



Rezoning Application No. 26-0176

Prillaman Crane & Rigging
618 – 636 Aberdeen Road & 2303 60th Street

Planning Commission

June 18, 2026

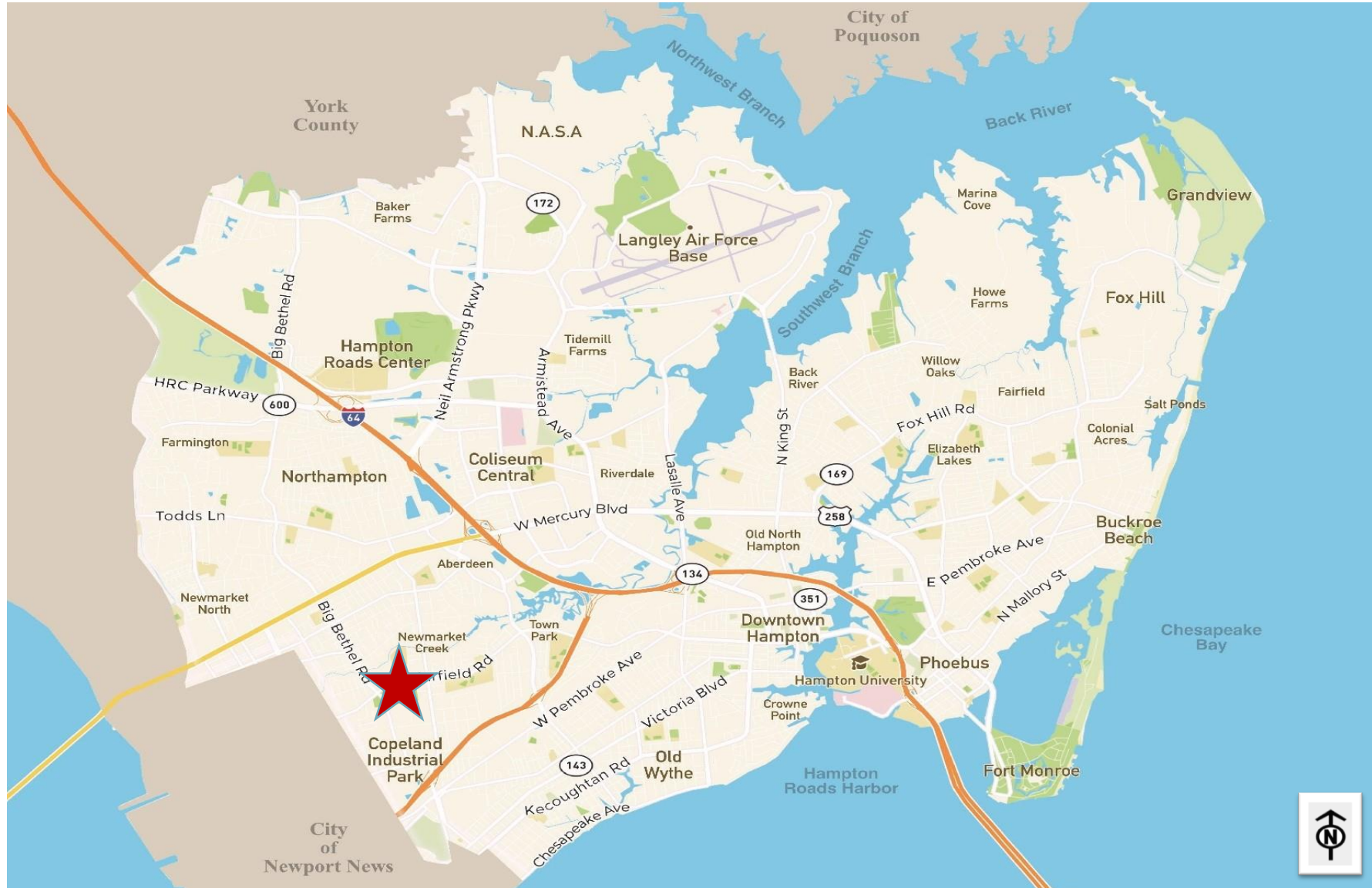
Donald Whipple, Chief Planner

Application



Rezone +/- 5.19 acres from One Family (R-11) District, Limited Commercial (C-2) District, and Light Manufacturing (M-2) District to M-2 District, conditional, to expand and operate a crane and rigging business.

Location Map



Location Map



Proposal

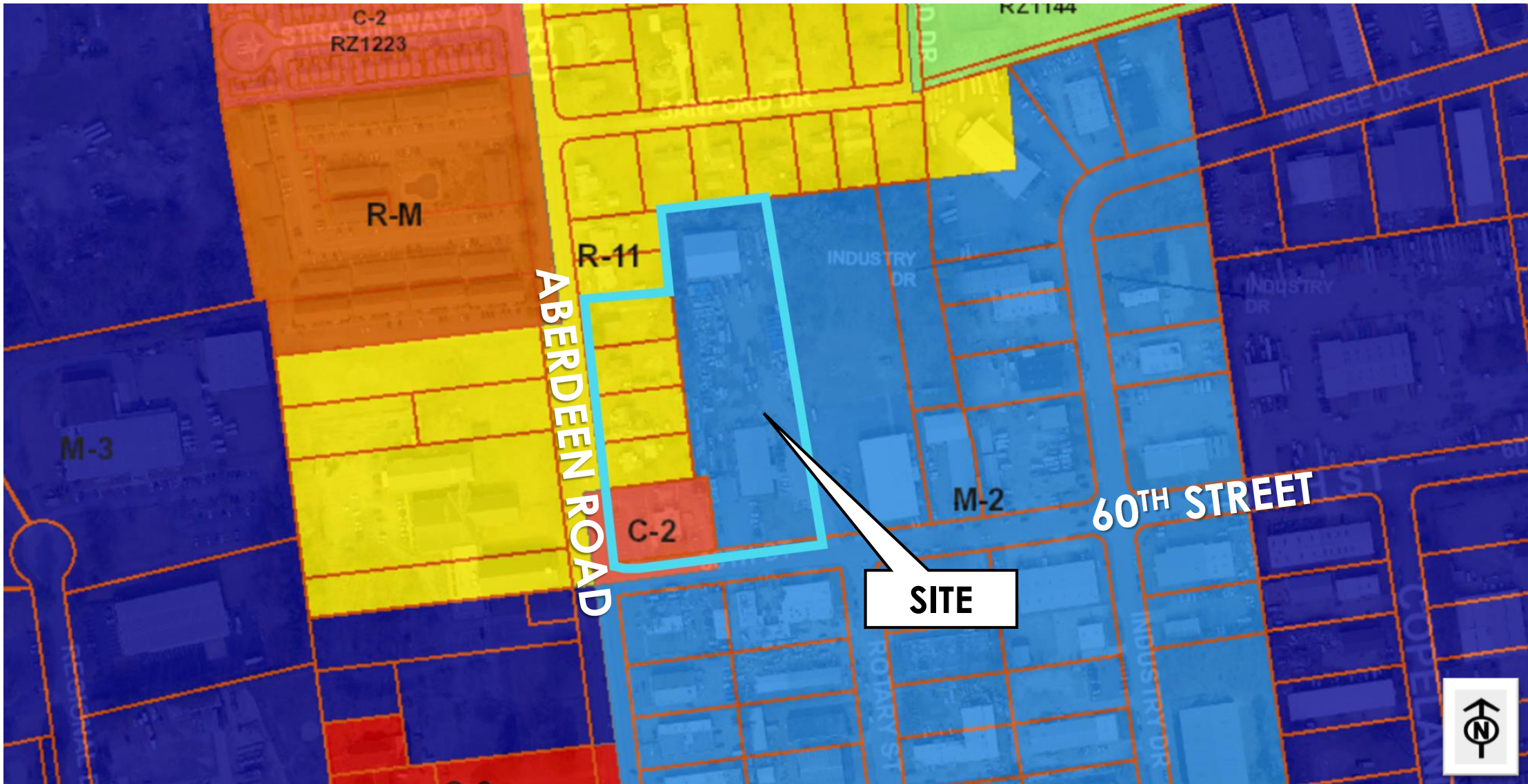


- Crane and rigging business currently operates at 2303 60 Street
- Plans to expand the business to encompass 5 parcels: 618, 632, 634, 636, & 638 Aberdeen Road
- Site access off 60 Street
- Landscape buffer and fencing along Aberdeen Road and residences to the north

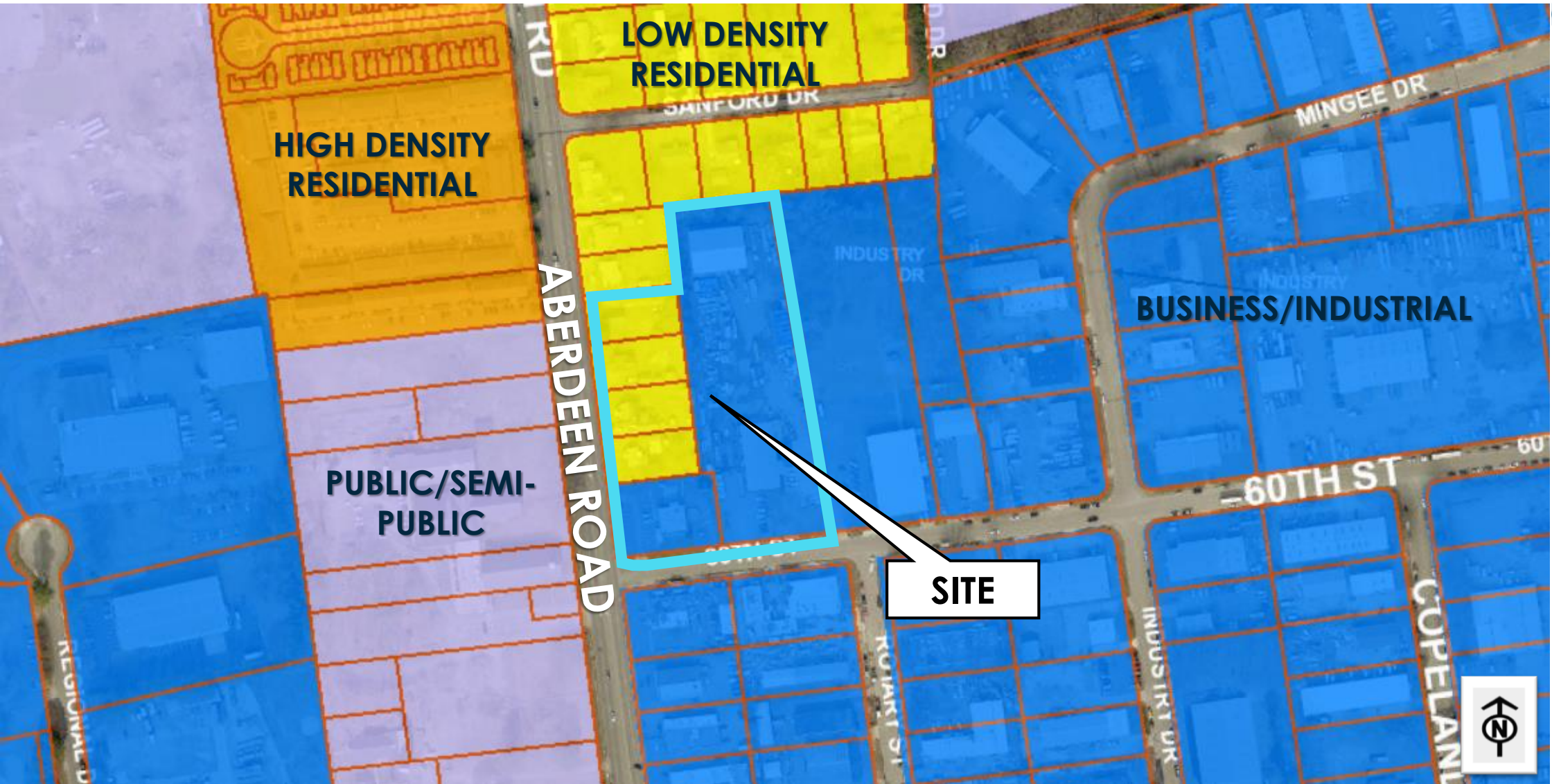
The seal is circular with a blue outer ring containing the text "ALL-AMERICA CITY" at the top and the years "1972 • 2002 • 2014 • 2023 • 2025" at the bottom. The center features a white field with three blue stars at the top, the text "HAMPTON VIRGINIA" in blue, and a red and white striped field at the bottom.



Zoning Map



Future Land Use Map



Public Policy



Land Use and Community Design Objectives and Policies

Objective 1: Promote the efficient use of land. Recognize land as a limited resource.

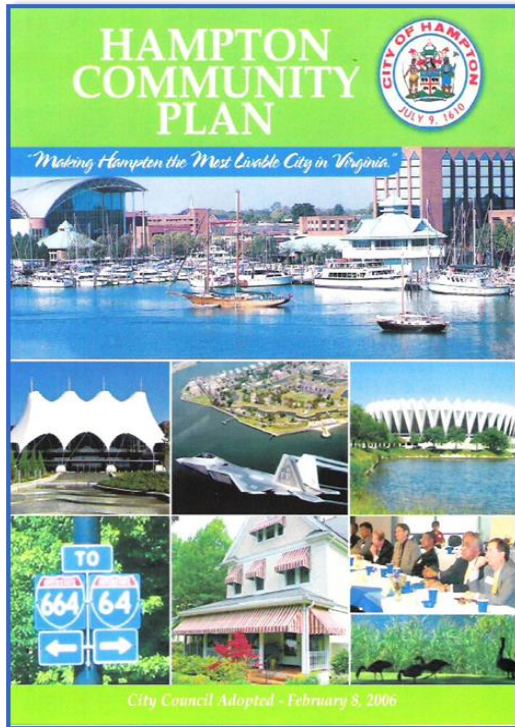
Objective 5: Protect community appearance, character, and design.

LU-CD Policy 4: Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.

LU-CD Policy 7: Safeguard the integrity of existing residential neighborhoods.

LU-CD Policy 17: Preserve and enhance the identity and scenic qualities of city corridors and gateways.

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)

Public Policy



Resilience Policies

LU-CD Policy 39: Prioritize protecting natural systems and restore or recreate natural systems where they have been compromised

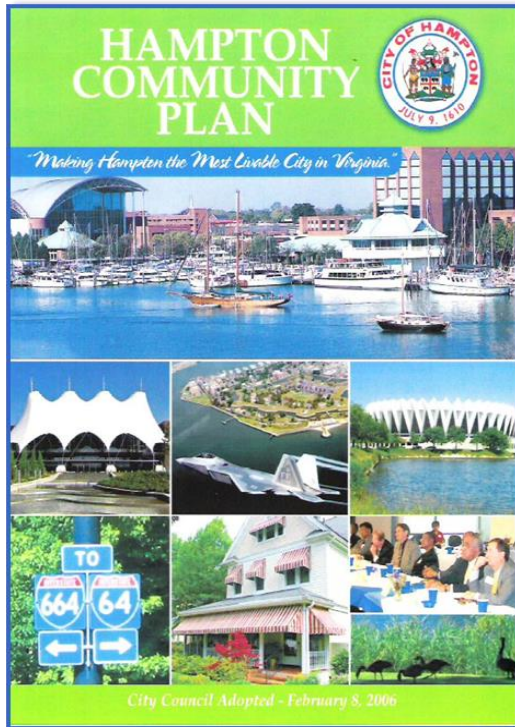
Transportation Policies

TR Policy 10: Use landscaping and other improvements to create attractive and distinctive corridors and gateways into the city.

Economic Development Policies

ED Policy 10: Foster the successful development of well-situated vacant and underutilized properties within the City.

ED Policy 12: Focus special attention on strengthening the ability of older commercial and industrial areas to support new and expanded business activity.



Hampton Community Plan (2006, as amended)

Proffered Conditions



- Concept plan
- Parcel line vacations
- Copeland Industrial Park Design Guidelines
- Fencing materials
- Landscaping guidance
- Resilience and sustainable elements
- Lighting
- Dust control
- Limitation on uses
- Hours of operation
- Compliance with all ordinances

*Complete proffer language found in package

Community Meeting



- Meeting held on December 17, 2025
- Concerns:
 - Potential impact on existing apartment community
 - Visual and noise
- Proffers:
 - Increased buffering through fencing and landscaping
 - Restricted hours of operation:
 - Regular hours 4:30 am – 8:00 pm Monday to Friday
 - Emergency calls, as needed, 24 hours a day, 7 days a week

Analysis



- Aligns with City policies
 - Business corridor-oriented commercial development
 - Enhance the identity and scenic qualities of city business corridors
- Supports business expansion
- Provisions to safeguard the residential community:
 - Landscape Buffers
 - Opaque Fencing
 - Restricted hours of operation

Conclusion



- Applicant opportunity to present
- Public hearing
- Action:
 - Staff recommends **APPROVAL** of Rezoning No. 26-0176 with 14 proffered conditions