

Submit to Department at:
P. O. Box 1185, 124 S. Pearl Street
Natchez, Mississippi 39120-1185

CASE#: _____
DATE: _____

CITY OF NATCHEZ

DEPARTMENT OF PLANNING AND ZONING TELECOMMUNICATIONS APPLICATION

Permitted Use **Special Use Permit** **Variance**

Directions: Submit application, three copies of a site development plan and a .pdf file on CD of the same showing dimensions of the tower compound, proposed structures, parking areas, driveways, towers and related equipment and other important features.

Name of Property Owner: _____ Telephone: _____

Name of Applicant: _____ Telephone: _____

Mailing Address: _____

Owner e-mail: _____ Applicant e-mail: _____

Location of Property: _____

Total Site Size in Acres or sq. ft.: _____

Zoning Classification: _____ Tax ID Number: _____ PPIN: _____

Name of Tower or Antenna Manufacturer: _____

Website address: _____

Proposed tower/antenna height: _____ Number of Carriers on Tower: _____

Distance between the proposed tower and **residential** structures or district boundaries:

Distance between the proposed tower and **commercial** structures or district boundaries:

Number of towers within one mile of proposed tower: _____

Number of antennae on existing tower for a proposed new antenna or modification: _____

Estimated cost of dismantling and removing tower (new tower only, attach

documentation): _____

APPLICATION FEE STRUCTURE

NEW TOWER:	Permitted Use	\$2,500.00 <input type="checkbox"/>
	Special Use Permit	\$2,500.00 <input type="checkbox"/>
	Variance	\$2,500.00 <input type="checkbox"/>
CO-LOCATION:	Antenna on existing tower or structure	\$1,000.00 <input type="checkbox"/>
MODIFICATION:	Existing tower, antenna, or structure	\$1,000.00 <input type="checkbox"/>
TEMPORARY:	Installation of a temporary tower	\$1,000.00 <input type="checkbox"/>

Amount due: \$ _____

It is warranted in good faith that the information contained in the application and associated documentation are both true and correct.

Signature of Applicant or Applicant's lawful agent	Date Signed
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Approved by Staff Review of Permit Application

Director of Planning and Zoning	Date Approved
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Approved by the Site Plan Review Committee

- | | |
|--|---|
| <input type="checkbox"/> New Tower

<input type="checkbox"/> Co-Location | <input type="checkbox"/> Modification

<input type="checkbox"/> Temporary Tower |
|--|---|

Secretary of the Planning Commission	Date
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Conditions of Approval: _____

CITY OF NATCHEZ
ANTENNA TOWER APPLICATION CHECKLIST

1. Be sure you correctly check the type of application on the application form: Permitted Use, Special Use Permit, or Variance. A variance is needed only if you are unable to comply with some particular code dimensional requirement. A Permitted use is any one of the following:
 - (1) The placement of a tower or antenna, including additional buildings or other supporting equipment, in I-1 (industrial districts).
 - (2) Installation of an antenna on an existing structure other than a tower (such as a building, light pole, water tower, or other free-standing nonresidential structure) that is 50 feet in height or greater, provided that the additional antenna adds no more than 20 feet to the height of the existing structure.
 - (3) Installation of an antenna on any existing tower of any height, so long as the addition of said antenna adds no more than 20 feet to the height of

the existing tower and the existing tower is not a grandfathered tower; provided, however, that such specific permitted use shall not include the placement of additional buildings or other supporting equipment used in connection with said antenna.
 - (4) In all protected areas the maximum height of any tower, including all antennas and other attachments, shall conform to preexisting height restrictions established for said areas.
 - (5) The placement of a temporary tower structure on any parcel within the I-1 (industrial) zoning districts or on any land or structure owned, leased, held or dedicated for use by the city; such structures must comply with the district yard requirements as defined in the zoning ordinance, and shall not exceed 100 feet in height. The Planning Director and Building Official must approve location, placement and grounding of such temporary structure prior to installation. The duration of a temporary permit may not exceed four months. Approval of a permit to install a temporary tower structure does not constitute approval of a permit to construct a permanent commercial wireless telecommunication service tower.
 - (6) The placement of a tower or antenna on land or structures owned, leased, held or dedicated for use by the city.

Anything not on the above six item list requires a Special Use Permit with a hearing by the Planning Commission.

2. Submit a scaled site plan showing property lines, existing utilities, buildings (existing and proposed), easements and other site features, a scaled elevation view and other supporting drawings and design data showing the proposed location of the tower and supporting structures, antenna, or both. For applications for new tower construction or enlargement of an existing tower, provide the location of all other towers used by the carrier to provide services within the city.
3. A report from a qualified and licensed professional engineer which describes:

- a. The tower height and design, including a cross section and elevation;
 - b. The height above grade for all potential mounting positions for co-located antennas and the minimum separation distances between antennas;
 - c. The tower's capacity, including the number and type of antennas that it can accommodate;
 - d. Documented steps that the applicant will take to avoid interference with established public safety telecommunications;
 - e. Includes an engineer's stamp and registration number; and
 - f. Includes other information necessary to evaluate the request; and
 - g. A full geotechnical evaluation of the proposed tower location performed by a geotechnical engineer licensed to practice in the State of Mississippi.
4. Owners of all commercial wireless telecommunications service towers shall file a letter of intent committing the tower owner and his or her successors to allow the shared use of the tower if an additional user agrees in writing to meet reasonable terms and conditions for shared use.
5. Written authorization from the site owner for the application.
6. Before the issuance of a permit for the construction of a tower the following supplemental information shall be submitted:
 - a. Proof that the proposed tower complies with regulations administered by the FAA; and
 - b. A report from the qualified and licensed professional engineer which demonstrates the tower's compliance with structural and electrical needs required by this Part.
7. Before the issuance of a permit for the construction of a tower, the applicant shall provide a performance bond in the amount of 125 percent of the estimated cost of demolition and removal in favor of the city, assuring that, in the event the tower becomes obsolete or for any reason is no longer used or is abandoned by the tower owner, adequate funds exist to dismantle and remove the tower, per section 12.2.4.8 of this Part. Such performance bond should be issued by a surety company duly qualified in the state, and may at the discretion of the city be reviewed and revised if the bond is considered insufficient to cover the cost of the demolition and removal. In the event of the sale of the tower, the city must be notified 30 days prior to the transfer of ownership and a performance bond must be obtained and furnished to the city by the new owner prior to the transfer of ownership and continuation of the operation of the tower, per the requirements of this Part.