



MEMORANDUM

TO: Hampton Planning Commission

FROM: Donald Whipple, AICP
Chief Planner

DATE: July 11, 2025

SUBJECT: July 2025 Planning Commission Meeting

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

This month's agenda consists of three (3) public hearing items: Zoning Ordinance Amendment ZOA25-0199; Use Permit Application UP25-0195; and Use Permit Application UP25-0196. The ordinance amendment proposes to amend Section 14-12 of Chapter 14 of the Zoning Ordinance to allow flexibility regarding the period of validity of a Use Permit. As the ordinance is currently written, there is no discretion for city staff, Planning Commission, or City Council to alter the time frames or events that trigger the automatic expiration of a Use Permit. While the current triggers and timelines may be appropriate in many cases (e.g., establishment of a restaurant use, daycares, etc.), they are often challenging for projects that require large scale, or multi-phase new construction (e.g., development of new multifamily building or community). UP 25-0195 is an application for a proposed multifamily development at an unaddressed parcel, located at the intersections of LaSalle Avenue and West Pembroke Avenue, West Pembroke Avenue and West Queen Street, and West Queen Street and Michigan Drive, formerly known as Lincoln Park. The previous rezoning (RZ22-00008 and use permit (UP22-00011) were approved by City Council in February 2023; however, the use permit has been nullified based on Condition 6, which states new construction buildings must be enclosed with doors, windows, roof covering and exterior finish materials in place within two (2) years of the issuance of the use permit. To date, building construction has yet to commence. This is another example of why the previously mentioned zoning amendment is necessary to accommodate larger new construction projects. Finally, UP 25-0196 is a use permit application by Fisher's Landing for a Restaurant 3 to expand the existing outdoor dining at 4330 Kecoughtan Rd, formerly the Barking Dog.

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 July meeting.

If you have questions about the package or particular items, feel free to reach out to me at 757.728.5235 or dwhipple@hampton.gov.

Community Development Department, Planning & Zoning Administration Division

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