

**AT THE WORK SESSION OF THE HAMPTON PLANNING COMMISSION MEETING HELD IN THE COMMUNITY DEVELOPMENT DEPARTMENT CONFERENCE ROOM, 5<sup>TH</sup> FLOOR, CITY HALL, 22 LINCOLN STREET, HAMPTON, VIRGINIA, ON THURSDAY, MARCH 19, 2026 AT 3:00 P.M.**

Chair Kathy Rogers called the work session to order at 3:03 P.M.

A call of the roll noted Chair Kathy Rogers, Vice-Chair Martha Mugler, Commissioners Joe Griffith, Tracy Brooks, Trina Coleman, and Brian DeProfio as present. Commissioner Keisha Samuels was noted absent. Staff in attendance were Secretary/Interim Director Kim Mikel, Interim Deputy Director Steve Lynch, Deputy City Attorney Angela King, Assistant City Attorney Cory Wolfe, Planning Manager Milissa Story, Zoning Administrator Melvion Fulgham, Deputy Zoning Administrator Chris Langaster, Executive Project Manager Joshua George, Senior Planner Jay Randolph, City Planner Valerie Taylor, City Planner Quinn Heinrich, and Clerk of Boards and Commissions Arlena Cahoon.

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

**Planning Commission Bylaws:**

Secretary Mikel noted that the City is working on updating the bylaws for all Boards and Commissions.

Assistant City Attorney Cory Wolfe provided the Commissioners with copies of the draft updated Planning Commission Bylaws and requested that they review the document and submit any proposed revisions for discussion at the April meeting.

In response to a question from Vice-Chair Martha Mugler, Mr. Wolfe responded that the Commissioners may submit any suggested revisions to him through email prior to the next meeting.

**Public Hearing Items:**

**Zoning Ordinance Amendment No. 26-0047: A proposal by the City of Hampton to amend and re-enact the Zoning Ordinance of the City of Hampton, Virginia by amending Chapter 2, Section 2-2 entitled "Definitions" and Chapter 9, Article II entitled "O-CBP District - Chesapeake Bay Preservation Overlay" to improve clarity and align language with current regulatory practices and state guidance, as well as to bring the City's ordinance into compliance with Virginia Code and State Water Control Board regulations regarding trees and coastal resilience:**

Secretary Mikel noted that the purpose of the ordinance amendment is to update the Chesapeake Bay Preservation District (CBPD) overlay to ensure compliance with state code and the State Water Control Board.

In response to a question from Commissioner Joe Griffith, Secretary Mikel responded that staff would not be heavily involved in policy development or compliance alignment, as these would be private developments. Staff would provide guidance based on state regulations, along with any additional recommendations as appropriate. However, staff would not be directly involved in the design of projects or specific project components. Since the resiliency assessment process is new, staff will work closely with applicants to ensure completion and to make the process as smooth as possible.

**Zoning Ordinance Amendment No. 26-0071: Proposal by the City of Hampton to Amend and Re-enact the Zoning Ordinance of the City of Hampton, Virginia by Amending Chapter 1, Article I, Section 1-2 Thereof, to Revise Portions of the Zoning District Map Defined in that Section Pertaining to Airport Noise and Aircraft Accident Potential Zones and Boundaries:**

Secretary Mikel noted that the purpose of the ordinance amendment is to update the acreage reflected on the Air Installations Compatible Use Zones (AICUZ) map. The proposed map is the result of a 2021 study; therefore, the amendment primarily involves updating and codifying the map as part of the ordinance.

In response to a question from Vice-Chair Mugler, Secretary Mikel responded that certain noise contours are being added while others are being removed. The contours shown in red indicate areas being removed, while those in green indicate areas being added.

In response to a follow-up question from Vice-Chair Mugler, Mr. Wolfe stated that he has not evaluated the potential impact of these changes on home values.

Commissioner Brian DeProfio added that this is a joint effort with the Air Force to ensure compliance with applicable accident potential and safety standards. Additionally, following the comments of encroachment concerns made during the 2005 Base Realignment and Closure Commission (BRAC) process, the City initiated a process that continues today in coordination with the Air Force. This ongoing effort ensures that as operations evolve, the City remains aligned with recommendations and mitigates potential future risks.

The work session adjourned at 3:11 P.M.

**AT THE REGULAR MEETING AND PUBLIC HEARING OF THE HAMPTON PLANNING COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, 8<sup>TH</sup> FLOOR, CITY HALL, 22 LINCOLN STREET, HAMPTON, VIRGINIA, ON THURSDAY, MARCH 19, 2026 AT 3:30 P.M.**

**I. CALL TO ORDER**

Chair Kathy Rogers called the meeting to order at 3:30 P.M.

**II. ROLL CALL**

A call of the roll noted Chair Kathy Rogers, Vice-Chair Martha Mugler, Commissioners Keisha Samuels, Joe Griffith, Tracy Brooks, Trina Coleman, and Brian DeProfio as present. Staff in attendance were Secretary/Interim Director Kim Mikel, Interim Deputy Director Steve Lynch, Deputy City Attorney Angela King, Assistant City Attorney Cory Wolfe, Planning Manager Milissa Story, Zoning Administrator Melvion Fulgham, Deputy Zoning Administrator Chris Langaster, Senior Planner Jay Randolph, City Planner Valerie Taylor, City Planner Quinn Heinrich, Senior Youth Planner Henry Godfrey, and Clerk of Boards and Commissions Arlena Cahoon.

**III. APPROVAL OF MINUTES FROM THE FEBRUARY 19, 2026 PLANNING COMMISSION WORK SESSION AND REGULAR MEETING**

A motion was made by Vice-Chair Martha Mugler and was seconded by Commissioner Joe Griffith to approve the minutes from the February 19, 2026 Planning Commission Work Session and Regular Meeting.

A roll call vote on the motion resulted as follows:

AYES:	Samuels, Griffith, Coleman, Mugler, DeProfio, Rogers
NAYS:	None
ABSTAIN:	Brooks
ABSENT:	None

**IV. PUBLIC HEARING ITEMS**

**A proposal by the City of Hampton to amend and re-enact the Zoning Ordinance of the City of Hampton, Virginia by amending Chapter 2, Section 2-2 entitled "Definitions" and Chapter 9, Article II entitled "O-CBP District - Chesapeake Bay Preservation Overlay" to improve clarity and align language with current regulatory practices and state guidance, as well as to bring the City's ordinance into compliance with Virginia Code and State Water Control Board regulations regarding trees and coastal resilience**

City Planner Valerie Taylor presented the proposed zoning ordinance amendment. Staff recommended approval of Zoning Ordinance Amendment No. 26-0047.

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. 26-0047 to amend and re-enact Chapter 2, Section 2-2 entitled "Definitions" and Chapter 9, Article II, entitled "O-CBP – Chesapeake Bay Preservation Overlay", to improve clarity and align language with current regulatory practices and state guidance, as well as bring the City's ordinance into

compliance with Virginia Code and State Water Control Board regulations regarding trees and coastal resilience.

WHEREAS: during the 2020 session of the General Assembly, amendments were passed to the Chesapeake Bay Preservation Act (the "Act") and the State Water Control Board (SWCB) was directed to adopt regulations that encourage and promote coastal resilience and adaptation to sea-level rise and climate change, as well as the preservation of mature trees and the planting of new trees to protect water quality and enhance natural resource benefits;

WHEREAS: subsequently the SWCB adopted two amendments to the Chesapeake Bay Preservation Area Designation and Management Regulations and local adoption of the amendments is required;

WHEREAS: the proposed amendments to Chapter 9, Article II address mature tree preservation, planting of trees, coastal resilience, and adaptation to sea level rise and climate change to comply with changes to the Act and SWCB regulations; as well as to refine language for clarity and consistency with ordinance implementation;

WHEREAS: the proposed amendments to Chapter 2 incorporate additional definitions related to the amendments set forth in Chapter 9, Article II; removes a definition that is not used; and revise an existing definition for purposes of clarity;

WHEREAS: no comments or questions were raised by the Commissioners regarding this amendment;

WHEREAS: no members from the public spoke during the public hearing.

NOW, THEREFORE, on a motion by Commissioner Trina Coleman and seconded by Commissioner Tracy Brooks,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Zoning Ordinance Amendment No. 26-0047.

A roll call vote on the motion resulted as follows:

AYES:	Samuels, Griffith, Brooks, Coleman, Mugler, Rogers
NAYS:	None
ABSTAIN:	None
ABSENT:	DeProfio

**A proposal by the City of Hampton to Amend and Re-enact the Zoning Ordinance of the City of Hampton, Virginia by Amending Chapter 1, Article I, Section 1-2 Thereof, to Revise Portions of the Zoning District Map Defined in that Section Pertaining to Airport Noise and Aircraft Accident Potential Zones and Boundaries**

Zoning Administrator Melvion Fulgham presented the proposed zoning ordinance amendment. Staff recommended approval of Zoning Ordinance Amendment No. 26-0071.

Assistant City Attorney Cory Wolfe noted that the zoning code applies to discretionary applications within these areas, meaning that by-right development would not be impacted. The map only adds areas within the 65–69 decibel range, and no provisions in the code impose additional restrictions on properties within that range. Therefore, the primary practical effect is that properties located within these newly designated areas would be required to disclose their location within a noise contour zone upon resale, as required by state law, which the City does not enforce.

In response to a question from Commissioner Coleman, Federal Facilities and Community Affairs Liaison Clint Ross responded that the decibel levels for the various contours are determined by the Air Force and presented accordingly. Additionally, he would need to follow up regarding the specific methodology used to calculate those contours, including factors such as altitude. Mr. Ross added that he agrees that jet noise levels are significantly higher than typical ambient or traffic noise levels.

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

WHEREAS: the Hampton City Council adopted amendments to the Zoning Ordinance and City Code on June 8, 2011 which established the City's Air Installation Compatible Use Zone Overlay District ("O-AICUZ") and associated regulations, and also established acoustic design standards and real property disclosure requirements regarding the Noise Contour District, also referred to the Noise Overlay Map; and

WHEREAS: Langley Air Force Base has notified the City that it is necessary to adjust the boundaries of the O-AICUZ District Map and the Noise Overlay Map in order to ensure the safety of its military operations; and

WHEREAS: City Council was briefed by staff on this project at its work session held Wednesday, April 8th, 2026; and

WHEREAS: City Council has determined that initiation and consideration of an amendment to the Hampton City Zoning District Map to adjust the boundaries of the O-AICUZ District and the Noise Overlay Map is required by the public necessity, convenience, general welfare, and good zoning practice, as more particularly described above.

NOW, THEREFORE, on a motion by Commissioner Joe Griffith and seconded by Commissioner Brian DeProfio,

BE IT RESOLVED that the Planning Commission recommends to City Council approval of Zoning Ordinance Amendment No. 26-0071.

A roll call vote on the motion resulted as follows:

AYES:	Samuels, Griffith, Brooks, Coleman, Mugler, DeProfio, Rogers
NAYS:	None
ABSTAIN:	None
ABSENT:	None

**V. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT**

**1. March 2026 Youth Planner Report**

Senior Youth Planner Henry Godfrey presented the March Youth Planner report for the Hampton Youth Commission (HYC).

Commissioner Samuels commended Mr. Godfrey for doing a great job on his presentation

Chair Rogers recognized HYC for their effort in collaborating with other organizations.

**VI. ITEMS BY THE PUBLIC**

There were no items by the public.

**VII. MATTERS BY THE COMMISSION**

There were no items by the Commission.

**VIII. ADJOURNMENT**

There being no further business, the meeting was adjourned at 4:04 PM.

Respectfully Submitted,

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Kimberly Mikel  
Secretary to the Commission

APPROVED BY:

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Katherine L. Rogers  
Chairwoman