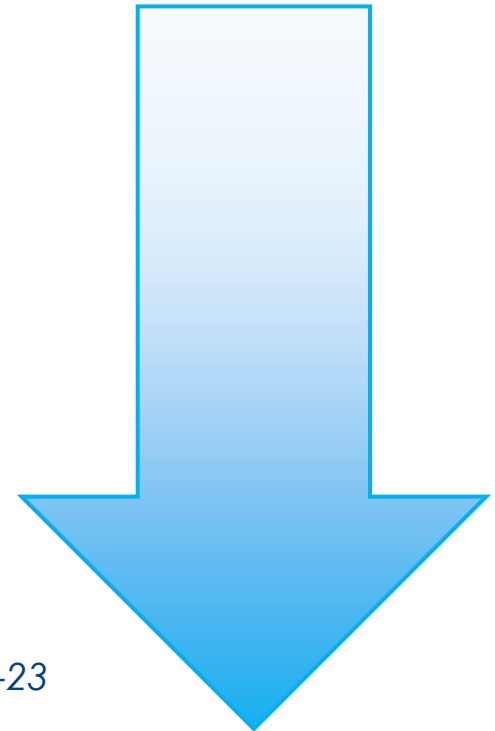
# Public Policy: Preferred Sites

## Utilities/Services: Communication Towers

1. Co-location on existing towers;
2. Tall buildings and structures;
- 3. Large industrial sites and parks;**
4. Approved School Properties;
5. Commercial Areas;
6. High Density Residential Areas;
7. Low/Medium Density Residential;
8. Parks; and
9. Scenic Views; Waterfront.

*Hampton Community Plan CF-23*

**Most Preferred**



**Least Preferred**



# Legal Aspects

- State and federal law limit the factors a locality can consider in evaluating proposals for communication towers
  - CAN consider:
    - The height, bulk, size, and location of the tower
    - The availability of existing wireless support structures within a reasonable distance that could be used for co-location under reasonable terms
  - CANNOT consider:
    - Perceived environmental or health impacts of the proposed tower
    - Unsupported opinions, conjecture, or speculation
    - Preference for one cell-service provider over another
    - The basis of need for the project

# Analysis

- Review based upon alignment with Community Plan
  - Hierarchy of preferred sites
  - Replacing existing on-site communication tower
  - Meets the additional standards for tower
- Proposed location and height are appropriate for the business/industrial area



# Community Meeting

- Strongly recommended by staff, but to date the applicant has not held a community meeting

# Recommended Conditions

- Site Design
  - Compliance with elevations
  - Compliance with site concept plan
- Height
- Tower Accessibility
- Removal of Tower
- Public Safety
- Compliance with laws

\*Complete List of Recommended Conditions found in the Package

# Conclusion

- Applicant opportunity to present
- Public hearing
- Action
  - Staff & Planning Commission recommend **APPROVAL** of Use Permit Application No. 24-0456 with nine (9) conditions