

STAFF EVALUATION

Case No.: Rezoning No. 26-0176

Planning Commission Date: June 18, 2026

City Council Date: August 12, 2026

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General Information

Applicant Prillaman's Property Management, LLC

Property Owner Prillaman's Property Management, LLC

Site Location 618, 632, 634, 636, and 638 Aberdeen Road and 2303 60th Street, [LRSN: 1000303, 1000440, 1000441, 1000442, 1000443, and 1000301 respectively]

Aerial Map:



Requested Action Rezone six (6) parcels, totaling +/- 5.19 acres, from Light Manufacturing (M-2) District, Limited Commercial (C-2) District, and One Family Residential (R-11) District to Light Manufacturing (M-2) District with proffered conditions

Description of Proposal **General**
The general purpose of the application is to rezone the subject properties into one collective zoning district, Light Manufacturing (M-2) District, to allow the expansion of the existing crane and rigging business. The applicant/property owner currently operates a crane and rigging business on the property located at 2303 60th Street. The use consists of office uses, interior and exterior storage of equipment and materials, and equipment

service and repair. The company utilizes very large equipment in its business and employs a highly skilled, high-wage labor force. The property located at 618 Aberdeen Road is presently leased to a tenant that uses the property for commercial purposes. The remaining properties, 632, 634, 636, and 638 Aberdeen Road, have been used as one-family detached residential homes. The crane and rigging business is experiencing significant growth and is in need of more space to store equipment and materials as well as to teach and train crane and rigging operators. Thus, the applicant acquired the single-family residential properties included in this application with the intent of expanding the operations area to accommodate additional equipment and materials as well as to provide an area for teaching and training. The commercial building is intended to remain under lease to the existing commercial tenant; however, the applicant may utilize the building for expansion or relocation of some of its office personnel in the future.

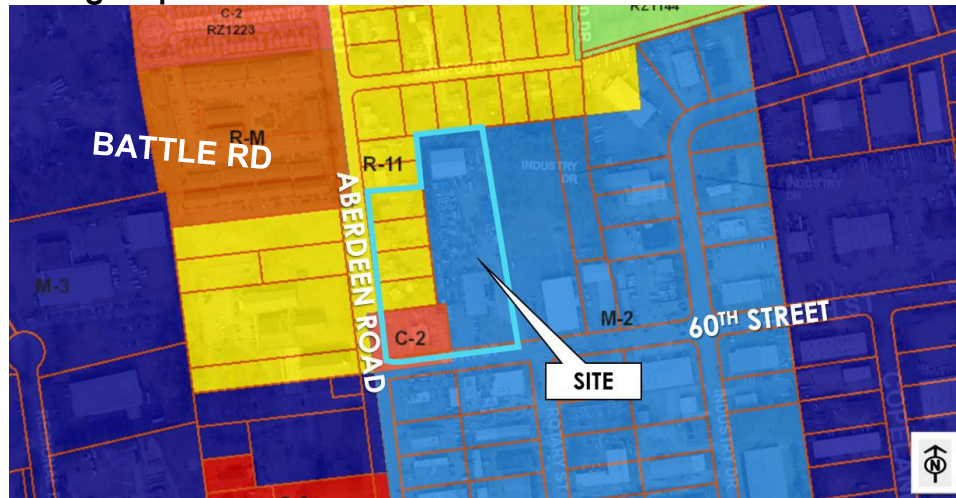
As described in the application, there are no proposed changes to the existing buildings, signage, parking, or other components of 2303 60th Street and 618 Aberdeen Road properties. Proposed improvements would include recycled asphalt as the surface on the new operations area, underground stormwater facility, new site lighting and one (1) level 2 electric vehicle charging station. Any new lighting would incorporate energy efficient, full cutoff lights which are "dark sky" compliant in order to avoid glare and prevent impacts to neighboring properties. New landscaping and opaque fencing will be provided along Aberdeen Road and the southern boundary of adjacent residence at the northeast corner of the site in order to provide an appropriate buffer between the uses. Native plant materials will comprise a minimum 75% of the landscaping, with the remaining 25% from USDA hardiness zones 8a or 8b. Besides the expansion of the operations area, there would be no proposed new structures.

The crane and rigging business currently employs approximately 39 employees and with the proposed expansion, the total number of employees would increase to approximately 43. Proposed hours of operation will continue to be from 4:30 a.m. to 8:00 p.m., Monday through Friday; however, the business responds to emergency calls 24 hours a day, 7 days a week.

<i>Existing Land Use</i>	Crane and rigging business
<i>Zoning</i>	The subject properties are zoned Light Manufacturing (M-2), Limited Commercial (C-2), and One Family Residential (R-11) Districts.
<i>Surrounding Land Use and Zoning</i>	North: One Family Residential (R-11) District; one-family residential South: Light Manufacturing (M-2) District, business, industrial East: Light Manufacturing (M-2) District; business, industrial

West: One Family Residential (R-11) District, Multifamily Residential (R-M) District; Church, apartments

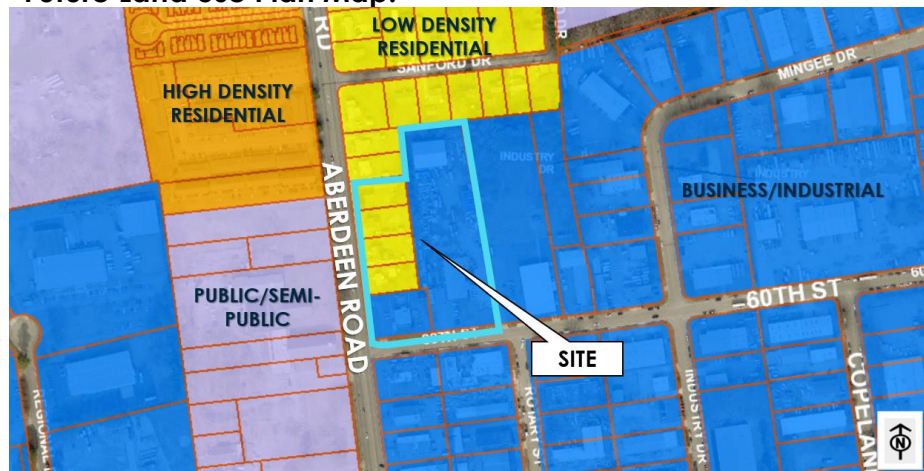
Zoning Map:



Public Policy

The Hampton Community Plan (2006, as amended) is adopted as the guiding policy document for the City of Hampton with regards to future growth and development of the community. The future land use recommendation for the subject parcels is Low Density Residential and Business/Industrial, as indicated by the map below:

Future Land Use Plan Map:



The Plan also includes the following policy recommendations pertinent to this case:

Land Use and Community Design Policies:

Objective 1: Promote the efficient use of land. Recognize land as a limited resource.

Objective 5: Protect community appearance, character, and design.

LU-CD Policy 4: Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.

LU-CD Policy 7: Safeguard the integrity of existing residential neighborhoods.

LU-CD Policy 17: Preserve and enhance the identity and scenic qualities of city corridors and gateways.

LU-CD Policy 36: Encourage corridor-oriented commercial development within specified areas to strengthen the viability of commercial uses and to protect residential uses and adjacent neighborhoods. Areas specified for corridor oriented commercial include business corridors and commercial nodes within residential corridors.

Resilience Policies:

LU-CD Policy 39: Prioritize protecting natural systems and restore or recreate natural systems where they have been compromised.

Transportation Policies:

TR Policy 10: Use landscaping and other improvements to create attractive and distinctive corridors and gateways into the city.

Economic Development Policies:

ED Policy 10: Foster the successful development of well-situated vacant and underutilized properties within the City.

ED Policy 12: Focus special attention on strengthening the ability of older commercial and industrial areas to support new and expanded business activity.

<i>Traffic Impacts and Parking</i>	The primary point of entry to the site would be from an existing access point directly from 60th Street. This entrance would provide for both industrial and standard vehicular traffic access. The proposal adequately meets the on-site parking requirements. There are no anticipated traffic or parking impacts from the proposed business expansion.
<i>Environmental</i>	There are no anticipated environmental impacts. All stormwater runoff is proposed to be handled through an underground facility; however, additional measures may be employed. The final design solution will be fully developed at the site plan review stage and will comply with City and State regulations.
<i>Proffered Conditions</i>	There are fourteen (14) proffered conditions. Proposed conditions include: • Substantial conformance with concept plan; • Vacation of parcel lines; • Copeland Industrial Park Design Guidelines;

- Fencing materials;
- Landscaping guidance;
- Resilience and sustainable elements;
- Lighting;
- Dust control;
- Limitation on uses;
- Hours of operation; and
- Compliance with all ordinances

The full set of proffered conditions can be found in the package.

*Community
Outreach*

A community meeting was held on December 17, 2025. Concerns conveyed at the meeting included the potential impact on existing apartment community and hours of operation.

Analysis

Rezoning Application No.26-0176 is a request to rezone 618, 632, 634, 636, and 638 Aberdeen Road and 2303 60th Street [LRSN: 1000303, 1000440, 1000441, 1000442, 1000443, and 1000301 respectively], totaling ±5.19 acres, from Light Manufacturing (M-2) District, Limited Commercial (C-2) District, and One Family Residential (R-11) District to Light Manufacturing (M-2) District with fourteen (14) proffered conditions. Approval of this application would permit the expansion of the existing crane and rigging business located at 2303 60th Street.

The Hampton Community Plan (2006, as amended) designates the future land use of 2303 60th Street and 618 Aberdeen Road as Business/Industrial; however, the residential properties (632, 634, 636, and 638 Aberdeen Road) are designated as Low Density Residential. The Plan also designates this section of Aberdeen Road as a business corridor that encourages commercial development to strengthen the viability of commercial uses and to protect residential uses and adjacent neighborhoods (LU-CD Policy 36). In addition, the Plan encourages safeguarding existing, surrounding neighborhoods through compatible development (LU-CD Policy 7) and also emphasizes incorporating design elements, such as proposed screening and landscaping, to promote compatibility with surrounding development (LU-CD Policy 17). Incorporating the four subject residential properties, fronting on this portion of the Aberdeen business corridor, into the industrial crane and rigging business would result in a safer and more appropriate land use and traffic pattern for the area. Currently, the access and interface of the existing individual residential properties is with the Aberdeen Road, a busy arterial and these parcels are not connected to a neighborhood. The proposal would eliminate four (4) direct vehicular access points to Aberdeen Road and would provide a well landscaped buffer with screening fence along Aberdeen Road (TR Policy 10). Expansion of business/industrial uses in this area of the corridor through a proffered rezoning, would result in a better orientation of business and residential uses as well as better protective buffering of residential uses across Aberdeen Road and Sanford Drive to the north. In addition, the Plan recommends supporting economic growth and development and the successful development of well-situated and underutilized commercial and industrial

properties and strengthening the ability of older commercial and industrial areas to support new and expanded business activity (ED Policy 10, 12).

While the subject parcels are strategic in their proximity to commercial and industrial to the east and south, it is also proximate to existing one-family residential to the north and an apartment community across Aberdeen Road to the west. During the community meeting held for this application, apartment representatives expressed concern for views into the industrial site and the noise potential during overnight hours. The applicant worked with the representatives to reach a mutually agreed upon mitigation of these concerns. The proffered conditions reflect upgraded landscape buffering, opaque fencing, and limitation on the hours of operation. An existing 40-foot-wide landscape buffer shall be maintained along the northern boundary of the property and a 20-foot-wide buffer shall be maintained with a 10-foot-high opaque fence added along the rear properties of 642 and 644 Aberdeen. A new 20-foot-wide landscape buffer and 10-foot-high opaque fence are proposed along Aberdeen Road. The intent of the landscaping and fencing is to buffer noise and screen views into the storage area of the business. Regular hours of operation would be limited to 4:30 a.m. to 8:00 p.m., Monday through Friday; however, the business would be permitted to respond to emergency calls 24 hours a day, 7 days a week. Although emergency operations are infrequent, they do occur and are not predictable. Examples of emergency operations include clearing vehicle accidents on the interstate and storm damage such as a tree on a house or business, which can require crane support. Routine operations would not be permitted outside of the regular hours of operation.

The applicant has proffered 14 conditions with the application. These proffers include substantial compliance with the concept plan, vacation of parcel lines, adherence to the Copeland Industrial Park Design Guidelines, fencing materials, landscaping guidance, resilience and sustainable elements, lighting, dust control, limitation on uses, and hours of operation. Staff believes these proffers successfully address the potential impacts of the proposed development along an existing commercial/industrial corridor adjacent to an existing industrial park and an existing residential community.

In summary, the proposed application would be consistent with the City's adopted policy as articulated in the Hampton Community Plan (2006 as amended) with respect to land use and community design, transportation, and economic development policies. In regards to economic development, the proposal would permit a growing business to expand in place while enhancing the City's tax revenue base. With respect to safeguarding the residential neighborhood with compatible development, the proposal incorporates substantial landscape buffers and fencing along Aberdeen Road and maintaining an existing landscape buffer along the northern property boundary, provides appropriate stormwater management facilities to appropriately collect and treat runoff onsite, and limits the hours of operation.

Staff recommends **APPROVAL** of Rezoning Application No. 26-0176 with 14 proffered conditions.