

AT THE WORK SESSION OF THE HAMPTON PLANNING COMMISSION HELD IN THE LAWSON CONFERENCE ROOM, 8TH FLOOR, CITY HALL, 22 LINCOLN STREET, HAMPTON, VIRGINIA, ON THURSDAY, FEBRUARY 20, 2020 AT 3:00 P.M.

Chairman Carole Garrison called the meeting to order at 3:00 p.m. A call of the roll noted Commissioners Ruthann Kellum, Tommy Southall, Vice-Chair Christopher Carter, Steven Bond, and Chairman Garrison as being present. Commissioners Trina Coleman and Steven Brown and were noted as absent. Staff in attendance were Secretary to the Commission/Director of Community Development Terry O'Neill, Deputy City Attorney Bonnie Brown, Planning & Zoning Administration Manager Michael Hayes, Zoning Administrator Hannah Sabo, Chief Planner Donald Whipple, City Planner Frank Glover, and Recording Secretary/Senior Administrative Assistant Kristie Graves.

The Commission and staff discussed the following agenda items with the following information being provided:

Planning Commission Action No. 19-00001: by Virginia Natural Gas to relocate an existing regulator station to an adjacent city owned parcel located at 2972 North Armistead Avenue [LRSN: 6000822]. A Planning Commission Action (PCA) is a special application the Planning Commission considers when the City has a new or replacement public utility or infrastructure request. The task of the Planning Commission is to ensure that the application is in accordance with the Community Plan. PCAs are not public hearing items.

Zoning Ordinance Amendment No. 20-00002: the City of Hampton to Amend and Re-Enact Chapter 3, Section 3-2(b) of the Zoning Ordinance Entitled "Uses Permitted". The proposal is to amend the zoning district for the Hampton Roads Center North (HRC-2) District to permit additional manufacturing uses.

Zoning Ordinance Amendment Nos. 19-00012 & 19-00013: the City of Hampton to Amend and Re-Enact Chapter 2, Section 2-2 Entitled "Definitions", Chapter 10 Entitled "Signs", 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. These amendments are to establish regulations that exempt certain signage internal to a site. They also will create incentive based regulations for additional or larger signage for large shopping centers and business parks for the Coliseum Central Overlay (O-CC) District.

Commissioners were provided with additional documentation for greater clarification related to Article II, Section 10-13 (3)(a) on wall signage that shall not be permitted in the Coliseum central Overlay District. Commissioners were also provided with additional documentation that was omitted regarding an exemption for Large Shopping Center Signs and Combination Signs. Staff has requested that these because the two items are related, that there be one presentation. A separate vote will be held for each item.

Rezoning Application No. 19-00006: by STM Properties, Inc. to rezone ± 0.68 acres located at 2135 West Pembroke and 658 Vaughan Avenue [LRSNs: 1003830 and 1003828, respectively]. The applicant is requesting to rezone two lots at the intersection of Greenbriar and West Pembroke Avenues from General Commercial (C-3) and One-Family Residential (R-9) to One-Family Residential (R-9) in order to construct two single family homes. The applicant has proffered conditions in keeping with the infill housing overlay requirements.

The Planning Commission members and staff discussed various topics including a number of ongoing enforcement issues throughout the City.

Youth Planner Presentation: Due to the impending inclement weather, the Youth Planners will not be presenting at today's Planning Commission meeting. The Hampton Youth Commission 2020 Candidates Forum will be held on March 16, 2020, at the Hampton Roads Convention Center at 5:30 P.M. – 7:00 P.M. The public are invited to attend but participation is limited to the youth in the community. The forum will include candidates for the Mayoral, City Council, and School Board elections, and is an opportunity for the youth in the community to speak and ask questions of the candidates.

Park, Recreation, and Leisure Services Parks Master Plan Public Input Session: Due to the impending inclement weather, the Park, Recreation and Leisure Services Parks Master Plan public input session scheduled for this evening has been rescheduled to March 31, 2020.

Work session adjourned at 3:24 P.M.

AT THE REGULAR MEETING AND PUBLIC HEARING OF THE HAMPTON PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, 8TH FLOOR, CITY HALL, 22 LINCOLN STREET, HAMPTON, VIRGINIA, ON THURSDAY, FEBRUARY 20, 2020 AT 3:30 P.M.

I. CALL TO ORDER

Chairman Carole Garrison called the meeting to order at 3:30 P.M.

II. ROLL CALL

A call of the roll noted Commissioners Ruthann Kellum, Tommy Southall, Vice-Chair Christopher Carter, Steven Bond, and Chairman Garrison as being present. Commissioners Trina Coleman and Steven Brown and were noted as absent; however, Commissioner Brown arrived after the roll call. Staff in attendance were Secretary to the Commission/Director of Community Development Terry O'Neill, Deputy City Attorney Bonnie Brown, Planning & Zoning Administration Manager Michael Hayes, Zoning Administrator Hannah Sabo, Chief Planner Donald Whipple, City Planner Frank Glover, and Recording Secretary/Senior Administrative Assistant Kristie Graves.

III. MINUTES – JANUARY 16, 2020 WORK SESSION & PUBLIC MEETING

A motion was made by Commissioner Tommy Southall and seconded by Commissioner Ruthann Kellum to approve the minutes of the January 16, 2020 Work Session and Planning Commission meeting.

A roll call vote on the motion resulted as follows:

AYES:	Kellum, Southall, Carter, Bond, Garrison
NAYS:	None
ABSTAIN:	None
ABSENT:	Coleman, Brown

IV. PLANNING COMMISSION ACTION

Secretary O'Neill explained to the Planning Commission what a planning commission action is. It is not a public hearing item but a special application the Planning Commission considers when the City has a new or replacement public utility or infrastructure request. The task of the Planning Commission is to ensure that the application is in accordance with the Community Plan.

A. PCA NO. 19-00001 – VIRGINIA NATURAL GAS, 2972 N. ARMISTEAD AVENUE [LRSN: 6000822]

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

City Planner Frank Glover presented the staff report on the subject application, a copy of which is attached to the original minutes. He stated that staff recommends approval of Planning Commission Action No. 19-00001.

The applicant was available to respond to questions.

Chairman Garrison commented that the application was similar to the Virginia Natural Gas regulator station relocation at Mercury Boulevard and Armistead Avenue and thought that the landscaping and fencing design looked nice. She also added that she was glad that the regulator was being moved from the Langley flight path.

There being no further questions or speakers, the Planning Commission approved the following resolution:

WHEREAS: the Hampton Planning Commission has before it this day a request by Virginia Natural Gas to relocate an existing regulator station near Langley Air Force Base's West Gate to a neighboring City owned parcel on the south side of Sweeney Boulevard (LRSN 60000824);

WHEREAS: the regulator station, operated by Virginia Natural Gas, provides medium pressure natural gas to a large part of the northern and eastern portions of the City;

WHEREAS: the station is currently located near the gate and stacked cars waiting to enter the base as well as nearer the centerline of the runway than the proposed location;

WHEREAS: the proposed location for the new regulator station, while still within the Air Installation Compatible Use Zone (AICUZ), would provide a safer location than the current station's site;

WHEREAS: the proposed new equipment would be located within a small compound enclosed by a decorative fence;

WHEREAS: although this new station is located within the Chesapeake Bay Preservation District, the applicant explored alternative sites and could not identify a better situated, available alternative;

WHEREAS: in accordance with Section 15.2-2232 of the Code of Virginia, the Planning Commission is required to review the location of all public utility facilities and to verify that the locations are substantially in accord with the adopted comprehensive plan;

WHEREAS: the proposed gas regulator station would support the following policies set forth in the Hampton Community Plan (2006, as amended): well-designed public facilities that support growth; provide continuity of service; and minimize negative environmental impacts; and

WHEREAS: City staff and the utility representative answered questions from the Commissioners regarding the construction to the new site, safety precautions, and alternative locations.

NOW, THEREFORE, on a motion by Vice-Chair Christopher Carter and seconded by Commissioner Ruthann Kellum,

BE IT RESOLVED that the Hampton Planning Commission finds the proposal in conformance with the Hampton Community Plan (2006, as amended) and approves Planning Commission Action No. 19-00001.

A roll call vote on the motion resulted as follows:

AYES: Kellum, Southall, Carter, Brown, Bond, Garrison
NAYS: None
ABSTAIN: None
ABSENT: Coleman

V. PUBLIC HEARING ITEMS

Secretary O'Neill read the key points of the Hampton Planning Commission Public Hearing/Comment.

Mr. O'Neill read the public hearing notice on the first agenda item.

Commissioner Bond made a statement of correction in that Planning Commission Action 19-00001 was approved, not 19-00006 as stated.

A. RZ 19-00006 – STM PROPERTIES, INC, 2135 W PEMBROKE AVENUE AND 658 VAUGHAN AVENUE [LRSN: 1003830 AND 1003828, RESPECTIVELY], GENERAL COMMERCIAL (C-3) AND ONE FAMILY RESIDENTIAL (R-9) DISTRICT TO ONE FAMILY RESIDENTIAL DISTRICT (R-9) DISTRICT

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.

Planning & Zoning Administration Manager Michael Hayes presented the staff report on the subject application, a copy of which is attached to the original minutes. He stated that staff recommends approval of Rezoning Application No. 19-00006 with seven (7) conditions.

The applicant was available to respond to questions.

There being no questions or speakers, the Planning Commission approved the following resolution:

WHEREAS: the Hampton Planning Commission has before it this day Rezoning Application No. 19-00006 by STM Properties, Inc. rezone 0.67± acres at 2135 W. Pembroke Avenue and 658 Vaughan Avenue [LRSNs 1003830 and 1003828, respectively] from General Commercial (C-3) and One Family Residential (R-9) Districts to One Family Residential (R-9) with proffered conditions;

WHEREAS: the intent is to build two single family homes;

WHEREAS: the lots currently meet the R-9 dimensional standards;

WHEREAS: the applicants proffered conditions generally meet the infill housing standards as it relates to front yard green area and the location of the garage, so that new construction better fits within the context of the neighborhood;

WHEREAS: the Hampton Community Plan (2006, as amended) recommends low density residential land use at this location;

WHEREAS: the Hampton Community Plan (2006, as amended) also sets forth policies stressing the importance of safeguarding the integrity of the existing neighborhood and promoting infill development that is compatible with the context in which it is built;

WHEREAS: a similar rezoning request, Rezoning Application No.15-00005, was approved one block to the east at the corner of W. Pembroke Avenue and Greenbriar Avenue; and

WHEREAS: no members of the public spoke on this application.

NOW, THEREFORE, on a motion by Commissioner Ruthann Kellum and seconded by Commissioner Steven Brown,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Rezoning Application No. 19-00006 with seven (7) proffered conditions.

A roll call vote on the motion resulted as follows:

AYES:	Kellum, Southall, Carter, Brown, Bond, Garrison
NAYS:	None
ABSTAIN:	None
ABSENT:	Coleman

With the Planning Commission's concurrence, the next two (2) related public hearing items will be part of one presentation and public hearing item. A separate motion and vote are required for each item.

Mr. O'Neill read the public hearing notices on the next two (2) related agenda items.

B. ZOA 19-00012 – CITY OF HAMPTON, AMEND AND RE-ENACT CHAPTER 2, “DEFINITIONS”, SECTION 2-2, ADD BUSINESS PARK/SHOPPING CENTER 1, BUSINESS PARK/SHOPPING CENTER 2; BUSINESS PARK/SHOPPING CENTER OUTPARCEL, DEPENDENT AND BUSINESS PARK/SHOPPING CENTER OUTPARCEL, INDEPENDENT

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 was deferred from the January 16, 2020 meeting and is being brought forward in conjunction with Zoning Ordinance Amendment 19-00013 and is being concurrently advertised for the February 26, 2020 City Council meeting.

C. ZOA 19-00013 – CITY OF HAMPTON, AMEND AND RE-ENACT CHAPTER 10, "SIGNS", AMEND 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

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 was deferred from the January 16, 2020 meeting and is proposed in conjunction with Zoning Ordinance Amendment 19-00012 and is being concurrently advertised for the February 26, 2020 City Council meeting.

Chief Planner Donald Whipple presented the staff report on the subject amendments, copies of which are attached to the original minutes. He stated that staff recommends approval of Zoning Ordinance Amendment No. 19-00012 and Zoning Ordinance Amendment No. 19-00013.

In response to a question from Commissioner Brown, Mr. Whipple responded that properties can now have a total of four (4) large freestanding signs, as long as they meet the incentive requirements. Mr. O'Neill elaborated that one of the reasons for the proposed sign incentives is in response to the uniqueness of the size of the parcels. Owners of large parcels are at a disadvantage with regard to the size of the parcel, length of frontage and what signs are allowed; versus the small property owner and the number of freestanding signs they are allowed.

In response to a question from Commissioner Kellum, Mr. Whipple explained that the additional signage offered to property owners in the Coliseum Central Business Improvement District (CCBID) is an incentive to meeting the Coliseum Central Design Standards that have higher quality site and building designs.

In response to questions from Chairman Garrison, Mr. Whipple responded that there is not currently any combination freestanding signage in Hampton. Signs in the Coliseum Central District are limited to twelve feet (12'), although, signs in other commercial districts can be as tall as twenty-two feet (22'). Staff did not want to allow the signs to be taller than other districts in the City.

In response to a question from Commissioner Bond, Mr. Whipple stated that each of the four signs permitted through the incentive regulations can be 16 feet tall and 125 square feet.

Mr. O'Neill clarified that the buildings in Business Park/Shopping Center 2 contain at least 200,000 square feet of gross building floor area, not 200 square feet as stated.

In response to a question from Commissioner Brown, Mr. Whipple responded that these Zoning Ordinance Amendments are the culmination of a multi-year process between staff, the Coliseum Central Business Improvement District, and the property owners to address the uniqueness of their properties. Mr. Whipple stated that he did not show that any other cities in the region are addressing the unique characteristics of larger centers in the same manner as Hampton. He thinks that there are some localities that offer larger signage than Hampton does.

He does not believe that any other localities offer an incentive that ties back to the design standards.

Mr. O'Neill added that many of the local jurisdiction's by-right sign provisions are similar to or slightly smaller or bigger than Hampton's. They are allowing the bigger shopping center signs through variance applications or other kinds of conditional permits. The City did not think that was the best approach and made the decision to offer a sign incentive.

In response to questions from Commission Kellum, Mr. Whipple explained that the wall signage and freestanding signage incentives apply to the Business Park/Shopping Center 2 properties. The wall signage incentive applies to smaller properties. There is an opportunity through the incentive for old nonconforming signs to be upgraded. Individual tenants are in different leases. The City makes note of when a tenant qualifies for the sign incentive. When a tenant's lease is renewed, or a lease has ended and new tenant moves into the location, the old sign must come into compliance. There is no financial incentive from the City that encourages an independent to make signage changes. Most businesses feel that the ability to have more or larger signage is a payoff, and a monetary benefit through increased sales from a larger sign.

Deputy City Attorney Bonnie Brown elaborated that the Virginia Code and Law limits the City concerning design control. It can be done as an ancillary zoning purpose but not the primary zoning purpose. Incentive zoning is an exception and is specifically defined in the State code. The City cannot provide monetary bonuses but can provide development flexibility by way of increased density or height if the business complies voluntarily.

In response to a question from Chairman Garrison, Mr. O'Neill responded that approximately 30 years ago, the CCBID requested from the City the ability to control design standards for the Coliseum Central, which included signage. The City amended the Zoning Ordinance to create special sign provisions for that District. One of the amendments was smaller ground mounted freestanding signs as opposed to the traditional tall pole signs along the rights-of-way.

Raymond Tripp, Executive Director of Coliseum Central, 4410 E. Claiborne Square, Suite 211, supports the sign amendments for Coliseum Central. Mr. Tripp thanked City staff for their engagement and work on the amendments which are designed to uphold the integrity of the Coliseum Central Master Plan and reduce sign clutter. The amendments give property owners the opportunity to improve their properties through incentive based programs.

John Mills, 2743 Perimeter Parkway, Augusta, GA, representing Southeastern Development, owners, and developers of Riverdale Shopping Center, supports the sign amendments. The current sign ordinance did not address the needs of the larger shopping centers. Mr. Mills commended staff for their tireless efforts over the past years. The amendments provide the necessary signage while still maintaining the appeal and aesthetics that the City is looking for in the long term.

Commissioner Southall thanked Mr. Mills and Southeastern Development for the tremendous improvements to Riverdale. Mr. Mills remarked that he hoped that everyone was excited about the recent opening of Kroger.

There being no further questions or speakers, the Planning Commission approved the following resolution:

WHEREAS: the Hampton Planning Commission has before it this day Zoning Ordinance Amendment No. 19-00012 by the City of Hampton to Amend And Re-Enact Chapter 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;

WHEREAS: this item is proposed in conjunction with Zoning Ordinance Amendment No. 19-00013;

WHEREAS: this proposal would amend Chapter 2, Section 2-2, adding definitions for Business Park/Shopping Center 1 and Business Park/Shopping Center 2 and for Outparcels: Business Park/Shopping Center Outparcel, Dependent and Business Park/Shopping Center Outparcel, Independent;

WHEREAS: the purpose of this amendment is to provide definitions of business parks and shopping centers, distinguishing between the sizes of such centers and outparcels. Business Park/Shopping Center 2 would refer to larger centers equal to or greater than 20 contiguous acres in size or at least 10 contiguous acres and at least 200,000 square feet of gross building floor area;

WHEREAS: Business Park/Shopping Center 1 would refer to any center smaller than a Business Park/Shopping Center 2;

WHEREAS: Business Park/Shopping Center Outparcel, Dependent would refer to a separate parcel or land area that contains its own establishment and shares common parking, green area, or at least one (1) internal access point with a business park/shopping center;

WHEREAS: Business Park/Shopping Center Outparcel, Independent would refer to a separate parcel or land area that contains its own establishment and provides the minimum required parking and green area independently, and provides at least one (1) separate access point to the site from a public right-of-way;

WHEREAS: the Coliseum Central Master Plan (2015, as amended) recommends the establishment of development incentives that offer relief from the base standards in exchange for enhanced aesthetics for both site and building design elements/amenities;

WHEREAS: this was a multiple year collaboration between staff and the Coliseum Central Business Improvement District (CCBID) to address the complexities and special needs of larger business parks and shopping centers with a focus on visibility and signage; and

WHEREAS: Raymond Tripp, Executive Director of the Coliseum Central Business Improvement District, and John Mills, representing Blanchard and Calhoun, Riverdale Shopping Center owners, both spoke in favor of the amendment;

NOW, THEREFORE, on a motion by Commissioner Steven Brown and seconded by Commissioner Ruthann Kellum,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Zoning Ordinance Amendment No. 19-00012 with the amended language.

A roll call vote on the motion resulted as follows:

AYES: Kellum, Southall, Carter, Brown, Bond, Garrison
NAYS: None
ABSTAIN: None
ABSENT: Coleman

The Planning Commission also approved the following resolution:

WHEREAS: the Hampton Planning Commission has before it this day Zoning Ordinance Amendment No. 19-00013 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 Pertaining to Freestanding and Wall Signs Permitted and Article II Section 10-13 Pertaining to O-CC District Sign Regulations;

WHEREAS: this item is proposed in conjunction with Zoning Ordinance Amendment No. 19-00012;

WHEREAS: this proposal would amend Chapter 10, Article 1, Section 10-5, to permit additional signage that is considered internal to the site and not visible from public right-of-way;

WHEREAS: this proposal would amend Chapter 10, Article 2, Section 10-13, Coliseum Central (O-CC) sign regulations, to incentivize enhanced site and building design, including but not limited to higher quality architectural elements, building materials, paving materials, and site amenities with the ability to have additional signage;

WHEREAS: guidance for these development enhancements is provided in the "Coliseum Central Design Standards";

WHEREAS: the Coliseum Central Master Plan (2015, as amended) recommends the establishment of development incentives that offer relief from the base standards in exchange for enhanced aesthetics for both site and building design elements/amenities;

WHEREAS: this was a multiple year collaboration between staff and the Coliseum Central Business Improvement District (CCBID) to address the complexities and special needs of larger business parks and shopping centers with a focus on visibility and signage; and

WHEREAS: Raymond Tripp, Executive Director of the Coliseum Central Business Improvement District, and John Mills, representing Blanchard and Calhoun, Riverdale Shopping Center owners, both spoke in favor of the amendment.

NOW, THEREFORE, on a motion by Commissioner Ruthann Kellum and seconded by Vice-Chair Christopher Carter,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Zoning Ordinance Amendment No. 19-00013 with amended language.

A roll call vote on the motion resulted as follows:

AYES: Kellum, Southall, Carter, Brown, Bond, Garrison
NAYS: None
ABSTAIN: None
ABSENT: Coleman

D. ZOA 20-00001 – CITY OF HAMPTON, AMEND AND RE-ENACT CHAPTER 11, “PARKING”, SECTION 11-8, PARKING CREDITS, EXEMPTIONS AND REDUCTIONS

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.

Zoning Administrator Hannah Sabo presented the staff report on the subject amendment, a copy of which is attached to the original minutes. She stated that staff recommends approval of Zoning Ordinance Amendment No. 20-00001.

Mr. O’Neill noted that the City is early in the process of reviewing the codes and ordinances from a flooding and resiliency perspective; therefore, the City is looking for opportunities to eliminate or reduce impervious surfaces are being pursued as code and ordinance amendments.

In response to a question from Commissioner Kellum, Mr. O’Neill responded that one of the examples shown allows the Convention Center, Coliseum, and proposed Aquatics Center to potentially have shared parking. They can operate in a way in which parking can be shared to reduce the impervious surface requirement. Mr. O’Neill explained that there are parking credit provisions for private developers. For example, a large office building located in proximity to an arena or performance venue have different peak hours. The office building’s peak hours are 8:00 A.M. to 5:00 P.M. whereas the peak utilization for a performance venue is 7:00 P.M. to 10:00 P.M. Their peak hours are opposite; therefore, the provision allows for shared parking because the usage hours are not at the same time.

Vice-Chair Carter commented that the Norfolk Scope shares parking with First Baptist and Queen Street Baptist Churches.

Chairman Garrison remarked that when the Dutch visited Hampton during the Dutch Dialogues, they were shocked with the amount of parking lots in that particular area. They could not understand the reason for all of paved space in a flooding area. She is glad that the City is taking this step.

There being no questions or speakers, the Planning Commission approved the following resolution:

WHEREAS: the Hampton Planning Commission has before it this day Zoning Ordinance Amendment No. 20-00001 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 Pertaining to Parking Credits, Exemptions and Reductions;

WHEREAS: this proposal would amend Chapter 11, Section 11-8, to create a parking credit for property owned or leased by the City and used for governmental purposes;

WHEREAS: guidance for credits is provided in Section 11-1 of Chapter 11;

WHEREAS: the City is able to limit the parking need and unnecessary construction of parking and vacant asphalt by properly programming the facilities;

WHEREAS: the purpose of this amendment is to allow better and more resilient parking usage and design; and

WHEREAS: no members of the public spoke.

NOW, THEREFORE, on a motion by Vice-Chair Christopher Carter and seconded by Commissioner Steven Bond,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Zoning Ordinance Amendment No. 20-00001.

A roll call vote on the motion resulted as follows:

AYES:	Kellum, Southall, Carter, Brown, Bond, Garrison
NAYS:	None
ABSTAIN:	None
ABSENT:	Coleman

E. ZOA 20-00002 – CITY OF HAMPTON, AMEND AND RE-ENACT CHAPTER 3, "USES PERMITTED", AMEND SECTION 3-2(B), ADD "MANUFACTURING/PROCESSING/TREATMENT 1", HAMPTON ROADS CENTER NORTH (HRC-2) DISTRICT

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.

Zoning Administrator Hannah Sabo presented the staff report on the subject amendment, a copy of which is attached to the original minutes. She stated that staff recommends approval of Zoning Ordinance Amendment No. 20-00002.

In response to concerns and questions from Commissioner Southall, Mr. O'Neill responded the City has to review each of the business park districts to see if the permitted uses need to be updated given the new climate of business park development. The HRC-2 District is Hampton's largest undeveloped business park. The HRC-3 District is largely developed and has no vacant

land, and the HRC-1 District is also largely developed with very little vacant land. Staff is primarily focusing on the business park that has greater potential for new development, which is the HRC-2 District. Staff believes that allowing the uses in "Manufacturing/Processing/Treatment 1" offers the best opportunity for the business park to be competitive. The amendment of the Langley Business Park has prompted staff to reevaluate the permitted uses in all of the business parks. The HRC-2 District is generating the most interest for new development.

Chairman Garrison commented that she shared similar concerns as Commissioner Southall.

Mr. O'Neill added that a park such as HRC-2 is much larger than the Langley Business Park. The Economic Development Authority (EDA) has encouraged in the HRC-2 Master Plan, that there be a small area that allows commercial support businesses leaving the remaining majority of the park for job creation uses. The rezoning of parcels in the Langley Business Park accomplished that task.

Commissioner Southall remarked that with the Langley Business Park, the committee discussed compatibility. He noted that with the HRC-2 District, all of the uses are permitted and there are no controls over compatibility and placement.

Mr. O'Neill responded that one of the weaknesses in the HRC-2 ordinance is that there is a difference between the intent of the master plan and what is in the zoning. He agreed that the intent of the master plan was to create a central location for the support uses that would be buffered by the manufacturing/assembly uses. The ordinance does not necessarily guarantee that will occur, which is a challenge that staff will need to correct. The only safeguard is that the EDA owns the property and has the ability to establish development agreements with conditions as development occurs. Another difference between the Langley Business Park and HRC-2 is that Langley has a number of existing buildings that do not allow for a buffer. With the HRC-2 Master Plan, the City has the ability to create an appropriate buffer.

Commissioner Southall added that parcels in the Langley Business Park were rezoned to make them more competitive, but amending the HRC-2 District makes Langley less competitive and essentially back in the same situation it was in before.

In response to a question from Chairman Garrison, Mr. O'Neill answered that staff does not require a use permit because they believe that the group of uses in "Manufacturing/Processing/Treatment 1" are the uses they want in the district. To be consistent and in accordance with Commissioner Southall's point, staff would require a use permit for the supporting uses, not primary uses. The principal public objective of these business parks is to generate manufacturing and assembly offices that would generate jobs, which should be a by-right use. The discussion surrounding the Langley Business Park was how to incorporate commercial uses such as restaurants and daycares into a business park that is principally occupied by manufacturing, warehouse and distribution uses.

Ms. Brown added that the process of getting a use placed on EDA property is similar to a use permit. There are a number of levels of approval and provisions can be put in place to make sure that there are no conflicts.

There being no further questions or speakers, the Planning Commission approved the following resolution:

WHEREAS: the Hampton Planning Commission has before it this day Zoning Ordinance Amendment No. 20-00002 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;

WHEREAS: this amendment would add "Manufacturing/processing/ treatment1" to the uses permitted in the HRC-2 District;

WHEREAS: "Manufacturing/processing/treatment 1" includes uses of the same general character as manufacturing/processing/treatment of aircraft and spacecraft (including component parts); medical, photographic and metering equipment; drafting, optical and musical instruments; watches and clocks ; toys, novelties and games; electronic apparatus; light mechanical and electrical devices; machines (including component parts); meters; wire products; pumps; vending and office machines; appliances; electronic equipment (including parts such as coils, thermostats, heaters, generators but excluding heavy parts such as electrical power generation components); bolts, nuts, screws and rivets; firearms (excluding ammunitions and explosives); tools, dies, machinery and hardware; bakery and dairy products; fruit, vegetable, meat and poultry products (excluding slaughtering and bulk storage of animal feed or grain); pillows, quilts, clothing and textiles; or boxes, furniture and light wood products;

WHEREAS: this amendment helps to ensure that zoning regulations reflect the current and projected trends with respect to the type of uses seeking locations in business parks;

WHEREAS: the general purpose and intent of this change is to permit a wider range of development that will position Hampton's business parks to compete favorably with similar business parks in the Hampton Roads region, and this amendment is in line with the City's on-going assessment of land use regulations with respect to changing dynamics of the economy;

WHEREAS: business parks such as Hampton Roads Center are intended to provide attractive sites to accommodate new and expanding business in Hampton and thus help facilitate a broader and more economically diverse tax base; and

WHEREAS: no members of the public spoke.

NOW, THEREFORE, on a motion by Commissioner Steven Bond and seconded by Vice-Chair Christopher Carter,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Zoning Ordinance Amendment No. 20-00002.

A roll call vote on the motion resulted as follows:

AYES:	Kellum, Carter, Bond
NAYS:	Southall, Garrison
ABSTAIN:	None
ABSENT:	Coleman, Brown

VI. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

A. YOUTH PLANNER PRESENTATION

Chairman Garrison noted that the Youth Planners were not in attendance due to the impending inclement weather.

Chairman Garrison and Mr. O'Neill shared that the Hampton Youth Commission 2020 Candidates Forum will be held on March 16, 2020, at the Hampton Roads Convention Center at 5:30 P.M. – 7:00 P.M. The forum will include candidates for the Mayoral, City Council, and School Board elections. The public are invited to attend but participation is limited to the youth in the community. The forum is an opportunity for the youth in the community to speak and ask questions of the candidates.

Chairman Garrison related that the forum is very well organized. She encouraged the Planning Commissioners attend to support the students.

VII. ITEMS BY THE PUBLIC

There were no items by the public.

VIII. MATTERS BY THE COMMISSION

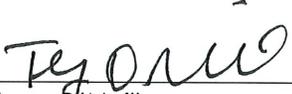
Commissioner Kellum wished safe travels to everyone.

Commissioner Southall and Mr. O'Neill remarked that due to the inclement weather, the Park, Recreation and Leisure Services Parks Master Plan public input session scheduled for this evening has been rescheduled to March 31, 2020.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at 4:54 P.M.

Respectfully Submitted,



Terry O'Neill
Secretary to the Commission

APPROVED BY:



Carole Garrison
Chairman