

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 18, 2026 AT 3:30 P.M.

WHEREAS: the Hampton Planning Commission has before it this day a Rezoning Application by Prillaman's Property Management, LLC to rezone +/- 5.19 acres at 618, 632, 634, 636, and 638 Aberdeen Road and 2303 60th Street, [LRSN: 1000303, 1000440, 1000441, 1000442, 1000443, and 1000301 respectively] from Light Manufacturing (M-2), Limited Commercial (C-2) District and One Family Residential (R-11) Districts to Light Manufacturing (M-2) with conditions to expand and operate a crane and rigging business;

WHEREAS: the use consists of office uses, interior and exterior storage of equipment and materials, and equipment service and repair, currently located at 2303 60th Street. Due to the business experiencing significant growth, the applicant has acquired the single-family residential properties included in this application with the intent of expanding the operations area to be used to store additional equipment and materials as well as to provide an area to teach and train crane and rigging operators;

WHEREAS: proposed improvements would include the improved surface of the new operations area, underground stormwater facility, new site lighting, one (1) level 2 electric vehicle charging station, and a landscape buffer with opaque fencing to be provided along Aberdeen Road and the southern boundary of adjacent residences at the northeast corner of the site in order to provide an appropriate screening between the uses;

WHEREAS: the applicant proposes in the short term to continue to lease the property at 618 Aberdeen to a commercial tenant; however, with the rezoning, the property may be incorporated into the crane and rigging business;

WHEREAS: the Hampton Community Plan (2006, as amended) recommends recommends business/industrial and low density residential -use for the subject property;

WHEREAS: the applicant has proffered fourteen (14) conditions to include substantial conformance with the concept plan, vacation of parcel lines, adherence to the Copeland Industrial Park Design Guidelines, fencing materials, landscaping guidance, resilience and sustainable elements, lighting, dust control, limitation on uses, and hours of operation;

WHEREAS: Commissioners asked questions pertaining to the types of retail businesses planned for the site;

WHEREAS: City staff recommends approval of this rezoning application; and

WHEREAS: no one from the public spoke to this application during the public hearing.

NOW, THEREFORE, on a motion by Commissioner Griffith and seconded by Coleman,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Rezoning Application No. 26-0176 with fourteen (14) proffered conditions.

A roll call vote on the motion resulted as follows:

AYES: Samuels, Griffith, Coleman, Mugler, Rogers

NAYS: None

ABSTAIN: None

ABSENT: Brooks, DeProfio

A COPY; TESTE:

A handwritten signature in black ink, appearing to read 'Kim Mikel', written over a horizontal line.

Kim Mikel
Secretary to the Commission