



MEMORANDUM

TO: Hampton Planning Commission

FROM: Mike Hayes, AICP
Planning & Zoning Administration Division Manager

DATE: October 11, 2024

SUBJECT: October 2024 Planning Commission Meeting

The next meeting of the Hampton Planning Commission is Thursday, October 17th at 3:00PM. We will meet in the Community Development Department Conference Room for the work session. The regular meeting will begin at 3:30PM in City Council Chambers.

This month's agenda has two types that are not routinely on the agenda. The first is a Planning Commission Action (PCA), which requires the Commission's concurrence that the proposed utility building is in line with the policies of the city's comprehensive plan. The other item is an unrelated amendment to the Hampton Community Plan (2006, as amended).

The PCA is the second of 2024. The one on this agenda is for a new pump station to be constructed in order to increase sanitary sewer capacity in the area of the former Lincoln Park site off of LaSalle Avenue. The upgrade is necessary in order to facilitate the pending new multifamily and townhouse development in the area.

The Community Plan amendment is for the adoption of the Natural Infrastructure Resilience Plan. The Commission was provided a high-level briefing of the plan in recent months and sent a link to the draft plan prior to the publication of the full meeting package.

The agenda also includes a Rezoning application and two Use Permit applications. The rezoning involves a split zoned property at 1721 N. King Street. This is a property that has long been utilized for commercial purposes but has a portion of the property in the Neighborhood Commercial (C-1) District and a portion of the property in the Multiple Residential (R-M) District with the zoning line cutting through the building. In order to permit a greater number of commercial uses the applicant is requesting to rezone the entire property to the C-1 District with conditions.

The Use Permit applications involve two different but very important community partners. With the first application, the Virginia Peninsula Foodbank is requesting to operate a community center in Langley Research & Development Park. The services would be provided by the Foodbank as well as related community partners of theirs. These services would be in conjunction with warehouse and distribution activities typically associated with the Foodbank.

Community Development Department, Planning & Zoning Administration Division

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The other Use Permit application is by Hampton University for the 14th floor of Harbor Center in Downtown. HU was previously approved for a Use Permit for university use on the 14th floor. The conditions of that use permit included a floor plan, which depicted the layout of an event space. Since then, HU has received a grant allowing for a redesign of the space, including increasing the kitchen to a full commercial kitchen, which can be used for culinary courses. Staff is recommending eliminating references to the floor plan from the conditions in order to grant greater flexibility to the university for this unique use in this unique location.

The Director's Report this month will be taken solely by Youth Planner Report.

Please reach out and let us know if you expect to be in attendance at the October meeting.

If you have questions about the package or particular items, feel free to reach out to me at 757.728.5244 or mdhayes@hampton.gov.