

**AT A PUBLIC HEARING IN A REGULAR MEETING OF THE HAMPTON PLANNING COMMISSION HELD IN THE FORUM, JONES MIDDLE SCHOOL, 1819 NICKERSON BOULEVARD, HAMPTON, VIRGINIA, ON THURSDAY, JULY 20, 2017 AT 3:30 P.M.**

**WHEREAS:** the Hampton Planning Commission has before it this day Zoning Ordinance Amendment No. 17-00002 to amend and re-enact Chapter 8, Article 7 of the City of Hampton, Virginia Entitled "Phoebus Districts" by amending Section 8-62(f)(i), to change language pertaining to the location and screening of dumpsters, sheds, and other types of utility equipment;

**WHEREAS:** the PH-1 Special District is a zoning district created in 2015 to regulate development within the historic Phoebus commercial district;

**WHEREAS:** the development standards for PH-1 are designed to ensure new/infill development along Phoebus's historic main street is contextually sensitive, reinforces the District's sense of place, and generally enhances the downtown area;

**WHEREAS:** Section 8-62(f)(i) currently states that "Ground-level trash enclosures, storage areas, and utility, stormwater or mechanical equipment shall be screened from public view by use of walls or landscaping and is prohibited in the space between the building and any public right-of-way.";

**WHEREAS:** in the past few months, it has been brought to the attention of City staff that this section must be applied to several public ROWs that exist behind commercial buildings along Mellen Street, thereby effectively prohibiting local businesses from locating dumpsters, storage sheds, or other essential equipment behind their buildings;

**WHEREAS:** this Zoning Ordinance Amendment deletes the language referencing public right-of-ways, and introduces new language that allows dumpsters, storage areas, and utility, stormwater or mechanical equipment in the rear yard, but prohibits them in the front yard as well as, in the case of corner lots, the side yard;

**WHEREAS:** the new language still requires dumpsters and trash compactors to be screened with durable materials;

**WHEREAS:** the City of Hampton worked with the Partnership For A New Phoebus to craft the new ordinance language; and

**WHEREAS:** no one from the public spoke for or against this proposal.

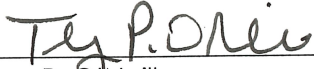
**NOW, THEREFORE,** on a motion by Commissioner Ruthann Kellum and seconded by Commissioner Jimmy Gray,

**BE IT RESOLVED** that the Hampton Planning Commission recommends to City Council approval of Zoning Ordinance Amendment No. 17-00002.

A roll call vote on the motion resulted as follows:

<b>AYES:</b>	Coleman, Kellum, Garrison, Gray, Peterson, Southall
<b>NAYS:</b>	None
<b>ABST:</b>	None
<b>ABSENT:</b>	Carter

**A COPY; TESTE:**



Terry P. O'Neill  
Secretary to the Commission