

**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, DECEMBER 20, 2018 AT 3:30 P.M.**

**WHEREAS:** the Hampton Planning Commission has before it this day a request by City of Hampton to rezone 11.3± acres including LRSNs 12001732, 12001661, 12001453, 12001454, 12001611, 12001452, 12001456, 12002019, 12001704, 12001536, 12001507, 12001508 from Phoebus Business (PH-1) District to Phoebus Commercial Transition (PH-3) District;

**WHEREAS:** this rezoning is a zoning map amendment that identifies the boundaries of the new PH-3 zoning district;

**WHEREAS:** approval of this rezoning would adopt appropriate suburban form standards for the areas on the edge of the mixed-use center of Phoebus;

**WHEREAS:** this item is proposed in conjunction with Zoning Ordinance Amendments 18-00008, 18-00009, 18-00010, 18-00011, 18-00012, 18-00013, and 18-00014 and Rezoning Application Nos. 18-00009 and 18-00010 to establish new mixed-use zoning districts and development standards for Phoebus in support of the recommendations of the Phoebus Master Plan (2007, as amended);

**WHEREAS:** Rezoning Application No. 18-00010, as well as the accompanying zoning ordinance amendments, are the outcome of the Phoebus Master Plan update in 2013, and a series of action items that resulted. Topping the list of action items was the analysis of existing zoning and the development of appropriate zoning regulations for the commercial core of historic Phoebus;

**WHEREAS:** the Hampton Community Plan (2006, as amended) identifies the commercial core of Phoebus as a mixed-use district;

**WHEREAS:** the Phoebus Master Plan recommends development that enhances the traditional pedestrian-oriented atmosphere in the commercial core with parking to the rear, taking advantage of public parking, buildings constructed at the sidewalk, large first floor windows, and height limits;

**WHEREAS:** two new districts were necessary to ensure future development aligned with the vision of the community and the Phoebus Master Plan (2007, as amended). Approval of this rezoning would adopt appropriate urban form standards for the areas directly adjacent to the PH-1 Urban Core District;

**WHEREAS:** such regulations create a transition from the urban mixed-use center to more suburban development with regulations that address parking lot location, regulate lot depth, building height, building setbacks, and façade composition in order to support pedestrian activity and ensure development consistent with the overall scale of historic Phoebus;

**WHEREAS:** no members of the public spoke for or against the proposal.

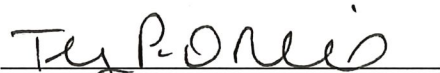
**NOW, THEREFORE,** on a motion by Commissioner Steven Brown and seconded by Commissioner Tommy Southall,

**BE IT RESOLVED** that the Hampton Planning Commission recommends to City Council approval of Rezoning Application No. 18-00010.

A roll call vote on the motion resulted as follows:

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

**A COPY; TESTE:**



Terry P. O'Neill  
Secretary to Commission