

**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, JUNE 26, 2025 AT 3:30 P.M.**

- WHEREAS:** the Hampton Planning Commission has before it this day an amendment to the Hampton Community Plan (2006, as amended) to update the future land use map for certain parcels known as 183 E. Mercury Blvd., 183A E. Mercury Blvd., 261 Woodland Rd, 265 Woodland Rd, 303 Woodland Rd, and 305 Woodland Road, [LSRNs: 12003432, 12003433, 12003435, 12003434, 12003429, and 12003430];
- WHEREAS:** the proposed amendment would change the future land use designation for the specified parcels referenced above from Low Density Residential to High Density Residential land use;
- WHEREAS:** the properties are currently zoned as General Commercial (C-3) One-Family Residential (R-11) and historically have served as agricultural, commercial, and one-family dwelling uses;
- WHEREAS:** the Hampton Community Plan classifies low-density residential as 3.5 to 9 residential units per acre and high-density residential as 15 or more residential units per acre;
- WHEREAS:** high-density residential development would allow multi-family units, townhomes, or mixed-use structures to accommodate the City's growing demand for housing diversity and mixed housing types;
- WHEREAS:** the proposed amendment would align with Hampton's geography, growth patterns, environmental conditions, and the need for efficient land use, supporting the City's long-term growth strategies and housing demands, and aims to balance land use compatibility by integrating higher-density residential development within the existing commercial hubs along Mercury Boulevard and Pembroke Avenue;
- WHEREAS:** Commissioners had questions and comments pertaining to the potential transportation and drainage impacts of increasing residential density within this area, as well as the impacts on the change in the land use map on future development;
- WHEREAS:** City staff recommends approval of this Community Plan Amendment;
- WHEREAS:** members of the public spoke in support of this application during the public hearing, noting consistency with City policies, and the City's housing needs;

**WHEREAS:** members of the public spoke in opposition of this application during the public hearing, noting concerns with increased traffic and flooding in the area, and the potential increase in school age children.

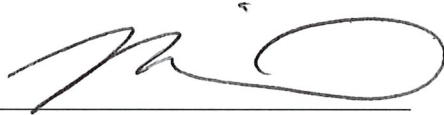
**NOW, THEREFORE,** on a motion by Commissioner Brian DeProfio and seconded by Vice Chair Kathy Rogers,

**BE IT RESOLVED** that the Hampton Planning Commission recommends to City Council approval of Comprehensive Plan Amendment No. 25-0102.

A roll call vote on the motion resulted as follows:

<b>AYES:</b>	Rogers, Brooks, Kellum, Mugler, DeProfio, Harris
<b>NAYS:</b>	Coleman
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	None

**A COPY; TESTE:**

A handwritten signature in black ink, appearing to read 'Kim Mikel', written over a horizontal line.

Kim Mikel  
Secretary to the Commission