

**AT A PUBLIC HEARING IN A REGULAR MEETING OF THE HAMPTON PLANNING COMMISSION HELD IN THE AUDITORIUM AT KECOUGHTAN HIGH SCHOOL, 522 WOODLAND ROAD, HAMPTON, VIRGINIA, ON THURSDAY, SEPTEMBER 21, 2017 AT 5:00 P.M.**

- WHEREAS:** the Hampton Planning Commission has before it this day a request by the City of Hampton to rezone 28.52± acres located at 11 E Pembroke Avenue, 2 W Pembroke Avenue, 400 N King Street, 418 N King Street, 650 N King Street, 700 N King Street, 701 N King Street, 704 N King Street, 707 N King Street, 712 N King Street, 718 N King Street, 727 N King Street and 732 N King Street, two (2) unaddressed properties on N King Street, two (2) unaddressed properties on Randolph Street, and an unaddressed property on W Pembroke Avenue, which are located north of Pembroke Avenue, south of I-64, and generally fronting N King Street [LRSNs 2003520, 2003539, 2003521, 2003522, 2003525, 2003526, 2003535, 2003527, 2003534, 2003528, 2003532, 8000825, 2003533, 2003540, 13002366, 2003537, 2003536, and 2003538, respectively];
- WHEREAS:** the application is to rezone the properties from a combination of Light Manufacturing (M-2), Heavy Manufacturing (M-3), and General Commercial (C-3) to Downtown Business (DT-1);
- WHEREAS:** of 18 properties to be rezoned, 14 are owned by the City of Hampton and the Hampton Redevelopment and Housing Authority;
- WHEREAS:** of the four (4) privately-owned properties, three (3) are cemetery uses [LRSN 2003536, 2003537, 2003525] which are legal nonconforming uses under the current zoning and will remain legal nonconforming uses under the Downtown Business District; and one property is a bus station [LRSN 2003539] which is permitted by right in DT-1;
- WHEREAS:** all four (4) privately-owned properties are shown as remaining as their current use in the Downtown Master Plan (2004, as amended);
- WHEREAS:** the Hampton Community Plan (2006, as amended) recommends mixed-use for these properties;
- WHEREAS:** the Downtown Master Plan was updated in June 2017 with specific recommendations for the Bright's Creek and Armory District Redevelopment Area, which includes mixed-use buildings directly on N King Street, and office and residential uses (medium and high density) along Bright's Creek;
- WHEREAS:** the properties subject to this rezoning were determined to have current zoning that was incompatible for implementing the Hampton Community Plan and Downtown Master Plan;
- WHEREAS:** rezoning these properties to DT-1 allows for the creation of the mixed-use district envisioned in the Downtown Master Plan; and
- WHEREAS:** no one from the public spoke for or against this proposal.

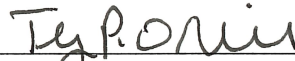
**NOW, THEREFORE,** on a motion by Commissioner Pete Peterson and seconded by Commissioner Ruthann Kellum,

**BE IT RESOLVED** that the Hampton Planning Commission recommends to City Council approval of Rezoning Application No. 17-00005.

A roll call vote on the motion resulted as follows:

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

**A COPY; TESTE:**

  
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Terry P. O'Neill  
Secretary to the Commission