

HAMPTON VA

**Use Permit 18-0112
1821 Cemetery Lane
PI Tower Development, LLC**

**City Council
March 28, 2018**



Application

Use Permit for a Commercial
Communication Tower



York County

City of Poquoson

N. A. S. A.

Langley Air Force Base

Sanlun Lakes

64

Hampton Roads Center

Langley R & D

Central Park

Tidemill Farms

Armistead Pointe

Coliseum Central

Riverdale

Marina Cove

Dandy Haven

Grandview

Beach Road Estates

Fox Hill

Willow Oaks

Silver Isles

Salt Ponds

Chesapeake Bay

Michaels Woods

Northampton

Farmington

Todds Center

Power Plant

Bethel Park

Newmarket Creek

Briarfield

Newmarket North

Town Park

Downtown Hampton

Hampton Univ.

Phoebus

Fort Monroe

City of Newport News

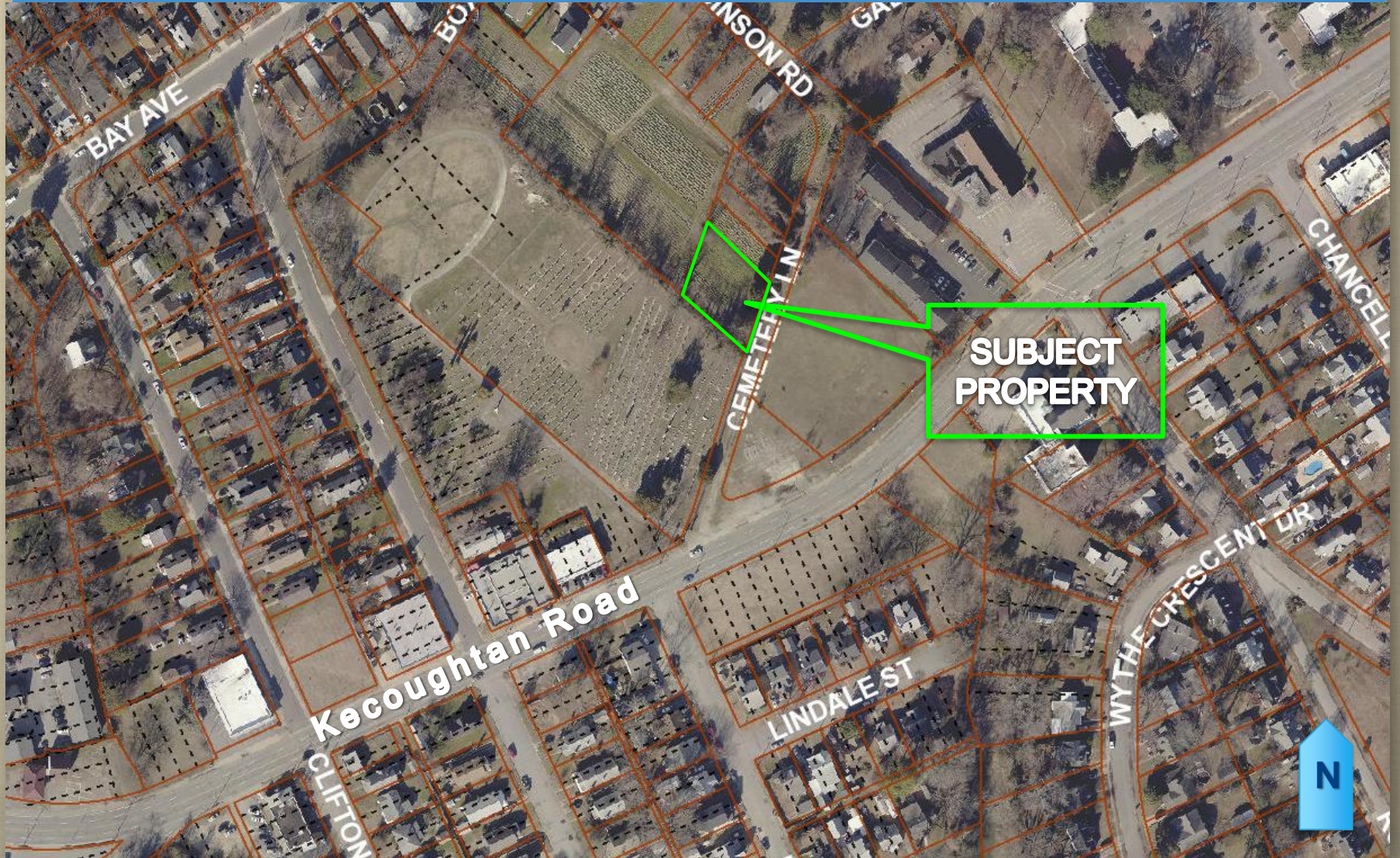
Wythe

Hampton Roads Harbor

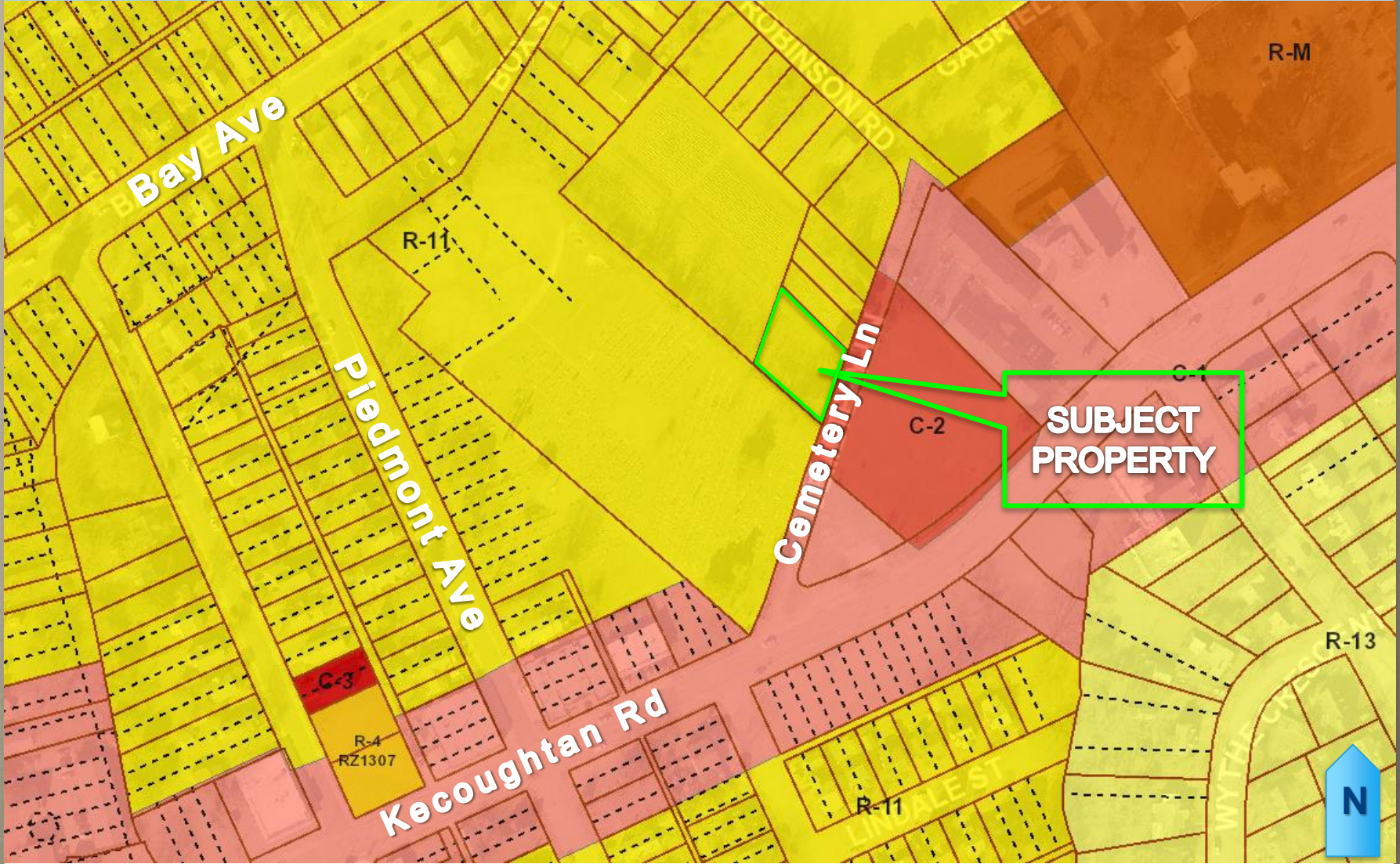
64

James River

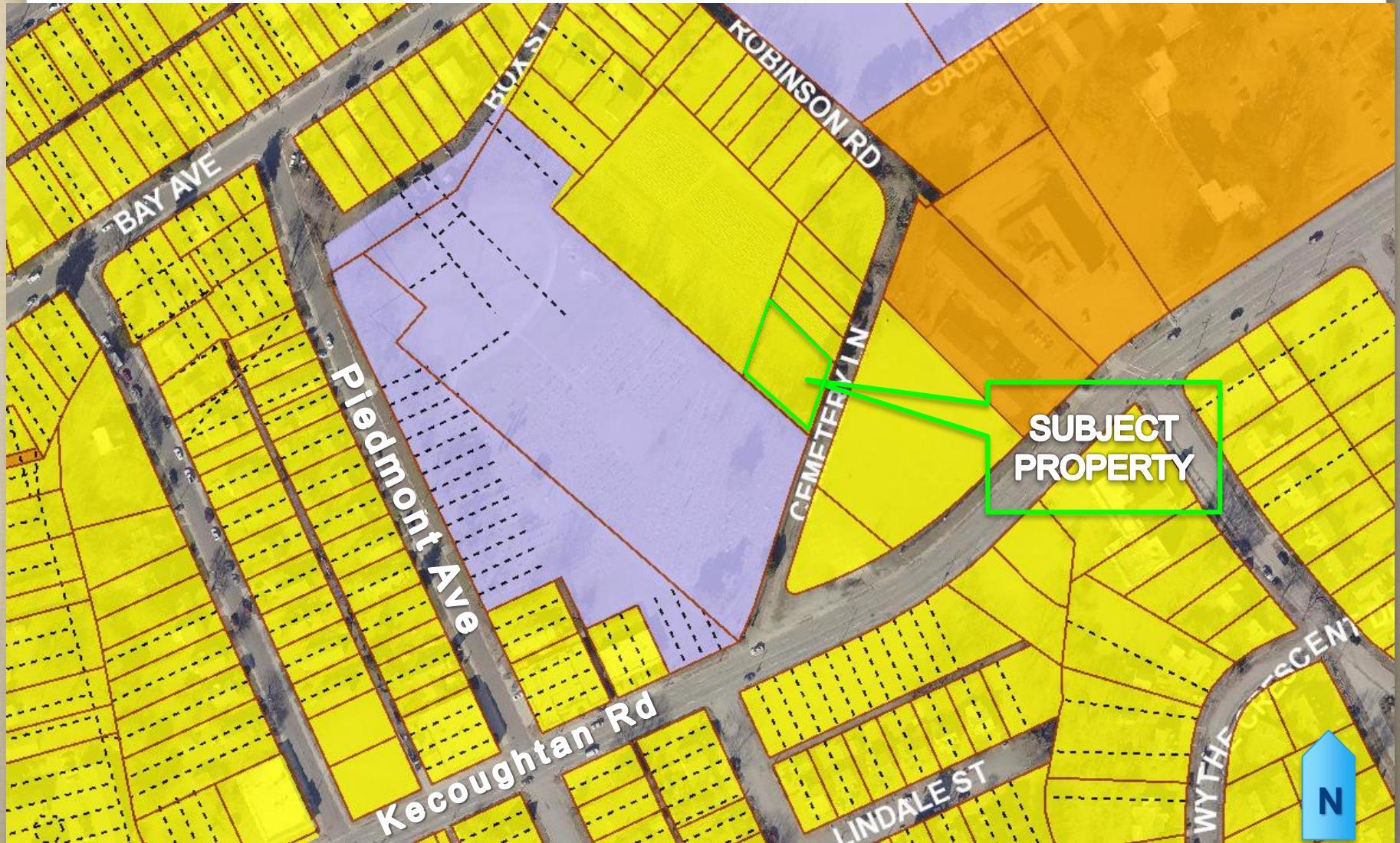
Location



Zoning



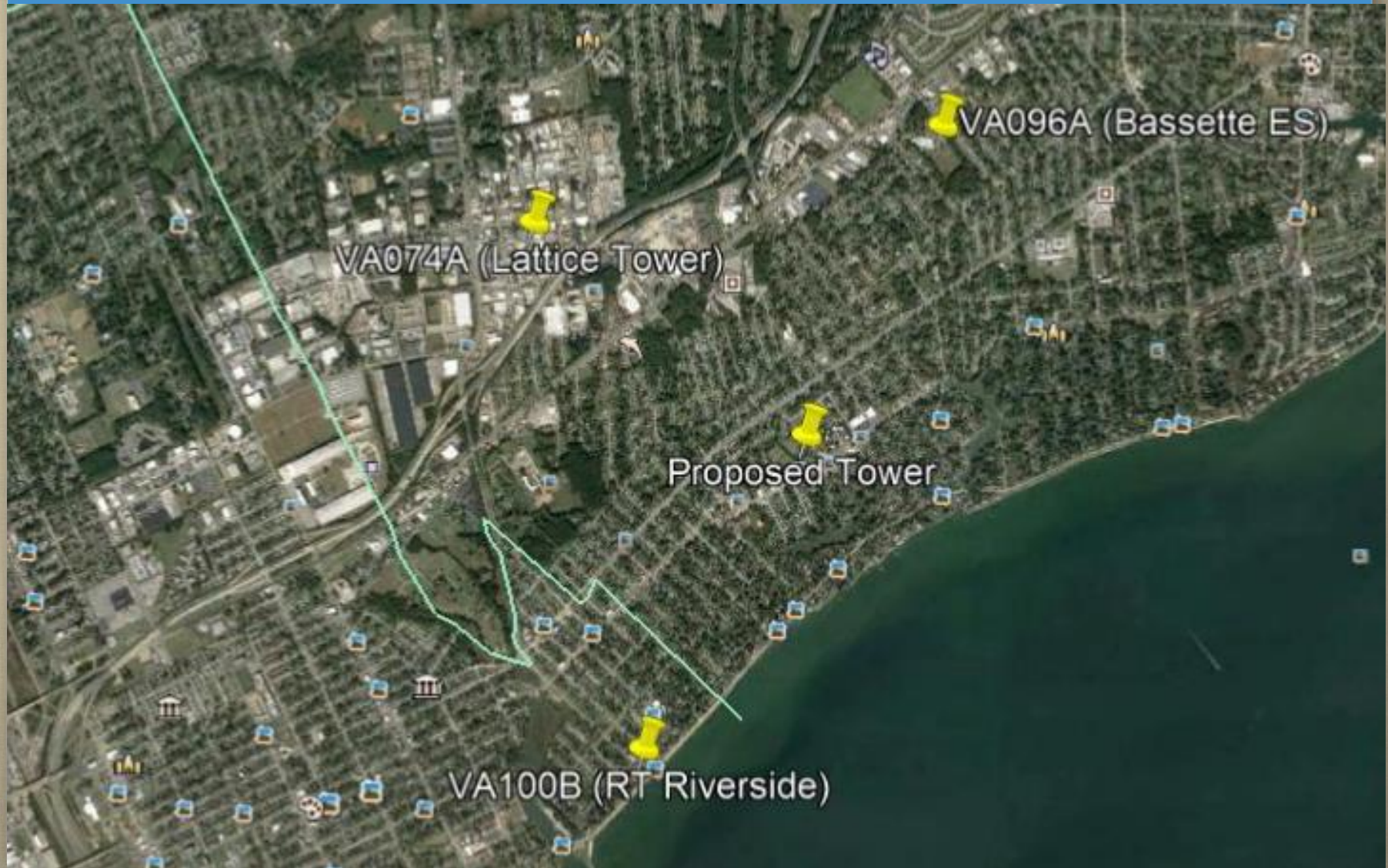
Future Land Use Plan



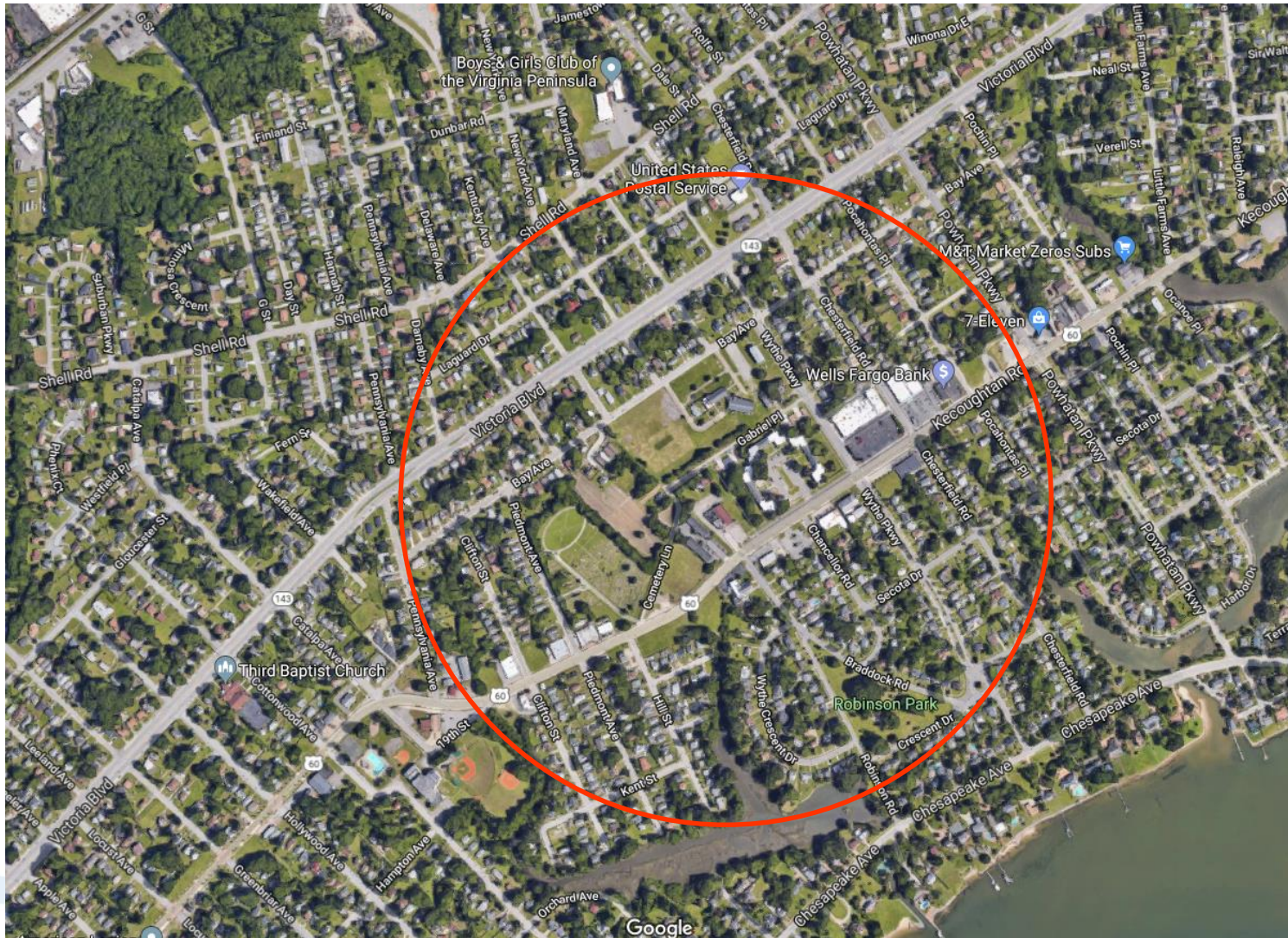
Public Policy: Preferred Sites

- 1) Co-locations on existing towers
- 2) Tall buildings & structures
- 3) Large industrial & 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

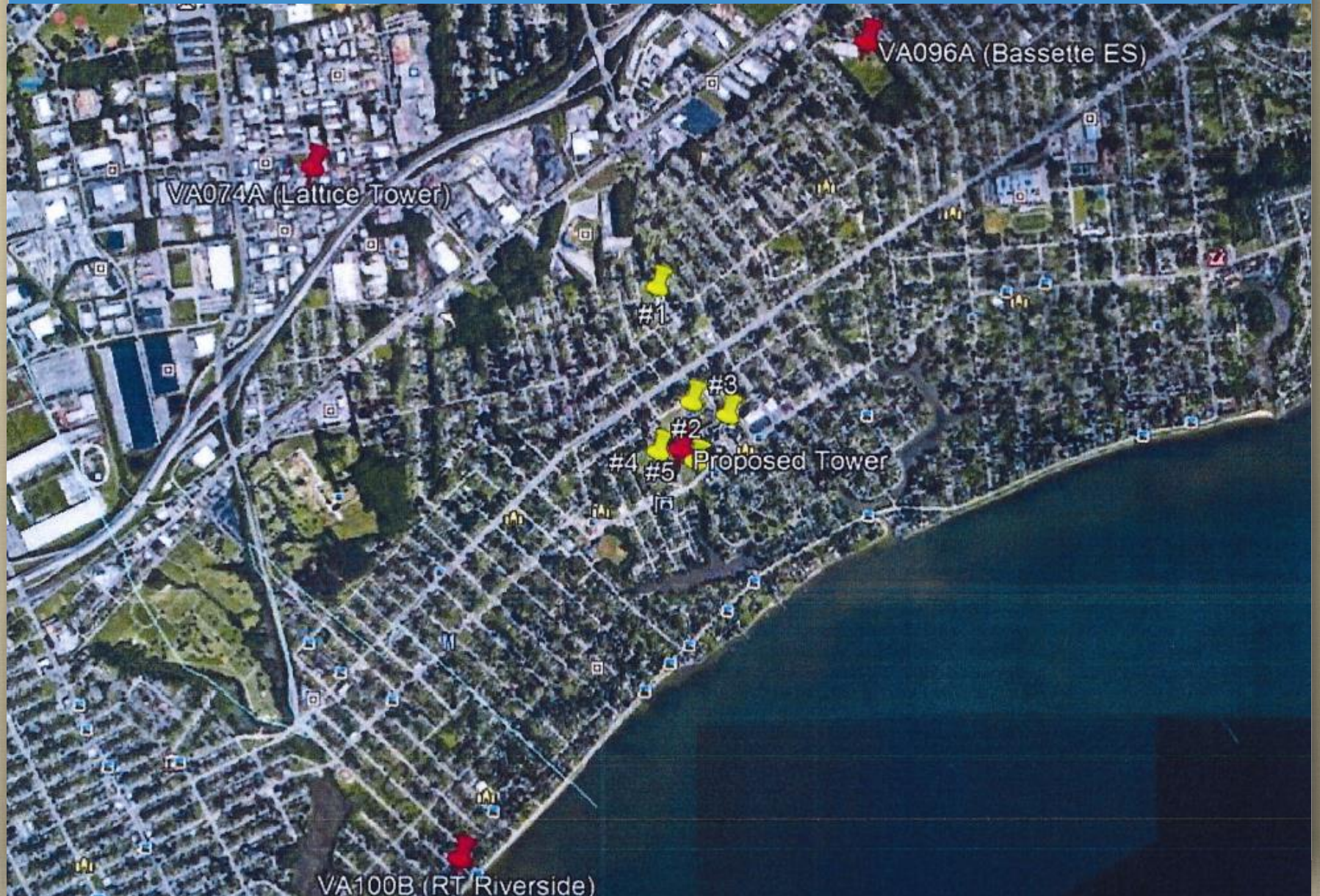
Public Policy: Preferred Sites



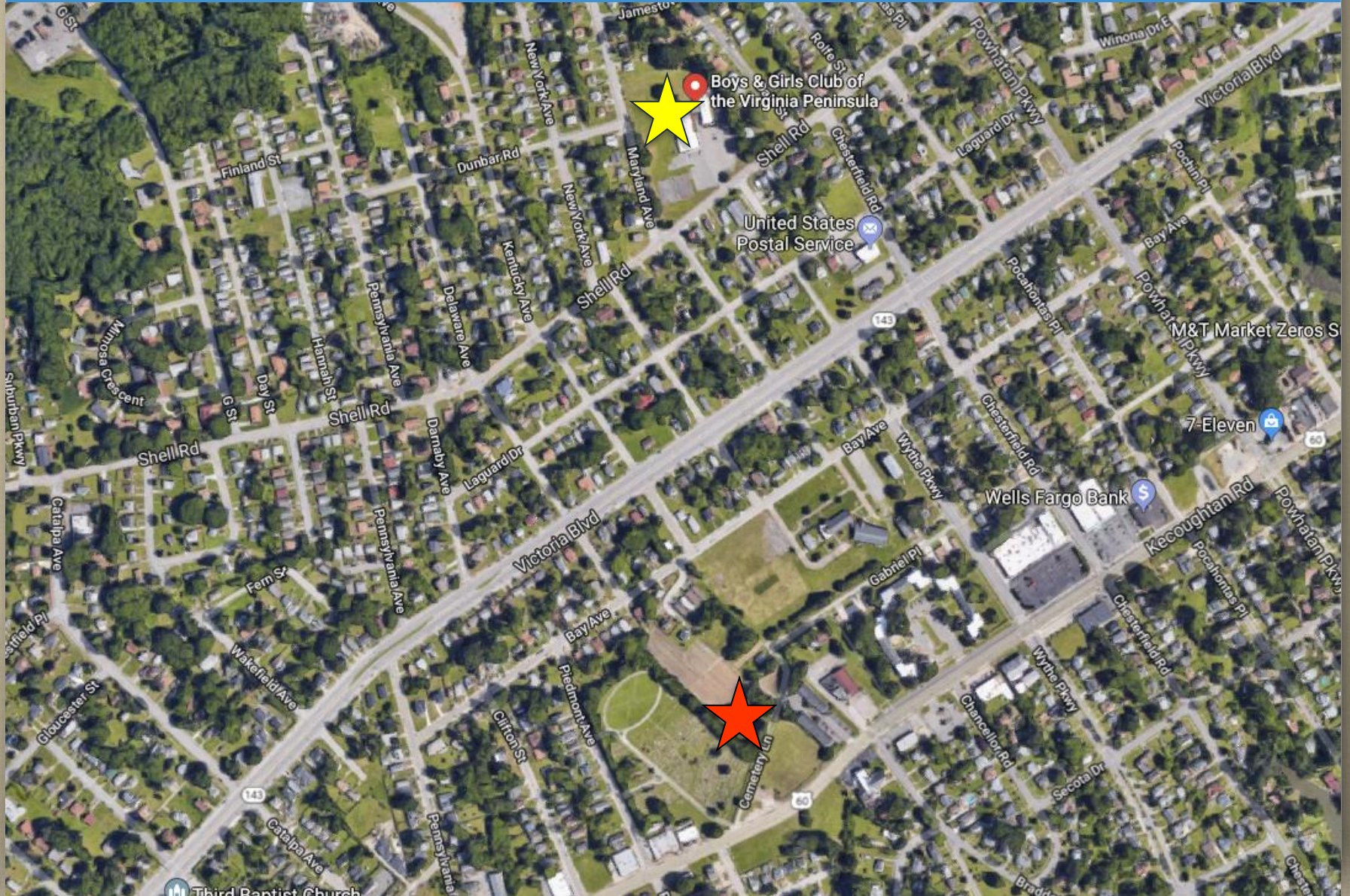
Approximate Search Area



Other Considered Sites



Boys and Girls Club



Boys and Girls Club



St. Rose Catholic Church



St. Rose Catholic Church



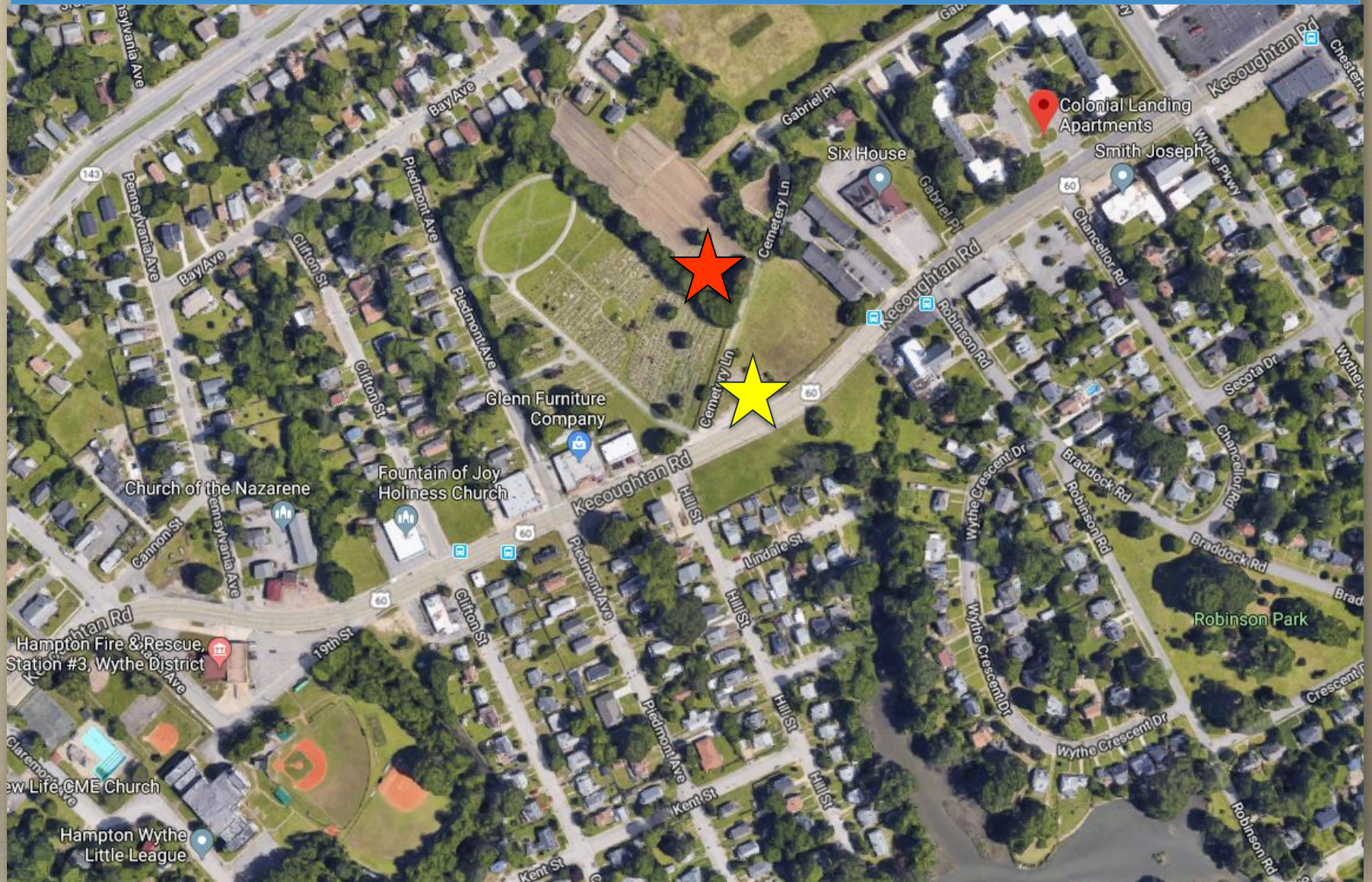
Colonial Landing Apartments



Colonial Landing Apartments



Other Cemetery Property



Other Cemetery Property



Proposal Purpose



Light green=
less coverage

Proposal Purpose

Before



Light green =
less coverage

No tower

Proposal Purpose

After

Light green =
less coverage



With tower

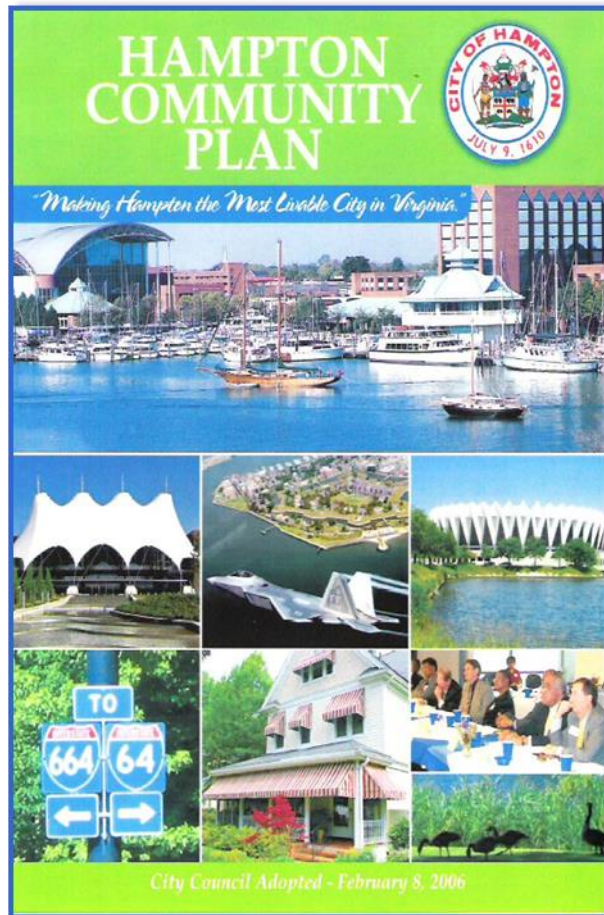
170' Tower



199' Tower

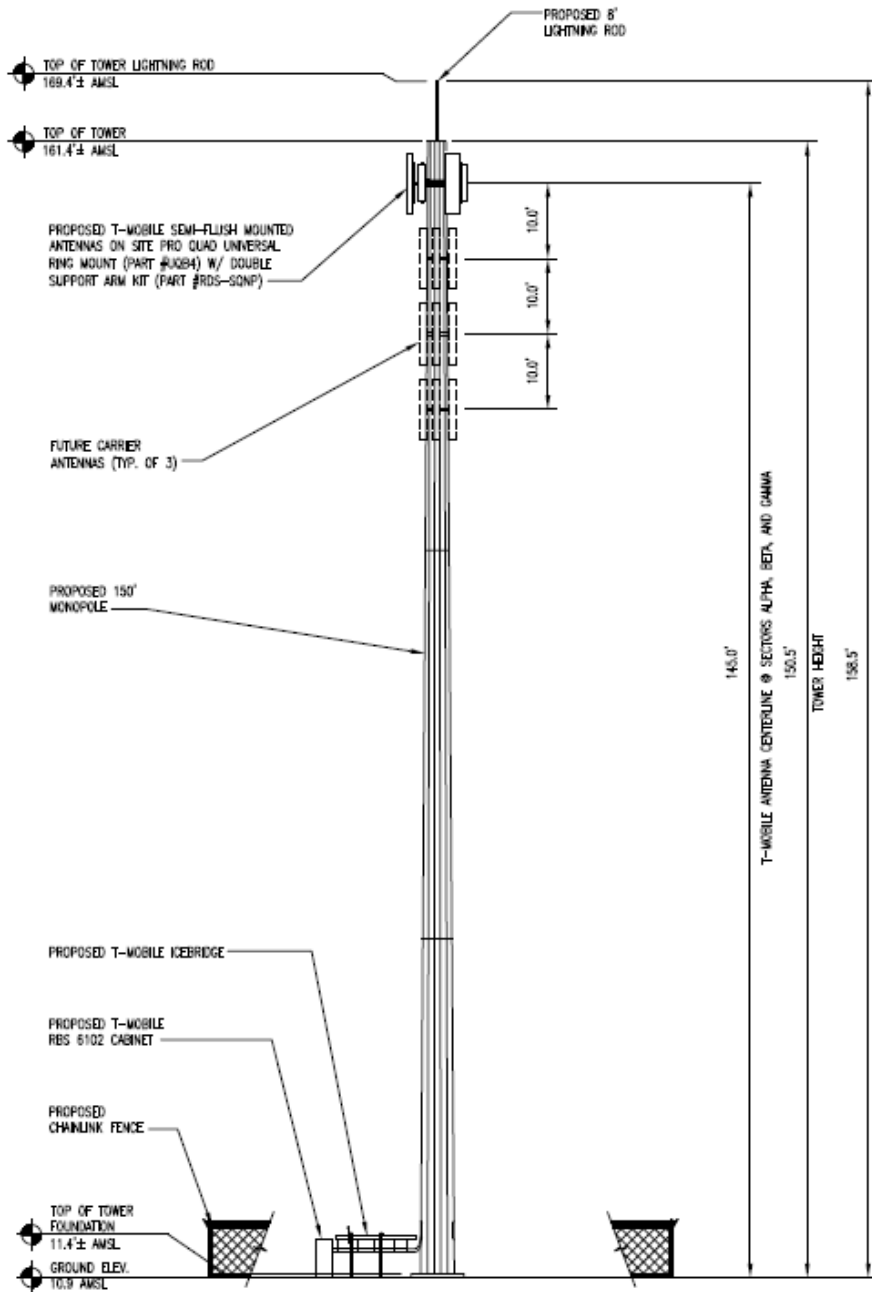


Public Policy: Hampton Community Plan



Hampton Community Plan (2006, as amended)

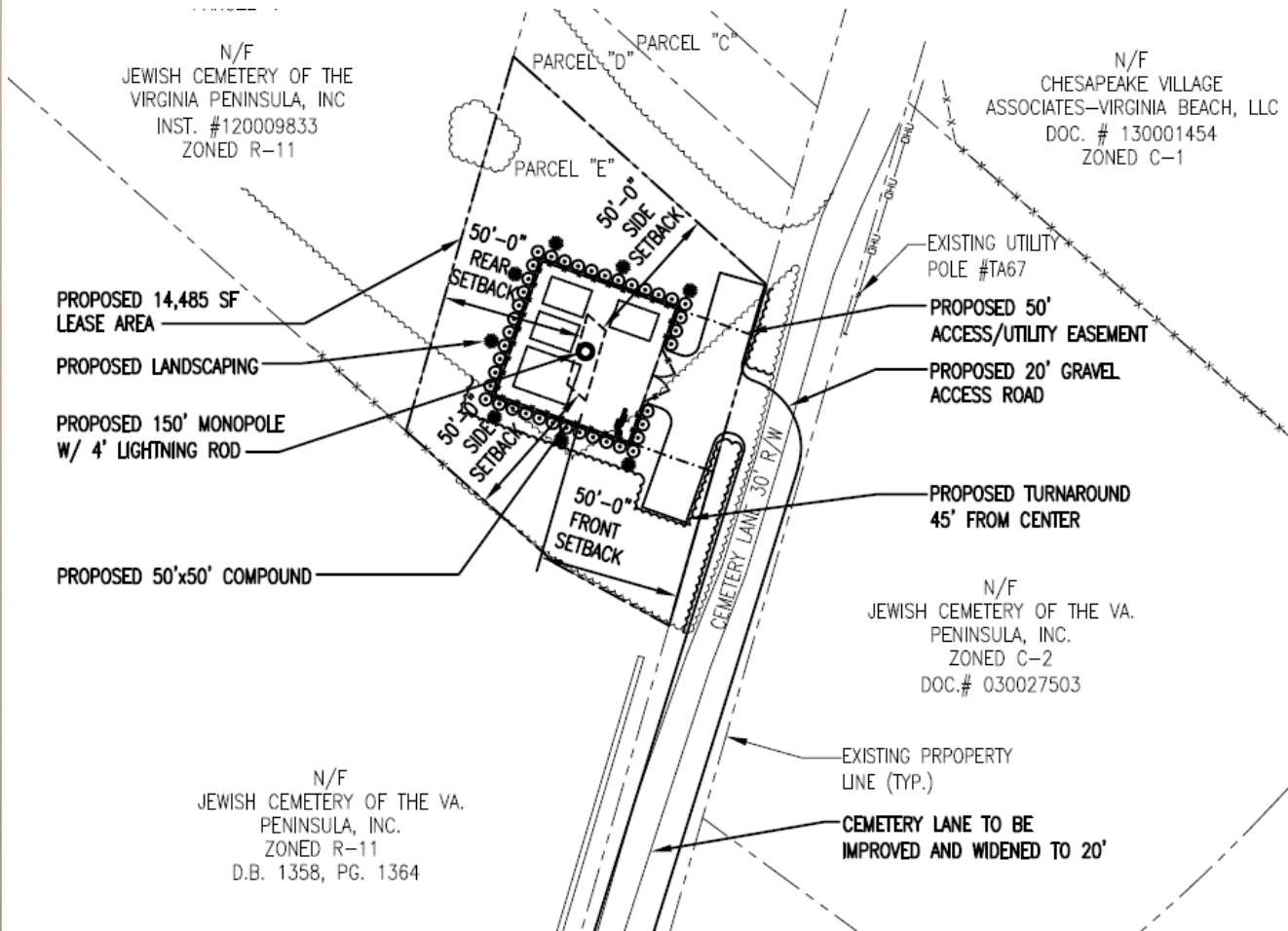
- Encourage the location of new communication towers on preferred sites through implementation of the standards & procedures
- *“in areas where there are a limited number of preferred sites to locate new towers, the aesthetic impact of new towers is often mitigated by providing camouflaged towers/antennae or landscaping.”*



Proposal

- 155' tower (including lighting rod)
- At least 3 users
- Semi-flush design
- Galvanized steel

Proposal

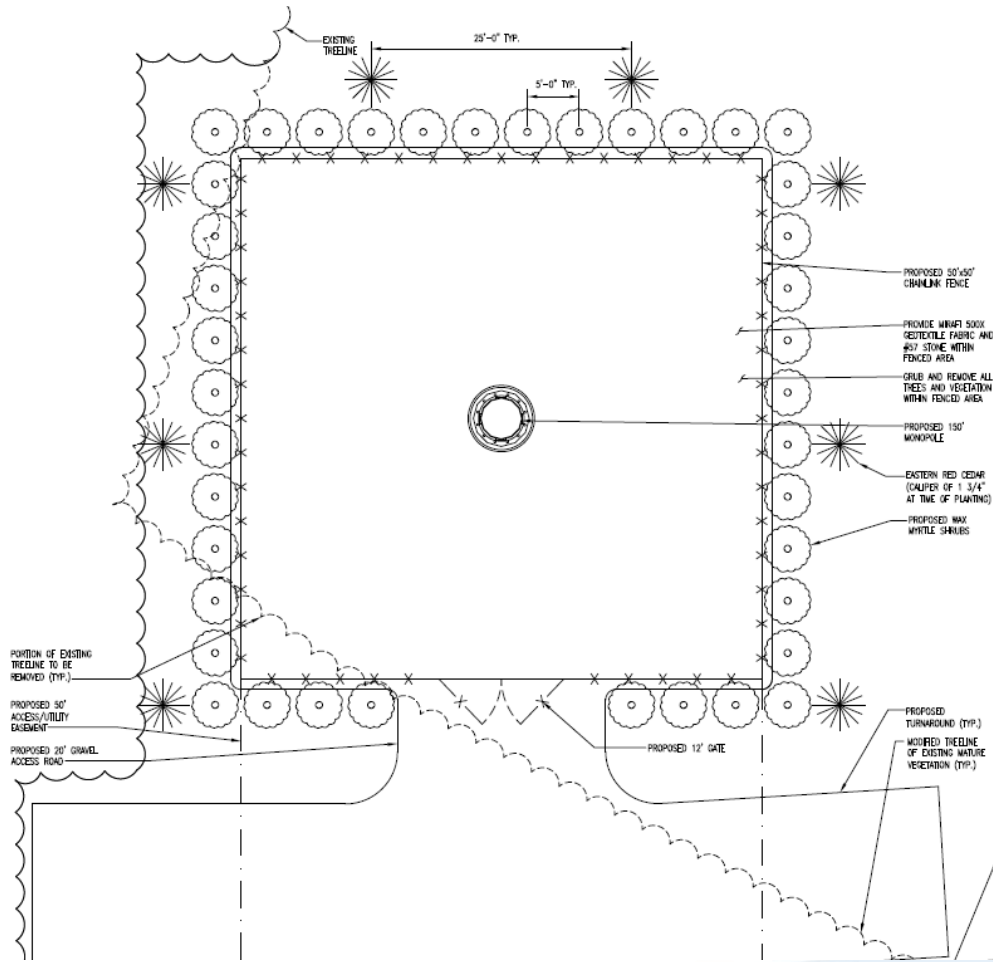


- 2,500 SF fenced compound
- Landscaping



Conditions

- At least 3 carriers
- Tower height
- Conceptual site plan
- Fencing
- Landscaping
- Tower removal



Community Meeting

NOVEMBER 2017

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	 20	21	22	23	24	25
26	27	28	29	30		

Recommendation

Planning Commission recommends approval of
Use Permit 18-0112 (UP #17-00013)
with 12 conditions

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