

**AT A PUBLIC HEARING IN A REGULAR MEETING OF THE HAMPTON CITY PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, CITY HALL, HAMPTON, VIRGINIA, ON AUGUST 7, 2008 AT 3:30 P.M.**

**WHEREAS:** The Hampton Planning Commission has before it this day a proposal initiated by the City of Hampton and Reed and Harrison Streets property owners, to rezone 2.67± acres at 430, 425, 413, 408, 423, 420, 426, 409 Harrison Street and 420, 412, 415, 417, Reed Street and unnumbered vacant lots with (LRSN) numbers 2003559, 2003562, 2003564, 2003563, 2003565, 2003568, 2003554, 2003556, 2003547, 2003549, 2003571, 2003578, 2003580, 2003579, 2003581, 2003583, 2003555, 2003558, and 2003576 from General Commercial District (C-3) to One Family Residence District (R-9); and

**WHEREAS:** In 1989, a Zoning Ordinance amendment precluded single family dwellings in commercial districts, making existing houses legal non-conforming uses. Since 1991, property owners in the area have individually requested that properties be rezoned to One Family Residence District (R-9) to bring existing residences into conforming status; and

**WHEREAS:** The Hampton Community Plan (2006, as amended) encourages safeguarding the integrity of existing neighborhoods by encouraging a mix of housing types and values in residential neighborhoods; and

**WHEREAS:** The *Downtown Master Plan* (2004, as amended) recommends that outlying neighborhoods surrounding Downtown with high proportion of under utilized and vacant lots be revitalized through residential housing re-investments; and

**WHEREAS:** Residential zoning will help eliminate the conflict of high intensity uses and zoning in existing single family residential neighborhood; bring existing non-conforming properties into conforming uses; enable property owners to procure financing from lending institutions; and enable property owners to rebuild when their properties are destroyed or damaged more than 75% of their replacement value; and

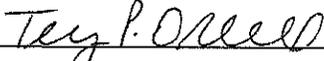
**WHEREAS:** There were 3 (three) speakers from the public regarding this application. Two property owners spoke in favor. A representative of another property owner was against the rezoning.

**NOW, THEREFORE,** on a motion by Commissioner George E. Wallace, and seconded by Commissioner Timothy B. Smith,

**BE IT RESOLVED** that the Hampton Planning Commission recommends approval of Rezoning Application No. 1268. A roll call vote on the motion resulted as follows:

**AYES:** McCloud, Thorstad, Heath, Smith, J.Wallace, G.Wallace,  
Young  
**NAYS:** None  
**ABST:** None  
**ABSENT:** None

**A COPY; TESTE:**

  
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Terry P. O'Neill  
Secretary to Commission