

**AT A PUBLIC HEARING IN A REGULAR MEETING OF THE HAMPTON PLANNING COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, CITY HALL, HAMPTON, VIRGINIA, ON THURSDAY, AUGUST 22, 2024 AT 3:30 P.M.**

**WHEREAS:** the Hampton Planning Commission has before it this day a rezoning application to rezone four parcels located at 31, 39, 41, and 49 Semple Farm Road [LRSN: 6001077, 6000966, 6001076, and 6001075], totaling +/- 7.93 acres, from One Family Residential (R-11) District to Townhouse Multifamily Residential (MD-1) District with conditions to construct townhomes on fee-simple lots;

**WHEREAS:** The proposed development as described in the application includes 67 two-story townhome units in a mix of building configurations from 3- unit to 6-unit models. The homes are anticipated to contain approximately 1,500 square feet of conditioned floor space, feature front loaded garages, raised slab foundations, and brick or stone veneer on all sides of the foundation. The proposed townhomes are expected to be for-sale units. The development will also feature community bike racks, a community gazebo, children's playground area, pedestrian trail, and two (2) electric vehicle charging stations;

**WHEREAS:** the subject properties are zoned One-Family Residential (R-11) District. The subject properties are also located within the Overlay – Magruder Visual Corridor (O-MVC) District;

**WHEREAS:** the Hampton Community Plan (2006, as amended) recommends rural density residential and high density residential for the subject properties;

**WHEREAS:** the subject site features a portion of the 200-foot Virginia Electric and Power Company (VEPCO) utility easement. With this and the unique shape of the lot, the project utilizes 2.24 acres of the 7.93-acre site for residential purposes, and 4.82 acres for open/natural space. The remaining 0.87 acres will be dedicated to roads and rights-of-way. In total, the development is expected to have a development density of 8.4 units per acre. Overall, the expected development density falls between the two future land use recommendation categories and aligns with the recommended development density for low-density residential at 8.4 units per acre

**WHEREAS:** there are fourteen (14) proffered conditions including unit count, conformance with the conceptual plan and elevations, high quality building and fencing materials, inclusion of community amenities, and resilient and sustainable elements. Additional proffered conditions can be found in the rezoning application. The proffered conditions ensure that the proposed development will meet the goals of the Hampton Community Plan.

**WHEREAS:** City staff's analysis of the proposal confirms it is in alignment with the City's overall adopted polices and recommendations that support safeguarding existing neighborhoods through appropriate land use transitions and a diverse mix of housing types and values in this area. With the proposed proffered conditions in place, staff finds that the development would support the adopted policies relevant to this site;

**WHEREAS:** City staff recommends approval of this Rezoning Action application with fourteen (14) proffered conditions;

**WHEREAS:** The applicant's agent, Tim Trant, presented the proposal to Planning Commission on behalf of the applicant, D.R. Horton, Inc.; and

**WHEREAS:** one (1) member of public spoke in favor of this rezoning application.

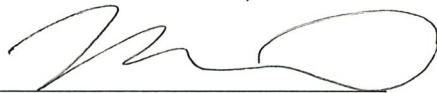
**NOW, THEREFORE,** on a motion by Commissioner Brian DeProfio and seconded by Commissioner Kathy Rogers,

**BE IT RESOLVED** that the Hampton Planning Commission recommends approval of Rezoning Application No. 24-0278 with fourteen (14) proffered conditions.

A roll call vote on the motion resulted as follows:

**AYES:** Rogers, Brooks, Kellum, DeProfio, Harris  
**NAYS:** None  
**ABST:** None  
**ABSENT:** Harper, Coleman

**A COPY; TESTE:**



Kim Mikel  
Secretary to the Commission