

HAMPTON VA

PLANNING COMMISSION CITY OF HAMPTON, VIRGINIA

CHAIR: Carole Garrison

VICE-CHAIR: Christopher Carter

COMMISSIONERS: Steven Bond, Steven Brown, Trina Coleman, Ruthann Kellum, Thomas Southall,

WORK SESSION

February 20, 2020 @ 3:00 PM - City Hall, Lawson Conference Room, 8th Floor

I. Questions about agenda items

MEETING AGENDA

February 20, 2020 @ 3:30 PM - City Hall, City Council Chambers, 8th Floor

I. Call to Order

II. Roll Call

III. Minutes of the January 16, 2020 Planning Commission Meeting

IV. Planning Commission Action

- A. **Planning Commission Action No. 19-00001:** This is a Planning Commission Action application by Virginia Natural Gas to relocate an existing regulator station to an adjacent city owned parcel located 2972 North Armistead Avenue [LRSN 6000822].

V. Public Hearing Items

- A. **Rezoning Application No. 19-00006.** This is a rezoning application by STM Properties, Inc. to rezone ±0.68 acres located at **2135 W Pembroke Avenue and 658 Vaughan Avenue [LRSN: 1003830 and 1003828, respectively]**. The application is to rezone the property from General Commercial (C-3) and One Family Residential (R-9) District to One Family Residential (R-9) District with conditions. Approval of this application would permit a single-family home to be built on each lot. The Hampton Community Plan (2006, as amended) recommends low density residential use for this site. This item was deferred from the January 16, 2020 meeting.
- B. **Zoning Ordinance Amendment No. 19-00012.** This is a proposal by the City of Hampton To Amend And Re-Enact Chapter 2, Section 2-2 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled "Definitions" To Add Definitions for Business Park/Shopping Center 1; Business Park/Shopping Center 2; Business Park/Shopping Center Outparcel, Dependent; and Business Park/Shopping Center Outparcel, Independent. If approved, this amendment would distinguish between two types of business park/shopping centers - large (category "2") and small (category "1") - as well as outparcels associated with the business park/shopping centers. Dependent outparcels would be defined as those that rely upon the business park/shopping center for code compliance, while independent parcels do not. This item is proposed in conjunction with Zoning Ordinance Amendment No. 19-00013. Zoning Ordinance Amendment No. 19-00012 was deferred from the January 16, 2020 meeting and is being concurrently advertised for the February 26, 2020 City Council meeting.
- C. **Zoning Ordinance Amendment No. 19-00013:** This is a proposal by the City of Hampton To Amend And Re-Enact Chapter 10 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled "Signs" By Amending Article 1, Section 10-8, Off-Premises Advertising Signs; Section 10-9, Signage Exempt from Regulation; and Article 2, Section 10-13, O-CC District Sign

Regulations. The purpose of these amendments is to provide additional signage and greater flexibility in signage through an incentive based approach for properties generally within the Coliseum Central Overlay (O-CC) District and specifically for Business Park/Shopping Centers. This item is proposed in conjunction with Zoning Ordinance Amendment No. 19-00012. Zoning Ordinance Amendment 19-00013 was deferred from the January 16, 2020 and is being concurrently advertised for the February 26, 2020 City Council meeting.

- D. **Zoning Ordinance Amendment No. 20-00001**: This is a proposal by the City of Hampton To Amend And Re-Enact Chapter 11 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled “Parking” By Amending Section 11-8, Parking Credits, Exemptions and Reductions. Approval of this amendment would create a parking credit for property owned or leased by the City and used for governmental purposes. This item is being concurrently advertised for the February 26, 2020 City Council meeting.

- E. **Zoning Ordinance Amendment No. 20-00002**: This is a proposal by the City of Hampton To Amend and Re-Enact Chapter 3 of the Zoning Ordinance of the City of Hampton, Virginia Entitled, “Uses Permitted” by Amending Section 3-2(b) Pertaining to Uses Permitted in the Hampton Roads Center North (HRC-2) District. Approval of this amendment would add “Manufacturing/processing/treatment 1” to the uses permitted in the HRC-2 District. This item is being concurrently advertised for the February 26, 2020 City Council meeting.

VI. Community Development Director’s Report

- A. **Youth Planner Presentation** - Maia Patterson, Junior 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. 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.**