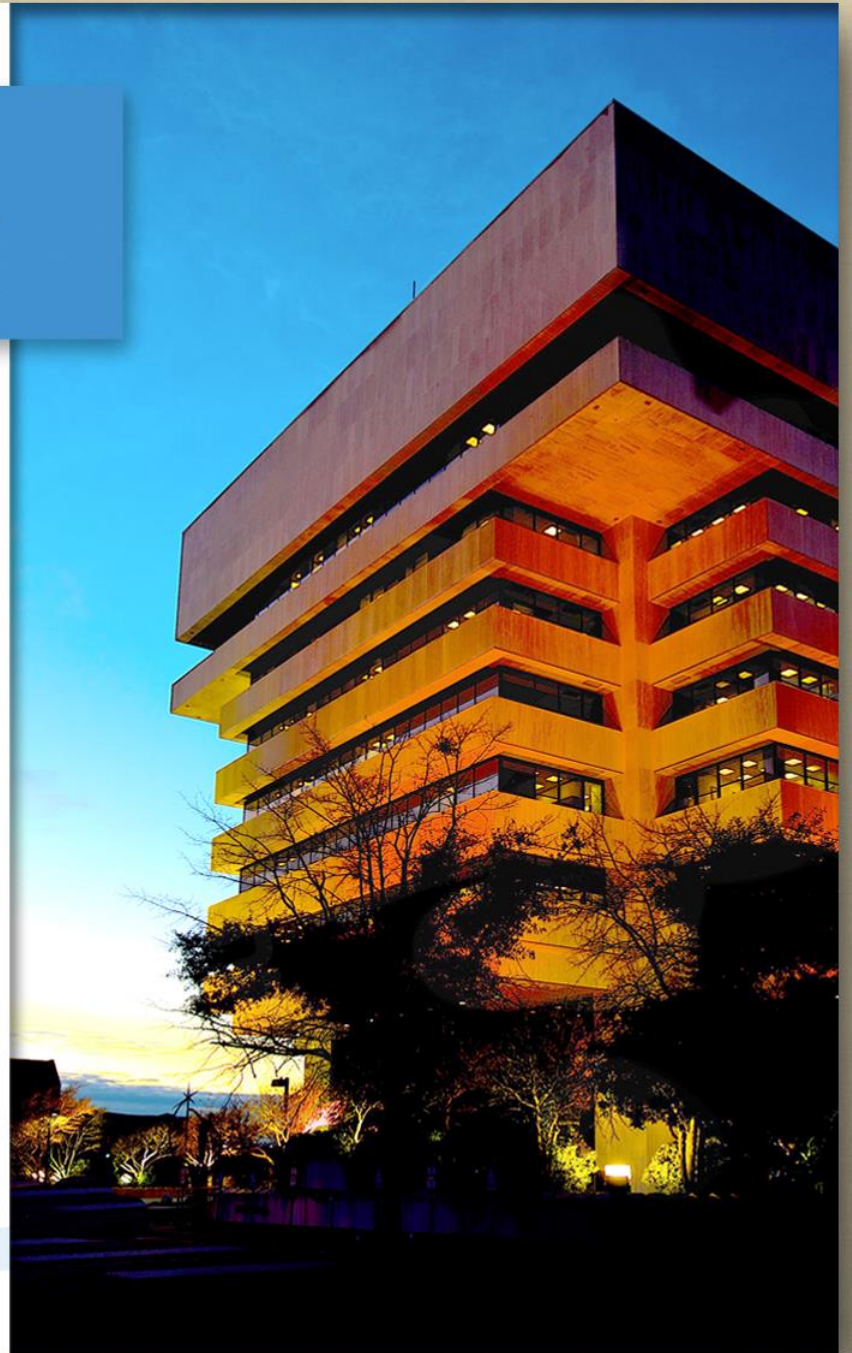


# HAMPTON VA

**Item No. 23-0024**

**534 E Mercury Blvd  
Crown Castle USA Inc.**

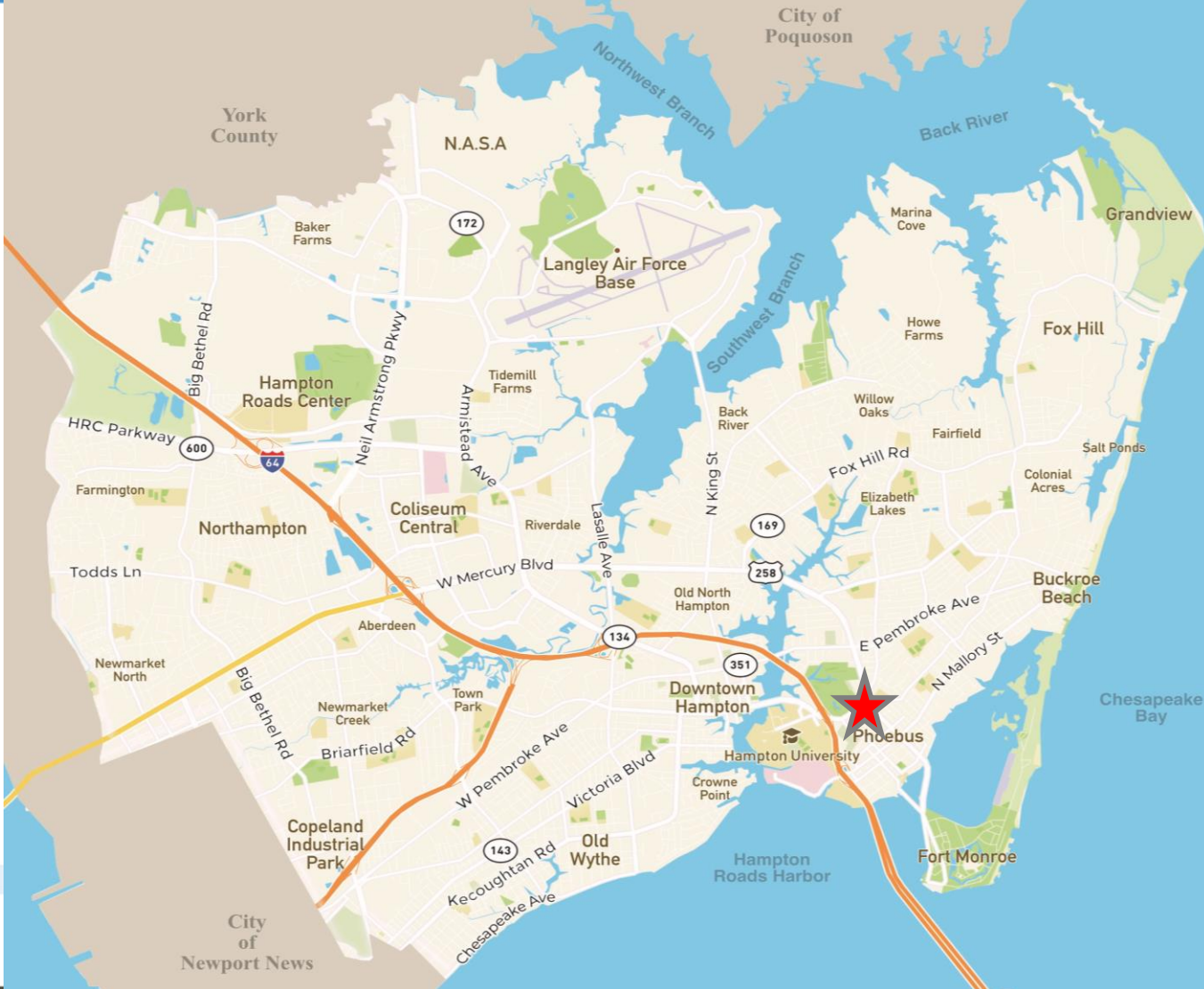
**City Council  
March 8, 2023**



# Application

Use Permit to increase the permitted overall height of a commercial communication tower six (6) feet for a maximum height of one-hundred thirty-nine (139) feet.

# Location



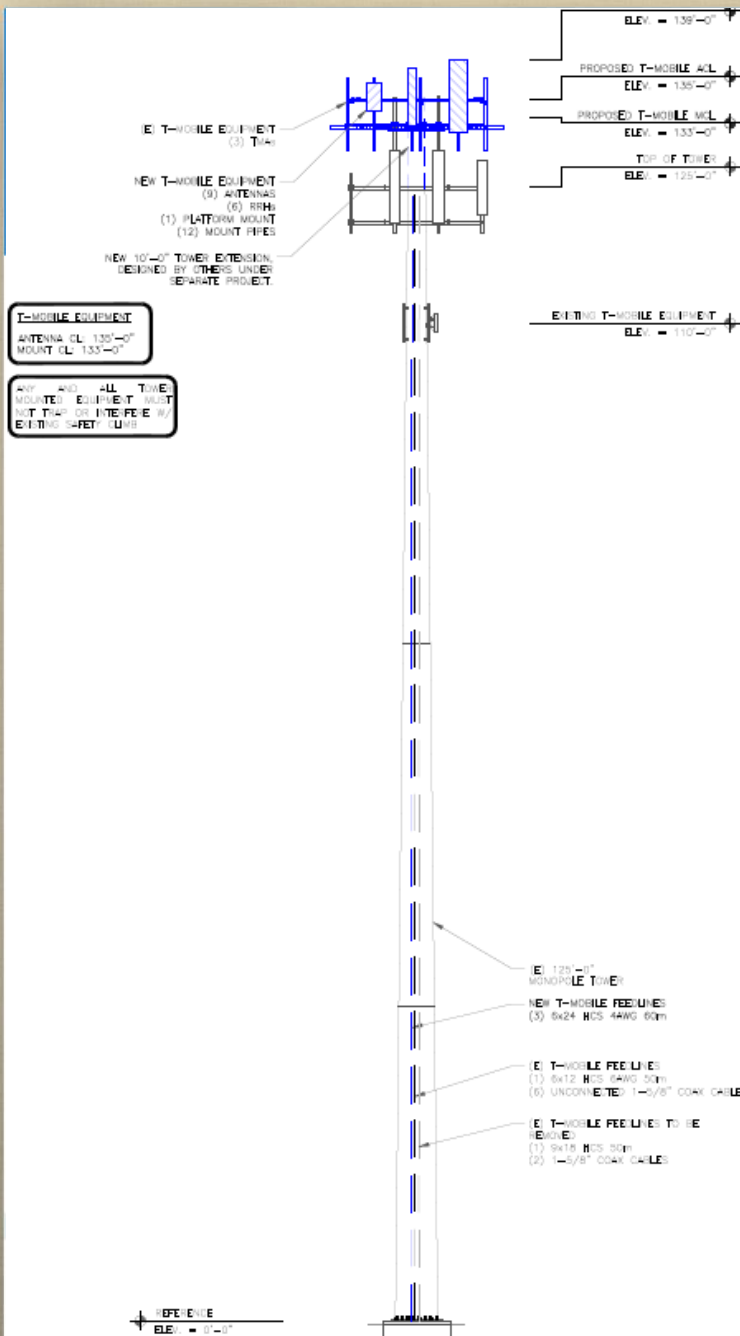
# Location



# History

- 1992: Tower constructed at 123', pre-dating the zoning ordinance requirement for a use permit
- 2001: Use Permit 0977 was approved to allow the overall height of the structure to increase ten (10) feet in height for a max 133'
  - Also brought tower into conformance
- The existing overall height is 129'

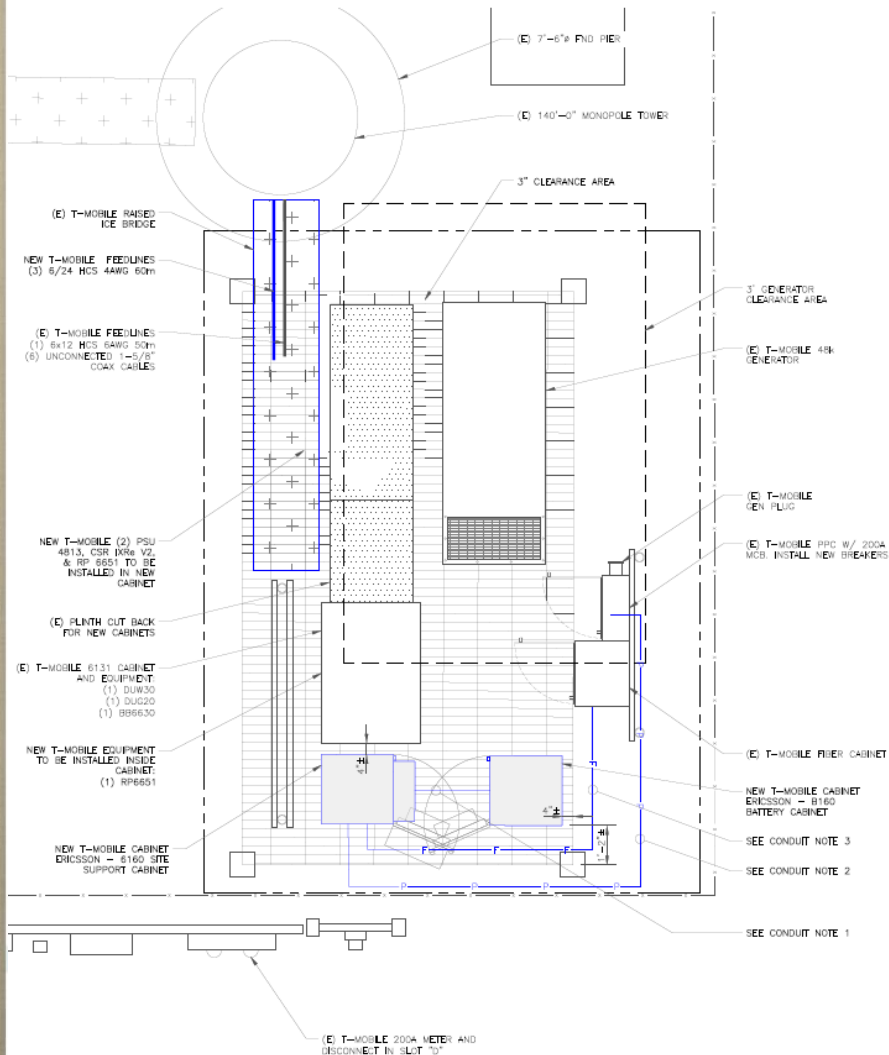
# Proposal



## 139' Communication Tower and Equipment

- No new carriers (T-Mobile will continue as only carrier)
- New 10' Tower Extension
  - Monopole will stand at 135'
- New T-Mobile Equipment
  - 9 Antennas
  - 6 RRUs
  - 1 Platform Mount
  - 12 Mount Pipes

# Proposal



## New Ground Equipment

- New Raised Ice Bridge
- New Feedlines
- New Fiber Cabinets (2)

# Proposal



**BEFORE**



PROPOSED EQUIPMENT AT  
ELEVATION 135'-0" :

- (9) ANTENNAS
- (6) RADIOS
- (1) PLATFORM MOUNT
- (12) MOUNT PIPES

PROPOSED 10'-0" TOWER  
EXTENSION

PROPOSED GROUND  
EQUIPMENT:

- CABINET AND CABINET  
EQUIPMENT (NOT VISIBLE)

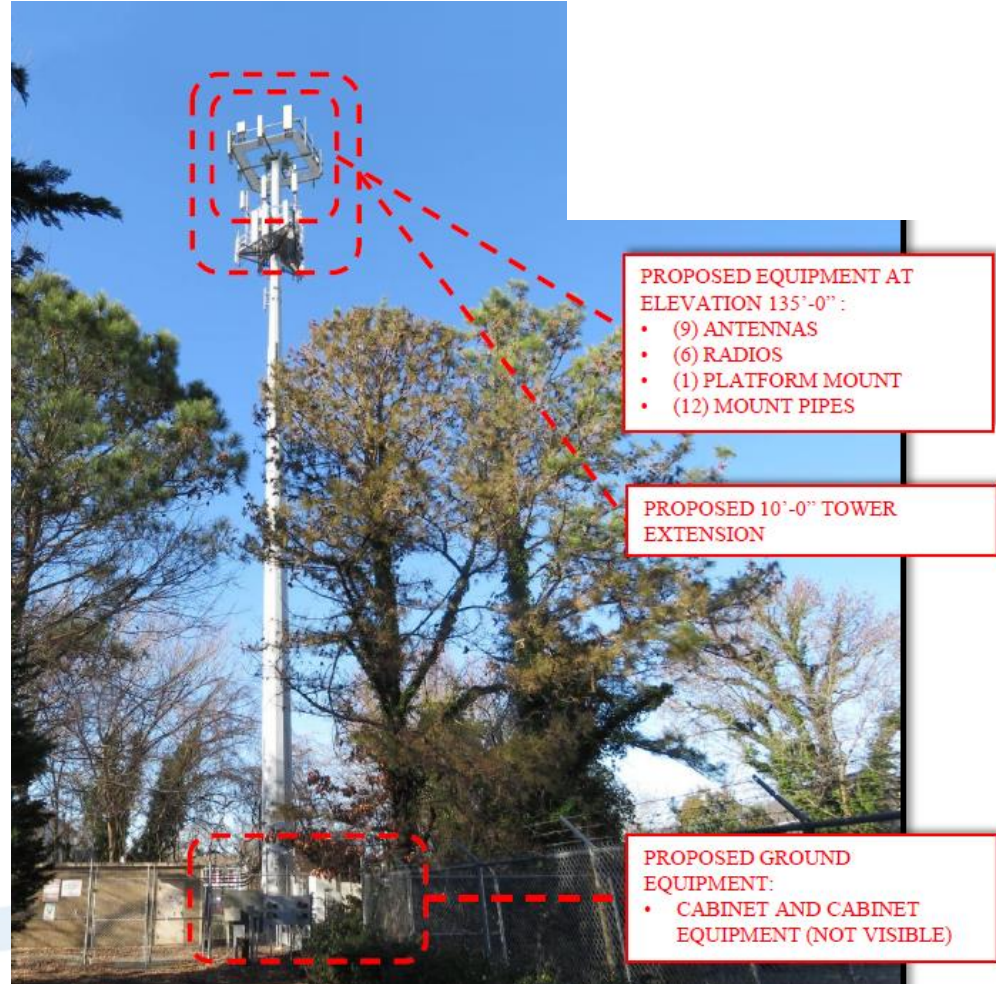
**AFTER**



# Proposal



**BEFORE**



PROPOSED EQUIPMENT AT ELEVATION 135'-0" :

- (9) ANTENNAS
- (6) RADIOS
- (1) PLATFORM MOUNT
- (12) MOUNT PIPES

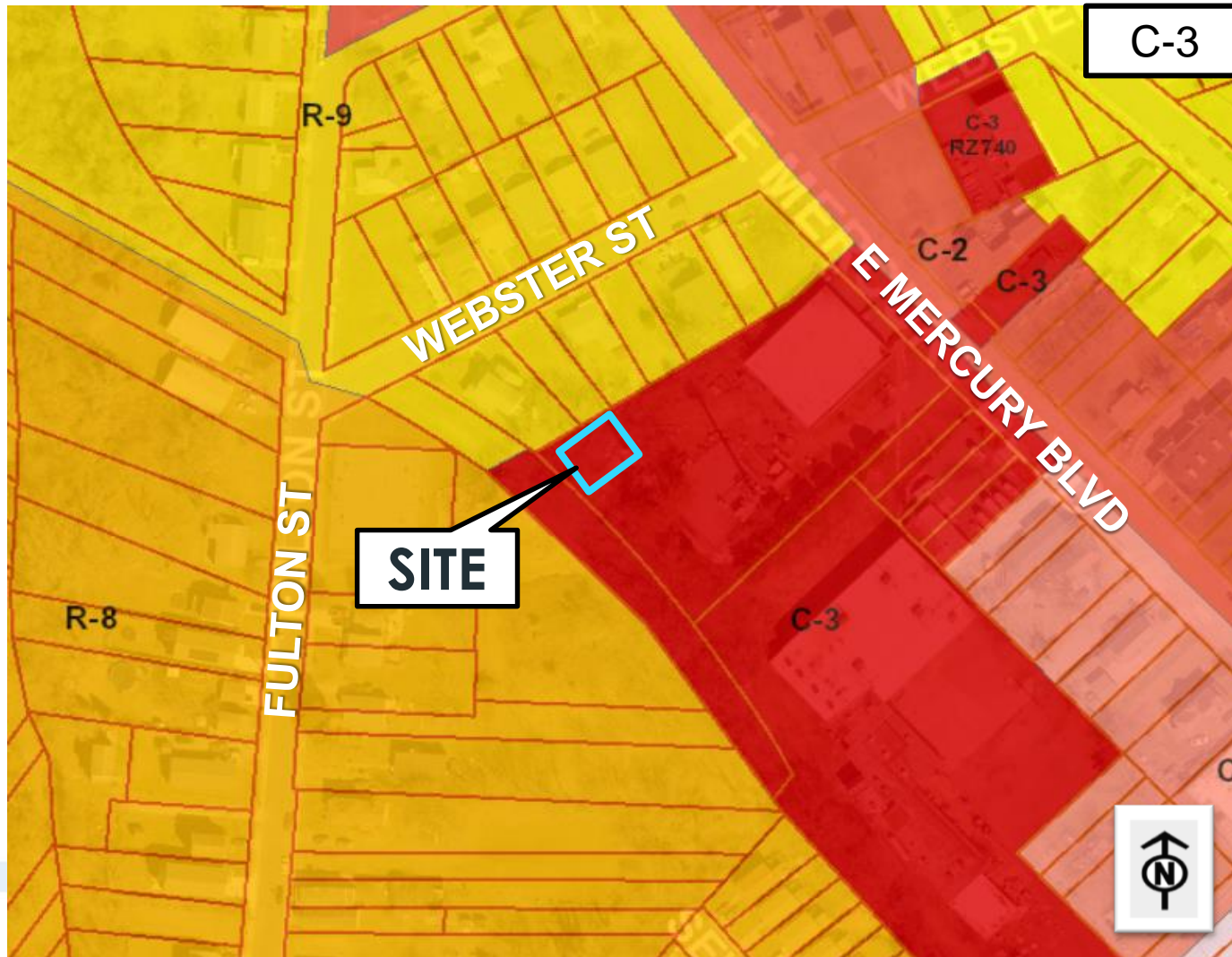
PROPOSED 10'-0" TOWER EXTENSION

PROPOSED GROUND EQUIPMENT:

- CABINET AND CABINET EQUIPMENT (NOT VISIBLE)

**AFTER**

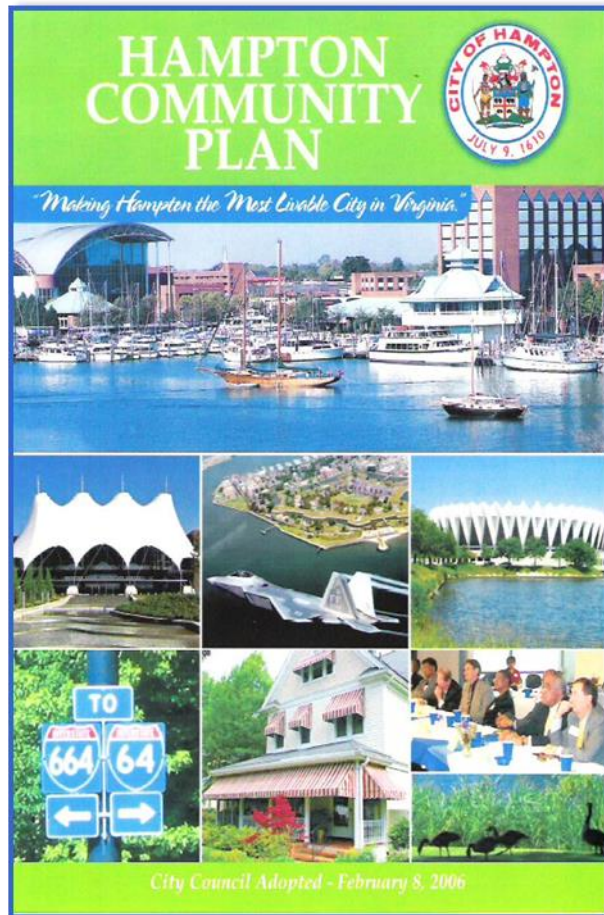
# Zoning Map



# Land Use Map



# Public Policy



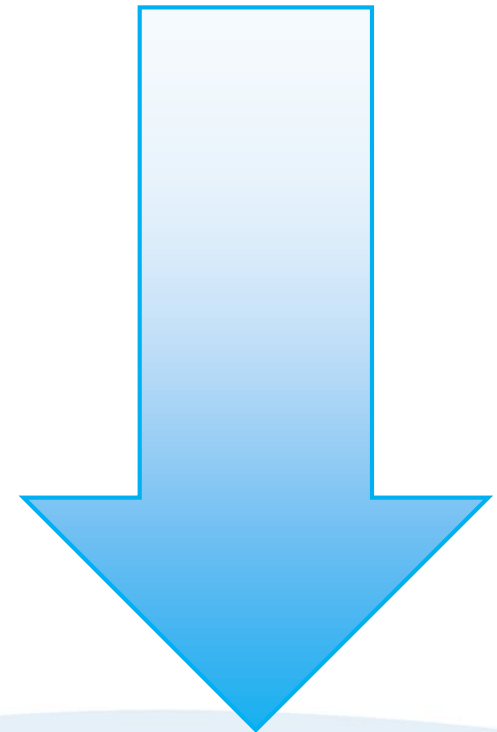
Hampton Community Plan (2006, as amended)

- **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

- 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.

**Most Preferred**



**Least Preferred**

# Public Policy: Phoebus Master Plan



PHOEBUS MASTER PLAN:

Hampton, Virginia URBAN DESIGN



Implementation of adopted plans will be accomplished by a variety of public or private sector activities, such as the installation and improvement of infrastructure such as roads and utilities. [Pg. 47]

# Analysis

- Review based upon alignment with Community Plan and Phoebus Master Plan
  - Hierarchy of preferred sites
  - Existing communication tower
  - Met the additional standards for tower

# Recommended Conditions

- Only for subject property
- Tower Height
- Site Design
  - Compliance with elevations
  - Compliance with site concept plan
- Public Safety
- Removal of Tower
- Revocation
- Nullification

\*Additional Recommended Conditions found in PC Package



# Recommendation

Staff and Planning Commission  
recommend **APPROVAL** of  
item 23-0024 with nine (9)  
conditions