

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

**October 21, 2021 @ 3:00 PM – City Hall,
Community Development Department Conference Room, 5th Floor**

I. Questions about agenda items

MEETING AGENDA

October 21, 2021 @ 3:30 PM – City Hall, City Council Chambers, 8th Floor

I. Call to Order

II. Roll Call

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

V. Public Hearing Items

- A. Use Permit Application No. 21-00012:** This application was deferred from the September Planning Commission meeting. The use permit application by Kristopher W. Wilgus is a request to operate an Animal Day Care on a 0.46 acre site, located at 2409 and 2411 Kecoughtan Road [**LRSN: 1003602 and 1003603, respectively**]. The property is zoned Neighborhood Commercial District (C-1). A use permit is required to operate an animal day care use in this zoning district. The Hampton Community Plan (2006, as amended) recommends mixed-use for this area. This property is also located within the Kecoughtan Road Corridor Master Plan (2006 as amended) Initiative Area 2 – West Kecoughtan Road Neighborhood Commercial Center. This initiative area is designated as one of the recommended commercial nodes along Kecoughtan Road. Lead Staff: Frank Glover
- B. Use Permit Application No. 21-00011:** This is a use permit application by Cellco Partnership (d/b/a Verizon Wireless) to construct and operate a 134 foot tall Commercial Communications Tower, on a portion of property located at 4 N. Curry Street [LRSN: 12001894]. The property is zoned One Family Residential District (R-11). This property is the current location of the Phoebus Recreation Association ball fields. 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 4: Railroad Right-of-Way. This initiative area recommends maintaining and potentially expanding the recreational fields. Lead Staff: Garek Hannigan, City Planner
- C. Zoning Ordinance Amendment No. 21-00016:** 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" and Section 3-3 entitled, "Additional Standards on Uses," to modify where and how the uses of parking lot and parking garage are permitted. Commercial parking garages and commercial parking lots are defined as garages/lots which are owned and operated

by a private entity, but open to the public, where vehicles are parked for a fee. The current ordinance permits commercial parking garages by right in the C-3, M-2, M-3, LFA-1, LFA-2, DT-1, DT-2, and FM-4 districts and with a use permit in the FM-2 and FM-3 districts. The current ordinance permits commercial parking lots by right in the C-1, C-2, C-3, M-2, M-3, LFA-1, LFA-2, RT-1, and FM-4 districts and with a use permit in the FM-2 and FM-3 districts. This amendment removes the commercial parking lot use and creates the private parking lot/garage use; this amendment permits the private parking lot/garage use in all districts with a use permit. This zoning ordinance amendment would allow parking lots and garages which are owned or operated by a governmental body in all districts by right. This item is being brought forward in conjunction with Zoning Ordinance Amendment No. 21-00017. Lead Staff: Hannah Sabo, Zoning Administrator

D. Zoning Ordinance Amendment No. 21-00017: 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 parking lot and parking garage definitions. Approval of this amendment would add definitions of public parking garage/lot and private parking garage/lot. This item is being brought forward in conjunction with Zoning Ordinance Amendment No. 21-00016. Lead Staff: Hannah Sabo, Zoning Administrator

E. Zoning Ordinance Amendment No. 21-00002: After being deferred from the July Planning Commission meeting and having completed outreach to the community, the City has withdrawn this proposed amendment.

The amendment was 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

VI. Community Development Director's Report

A. Youth Planner Presentation – Kyra Reed, 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 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.***