

# HAMPTON VA

## PLANNING COMMISSION CITY OF HAMPTON, VIRGINIA

**CHAIR:** Christopher Carter

**VICE-CHAIR:** Carole Garrison

**COMMISSIONERS:** Steven Brown, Mary Bunting, Trina Coleman, Ruthann Kellum, Thomas Southall

### WORK SESSION

March 21, 2019 @ 3:00 PM - City Hall, Lawson Conference Room, 8<sup>th</sup> Floor

- I. Briefing on the CIP - Brian DeProfio, Assistant City Manager
- II. Questions about agenda items

### MEETING AGENDA

March 21, 2019 @ 3:30 PM - City Hall, City Council Chambers, 8<sup>th</sup> Floor

- I. Call to Order
- II. Roll Call
- III. Minutes of the February 21, 2019 Planning Commission Meeting
- IV. Planning Commission Action

- a) **Planning Commission Action No. 19-00001:** a request by the Hampton Roads Sanitation Department to construct a new pump station at **302 S. Willard Avenue [LRSN 12001212]** in the Phoebus neighborhood of the city. The Hampton Community Plan (2006, as amended) and the Phoebus Master Plan (2007, as amended) recommend medium density residential land use in this area. Copies of documents or information concerning this proposal may be obtained from the Community Development Department located in City Hall at 22 Lincoln Street or from Ana Elezovic, 757-727-6057 or [ana.elezovic@hampton.gov](mailto:ana.elezovic@hampton.gov)

### Public Hearing Items

- a) **Use Permit Application No. 19-00002:** use permit application by Juan Carrillo to permit live entertainment 2 in conjunction with a restaurant at **2423 McMenamin Street**, which is at the southeast corner of McMenamin Street and W. Claiborne Square in Peninsula Town Center [LRSN: 13002023]. The property is currently zoned Limited Commercial (C-2) District and Coliseum Central Overlay (O-CC) District which allow for live entertainment in conjunction with a restaurant subject to an approved use permit. The Hampton Community Plan (2006, as amended) recommends mixed use for this site. Copies of documents or information concerning this proposal may be obtained from the Community Development Department located in City Hall at 22 Lincoln Street or from Donald Whipple, 757-728-5235 or [dwhipple@hampton.gov](mailto:dwhipple@hampton.gov).
- b) **Zoning Ordinance Amendment No. 19-00001:** 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 Section 9-43 Entitled "Development Standards" Pertaining to the Front Yard Setback, Height, and Garage Location in the Infill Housing Overlay District. Approval of this amendment would create development standards that allow for more flexibility to include: the build-to line being changed to a **façade** zone, permitting the structure to be set back an additional 10 feet, as well as allowing for the front door to be located in other areas of the home rather than on the front most facade, and additional requirements for fenestration on the front **façade** of the home. This amendment also proposes to change the height restriction from 25 feet to 35 feet, which is consistent with all other single family residential requirements. Copies of documents or information concerning this proposal may be obtained from the Community Development Department located in Hampton City Hall at 22 Lincoln Street or from Corey Block at 757-727-6077 or [corey.block@hampton.gov](mailto:corey.block@hampton.gov).
- c) **Zoning Ordinance Amendment No. 19-00002:** 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 11-8 Entitled "Parking credits, exemptions, and reductions" Pertaining to Parking Exemptions and Reductions in the Infill Housing

Overlay. Approval of this amendment would change the lot frontage requirement for a reduction of one parking space if within the Infill Housing Overlay from 40 feet to 50 feet. Copies of documents or information concerning this proposal may be obtained from the Community Development Department located in Hampton City Hall at 22 Lincoln Street or from Corey Block at 757-727-6077 or [corey.block@hampton.gov](mailto:corey.block@hampton.gov).

- d) **Zoning Ordinance Amendment No. 19-00004**: This is a proposal by the City of Hampton To Amend And Re-Enact Chapter 2 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled “Definitions” By Amending Section 2-2 Pertaining To The **Façade** Zone. Approval of this amendment would expand the definition of a **façade** zone to allow for one to be created along a setback line, not exclusively from a property line. Copies of documents or information concerning this proposal may be obtained from the Community Development Department located in Hampton City Hall at 22 Lincoln Street or from Corey Block at 757-727-6077 or [corey.block@hampton.gov](mailto:corey.block@hampton.gov).
- e) **Zoning Ordinance Amendment No. 19-00003**: This is a proposal by the City of Hampton To Amend And Re-Enact Chapter 1 Of The Zoning Ordinance Of The City Of Hampton, Virginia Entitled “General Provisions” By Amending Section 1-23 Pertaining To Projections Allowed in Yards. Approval of this amendment would allow for exterior stairways to encroach into required setbacks, provided they keep a minimum distance of 3 feet from any property line. Copies of documents or information concerning this proposal may be obtained from the Community Development Department located in Hampton City Hall at 22 Lincoln Street or from Corey Block at 757-727-6077 or [corey.block@hampton.gov](mailto:corey.block@hampton.gov).

**V. Community Development Director’s Report**

- A. Youth Planner Presentation - Symone Gibbs, Senior Youth Planner

**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. 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.**

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