

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, JUNE 26, 2025 AT 3:30 P.M.

WHEREAS: the Hampton Planning Commission has before it this day a Rezoning Application by Orchard Oaks, LLC to rezone +/-10.18 acres at 183 E Mercury Boulevard, 183-A E Mercury Boulevard, 261 Woodland Road, and 265 Woodland Road [LRSNs: 12003432, 12003433, 12003435, and 12003434] from General Commercial (C-3) District and One Family Residential (R-11) District to Multifamily Residential (MD-4) District with conditions; and an accompanying Use Permit Application for a multifamily development;

WHEREAS: the MD-4 District requires an approved use permit for the proposed multifamily development;

WHEREAS: the proposed multifamily residential project includes 316 apartment units within four (4) buildings: three (3), 4-story buildings and one (1), 3-story building and includes 420 parking spaces, including five (5) Level 2 electric vehicle charging stations;

WHEREAS: the proposed community amenities include a clubhouse, including a fitness room, an indoor billiard/game room, a package room, and a conference room, as well as an outdoor pool area with grilling areas and fire pits, and project-wide sidewalk connectivity. In addition, the existing Woods Orchard Barn will be refurbished and utilized as an outdoor amenity with fire pits and outdoor seating;

WHEREAS: the Hampton Community Plan (2006, as amended) currently recommends low density residential land use for the subject property; however, the City of Hampton is proposing an amendment to the Community Plan (CPA25-0102) to amend the recommended future land use as high-density residential;

WHEREAS: the applicant has proffered ten (10) conditions for the rezoning, which include substantial conformance with the concept plan, substantial conformance with the elevations, provision of high-quality and durable building materials, community amenities, resiliency and sustainability elements, fencing, lighting, landscaping, and screening of HVAC systems, and traffic improvements, among others;

WHEREAS: the staff is recommending eight (8) conditions for the Use Permit, which include substantial conformance with the rezoning proffers, on-site management, dumpster screening, certificate of occupancy, compliance with laws, and revocation and nullification;

WHEREAS: Commissioners had questions and comments pertaining to the quality of development, fencing and landscape buffers, traffic improvements per the Traffic Impact Analysis (TIA), by-right uses within the General Commercial (C-3) District, revocation and nullification procedures, and the median incomes stated within the "Economic and Fiscal Impact" report, which was distributed during the public hearing;

WHEREAS: City staff recommends approval of the rezoning and use permit applications;

WHEREAS: members of the public spoke in support of these applications during the public hearing, noting consistency with City policies, meeting the City's housing need, the quality of the development proposal, and less intensive use than by-right commercial uses;

WHEREAS: members of the public spoke in opposition of these applications during the public hearing, noting concerns with increased traffic and flooding in the area, potential increase in school age children, and a lack of fit for the neighborhood.

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

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Rezoning Application No. 25-0148 with ten (10) proffered conditions and approval of Use Permit Application N. 25-0149 with eight (8) conditions.

A roll call vote on the motion resulted as follows:

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

A COPY; TESTE:



Kim Mikel
Secretary to the Commission