



MEMORANDUM

TO: Hampton Planning Commission

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

DATE: November 15, 2024

SUBJECT: November 2024 Planning Commission Meeting

The next meeting of the Hampton Planning Commission is Thursday, November 21st 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 we have the Community Development Department's Interim Deputy Director Steven Lynch sitting in for Kim Mikel as Secretary to the Commission. Mr. Lynch came to the Community Development Department from the City's Economic Development Department. He has a long working relationship with our department and is familiar with development processes.

And while Mr. Lynch joins us at Planning Commission this month, he gets to enjoy a sizeable agenda. There are 10 items for Commission action, though a few of those are grouped so there will be only seven presentations and public hearings.

The one set of unusual items are those being presented by the City Attorney's Office. Recently, City Council adopted a number of changes related to stormwater in the City Code. In order to assure all of our codes and ordinances are working well together, there are three amendment items on the Planning Commission agenda in order to update references to the stormwater section of the City Code. One amendment is a Zoning Ordinance Amendment, and the other two are City Code Amendments related to site plan and subdivision sections of the code.

The other seven applications are Rezoning and Use Permits.

Rezoning Application No.24-0431 and Use Permit Application No.24-0432 are asked to be heard together. They are for a nursing home specializing in memory care. The applicant would like to construct and operate this facility at 1807 West Queen Street, which is directly across the street from the two hotels between West Queen Street and Power Plant Parkway.

Rezoning Application No.24-0462 and Use Permit Application No.24-0463 are also asked to be heard together. These applications are a request related to converting an underutilized commercial property at 1814 Kecoughtan Road to multifamily. The main building was originally constructed as a single-family house.

Use Permit Application No.24-0452 is a request by a small private school to expand the ages for which it provides services. This school is associated with and sits behind New Mount Olive Baptist Church at 66 Big Bethel Road.

Use Permit Application No.24-0454 is a request for a restaurant 3 at 1144 Big Bethel Road. This is the first Use Permit request for a restaurant 3 that was generated by the previous Use Permit become void due to a change in ownership. The authority to have such a condition was granted by the Commonwealth at the request of Hampton City Council in 2020.

Community Development Department, Planning & Zoning Administration Division

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The last public hearing item is Use Permit No.24-0468. This is the first Use Permit Application for a short-term rental since the new ordinance establishing the STR zones, density cap, separation requirement, and administrative approval process came into effect. The Use Permit is required because the property does not currently meet the on-site parking requirement. The applicant chose to seek a Use Permit prior to installing the driveway rather than installing the driveway then seeking administrative approval. The application meets all other requirements for administrative approval. Please note, this is also City Planner Han Vu's first case before the Planning Commission.

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

Lastly, at its November meeting City Council took the following action on items from the Commission:

Deferred Rezoning Application No.24-0278. This is the application by D.R. Horton for the property on Simple Farm Road. The applicant requested deferral to continue to work on revisions to their application.

Approved Rezoning Application No.24-0430. This application was a request to bring a property that was built for commercial use but sat in both a commercial and multifamily district fully under the Neighborhood Commercial (C-1) District.

Approved Use Permit Application No.24-0435. This was the application by the Virginia Peninsula Foodbank to have a community center use where partner agencies are able to provide additional services at the proposed new warehouse distribution center in Langley Business Park.

Approved Use Permit Application No.24-0437. This was Hampton University's request to amend the conditions of their Use Permit for the 14th floor of the Harbour Center. The updated conditions will give the university more flexibility to use the interior space and make updates overtime.

Approved Comprehensive Plan Amendment No.24-0414. This action adopted the 2024 Natural Infrastructure Resilience Plan by reference into the [Hampton Community Plan](#).

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