

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, SEPTEMBER 19, 2024 AT 3:30 P.M.

WHEREAS: the Hampton Planning Commission has before it this day a rezoning application to rezone the parcel located at 67 W Little Back River Road, totaling +/- 0.35 acres, from One-Family Residential (R-9) to One-Family Residential (R-4) District with proffered conditions. The rezoning would allow for the parcel to be subdivided into two (2) parcels for the purpose of building a single-family home on each;

WHEREAS: the applicant and property owners, Cornerstone Custom Homes, LLC, are seeking to rezone the existing parcel to be subdivided into two (2) separate parcels which would further allow for the development of two (2) 1-family detached dwellings;

WHEREAS: the surveyed parcel currently has one hundred (100) feet of street frontage, making it ineligible for subdivision under the existing base zoning district. Rezoning to the R-4 District, which requires a minimum frontage of fifty (50) feet for lots without alley access, would allow the parcel to be subdivided and developed into two (2) single-family homes. In order to qualify for the R-4 District, adherence to a "city adopted pattern book" is required [Zoning Ordinance Section 4-101(2)];

WHEREAS: the Hampton Community Plan (2006, as amended) recommends low density residential for the subject property;

WHEREAS: the property falls within the boundaries of the North King Street Master Plan (2007, as amended), which is augmented by the Hampton Pattern Book (2011, as amended). These documents were created and adopted in recognition of the uniqueness and opportunity of the area. While the subject property is not specifically highlighted or mentioned in the Master Plan, one of its primary objectives is to support and enhance the overall health of its adjacent neighborhoods, and it highlights one of the largest obstacles to achieving the potential housing market is the lack of available land and the lack of new investment;

WHEREAS: the design and construction of the proposed structures will adhere to the Hampton Pattern Book's Colonial Model style, complementing the character of the older homes in the neighborhood;

WHEREAS: the proposed rezoning is in line with the Hampton Community Plan's policies and future land use recommendation, and meets objectives of the North King Street Master Plan by utilizing available and undeveloped land while supporting and enhancing the

overall health of its adjacent neighborhood. With the proposed proffered conditions in place, staff believes the proposed rezoning and subsequent development of two (2) 1-family detached dwellings built in accordance with the Hampton Pattern Book would be appropriate for this location;

WHEREAS: City staff recommends approval of this Rezoning Action application with seven (7) proffered conditions;

WHEREAS: No member of the public was signed up to speak on the item;

NOW, THEREFORE, on a motion by Commissioner Trina Coleman and seconded by Commissioner Tracy Brooks,

BE IT RESOLVED that the Hampton Planning Commission recommends approval of Rezoning Application No. 24-0399 with seven (7) proffered conditions.

A roll call vote on the motion resulted as follows:

AYES:	Rogers, Brooks, Kellum, Harper, DeProfio
NAYS:	None
ABST:	None
ABSENT:	Harris

A COPY; TESTE:



Kim Mikel
Secretary to the Commission