PLANNING COMMISSION
CITY OF HAMPTON, VIRGINIA

CHAIR : Carole Garrison
VICE-CHAIR : Christopher Carter
COMMISSIONERS : Steven Brown, Trina Coleman, Thomas Southall, Ruthann Kellum, Mary Bunting

WORK SESSION
December 19, 2019 @ 3:00 PM – City Hall, Lawson Conference Room, 8th Floor

I. Questions about agenda items

MEETING AGENDA
December 19, 2019 @ 3:30 PM – City Hall, City Council Chambers, 8th Floor

I. Call to Order

II. Roll Call

III. Minutes of the November 21, 2019 Planning Commission Meeting

IV. Public Hearing Items

A. Use Permit Application No. 19-00010: This is a use permit application by MCG VA Sears, LLC to operate a storage facility 2 as part of a proposed mixed commercial development located at 5200 W. Mercury Boulevard [LRSN: 3002532]. The Hampton Community Plan (2006, as amended) recommends business/industrial use for this site.

B. Use Permit Application No. 19-00011: This is a use permit application by Rashodd McNeill to operate a tattoo parlor at 51 & 53 N. Mallory Street [LRSN: 12001704], which faces Mallory Street and is a part of the shopping center at the intersection of N. Mallory Street and E. Mercury Boulevard. The Hampton Community Plan (2006, as amended) recommends mixed-use for this site. The Phoebus Master Plan (2007, as amended) recommends a multi-tenant shopping center in this location.

C. Comprehensive Plan Amendment No. 19-00001: Hampton Community Plan (2006, as amended): by the City of Hampton to consider amendments to the Hampton Community Plan (2006, as amended) to update the land use policies and associated map for the Magruder Boulevard Corridor; certain parcels within Langley Research and Development Park (LSRNs 6001303, 6000996, 6000987, 6000986, 6000985, 13000969, and 6000977), known as 104, 36, 22, 18, 21, and 17 Research Drive, and 3209 Commander Shepard Boulevard, respectively. The proposed changes would acknowledge designated commercial nodes along the Magruder Boulevard Business Corridor and change the land use designation for the specified parcels referenced above from Business/Industrial to Commercial land use. The policy would continue to support the majority of the park being used for Business/Industrial land use.
D. **Zoning Ordinance Amendment No. 19-00009**: Ordinance To Amend And Reenact Chapter 3 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled “Uses Permitted” By Amending Section 3-2 To Add The New Zoning District Entitled “Langley Business Park (LBP) District” To The Use Table and Section 3-3 Pertaining to Additional Standards On Permitted Uses to reflect the addition of the new zoning district. This item is proposed in conjunction with Zoning Ordinance Amendments 19-00010 and 19-00011 to establish a new business/industrial zoning district for Langley Research and Development Park in support of the recommendations of the Hampton Community Plan (2006, as amended). Approval of this amendment would govern the uses permitted in the new LBP District.

E. **Zoning Ordinance Amendment No. 19-00010**: Ordinance To Amend And Reenact Chapter 8 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled “Special Districts” By Adding Article 9 – Langley Business Park (LBP) District. Approval of this amendment would create a new business/industrial zoning district for Langley Research and Development Park. The general purpose and intent of this district is to promote the development of a mix of office, distribution, light manufacturing, and support service uses within a modest campus setting. This item is proposed in conjunction with Zoning Ordinance Amendments 19-00009 and 19-00011 in support of the recommendations of the Hampton Community Plan (2006, as amended).

F. **Zoning Ordinance Amendment No. 19-00011**: Ordinance To Amend And Reenact Chapter 10 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled “Signs” By Amending Article 2 to add Section 10-19, pertaining to sign regulations, and to amend Section 10-31 entitled “Freestanding Signage Permitted” and Section 10-32 entitled “Wall Signage Permitted” As Part Of The Adoption Of A New Special District, Langley Business Park (LBP) District. Approval of this amendment would regulate the types of signs permitted and prohibited in the new LBP District. This item is proposed in conjunction with Zoning Ordinance Amendments 19-00009 and 19-00010.

G. **Rezoning Application No. 19-00005**: by the City of Hampton to rezone 177± acres, including the following LRSNs: 6000759, 6000760, 6000762, 6000767, 6000769, 6000969, 6000851, 6000852, 6000854, 6000972, 6000973, 6000974, 6000976, 6000977, 6000978, 6000979, 6000981, 6000985, 6000986, 6000987, 6000988, 6000991, 6000992, 6000993, 6000994, 6000995, 6000996, 6001001, 6001004, 6001005, 6001006, 6001007, 6001008, 6001009, 6001303, 6001443, 6001444, 13000452, 13000493, 13000969, 13000970, 13003486, 13003976, 13003978, 13004073, 13004304, from Limited Manufacturing (M-1), Multiple Residential (RM), and Neighborhood Commercial (C-1) Districts to Langley Business Park (LBP) District. The Hampton Community Plan (2006, as amended) recommends business industrial for this area. This rezoning is a zoning map amendment that identifies the boundaries of the new LBP zoning district and accompanies the adoption of the zoning ordinance text amendments associated with Langley Business Park including ZOAs 19-00009, 19-00010, and 19-00011. Together, all of the amendments will constitute a new base zoning district for the area commonly known as Langley Research and Development Park as well as certain adjacent properties.
V. Community Development Director's Report
   A. Youth Planner Presentation - Maia Patterson

VI. Items by the Public

VII. Matters by the Commission

VIII. Adjournment of Regular Session

Protocol for Public Input at Planning Commission Meetings:
Hampton Planning Commission meetings are open to the public. The public is invited to attend meetings and to observe the work and deliberations of the Planning Commission. The public may also address the Planning Commission on public hearing items by signing up to speak. Public hearing sign-up sheets will be available until the specific item is reached during the course of the meeting. Speakers will be recognized in the order in which they sign up and are asked to state their name and address, to limit their comments to 3 minutes, and to avoid repeating comments made by previous speakers.

As a courtesy to others during the meeting, please turn off cellular telephones or set them to vibrate.