

**AT A PUBLIC HEARING IN A REGULAR MEETING OF THE HAMPTON CITY PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, CITY HALL, HAMPTON, VIRGINIA, ON JANUARY 7, 2010 AT 3:45 P.M.**

**WHEREAS:** the Hampton Planning Commission has before it this day a new district, Chapter 7.1 One Family Residence District (R-4) of the Hampton Zoning Ordinance;

**WHEREAS:** the proposed Chapter will create a new single-family zoning district with a minimum of 4000 square foot lots and 1300 square foot dwelling units by right, with lots that can be reduced to 3000 square feet with an approved Use Permit;

**WHEREAS:** the proposed district will facilitate implementation of the Hampton Community Plan (2006 as amended) and various master plans that recommend smaller lots than are currently permitted by the Zoning Ordinance;

**WHEREAS:** adoption of the R-4 District may also permit owners of substandard lots to rezone to a category that makes them legal conforming lots;

**WHEREAS:** adoption of the R-4 District does not automatically apply it to any property: properties must be rezoned to the R-4 District through public hearings before the Planning Commission and City Council;

**WHEREAS:** in response to a question from a Commissioner, staff indicated that the Planning Commission and City Council, through their evaluation and analysis, will decide where it is appropriate to apply the R-4 District, using adopted plans as guidance;

**WHEREAS:** in response to a question from a Commissioner, staff explained that the R-4 District is primarily intended to be applied in areas that have adopted Pattern Books, but in areas that do not yet have these, there are guidelines in the R-4 District that govern the appearance of the houses;

**WHEREAS:** a Zoning Ordinance Advisory Committee composed of professional, neighborhood, civic, and faith-based organizations worked with staff to create the R-4 District, and it has been presented to approximately thirty community groups and has been reviewed in several public meetings and hearings; and

**WHEREAS:** Susan Gaston, a member of the Zoning Ordinance Advisory Committee and representing the Virginia Peninsula Association of Realtors, spoke in favor of the proposed R-4 District and thanked staff for including real estate professionals in the process.


**NOW, THEREFORE:** on a motion by Commissioner George Wallace and seconded by  
Commissioner James Young,

**BE IT RESOLVED** that the Hampton Planning Commission does recommend to the  
Honorable City Council approval of the creation of Chapter 7.1 One Family  
Residence District (R-4) of the Hampton Zoning Ordinance.

A roll call vote on the motion resulted as follows:

AYES:	LaRue, Williams, Young, Wallace, Bunting, McCloud
NAYS:	None
ABST:	None
ABSENT:	Thorstad

**A COPY; TESTE:**

  
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Terry P. O'Neill  
Secretary to Commission