

HAMPTON VA

PLANNING COMMISSION CITY OF HAMPTON, VIRGINIA

CHAIR: Ruthann Kellum

VICE-CHAIR: Michael Harper

COMMISSIONERS: Steven Bond, Tracy Brooks, Steven Brown, Trina Coleman, Carole Garrison

WORK SESSION

January 20, 2022 @ 3:00 PM - City Hall,
Community Development Department Conference Room , 5th Floor

I. Questions about agenda items

MEETING AGENDA

January 20, 2022 @ 3:30 PM - City Hall, City Council Chambers, 8th Floor

I. Call to Order

II. Roll Call

III. Minutes of the December 16, 2021 Planning Commission Meeting

IV. Public Hearing Items

- A. Rezoning Application No. 21-00009:** This is a rezoning application by Eagle Landing Investment Co. to rezone ±0.096 acres at **603 Washington Street [LRSN: 2003475]** from Heavy Manufacturing (M-3) District to One Family Residential (R-9) District without proffered conditions. Approval of this application would permit an existing legally nonconforming single-family structure to be utilized as a one family residential dwelling. The Hampton Community Plan (2006, as amended) recommends medium density residential for this area. This property is also within the Downtown Hampton Master Plan (2004, as amended) Initiative Area 5: Pasture Point Neighborhood. This initiative area recommends the preservation of, and the reinvestment in, the existing housing stock. Lead Staff: Garek Hall Hannigan, City Planner.
- B. Use Permit Application No. 21-00019:** This is a use permit application by William A. Comer Jr., representing the establishment 1865 Brewing Company, to permit the operation of a micro-brewery with live entertainment 2 at **9 S Mallory Street [LRSN: 12001371]**. This property is zoned Phoebus Urban Core (PH-1) District, which allows for a micro-brewery with live entertainment 2 with an approved use permit. The Hampton Community Plan (2006, as amended) recommends mixed-use for this area. This property is also within the Phoebus Master Plan (2007, as amended) Initiative Area 3: Mallory Street. This initiative area recommends development and redevelopment of structures with commercial and mixed-uses. Lead Staff: Garek Hall Hannigan, City Planner.
- C. Use Permit Application No. 21-00020:** This is a use permit application by Colonial Downs Group, LLC to permit a restaurant, with a retail alcoholic beverage license, with live entertainment 2 at **1990-1996 Power Plant Parkway [LRSN: 3004808]**. This property is zoned Limited Commercial (C-2) District, which allows for a restaurant, with a retail alcoholic beverage license, with live entertainment 2 with an approved use permit. The Hampton Community Plan (2006, as amended) and the Coliseum Central Master Plan (2015, as amended), specifically the Power Plant Parkway initiative area, recommend mixed use for this area. Lead Staff: Donald Whipple, Chief Planner.
- D. Zoning Ordinance Amendment No. 22-00001:** This is a proposal by the City of Hampton to amend and re-enact the Zoning Ordinance of the City of Hampton, Virginia by amending Chapter 1 entitled, "General Provisions" pertaining to regulations for recreation areas associated with other uses. Approval of this amendment would permit recreation areas which

are associated with developments in all districts which are managed under common ownership. This item is being brought forward in conjunction with Zoning Ordinance Amendment No. 22-00002 and No. 22-00003. Lead Staff: Allison Jackura, Interim Deputy Zoning Administrator.

- E. Zoning Ordinance Amendment No. 22-00002:** This is a proposal by the City of Hampton to amend and re-enact the Zoning Ordinance of the City of Hampton, Virginia by amending Section 2-2 entitled, "Definitions" pertaining to parks and open space definitions. Approval of this amendment would add definitions of 'park, public' and 'park, private', and amend the definitions of 'active recreation area', 'open space', and 'open space amenity'. This item is being brought forward in conjunction with Zoning Ordinance Amendment No. 22-00001 and No. 22-00003. Lead Staff: Allison Jackura, Interim Deputy Zoning Administrator.
- F. Zoning Ordinance Amendment No. 22-00003:** This is a proposal by the City of Hampton to amend and re-enact the Zoning Ordinance of the City of Hampton, Virginia by amending Section 3-2 entitled, "Table of Uses Permitted" to remove the uses of 'park/playground, active' and 'park, passive/open space', and add the uses of 'park, private' and 'park, public'. This amendment would permit private parks with a use permit in the R-LL, R-43, R-R, R-33, R-22, R-15, R-13, R-11, R-9, R-8, R-4, MD-1, MD-2, MD-3, R-M, C-1, C-2, C-3, LFA-3, LFA-4, LFA-6, R-T, HRC-1, HRC-2, LBP, DT-1, DT-2, DT-3, PH-1, PH-2, PH-3, FM-1, FM-2, and FM-4 zoning districts. This amendment would permit public parks in all districts by right. This item is being brought forward in conjunction with Zoning Ordinance Amendment No. 22-00001 and No. 22-00002. Lead Staff: Allison Jackura, Interim Deputy Zoning Administrator.

VI. Community Development Director 's Report

- A. Youth Planner Presentation** - Jericho Nicely, Senior Youth Planner

VII. Items by the Public

VIII. Matters by the Commission

IX. 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 prior to the opening of the public hearing segment of the meeting. Speakers will be recognized in the order in which they sign up and are asked to state their name and address, and are asked 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.**