

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

September 16, 2021 @ 2:30 PM - City Hall,
Community Development Department Conference Room, 5th Floor

I. Training on types of applications and legal considerations

II. Questions about agenda items

MEETING AGENDA

September 16, 2021 @ 3:30 PM - City Hall, City Council Chambers, 8th Floor

I. Call to Order

II. Roll Call

III. Planning Commission Election of Chair and Vice-Chair

IV. Minutes of the August 19, 2021 Planning Commission Meeting

V. Public Hearing Items

- A. **Rezoning Application No. 21-00005**: This is a rezoning application by HRCN, LLC to rezone a parcel at the northeast corner of Commander Shepard Boulevard and North Campus Parkway [**LRSN: 13004555**], totaling ±3.26 acres, from Hampton Roads Center 2 (HRC-2) District to Limited Commercial (C-2) District with proffered conditions. Approval of this application would permit development of a commercial retail center. The Hampton Community Plan (2006, as amended) recommends business industrial for this area. Lead Staff: Donald Whipple, Chief Planner
- B. **Use Permit Application No. 21-00012**: This is a use permit application by Kristopher W. Wilgus to operate an Animal Day Care, located at **2409 and 2411 Kecoughtan Road [LRSN: 1003602 and 1003603, respectively]**. The property is zoned Neighborhood Commercial (C-1). The Hampton Community Plan (2006, as amended) recommends mixed-use for this area. This property is 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
- C. **Zoning Ordinance Amendment No. 21-00003**: 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" and Section 3-3 entitled "Additional Standards on Uses," to modify where and how the uses of multifamily dwellings and upper-floor dwelling units are permitted. The Multiple Dwelling (MD-2, MD-3, and MD-4) and Limited Commercial (C-2) Districts currently permit multifamily dwellings by-right; if approved, this amendment would require a use permit for multifamily dwellings in those districts. The Residential Transition (RT-1) District currently permits multifamily dwellings by-right; if this amendment is approved, a use permit would be required in the RT-1 District. The Downtown Districts (DT-1, DT-2, and DT-3) currently permit multifamily dwellings by-right. Under the proposed amendment, the Downtown Districts would permit multifamily dwellings by-right if certain additional development standards are met; multifamily dwellings not meeting those standards would be permitted with an approved use permit. This amendment would add upper-floor

dwelling units as a by-right use to the Buckroe Bayfront (BB-3, BB-4, and BB-5) and the Fort Monroe (FM-2 and FM-3) Districts if certain additional development standards are met. The amendment would also add additional standards to the Phoebus (PH-1, PH-2, and PH-3) Districts. This amendment was previously heard under Zoning Ordinance Amendment No. 20-00021, which was deferred indefinitely by City Council to allow additional time to consider impacts within the Coliseum Central area. This amendment also includes a technical change for restaurant and micro-brewery/distillery/winery uses in Chapter 3; this change does not impact the regulation of these uses. Lead Staff: Allison Jackura, Senior Planner

VI. Community Development Director 's Report

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