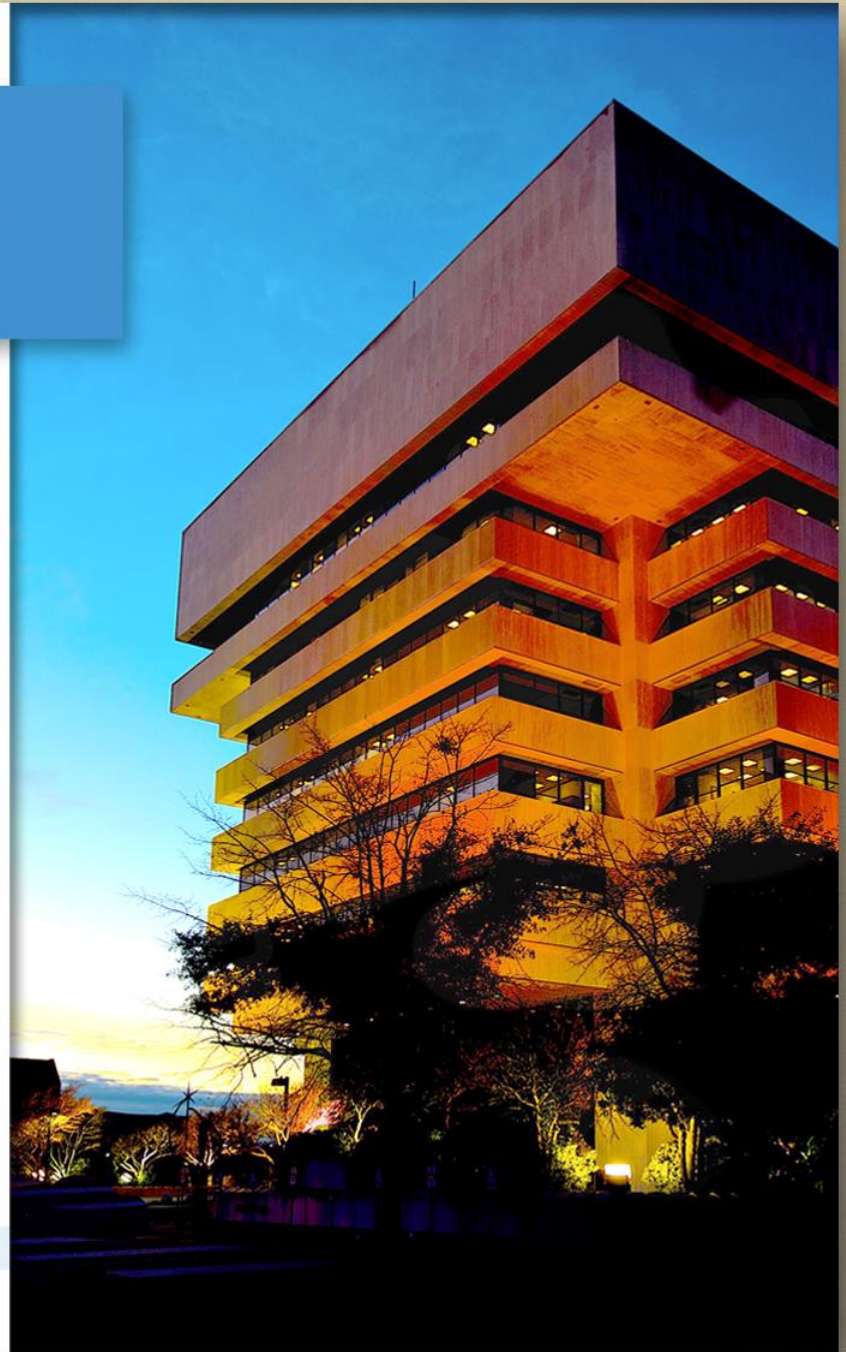


HAMPTON VA

Rezoning No. 19-0244

**DT Retail Properties, LLC
1602 Briarfield Road
806 and 804 Aberdeen Road**

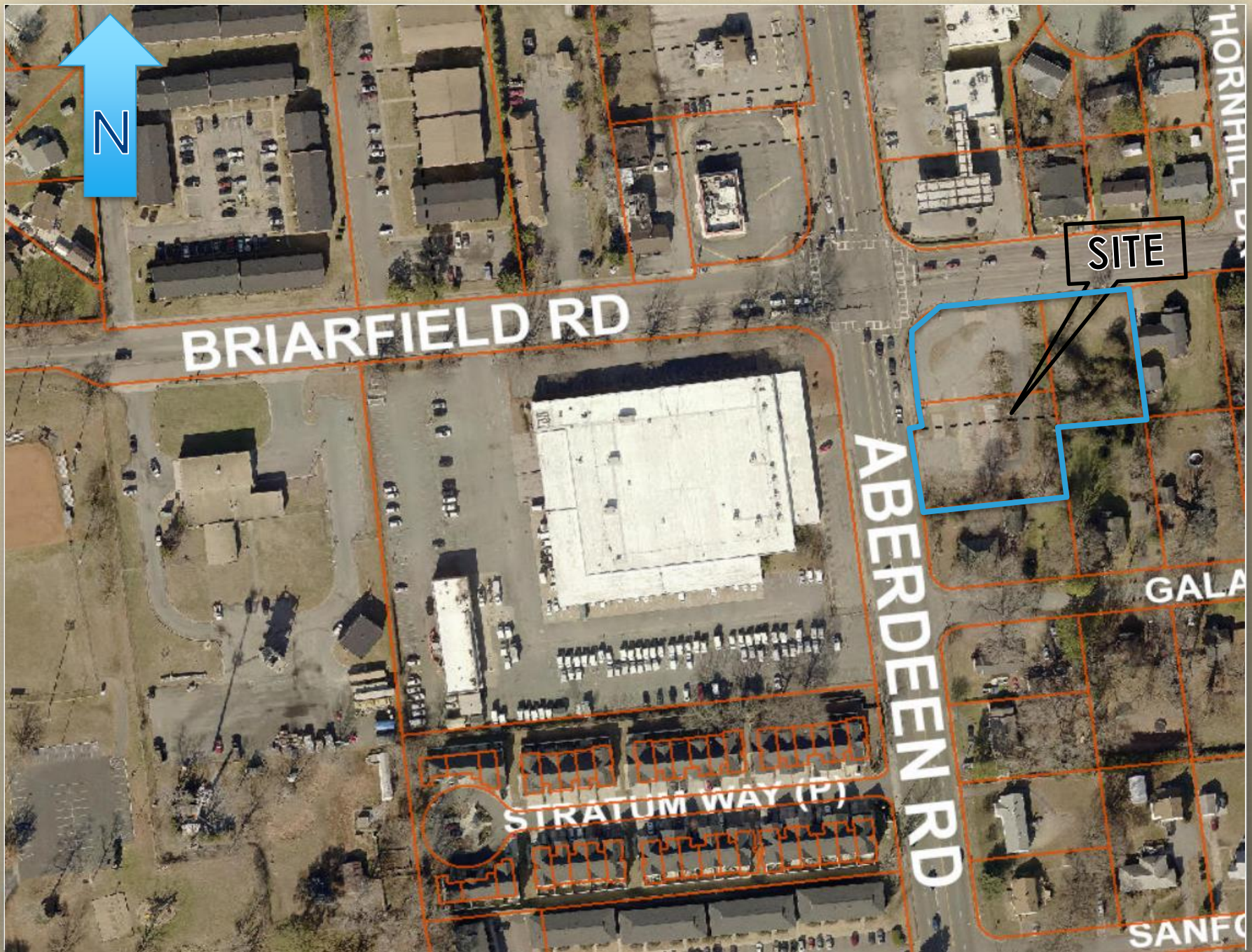
**City Council
August 14, 2019**



Application

Rezoning from One-Family Residential [R-11]
and Neighborhood Commercial C-1 to
Neighborhood Commercial C-1
with 14 proffered conditions





SITE

BRIARFIELD RD

ABERDEEN RD

STRATUM WAY (PT)

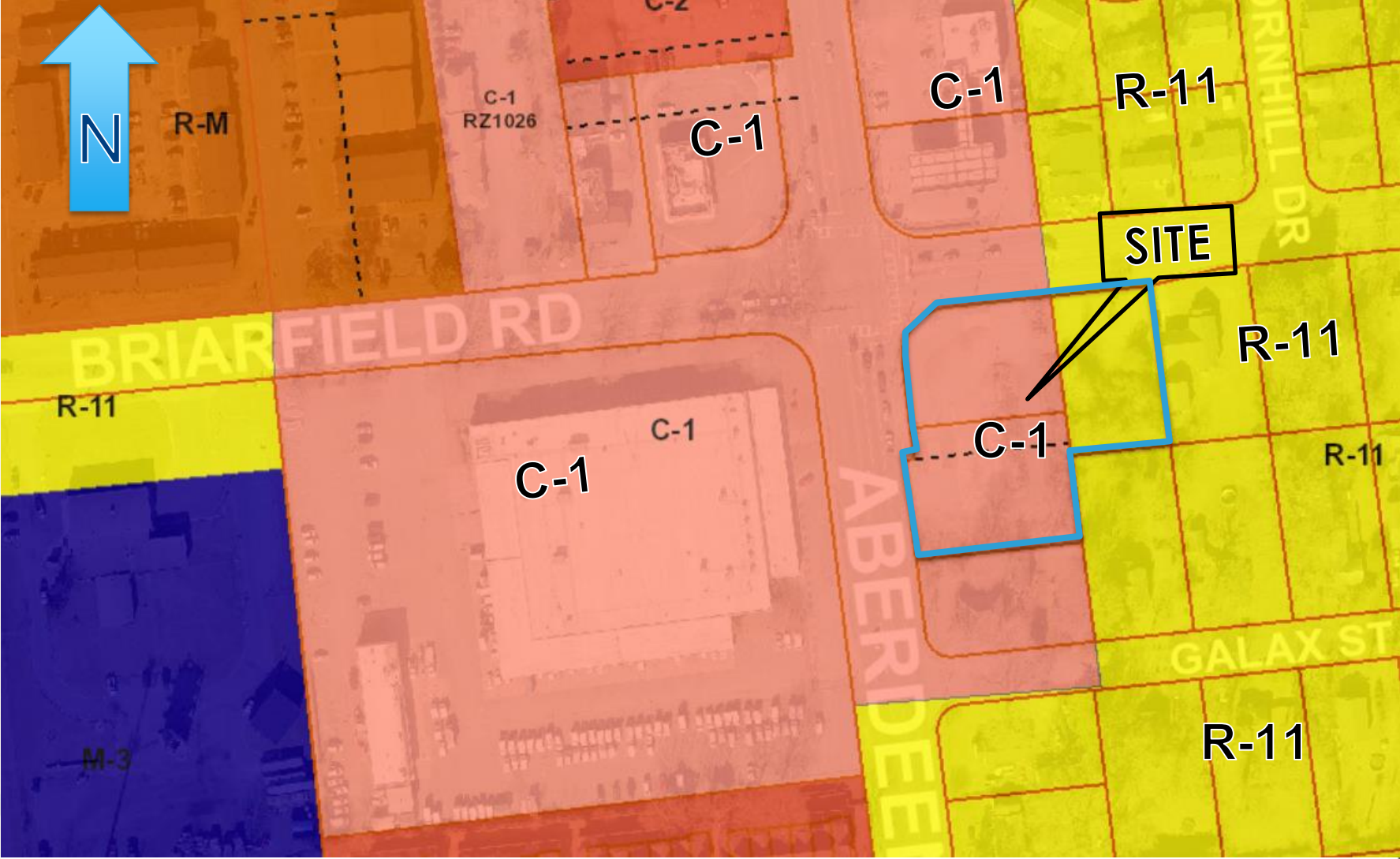
GALAHAD RD

SANFORD RD

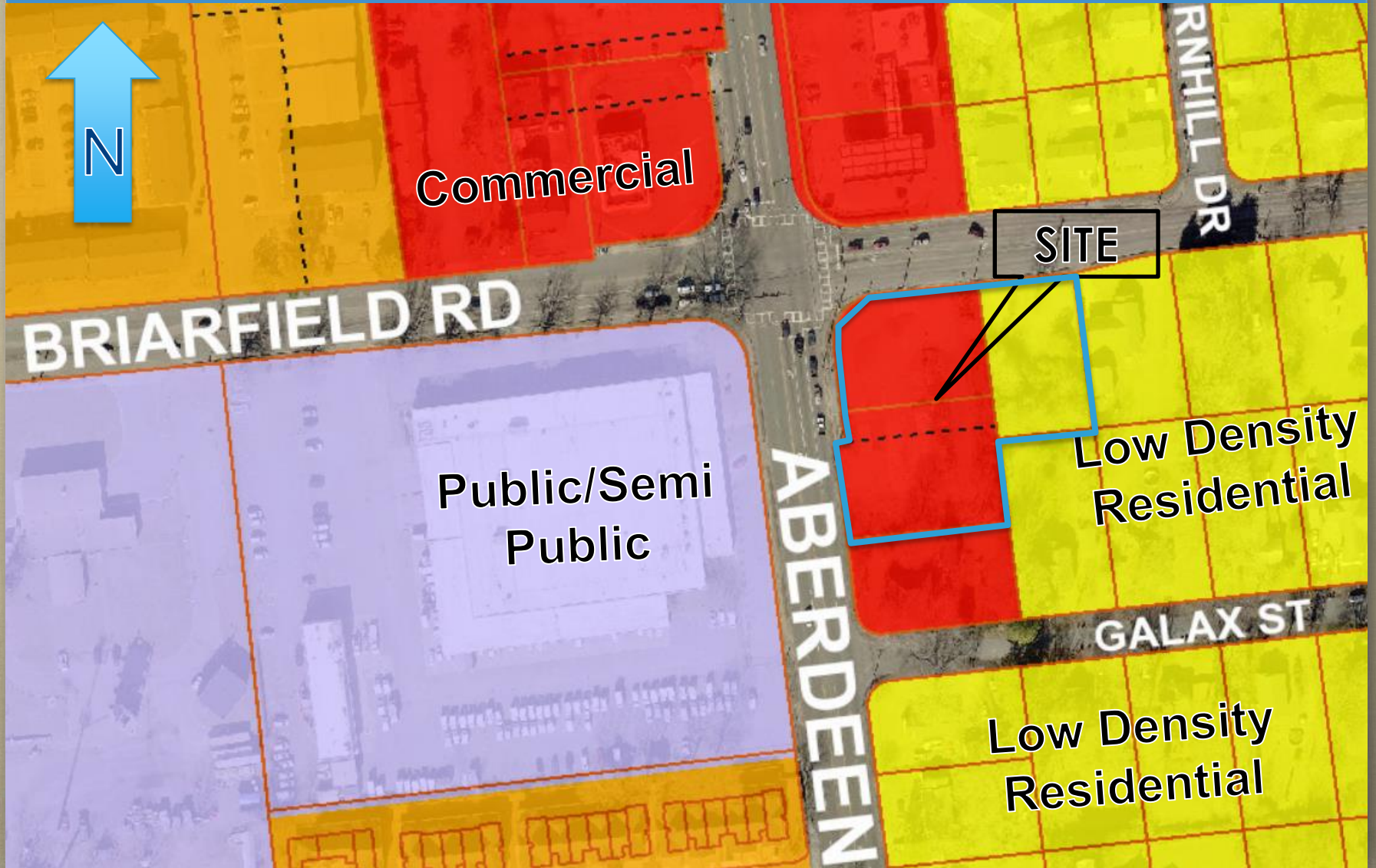
HORNHILL RD

N


Zoning



Future Land Use Plan



Proposal

- Rezone 1.27± acres
 - Neighborhood Commercial (C-1) district
 - 14 Proffered conditions
 - Proposing a general retail store
- 

BRIARFIELD ROAD

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(D.B. 512, PG. 185)

10' FRONT
YARD LANDSCAPE BUFFER

INST. #050 0237
PB 105 PG 156
GPIN: 1000455
(9,090 S.F./0.209 ACRE)

15' CORNER SIDE
YARD SETBACK

TRAFFIC LIGHT SIGNAL

SIGN LOCATION

2B AND GUTTER (TYP.)
S 08°32'16" E
8.45'

ABERDEEN ROAD

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(D.B. 512, PG. 182)

PROPOSED UNDERGROUND
STORMWATER FACILITY

N/F
LOT 2
(15,952 S.F./0.366 ACRE) &
PART LOT 3
(13,860 S.F./0.318 ACRE)
RAHIMI LLC
PB 105 PG 156
INST. #110 016010
GPIN: 1000454

5.5' WOODEN FENCE
DUMPSTER TRUCK
TURN AROUND

159.44' 24.7' SIDE
YARD SETBACK
N/F
LOT 1
NIMMO NEILA
PB 105 PG 156
INST. #120 019129
GPIN: 1000466

N/F
LOT 4
PROTOTYPE 3A RAHIMI LLC
PB 105 PG 156
INST. #050 0237
GPIN: 1000456
(12,031 S.F./0.368 ACRE)

6' TALL WOODEN OR
VINYL PRIVACY FENCE

T 5
DONALD W &
BROCKI
JLYN Z
P
5 PG 156
150 001494
INST. # 1000457
GPIN: 1000457

N/F
LOT 13
LEFTWICH JAMES G
PB 620 PG 657
INST. #120 019129
GPIN: 1000466

N/F
LOT 12
DAY STEVEN F & KATHRYNN
N
PB 105 PG 156
INST. #080 001415
GPIN: 1000465

20' REAR
YARD SETBACK

16' SIDE
YARD SETBACK

LANDSCAPE
TIMBERS
5.5' CHAIN LINK FENCE

BRUSH/OVERGROWTH

REMNANTS OF
FORMER SERVICE
STATION

EASEMENT
D.B. 395
PG. 141

GRAVEL/BROKEN
ASPHALT &
CONCRETE

CENTER LINE DITCH
TOP OF BANK

EDGE OF BRUSH

ASPHALT

CONC

IRF

CONC

IRF

C2 IRE

UP

UPLT

VIRGINIA

N 82°34'27" E
64.79'

S 82°34'27" W
111.21'

N 82°34'27" E
159.84'

N 82°34'27" E
60.36'

N 08°25'33" W
86.1'

N 08°25'33" W
161.70'

N 08°25'33" W
100.00'

N 08°25'33" W
100.00'

N 08°25'33" W
100.00'

N 08°25'33" W
100.00'

N 08°25'33" W
100.00'

N 08°25'33" W
100.00'

N 08°25'33" W
100.00'

N 08°25'33" W
100.00'

N 08°25'33" W
100.00'

N 08°25'33" W
100.00'

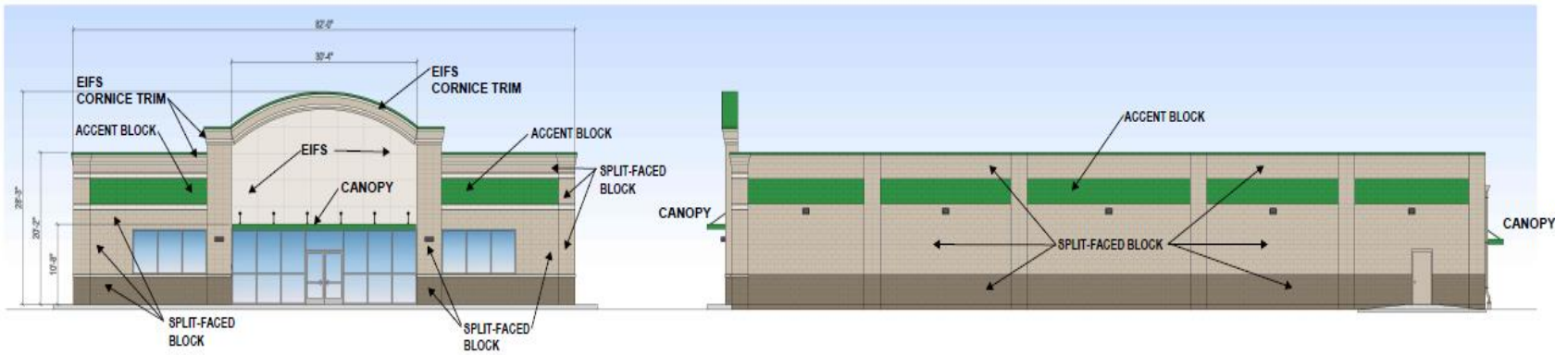
N 08°25'33" W
100.00'

N 08°25'33" W
100.00'

N 08°25'33" W
100.00'

N 08°25'33" W
100.00'

N 08°25'33" W
100.00'



Canopy to be supplied and installed by Dollar Tree's sign vendor


 SW ENVY
 ACCENT BLOCK


 SW BALANCED BEIGE
 SPLIT-FACED BLOCK

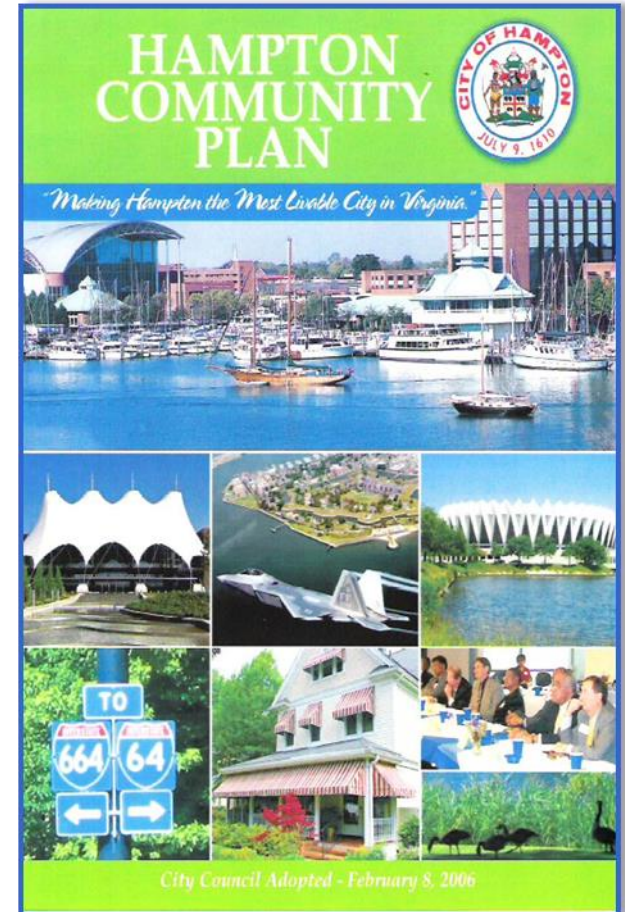

 SW AESTHETIC WHITE
 SPLIT-FACED BLOCK


 SW VIRTUAL TAUPE
 SPLIT-FACED BLOCK

Public Policy: Hampton Community Plan

LU-CD Policy 29: Encourage high **quality** new **developments** that are compatible with surrounding neighborhoods

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**.



Hampton Community Plan (2006, as amended)

Proffers

- Prohibition of other certain uses
- 15' Landscape Buffer
- 6' Fence
- Provision of sidewalks
- Vacation of internal property lines
- Dumpster fully enclosed and screened from view

Community Meeting

JUNE 2019

SUN	MON	TUE	WED	THU	FRI	SAT
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26 	27	28	29
30	1	2	3	4	5	6

Recommendation

Staff recommends **APPROVAL** of
Rezoning #19-00001 with 14 proffered
conditions

Planning Commission recommends
APPROVAL of
Rezoning #19-0244 with 14 proffered conditions