

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, NOVEMBER 21, 2024 AT 3:30 P.M.

WHEREAS: the Hampton Planning Commission has before it this day a rezoning application by Brooks-Joseph LLC to rezone +/- 1.09 acres, located at 1807 W. Queen Street [LRSN: 3004763], from One Family Residential (R-11) District to Multifamily Residential (MD-4) District with conditions for a nursing home;

WHEREAS: the applicant is proposing a memory care facility, providing 20 bedrooms with private bathrooms, a central living space, kitchen and dining area, an office, and two (2) staff bathrooms in a single story building;

WHEREAS: provided site amenities would include landscaped garden areas with paved walking paths, private lawns, and bench seating within secured fencing;

WHEREAS: the Hampton Community Plan (2006, as amended) recommends recommends low density residential use for the subject property;

WHEREAS: the applicant has proffered nine (9) conditions to include limiting the land use to nursing home, substantial conformance with the concept plan, substantial conformance with the elevations, and requirements related to fencing the dumpster enclosure screening;

WHEREAS: MD-4 requires an approved use permit for the nursing home use;

WHEREAS: this application is in conjunction with Use Permit Application No. 24-0432 to allow the nursing home use;

WHEREAS: Commissioners asked questions regarding the operational aspects of the proposal that included on-site amenities and security measures, as well as the relationship between the franchisor, Beehive Homes, and the franchisee, the applicant;

WHEREAS: City staff recommends approval of this rezoning application; and

WHEREAS: three (3) persons from the public spoke to this application. One (1) in support and the other two (2) had questions regarding the proposed operation.

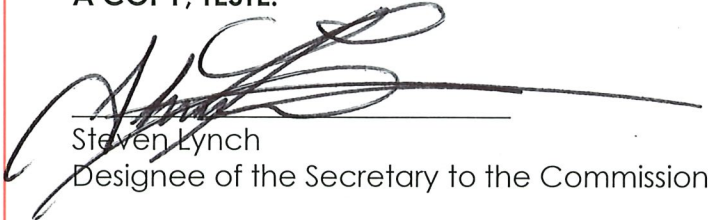
NOW, THEREFORE, on a motion by Vice-Chair Kathy Rogers and seconded by Commissioner Ruthann Kellum,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Rezoning Application No. 24-0431 with nine (9) proffered conditions.

A roll call vote on the motion resulted as follows:

AYES:	Rogers, Brooks, Coleman, Kellum, Harper, DeProfio, Harris
NAYS:	None
ABSTAIN:	None
ABSENT:	None

A COPY; TESTE:



Steven Lynch
Designee of the Secretary to the Commission