

Rezoning Application Presentation

for

JONAH Z, LLC

at

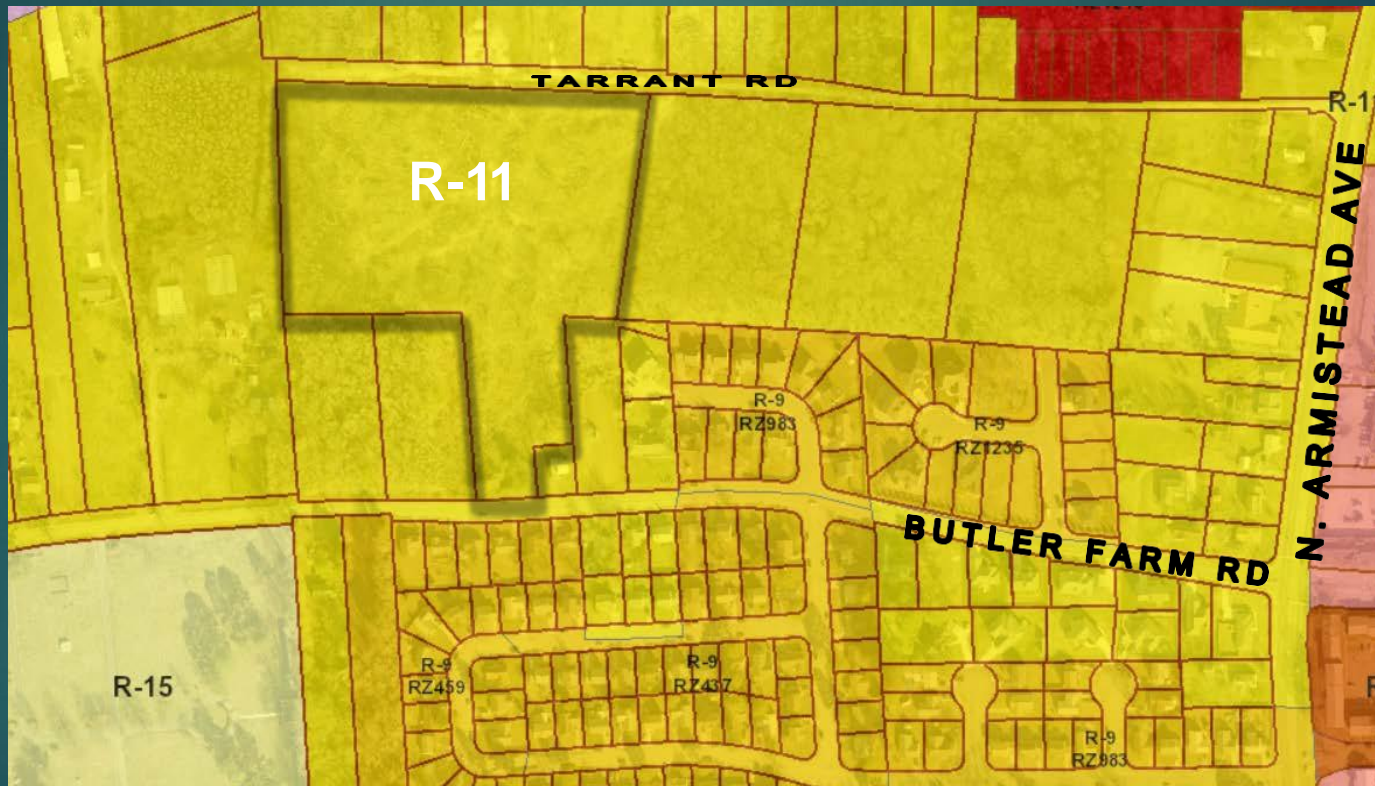
56 Butler Farm Road
Hampton, Virginia



PREPARED BY:
Patten, Wornom, Hatten & Diamonstein, L.C.
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Newport News, Virginia 23602
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56 Butler Farm Road
Application No. RZ 16-00008

CURRENT ZONING



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Hampton Community Plan (2006, as amended)
recommends Business and Industrial Uses for the Subject
Property.

- ▶ Land Use and Community Design Objective 4
 - ▶ Be responsive to market and demographic trends, fiscal and tax base implications and opportunities.
 - * Previous attempts by the former property owner to sell the property for residential development were unsuccessful for a multitude of factors.
 - * The proposed development allows for development compatible with adjacent properties while accomplishing the City's desire to shift uses in this area to business/industrial with minimal impact to adjacent properties.

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- ▶ Land Use and Community Design Policy 8

- ▶ Support opportunities for the development and expansion of educational, cultural, medical, research, and military activities that are consistent with the City's vision and goals.

* The City (through citizen and business owner stakeholders, public and safety officials) has worked closely with Langley Air Force Base through the Joint Land Use Study (August 2010) to implement the air installation compatible use zone. Prevention of encroachment of incompatible land use developments to the military installation is priority. The proposed use is more consistent with the overlay district as it is less “people intensive”. Specifically, JLUS identified this area as having potential to develop at incompatible densities and with incompatible uses to include residential. Accordingly, the Hampton Community Plan designates this property as Commercial/Light Industrial.

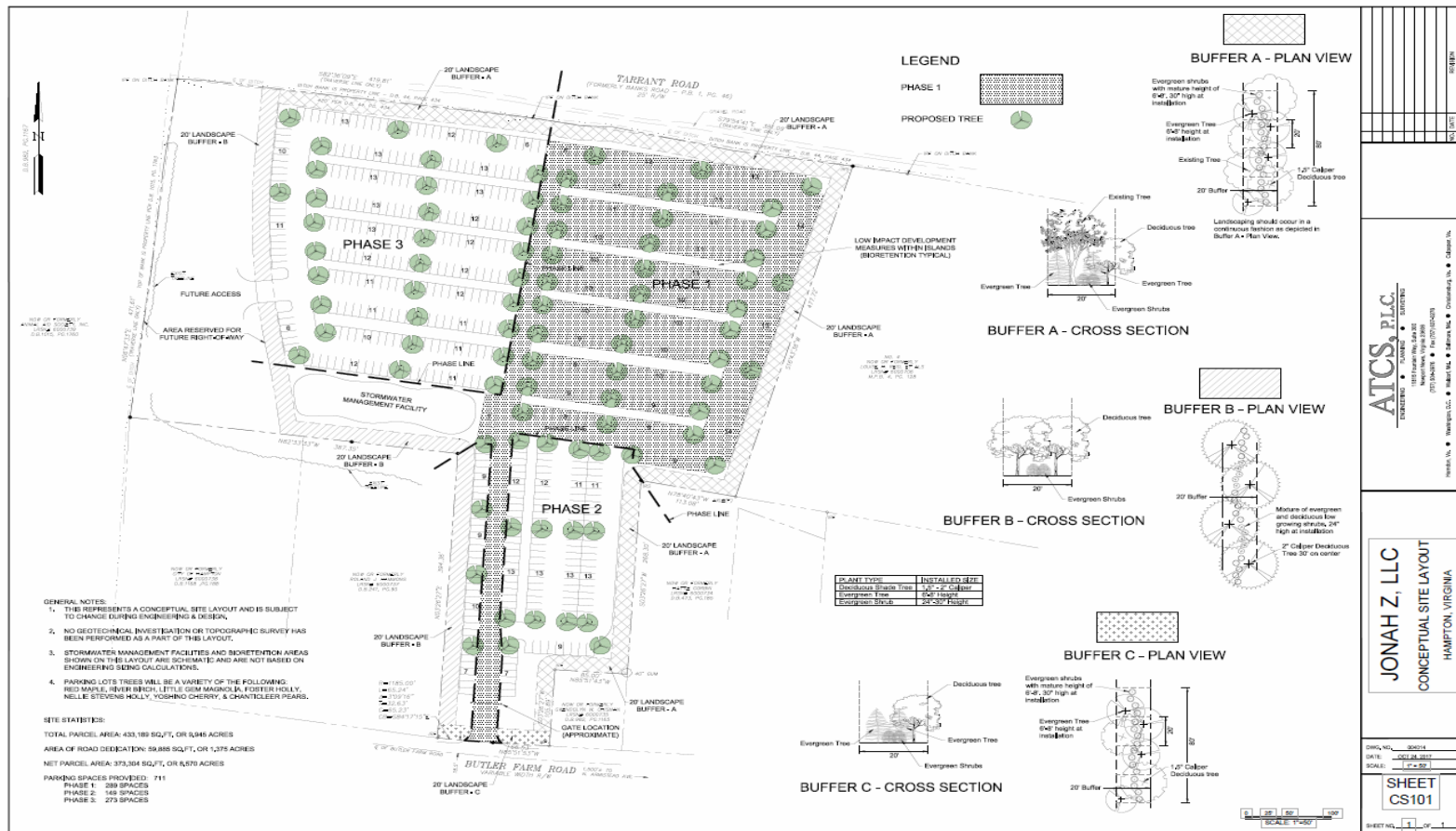
* In an article in the Tampa Bay Times in August, 2017, Anthony Principi, former VA Secretary who led the last Base Closing and Realignment Commission in 2005, warned that another round of closings will likely occur in 2021, and the primary concerns are for bases with nearby dense residential and/or hotel development. The Governor of Florida made a deal to prevent residential development on 22 acres adjacent to MacDill Air Force Base for fears that it would negatively affect the BRAC rating. VA Secretary Principi specifically referenced the problems with encroachment at NAS Oceana as an example of problematic encroachment.

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- ▶ Land use and Community Design Policy 11
 - ▶ Promote high quality design and site planning that is compatible with surrounding development.
 - * The initial submission of the application contained proffers as to conceptual site plan, landscaping and lighting.
 - * Since September, we have held 3 community meetings and additional discussions occurred with adjacent property owners. Visual impact, security and noise were understandably of most concern to the neighbors. In response to the concerns raised at the community meetings and requests for modifications voiced in our discussions, the applicant agreed to revise the site design and planning as follows:

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Conceptual Rendering of Security/Screening Gate

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- ▶ Economic Development Objective 1
 - ▶ Promote employment opportunities that provide higher family supporting incomes for Hampton's citizens.
 - * With 4 dealerships, all located within a single location in Hampton, the Tysinger Motor Family employs 204 employees. This additional use will allow for the employment of additional employees.



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▶ Economic Development Objective 2

- ▶ Nurture and support established businesses as well as new businesses.

- * In 1926, John Lloyd Tysinger closed his meat market and opened up shop as a General Motors Dealer. Tysinger eventually switched to a Chrysler dealer in 1932, becoming a Dodge and Plymouth distributor for the region. In 1964, Tysinger took a huge risk in becoming a Mercedes-Benz dealer in the area. Naysayers tried to convince him otherwise, saying a Mercedes-Benz dealership would never be successful in Hampton. Tysinger proudly proved them wrong, becoming a very successful and well-respected business in the community.
- * Storage for additional vehicles is critical to the ongoing operation and prospect for business expansion at its current location.
- * In 2017 alone, the Tysinger Motor Family paid \$283,575.69 in Sales and Use Taxes and \$195,093.00 in Gross receipts Tax. At the dealership property, the Tysinger Motor Family paid \$147,323.30 in real estate taxes and an additional \$1,705.00 for real estate taxes at the Butler Farm Road property.

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▶ Economic Development Policy 1

- ▶ Retain, expand and attract businesses that provide jobs with family-supporting wages.

* The average wage of a Tysinger employee is \$45,000 per year.

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JOHNNY A. SEIDNITZER
200 HALL ROAD
HAMPTON, VIRGINIA 23664

November 15, 2017

RE: JONAH Z, LLC REZONING APPLICATION
56 Butler Farm Road

Dear Members of the Planning Commission and City Council:

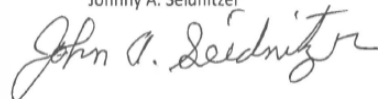
I am a property owner whose property is in the immediate vicinity of 56 Butler Farm Road in Hampton. My property located at 40 Tarrant Road (behind the subject property) is currently unimproved and is zoned R-11. I very much support the Hampton Community Plan's designation of my property (and the 56 Butler Farm Road Property) as Business/Industrial and support the rezoning application submitted by Jonah Z, LLC. I have owned my property since 2006 and feel that the highest and best use for this area is Business/Industrial. Those uses are compatible with the adjacent residential area and will make future development possible which will attract new businesses, increase the tax base and make all of our properties more valuable. The unimproved properties along Tarrant Road that are currently zoned R-11 have had no success in residential development. A change in zoning to Business/Industrial will create the opportunity for low intensity development that will benefit the City.

The proposed excess inventory parking use is a low intensity use that will not detract from the properties around it. I supported the rezoning application as originally filed and attended the first community meeting held by the applicant's attorney. Since that meeting, I understand that the applicant has made changes to address concerns of the neighbors. I fully support the use and believe that the applicant has given thorough consideration and implementation of conditions that benefit its neighbors.

I encourage you to support the subject rezoning application.

Sincerely,

Johnny A. Seidnitzer



56 Butler Farm Road Application No. RZ 16-00008

*Kenneth N. Lee & Debbie H. Lee
88 Butler Farm Road
Hampton, Virginia 23666*

November 13, 2017

Re: Rezoning Application 16-00008 (Jonah Z, LLC)

Dear City Staff, Planning Commission and Members of City Council,

We own property located at 88 Butler Farm Road – just three lots away from the rear of the proposed Jonah Z development. We support the request to rezone the subject property from R-11 to C-2 Limited Commercial District.

We understand the history of the failed attempts at developing that property into residential and appreciate the expense that it would be to run utilities to the property for residential development. Rather than leaving that property vacant, the owner desires to use it for a use that is consistent with the comprehensive plan – what better a proposed development than one that is compatible with nearby residential uses and allows for controlled development for limited commercial use! We understand that the rezoning application is a proffered application and that the owner agreed to certain conditions on the development. We appreciate the owner's efforts to accommodate the requests of our neighbors and appreciate that if the City were to rezone this property in the future, the owner wouldn't be required to voluntarily limit its development. We weren't opposed to the use to begin with but only further support it by knowing that they will be good neighbors. Additionally, with the extension of Coliseum Drive, this use is a perfect fit for that area.

We have owned our property at 88 Butler Farm Road since 2014 and know that Tysinger Motors has been a good community asset and community leader in business, integrity and quality operation. As owners of the local Ram Jack Foundation Solutions, we appreciate how important those traits are to the community and to our neighbors. We know that they will continue with those demonstrated traits in their operation of the vehicle storage property.

We are in full support of the rezoning application and hope that you will join us in supporting it but voting to approve it.

Please call us at (757) 766-1767 if you have any questions.

Regards,

Kenneth N. Lee and Debbie H. Lee

*Kenneth Lee
Debbie Lee
agree*