

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, JULY 16, 2026 AT 3:30 P.M.

- WHEREAS:** the Hampton Planning Commission has before it this day a Rezoning Application by Old Town Development, LLC to rezone the parcels located at 1534 W Queen Street, 1538 W Queen Street, and 1540 W Queen Street [LRSN: 2000008, 2000007 and 2000006], respectively, encompassing approximately 5.5 acres of land, from Multifamily Residential (MD-4) District with conditions and One Family Residential (R-13) District to Multifamily Residential (MD-4) District with conditions for a multifamily development;
- WHEREAS:** the proposed multifamily residential project includes 68 apartment units within one (1), 4-story building and includes 99 parking spaces, including two (2) Level 2 electric vehicle charging stations;
- WHEREAS:** the proposed community amenities include a mail center, fitness facility, conference room, and activity room and a mulch walking path to Newmarket Creek that tenants could utilize as a sitting area and/or kayak launch;
- WHEREAS:** the Hampton Community Plan (2006, as amended) recommends recommends high density residential land use for the subject property;
- WHEREAS:** the Plan also recommends encouraging new high-quality residential development in appropriate forms that relate to neighboring land uses and in walkable mixed-use districts and dense and upscale rental residential units that include a diverse mix of unit types;
- WHEREAS:** the applicant has proffered eighteen (18) conditions to include substantial conformance with the concept plan, 68 units, substantial conformance with the elevations, provision of high-quality and durable building materials, community amenities, resiliency and sustainability elements, fencing materials, landscaping, lighting, and screening of HVAC systems;
- WHEREAS:** the MD-4 District requires an approved use permit for the proposed multifamily development;
- WHEREAS:** this application is in conjunction with Use Permit Application No. 26-0219, which would allow multifamily dwellings within the Multifamily Residential (MD-4) District with an approved use permit;
- WHEREAS:** Commissioners had questions pertaining to the traffic impact analysis (TIA) study, compliance with Chesapeake Bay Preservation

District (CBPD) and wetland protection, and the provision of bike racks;

WHEREAS: City staff recommends approval of this Rezoning Application; and

WHEREAS: no one from the public spoke to this application during the public hearing.

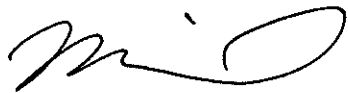
NOW, THEREFORE, on a motion by Commissioner Trina Coleman and seconded by Commissioner Traci Brooks,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Rezoning Application No. 26-0218 with eighteen (18) proffered conditions.

A roll call vote on the motion resulted as follows:

AYES:	Samuels, Griffith, Brooks, Coleman, DeProfio, Rogers
NAYS:	None
ABSTAIN:	None
ABSENT:	Mugler

A COPY; TESTE:



Kim Mikel
Secretary to the Commission