



City of Hampton

22 Lincoln Street
Hampton, VA 23669
www.hampton.gov

Notice of Action City Council Legislative Session

Mayor Jimmy Gray
Vice Mayor Steven L. Brown
Councilmember Randy C. Bowman, Sr.
Councilmember Carolyn S. Campbell
Councilmember Michelle Taylor Ferebee
Councilmember Hope L. Harper
Councilmember Martha M. Mugler

STAFF: Mary Bunting, City Manager
Courtney R. Sydnor, City Attorney
Katherine K. Glass, MMC, Clerk of Council

Wednesday, April 9, 2025

6:30 PM

Council Chambers

CALL TO ORDER

Mayor Gray called the meeting to order at 6:30 p.m. All members of the City Council were present.

Present: 7 - Councilmember Randy C. Bowman Sr., Vice Mayor Steven L. Brown, Councilmember Carolyn S. Campbell, Councilmember Michelle T. Ferebee, Councilmember Hope L. Harper, Councilmember Martha Mugler and Mayor Jimmy Gray

INVOCATION: Councilwoman Martha Mugler

Councilwoman Mugler gave the invocation.

PLEDGE OF ALLEGIANCE TO FLAG

MAYOR'S COMMENTS

Mayor Gray shared, for the second time that, beginning in May, the time for citizens to sign up to speak will change from ending at 6:45 p.m. to ending at 6:30 p.m. but that the time allowed to sign up will be increased on the front end. He also stated that individuals will be given grace when this first begins since it is a change.

He shared information on his listening sessions. The most recent took place at Aberdeen Elementary and the next will be at the Fox Hill Neighborhood Center on April 16th which was

rescheduled due to a snow storm. Others scheduled are: Mayor's Committee for People with Disabilities on April 30th, various youth groups on May 12th, West Hampton Community Center on May 21st and a session for senior citizens on June 4th and a few others.

Mayor Gray also announced that Youth Violence Prevention Week will kick off on April 21st with the Mayors Classic: Hope After Dark; April 27th Reunion of Hope; April 28th Hope, Hampton, Football; April 29th Hope Fest: Middle School; and April 30th Hope Fest: High School.

CONSENT AGENDA

1. [25-0107](#) Approval of the minutes from the work and legislative sessions of March 12, 2025, and the ceremonial session of March 26, 2025.

A motion was made by Vice Mayor Steven Brown and seconded by Councilmember Randy Bowman, Sr., that the Minutes be approved. The motion carried by the following vote:

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

PRESENTATIONS, PROCLAMATIONS, AWARDS

PUBLIC HEARINGS

Rezoning and Use Permits

2. [24-0526](#) Rezoning Application No. 24-0526 by Magruder Holdings, LLC to Rezone +/-5.29 Acres at 3200 Neil Armstrong Parkway [LRSN: 6000997] from General Commercial (C-3) District with Conditions to Langley Business Park (LBP) District with Conditions for a Mixed-Use Commercial Development

Presented by Donald Whipple, Chief Planner. Following Mr. Whipple's presentation, Mayor Gray opened the joint public hearing on items 24-0526, 24-0527, 24-0528 and 24-0529. There were no speakers and Mayor Gray then closed the public hearing.

A motion was made by Councilmember Martha Mugler and seconded by Councilmember Randy Bowman, Sr., that this Zoning Ordinance - Map be approved with ten (10) conditions
The motion carried by the following vote:

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

3. [24-0527](#) Use Permit Application No. 24-0527 by Magruder Holdings, LLC to Permit a Storage Facility 2 on a Portion of 3200 Neil Armstrong Parkway [LRSN: 6000997]

Presented by Donald Whipple, Chief Planner. Following Mr. Whipple's presentation, Mayor Gray opened the joint public hearing on items 24-0526, 24-0527, 24-0528 and 24-0529. There were no speakers and Mayor Gray then closed the public hearing.

A motion was made by Vice Mayor Steven Brown and seconded by Councilmember Hope Harper, that this Use Permit be approved with seven (7) conditions. The motion carried by the following vote:

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

4. [24-0528](#) Use Permit Application No. 24-0528 by Magruder Holdings, LLC to Permit Retail Sales, General on a Portion of 3200 Neil Armstrong Parkway [LRSN: 6000997]

Presented by Donald Whipple, Chief Planner. Following Mr. Whipple's presentation, Mayor Gray opened the joint public hearing on items 24-0526, 24-0527, 24-0528 and 24-0529. There were no speakers and Mayor Gray then closed the public hearing.

A motion was made by Councilmember Martha Mugler and

seconded by Councilmember Randy Bowman, Sr., that this Use Permit be approved with five (5) conditions. The motion carried by the following vote:

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

5. [24-0529](#) Use Permit Application No. 24-0529 by Magruder Holdings, LLC to Permit Retail Sales, General on a Portion of 3200 Neil Armstrong Parkway [LRSN: 6000997]

Presented by Donald Whipple, Chief Planner. Following Mr. Whipple's presentation, Mayor Gray opened the joint public hearing on items 24-0526, 24-0527, 24-0528 and 24-0529. There were no speakers and Mayor Gray then closed the public hearing.

A motion was made by Councilmember Hope Harper seconded by Vice Mayor Steven Brown, that this Use Permit be approved with five (5) conditions. The motion carried by the following vote:

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

6. [24-0530](#) Use Permit Application No. 24-0530 by Pinewood Apartments Owner LLC et al to Permit Multifamily Dwellings at 2 Tall Pine Drive and an Unaddressed Parcel on W. Queen Street [LRSNs: 3004827, 3004828]

Presented by Donald Whipple, Chief Planner. Following Mr. Whipple's presentation, Mayor Gray opened the public hearing. Mr. Robert Lang, the applicant, spoke at the public hearing and Mayor Gray then closed the public hearing.

A motion was made by Vice Mayor Steven Brown and seconded by Councilmember Randy Bowman, Sr., that this Use Permit be approved with twelve (12) conditions. The motion carried by the following vote:

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

7. [25-0010](#) Rezoning Application No. 25-0010 by Franklin Johnston Group Management & Development, LLC to Rezone +/-16.9 Acres at 1616, 1616B, and 1612 N Armistead Avenue [LRSN: 7000335, 7000336, and 7000337] from One Family Residential (R-11) District to Multifamily Residential (MD-4) District with Conditions for a Multifamily Development

Presented by Donald Whipple, Chief Planner. Following Mr. Whipple's presentation, Timothy O. Trantt, II, the applicant's attorney, also presented. Freddie Fletcher, Senior Vice President of the Franklin Johnston Group, also responded to questions from Council. Following the presentation, Mayor Gray opened the joint public hearing on items 25-0010 and 25-0011. There were no speakers and Mayor Gray then closed the public hearing.

A motion was made by Vice Mayor Steven Brown and seconded by Councilmember Carolyn Campbell, that this Zoning Ordinance - Map be deferred to the City Council Legislative Session, due back on 4/23/2025. The motion carried by the following vote:

Aye: 6 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper and Mayor Gray

Nay: 1 - Councilmember Mugler

8. [25-0011](#) Use Permit Application No. 25-0011 by Franklin Johnston Group Management & Development, LLC to Permit Multifamily Dwellings at 1616, 1616B, and 1612 N Armistead Avenue [LRSN: 7000335, 7000336, and 7000337]

Presented by Donald Whipple, Chief Planner. Following Mr. Whipple's presentation, Timothy O. Trantt, II, the applicant's attorney, also presented. Freddie Fletcher, Senior Vice President of the Franklin Johnston Group, also responded to

questions from Council. Following the presentation, Mayor Gray opened the joint public hearing on items 25-0010 and 25-0011. There were no speakers and Mayor Gray then closed the public hearing.

A motion was made by Vice Mayor Steven Brown and seconded by Councilmember Carolyn Campbell, that this Zoning Ordinance - Map be deferred to the City Council Legislative Session, due back on 4/23/2025. The motion carried by the following vote:

Aye: 6 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper and Mayor Gray

Nay: 1 - Councilmember Mugler

9. [25-0076](#) Rezoning Application No. 25-0076 by the Hampton Redevelopment and Housing Authority to Rezone +/- 0.795 Acres at 1644 Briarfield Road [LRSN: 1007646] from Multifamily Residential (MD-1) District with Conditions to Multifamily Residential (MD-1) District with Conditions for a Group Home, Juvenile Residence, or Shelter
- Presented by Donald Whipple, Chief Planner. Following the presentation, Mayor Gray opened the public hearing. There were no speakers and Mayor Gray then closed the public hearing.
- A motion was made by Vice Mayor Steven Brown and seconded by Councilmember Carolyn Campbell, that this Zoning Ordinance - Map be approved with ten (10) conditions. The motion carried by the following vote:
- Aye:** 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray
10. [25-0079](#) Use Permit Application No. 25-0079 by Jason Valentine to Permit a Short-Term Rental (STR) at 125 N Fourth St [LRSN: 12006962]

Presented by Han Vu, City Planner. The applicant's attorney, John McCormick, spoke on the applicant's behalf and the applicant, Jason Valentine, also spoke. Following the presentation, Mayor Gray opened the public hearing. There were no speakers and Mayor Gray then closed the public hearing.

A motion was made by Councilmember Martha Mugler and seconded by Councilmember Michelle Ferebee, that this Use Permit be approved with fifteen (15) conditions. The motion carried by the following vote:

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

Resolutions

11. [25-0106](#) Resolution Authorizing the Execution of a First Amendment to Lease Agreement Between the City of Hampton and Swingers Golf Club, LLC to Use Approximately 14 Acres of Real Property Located at 100 Seldendale Drive

A motion was made by Councilmember Martha Mugler and seconded by Councilmember Randy Bowman, Sr., that this Resolution be approved. The motion carried by the following vote:

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

The City Manager indicated that, upon the advice of the City Attorney, the date to which Items 25-0010 and 25-0011 were deferred to (April 23, 2025) did not allow sufficient time to re-advertise the items and that a new motion to defer was suggested. The City Attorney indicated that procedurally there should first be a motion to reconsider followed by a new motion.

[25-0010](#) Rezoning Application No. 25-0010 by Franklin Johnston Group Management & Development, LLC to Rezone +/-16.9 Acres at 1616, 1616B, and 1612 N Armistead Avenue [LRSN: 7000335, 7000336, and 7000337] from One Family Residential (R-11) District to Multifamily Residential (MD-4) District with Conditions for a Multifamily Development

On the motion to reconsider items 25-0010 and 25-0011, a motion was made by Councilmember Ferebee and seconded by Vice Mayor Brown. The motion carried on the following vote.

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

[25-0011](#) Use Permit Application No. 25-0011 by Franklin Johnston Group Management & Development, LLC to Permit Multifamily Dwellings at 1616, 1616B, and 1612 N Armistead Avenue [LRSN: 7000335, 7000336, and 7000337]

On the motion to reconsider items 25-0010 and 25-0011, a motion was made by Councilmember Ferebee and seconded by Vice Mayor Brown. The motion carried on the following vote.

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

Councilwoman Mugler indicated her desire to speak to the motion made earlier on these items in that there was no discussion on the first vote. City Attorney Sydnor indicated that the motion to reconsider could allow such discussion.

[25-0010](#) Rezoning Application No. 25-0010 by Franklin Johnston Group Management & Development, LLC to Rezone +/-16.9 Acres at 1616, 1616B, and 1612 N Armistead Avenue [LRSN: 7000335, 7000336, and 7000337] from One Family Residential (R-11) District to Multifamily Residential (MD-4) District with Conditions

for a Multifamily Development

Following her comments, Councilwoman Mugler made a motion to approve 25-0010 and 25-0011 with the conditions as previously stated. The motion was seconded by Councilwoman Ferebee and failed on the following vote:

Aye: 2 - Councilmember Ferebee and Councilmember Mugler

Nay: 5 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Harper and Mayor Gray

[25-0011](#) Use Permit Application No. 25-0011 by Franklin Johnston Group Management & Development, LLC to Permit Multifamily Dwellings at 1616, 1616B, and 1612 N Armistead Avenue [LRSN: 7000335, 7000336, and 7000337]

Following her comments, Councilwoman Mugler made a motion to approve 25-0010 and 25-0011 with the conditions as previously stated. The motion was seconded by Councilwoman Ferebee and failed on the following vote:

Aye: 2 - Councilmember Ferebee and Councilmember Mugler

Nay: 5 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Harper and Mayor Gray

[25-0010](#) Rezoning Application No. 25-0010 by Franklin Johnston Group Management & Development, LLC to Rezone +/-16.9 Acres at 1616, 1616B, and 1612 N Armistead Avenue [LRSN: 7000335, 7000336, and 7000337] from One Family Residential (R-11) District to Multifamily Residential (MD-4) District with Conditions for a Multifamily Development

A motion was made by Vice Mayor Steven Brown and seconded by Councilmember Randy Bowman, Sr., that this Zoning Ordinance - Map be deferred to the City Council Legislative Session, due back on 5/14/2025. The motion carried by the following vote:

Aye: 6 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper and Mayor Gray

Nay: 1 - Councilmember Mugler

[25-0011](#) Use Permit Application No. 25-0011 by Franklin Johnston Group Management & Development, LLC to Permit Multifamily Dwellings at 1616, 1616B, and 1612 N Armistead Avenue [LRSN: 7000335, 7000336, and 7000337]

A motion was made by Vice Mayor Steven Brown and seconded by Councilmember Randy Bowman, Sr., that this Use Permit be deferred to the City Council Legislative Session, due back on 5/14/2025. The motion carried by the following vote:

Aye: 6 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper and Mayor Gray

Nay: 1 - Councilmember Mugler

PUBLIC COMMENT

The following individuals spoke during the public comment period: John Riddick, Fika McKay, Jontue Cooper, Aaron Weaver, Jeannie Belgrave, and Channell Ketchmore. The City Manager provided brief responses.

GENERAL ITEMS

Appointments

12. [25-0027](#) Consideration of Appointments to the Hampton Commission on the Arts

A motion was made by Councilmember Martha Mugler and seconded by Councilmember Hope Harper, that Karen Spaulding be appointed to fill the unexpired portion of a term until January 31, 2028, Angela Ballard to fill the unexpired portion of a term until June 30, 2028; and Kwasi Obeng in the place of Brian DeProfio until January 31, 2028. The motion carried by the following vote:

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

13. [25-0109](#) Consideration of Appointments to the Virginia Municipal League 2025 Policy Committees

A motion was made by Councilmember Martha Mugler and seconded by Councilmember Hope Harper to make the following appointments: Councilwoman Hope Harper and Councilwoman Carolyn Campbell to the Community and Economic Development Committee, Councilwoman Mugler to the Finance Committee, Mayor Gray to the General Laws Committee, Vice Mayor Brown to the Human Development and Education Committee, and Councilman Randy Bowman to the Infrastructure Committee. The motion carried by the following vote:

Aye: 7 - Councilmember Bowman Sr., Vice Mayor Brown, Councilmember Campbell, Councilmember Ferebee, Councilmember Harper, Councilmember Mugler and Mayor Gray

REPORTS BY CITY MANAGER, CITY COUNCIL, STAFF, COMMITTEES

The City Manager recapped the upcoming budget meetings.

MISCELLANEOUS NEW BUSINESS

There were no items of new business.

ADJOURNMENT

The meeting adjourned at 8:47 p.m.

Contact Info:
Clerk of Council, 757-727-6315, council@hampton.gov