

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, MARCH 20, 2025 AT 3:30 P.M.

WHEREAS: the Hampton Planning Commission has before it this day a Rezoning Application by Magruder Holdings, LLC to rezone +/-5.29 acres at 3200 Neil Armstrong Parkway [LRSN: 6000997] from General Commercial (C-3) District with conditions to Langley Business Park (LBP) District with conditions for a mixed-use commercial development;

WHEREAS: the applicant is proposing the subdivision and redevelopment of the site into a mixed-use commercial center planned to include warehouse/manufacturing, indoor storage facility (storage facility 2), general retail sales, and general office uses;

WHEREAS: on proposed Site A, located in the eastern portion of the parcel near the intersection of Research Drive and Floyd Thompson Drive, the existing structure, approximately 25,000 square feet, will be renovated to accommodate the expansion of Threat Tec (13,700 square feet for warehouse and machining/manufacturing use), and the remaining 11,300 square feet will be utilized for general retail sales;

WHEREAS: on Site B, located in the western portion of the parcel near the intersection of Neil Armstrong Parkway and Floyd Thompson Drive, the existing structure will be demolished and replaced with a three-story, multi-use building. The majority of this building will feature a climate-controlled storage facility with over 500 units with approximately 21,000 square feet of floor area on the ground level and 30,000 square feet on both the second and third levels, totaling approximately 79,000 square feet dedicated to the storage facility use. The ground level will also include 650 square feet for a storage office, 3,000 square feet for future retail use, and 5,700 square feet for coworking space;

WHEREAS: the Hampton Community Plan (2006, as amended) recommends recommends commercial use for the subject property;

WHEREAS: the applicant has proffered ten (10) conditions to include substantial conformance with the concept plan, substantial conformance with the elevations, conformance with the Copeland Industrial Park Design Guidelines, limiting the square footage of the office/retail uses within the proposed new building on Site B, limiting the square footage of the storage facility use, landscaping and buffering along the rights-of-way, screening of outdoor storage and loading areas, and the screening of rooftop equipment and ground mounted equipment;

WHEREAS: the LBP District requires an approved use permit for the proposed storage facility 2 and retail sales, general uses;

WHEREAS: this application is in conjunction with Use Permit Application Nos. 24-0527, 24-0528, and 24-0529, which would permit a storage facility 2 on Site B, and retail sales, general on Site A and B, respectively, within the Langley Business Park (LBP) District with an approved use permit;

WHEREAS: Commissioners asked questions pertaining to the types of retail businesses planned for the site;

WHEREAS: City staff recommends approval of this rezoning application; and

WHEREAS: no one from the public spoke to this application during the public hearing.

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

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Rezoning Application No. 24-0526 with ten (10) proffered conditions.

A roll call vote on the motion resulted as follows:

AYES:	Rogers, Brooks, Coleman, Kellum, DeProfio, Harris
NAYS:	None
ABSTAIN:	None
ABSENT:	Mugler

A COPY; TESTE:



Kim Mikel
Secretary to the Commission