

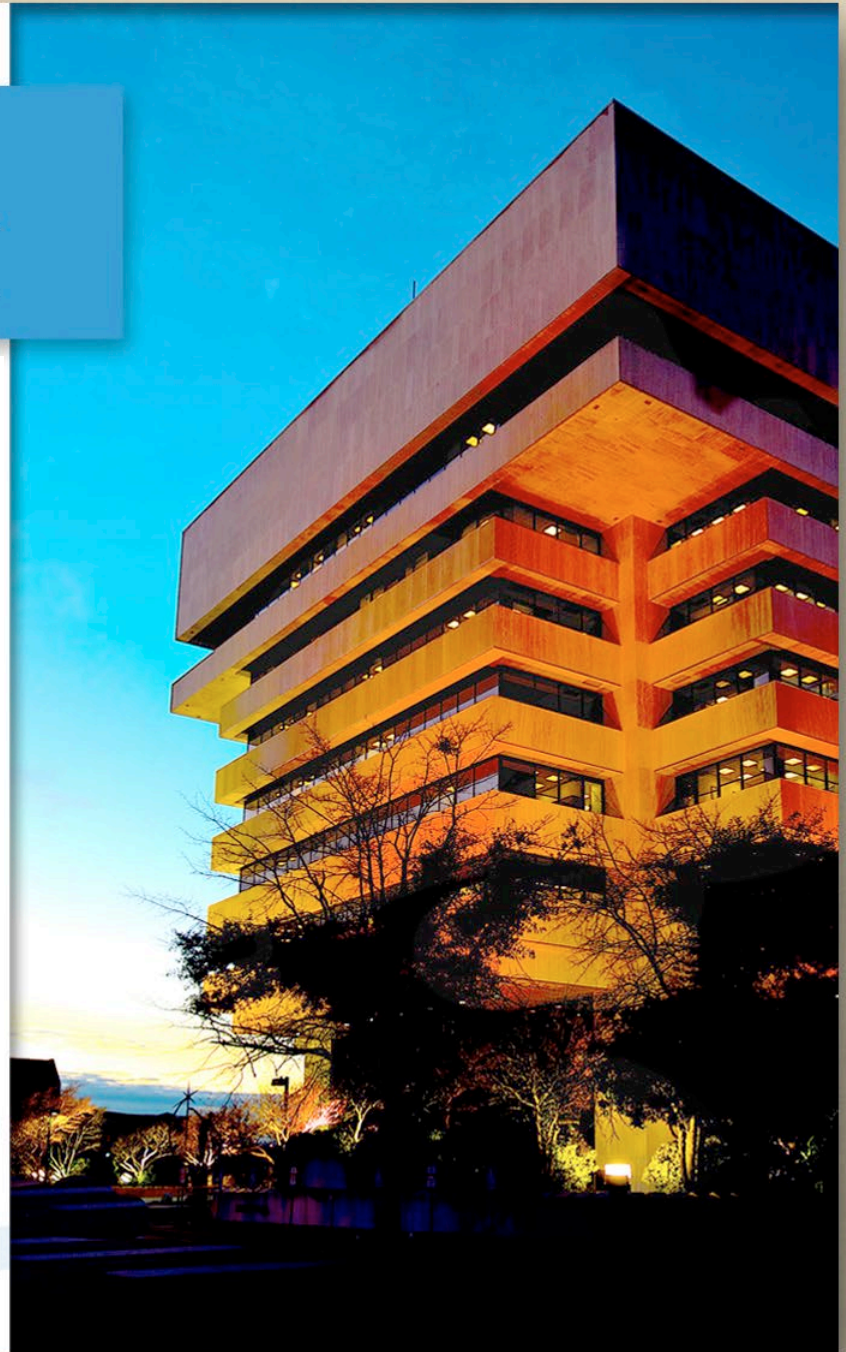
HAMPTON VA

Rezoning Application Item No. 23-0250

***Langley Storage Associates
LLC***

16, 18, 20 Potter Lane

**City Council
September 13, 2023**



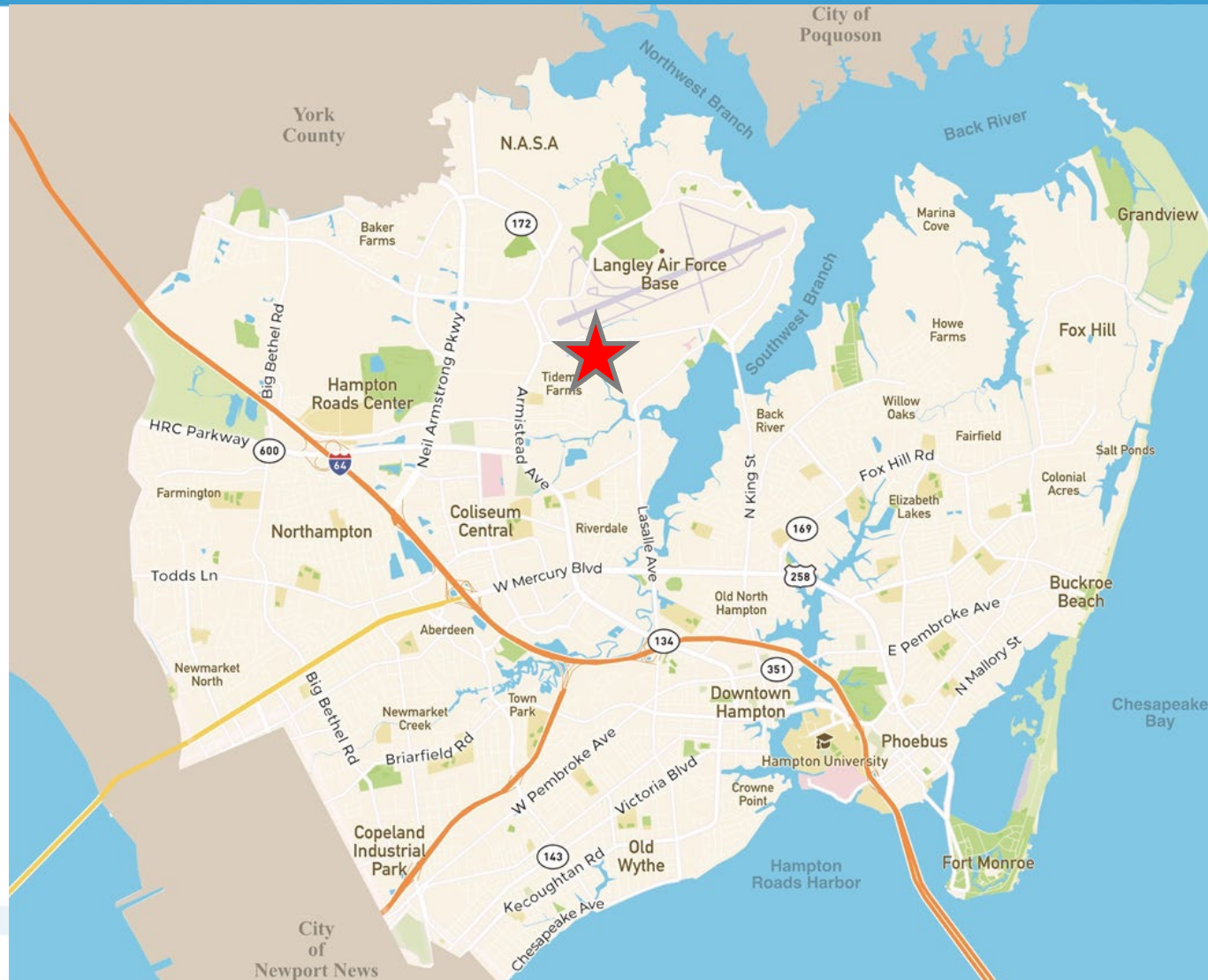
Application

Rezone ± 15.17 acres from
R-9 & C-3 Districts to
LFA-2 District w/ conditions

Proposal

Storage Facility 3

Location Map



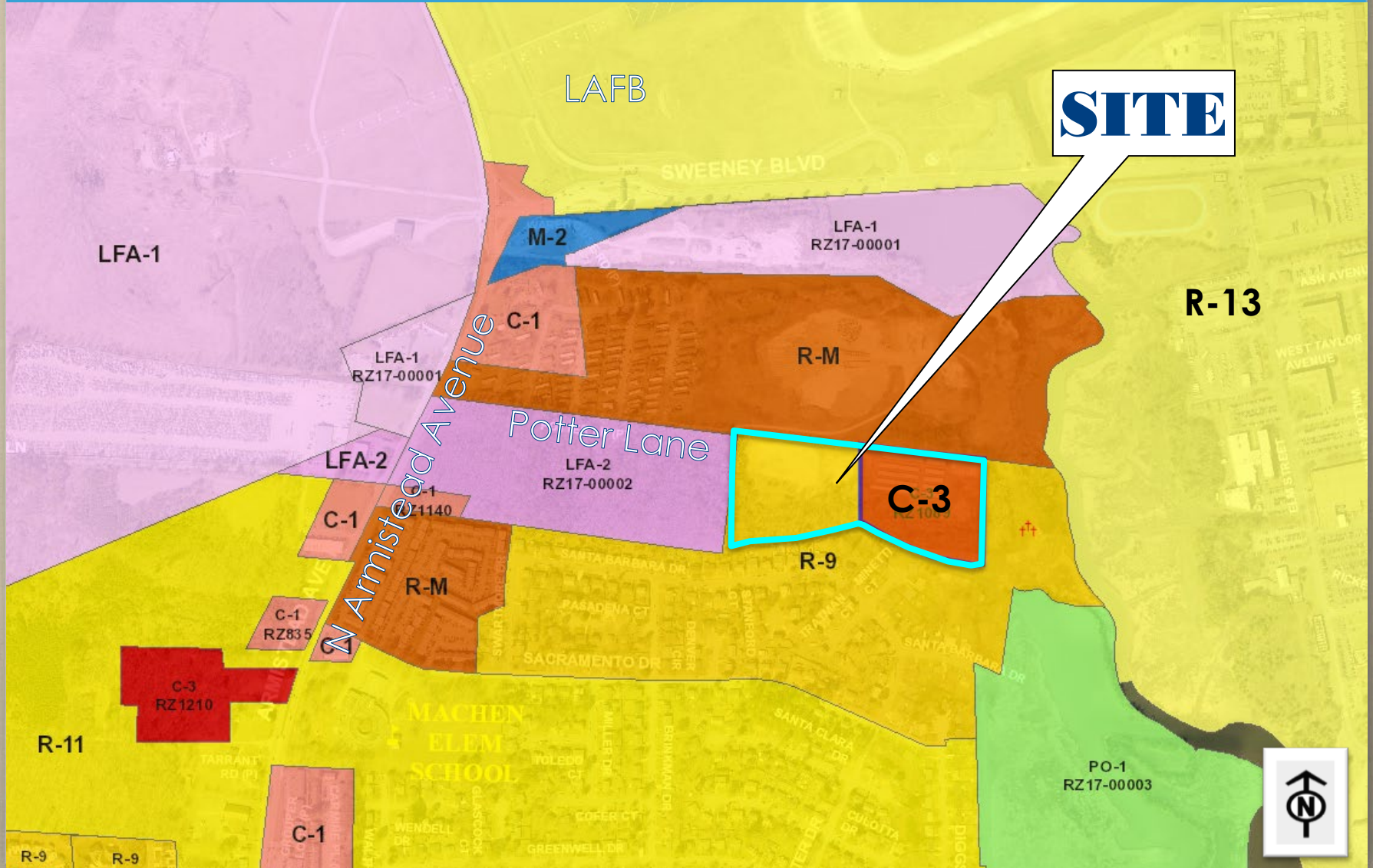
Site Location



Site Location



Zoning

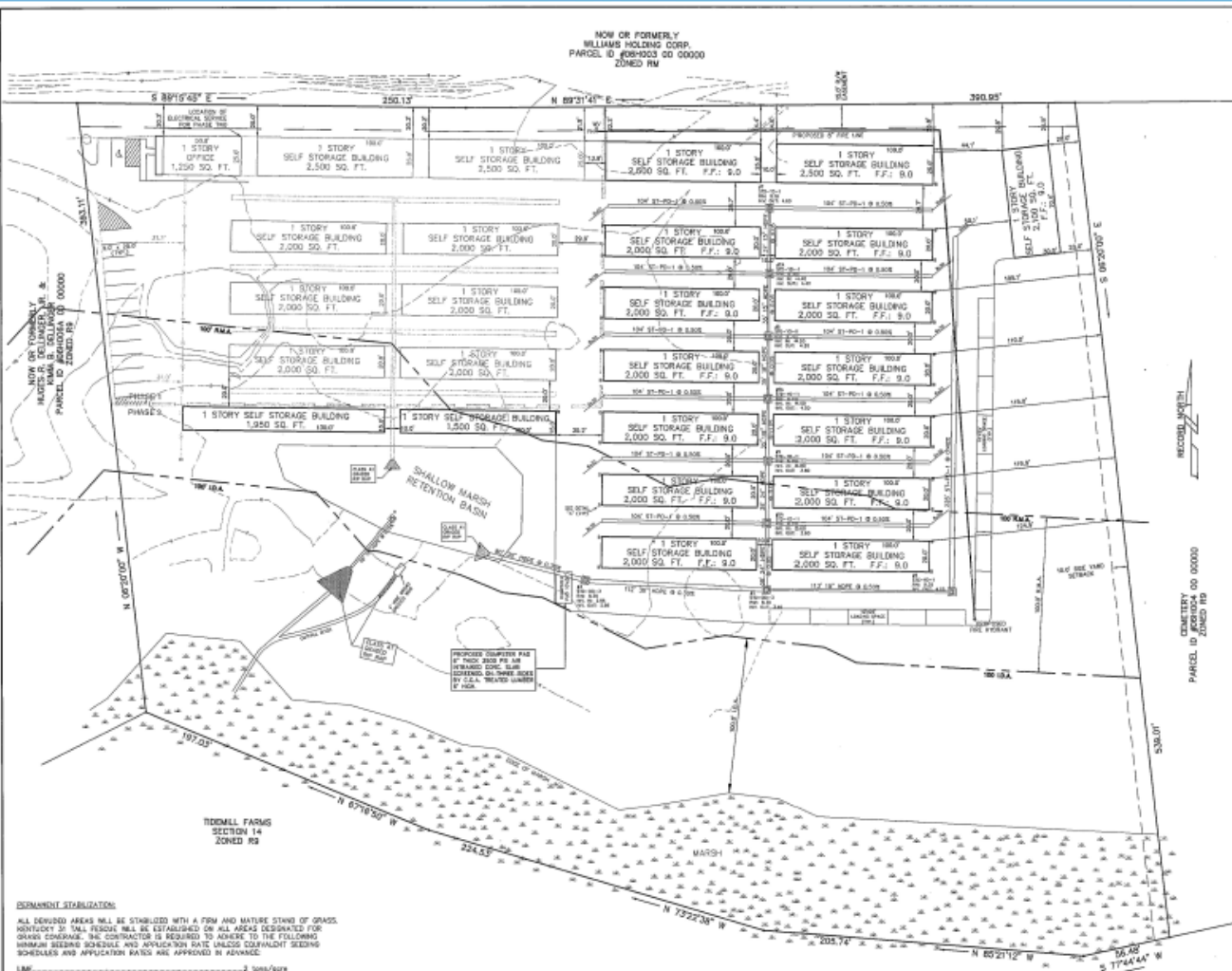


Proposal

- Self Storage
 - Outdoor storage area
 - Recreational vehicles
 - Motor homes/campers
 - Watercraft – e.g. boats, jet skis
 - Trailers
 - Approximately 165 paved spaces
 - Wastewater disposal/water tank refills
 - Landscaping/fencing
- Vehicle Storage, subject to a UP

2006 Site Plan

NOW OR FORMERLY
WILLIAMS HOLDING CORP
PARCEL ID #08-1003 00 00000
ZONED RM



VARIANCE/SPECIAL EXCEPTION GRANTED
VARIANCE GRANTED WHICH REDUCES THE REQUIRED NUMBER OF PARKING SPACES FROM 54 TO 8 TO ALLOW A PROPOSED ADDITION TO A MINI-STORAGE FACILITY, AS IT IS IN KEEPING WITH WHAT HAS BEEN DONE IN THE PAST FOR OTHER LIKE FACILITIES.

CASE # 06-13
DATE HEARD: 2-6-06
LOCATION: #20 POTTER LAKE



PERMANENT STABILIZATION
ALL DISTURBED AREAS SHALL BE STABILIZED WITH A FIRM AND MATURE STANDING OF GRASS. IDENTIFY % TALL FESCUE SHALL BE ESTABLISHED ON ALL AREAS DISTURBED FROM GRAZE CONVERSE. THE CONTRACTOR IS REQUIRED TO ADHERE TO THE FOLLOWING MINIMUM SEEDING SCHEDULE AND APPLICATION RATE UNLESS CONTRACT SIGNING SCHEDULES AND APPLICATION RATES ARE APPROVED IN ADVANCE.

LAW	3 tons/acre
FERTILIZER	100 lbs/acre
GRASS SEED MIXTURE	
KENTUCKY 31 TALL FESCUE	150 lbs/acre
RED TOP GRASS	7 lbs/acre
WINTER RYE	20 lbs/acre
MELCH	2 tons/acre

CBPO BOUNDARIES ARE SHOWN BY THE 100' R.P.A.
SCALE 1"=30'

SITE PLAN

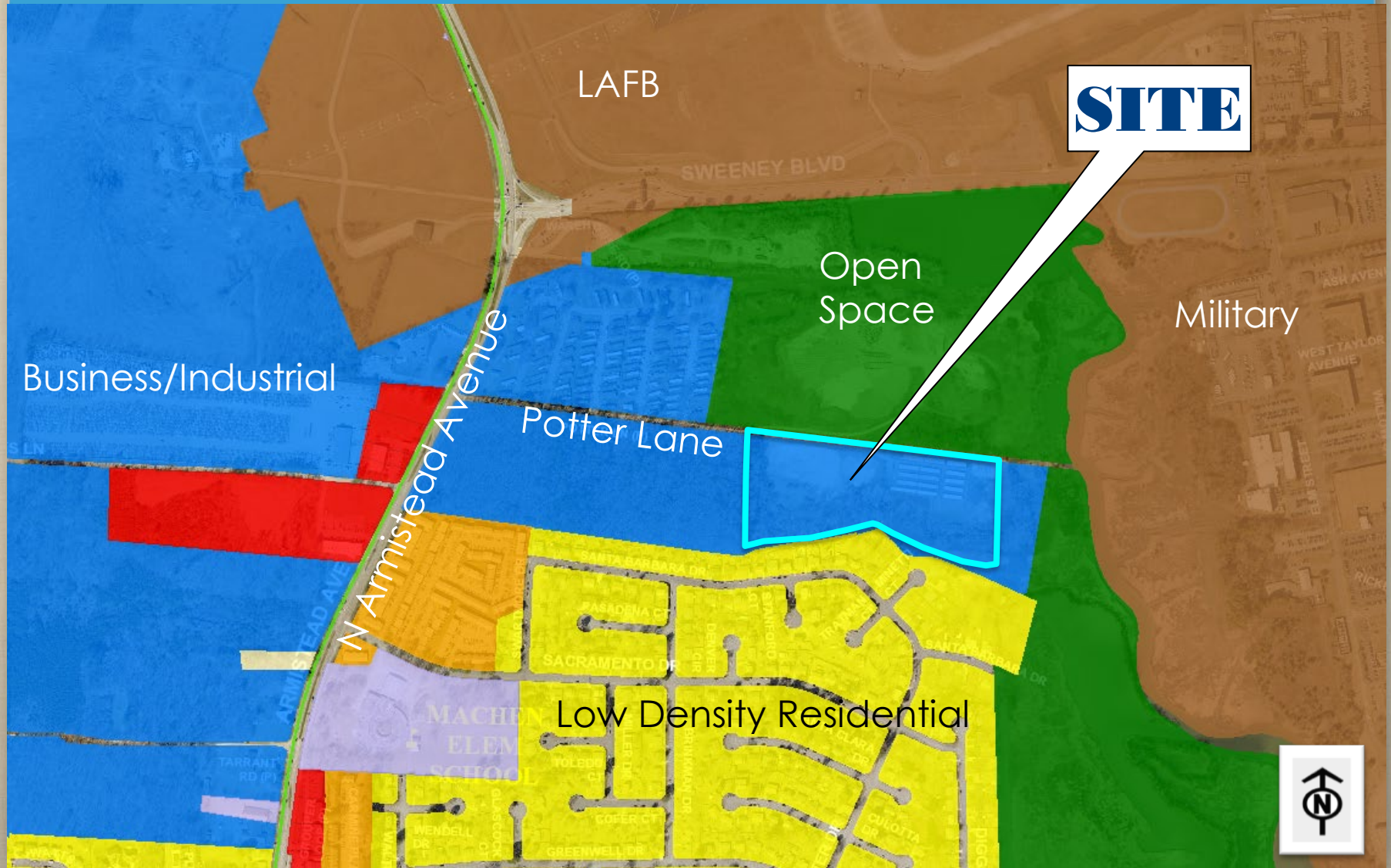
KEY SELF STORAGE

CITY OF HAMPTON, VIRGINIA

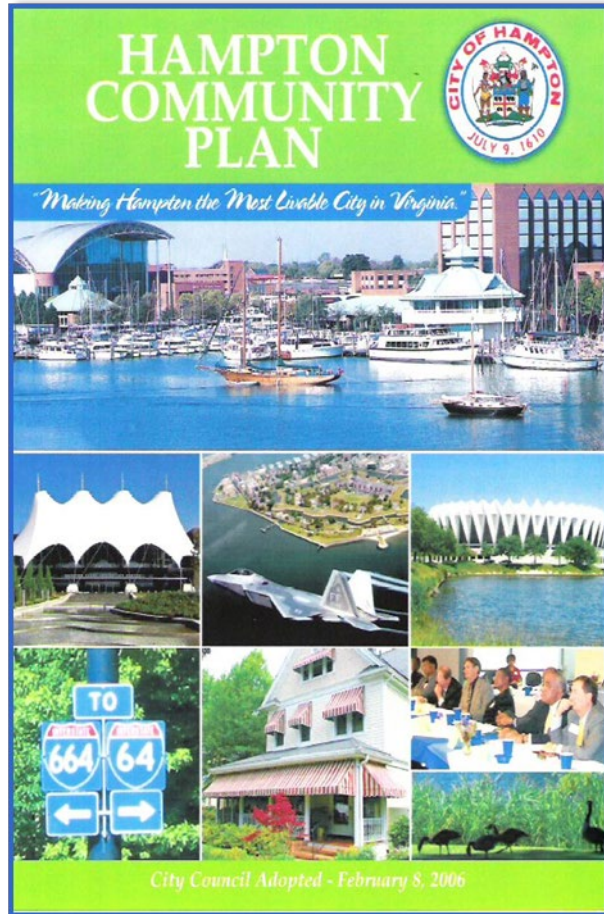
WALTERS' LAND SURVEYING, LTD.
P.O. BOX 80000, ROANOKE, VIRGINIA 24060
PHONE (757) 696-1057 FAX (757) 696-2982



Future Land Use Plan



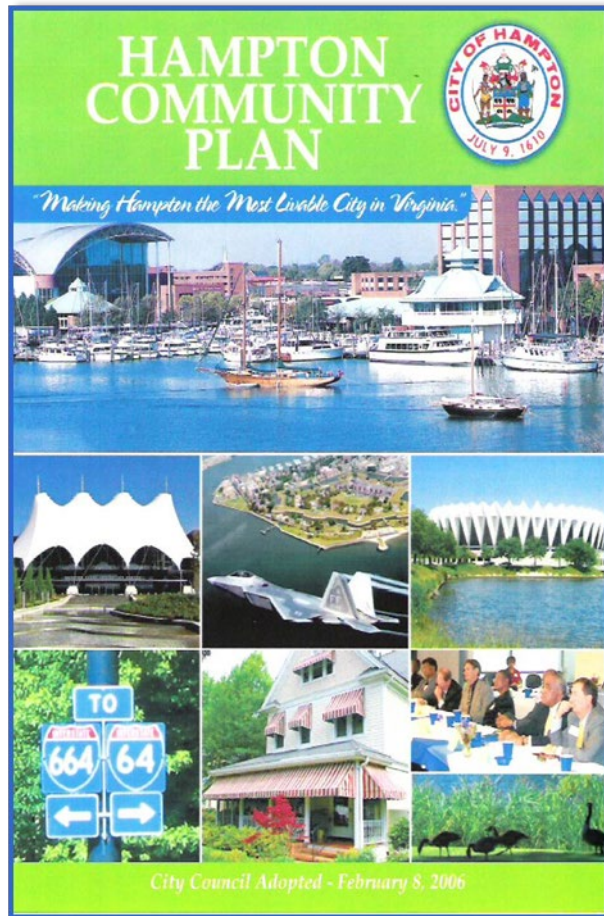
Public Policy



Hampton Community Plan (2006, as amended)

- Evaluate land use proposals from a regional, city-wide, & neighborhood perspective
- Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high-quality urban design
- Focus special attention on strengthening the ability of older commercial & industrial areas to support new & expanded business activity

Public Policy



Hampton Community Plan (2006, as amended)

- Prioritize protecting natural systems & restore or recreate natural systems where they have been compromised
- Protect streams, wetlands, floodplains, & woodlands from new development & redevelopment impacts as required by environmental laws & regulations

Staff Analysis

- Consistent with Community Plan policies
- Appropriate location for proposed use
- Langley Flight Approach intent
- Need for RV parking
- Natural systems protected
- Supported by JBLE-Langley

Past Violation

- Property owner hired a contractor to remove debris from the buffer
- Complaint received on 5/21/22 for disturbance in the Chesapeake Bay buffer
- Notice of Violation issued on 6/3/22 for unpermitted disturbance in the Chesapeake Bay buffer
- Violation closed on 9/22/22 as the unpermitted work ceased and it was determined by staff that there was no disturbance done that would require re-establishment of the buffer

Current Inspection

- Inspection of the Chesapeake Bay buffer was conducted by CDD staff on 7/28/23
- Staff verified that there was no further unpermitted work done since the initial inspection on 6/3/22 and no further action is required from the owner at this time
- Buffer area determined to be fully established

Inspection Photos




Inspection Photos



Community Meeting

JUNE 2023

SUN	MON	TUE	WED	THU	FRI	SAT
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20 	21	22	23	24
25	26	27	28	29	30	1

Proffered Conditions

- Limitation of Use
- Concept Plan
- Vacate Property Lines
- Site Lighting
- Architecture Style & Quality
 - 20 Potter Lane
- Preserve Natural Buffer
- New Native Landscaping

Conclusion

- Applicant opportunity to present
- Public hearing
- Action: Staff and Planning Commission recommend **approval** of Item No. 23-0250 with five (5) proffered conditions