

HAMPTON VA

PLANNING COMMISSION CITY OF HAMPTON, VIRGINIA

CHAIR: Carole Garrison

VICE-CHAIR: Ruthann Kellum

COMMISSIONERS: Steven Bond, Tracy Brooks, Steven Brown, Trina Coleman, Michael Harper

WORK SESSION

July 15, 2021 @ 3:00 PM – City Hall,
Community Development Department Conference Room, 5th Floor

I. Questions about agenda items

MEETING AGENDA

July 15, 2021 @ 3:30 PM – City Hall, City Council Chambers, 8th Floor

I. Call to Order

II. Roll Call

III. Minutes of the June 17, 2021 Planning Commission Meeting

IV. Public Hearing Items

- A. Rezoning Application No. 21-00004:** This is a rezoning application by Ryan Corbelli on behalf of STM Properties, Inc., to rezone a property at **208 Brightwood Avenue [LRSN: 1006398]**, totaling ±0.2 acres from Neighborhood Commercial (C-1) to a One Family Residential (R-4) to allow for the construction of a single family home. The Hampton Community Plan (2006, as amended) recommends Low Density Residential for this area. This property is also within the Kecoughtan Master Plan area, which recommends enhancing Kecoughtan Road as a residential boulevard with commercial development clustered in certain areas. Lead Staff: Frank Glover, City Planner
- B. Rezoning Application No. 21-00006:** This is a rezoning application by Marlyn Development Corporation. to rezone a parcel at **1963 West Pembroke Avenue [LRSN: 13004215]**, totaling ±7.82 acres, from General Commercial [C-3] District to Multifamily Residential (MD-3) District with proffered conditions. Approval of this application would permit development of 150 age-restricted senior multifamily units distributed within one (1) four (4) story building. The Hampton Community Plan (2006, as amended) recommends low density residential for this area. Lead Staff: Olivia Askew, City Planner
- C. Use Permit Application No. 21-00007:** by Medical Management International, Inc (Banfield Pet Hospital) to operate a pet hospital at **1123 W. Mercury Boulevard [LRSN: 7001212]**. The property is zoned Limited Commercial (C-2) District. The Hampton Community Plan (2006, as amended) recommends mixed use for this area. This site is also within the Coliseum Central Master Plan (2015, as amended), which calls for

large format retailer's, supported by outparcel retail, restaurants and hotels in this area. Lead Staff: Frank Glover, City Planner

- D. Zoning Ordinance Amendment No. 21-00001:** 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 Parking Vehicles on Unimproved Surfaces in Residential Areas. Approval of this amendment would prohibit parking in street frontage yards on lots with a one family, two family, or duplex as the primary use, on an unimproved surface with exceptions for lots without street parking, during street sweeping, during severe weather events, during a special event when a special event permit has been issued by the City, and when the vehicle is being washed. Lead Staff: Hannah Sabo, Zoning Administrator
- E. Zoning Ordinance Amendment No. 21-00002:** 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 3-2 (b) Entitled, "Table of Uses Permitted in Special Zoning Districts" to Permit Storage Facility 1, Storage Facility 2, and Storage Facility 3 with an Approved Use Permit in the Phoebus Urban Core (PH-1), Phoebus Town (PH-2), and Phoebus Commercial Transition (PH-3) Zoning Districts. Use permit applications require public hearings before Planning Commission and City Council, are reviewed on a site specific basis, and grant the opportunity for site specific conditions to be attached. Lead Staff: Mike Hayes, Planning & Zoning Administration Division Manager
- F. Zoning Ordinance Amendment No. 21-00010:** 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, "Definitions". Approval of this amendment would add a definition of the term flag and modify the definitions of the terms sign, sign area, and off premises advertising sign and related terms. This item is being brought forward in conjunction with Zoning Ordinance Amendment No. 21-00011. Lead Staff: Hannah Sabo, Zoning Administrator
- G. Zoning Ordinance Amendment No. 21-00011:** 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 10 Entitled, "Signs" to add regulations pertaining to temporary signs and flags. Approval of this amendment would regulate the number and size of flags permitted based on the primary use of a parcel. This amendment also extends the period of time signs placed in proximity to Election Day may remain by permitting such signs until 10 days after the certification of the results of the election by the applicable authority. This item is being brought forward in conjunction with Zoning Ordinance Amendment No. 21-00010. Lead Staff: Hannah Sabo, Zoning Administrator
- H. Zoning Ordinance Amendment No. 21-00012:** 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, "Definitions". Approval of this amendment would add a definition for cemetery and related terms. This item is being brought forward in conjunction with Zoning Ordinance Amendments No. 21-00013 and 21-00014. Lead Staff: Hannah Sabo, Zoning Administrator
- I. Zoning Ordinance Amendment No. 21-00013:** This is a Proposal by the City of Hampton to Amend and Re-Enact Chapter 3 Entitled, "Uses Permitted" of the Zoning Ordinance of the City of Hampton, Virginia. Approval of this amendment would add the use of a cemetery to the uses permitted with a use permit in a number of standard and special zoning districts. Approval of this amendment would also add an additional standard to the use of cemetery. This item is related to Zoning

Ordinance Amendments No. 20-00012 and 21-00014. Lead Staff: Hannah Sabo, Zoning Administrator

- J. Zoning Ordinance Amendment No. 21-00014:** This is a Proposal by the City of Hampton to Amend and Re-Enact Chapter 12 Entitled, "Nonconformities" of the Zoning Ordinance of the City of Hampton, Virginia. Approval of this amendment would allow a legally nonconforming use of a cemetery to expand to occupy an area not greater than that of the legally platted parcel occupied. This item is related to Zoning Ordinance Amendments No. 20-00012 and 21-00013. Lead Staff: Hannah Sabo, Zoning Administrator

V. Community Development Director's Report

- A. Youth Planner Presentation** – Maia Patterson, Junior Youth Planner
B. Community Plan Update Presentation – Terry O'Neill, Director of Community Development

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 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.***