

**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, FEBRUARY 19, 2026 AT 3:30 P.M.**

**WHEREAS:** the Hampton Planning Commission has before it this day a Rezoning Application by Woda Cooper Companies, LLC to rezone +/-1.69 acres at 2601 Cunningham Dr [LRSN 4002376] from General Commercial (C-3) District to Multifamily Residential (MD-4) District with conditions;

**WHEREAS:** this application is brought in conjunction with Use Permit Application No. 26-0038 to allow for multifamily dwellings;

**WHEREAS:** the proposed multifamily residential project includes 44 apartment units within one (1) 4-story building, and every unit shall be rented at or below 80% of market rate;

**WHEREAS:** the proposed project includes 57 parking spaces, including seven (7) ADA accessible spaces, 12 bicycle parking spaces, and two (2) Level 2 electric vehicle charging stations;

**WHEREAS:** the proposed community amenities include a community room, patio-covered picnic area, playground, grill, and enclosed dumpster;

**WHEREAS:** the Hampton Community Plan (2006, as amended) currently recommends mixed use land use for the subject property;

**WHEREAS:** the Coliseum Central Master Plan (2015, as amended) recommends residential development at dense scales throughout the Coliseum Central district, and recommends improved pedestrianization and access to retail west of Interstate 64.

**WHEREAS:** the applicant has proffered twenty (20) conditions to include substantial conformance with the concept plan, substantial conformance with the elevations, provision of high-quality and durable building materials, compliance with Coliseum Central Design Guidelines, increased setbacks due to a sewer easement, design alternatives to comply with green area requirements, building height, density, fencing, lighting, HVAC screening, landscaping requirements, community amenities, and resiliency and sustainability elements;

**WHEREAS:** Commissioners had questions and comments pertaining to whether the parking on site would be sufficient;

**WHEREAS:** City staff recommends approval of the rezoning application;

**WHEREAS:** one (1) member from the public spoke in support of this application during the public hearing;

**WHEREAS:** two (2) members from the public spoke in opposition of this application during the public hearing, noting concerns with increased traffic in the area, as well as unresolved issues with maintenance and ownership of the private street Build America Drive;

**NOW, THEREFORE,** on a motion by Commissioner Joe Griffith and seconded by Vice Chair Martha Mugler,

**BE IT RESOLVED** that the Hampton Planning Commission recommends to City Council approval of Rezoning Application No. 26-0037 with twenty (20) proffered conditions

A roll call vote on the motion resulted as follows:

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

**A COPY; TESTE:**



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Kim Mikel  
Secretary to the Commission