



November 17, 2023
Job Number 2017748.70

Brenda Delbert
Director of Building and Planning
City of Wheeling
1500 Chapline Street
Wheeling, WV 26003

RE: AT&T Mobility – W047 Wheeling College 908 National Road Wheeling, WV 26003

Dear Ms. Delbert,

Please accept this report providing explanation for why a site for the proposed tower was not chosen from a higher priority location than those provided in section 1363.09 of the Wheeling Zoning Ordinance. The proposed tower is located in a priority level 6 location, "a new tower on properties in areas zoning for C-2 General Commercial use." Following is an analysis of reasons for not selecting a site from priority levels 1 through 5.

Priority Level 1 – On existing Towers or other structures on city properties, including the right-of-way

As demonstrated in the report addressing the requirements of Wheeling Zoning Ordinance section 1363.08.L.1, there are no existing towers or alternative buildings or structures within one-half mile on which AT&T could install its antennas.

Priority Level 2 – on existing Towers or other structures on other property in the City

As demonstrated in the report addressing the requirements of Wheeling Zoning Ordinance section 1363.08.L.1, there are no existing towers or alternative buildings or structures within one-half mile on which AT&T could install its antennas.

Priority Level 3 – A new Tower on City-owned properties, including the right-of-way

Four (4) City-owned properties were identified within one-half mile of the proposed tower location and are shown in the attached map. The district-map-parcel numbers for the four (4) properties are: 10-W47-96, 10-W39-22.3, 10-W40-305, and 10-W40-294. Following are the reasons for not pursuing a new tower on these parcels.

Parcel 10-W47-96 is residentially zoned and is currently developed with a baseball diamond and basketball court. Additionally, the site is very low in elevation relative to the proposed tower and a ridgeline to the north would block a large portion of the targeted coverage area from receiving a signal. Finally, the majority of the parcel is within the floodplain for Wheeling Creek, with the majority of that being regulatory floodway.

Parcel 10-W39-22.3 is entirely roadway and is unsuitable for the development of a tower site.

Parcels 10-W40-305 & 10-W40-294 are very similar in nature and are only about 200 feet apart. Both are residentially zoning and are currently used for recreational purposes. Parcel 10-W40-305 is

currently a park with a small pavilion and parcel 10-W40-294 is entirely covered by a playground, a basketball court, and a tennis court. Both sites are similarly low in elevation relative to the proposed tower.

Priority Level 4 – A new Tower on properties in areas zoned for I-2 General Industrial use

The nearest I-2 General Industrial district is over 4,500 feet away from the proposed tower location and a ridgeline to the east of it would block the targeted coverage area from receiving a signal.

Priority Level 5 – A new Tower on properties in areas zoned for I-1 Light Industrial use

The nearest I-1 Light Industrial district is over 8,000 feet away from the proposed tower location and all I-1 districts are separated from the targeted coverage area by ridgelines that would block the areas from receiving signals.

Based on the above arguments, we believe that suitable explanation has been provided in defense of selecting a site from priority level 6 rather than choosing a site from priority levels 1 through 5.

Sincerely,

GPD Group

Michael Beddow, PE
Associate Project Manager



10-W39-22.3

10-W40-305

10-W40-294

10-W47-96