

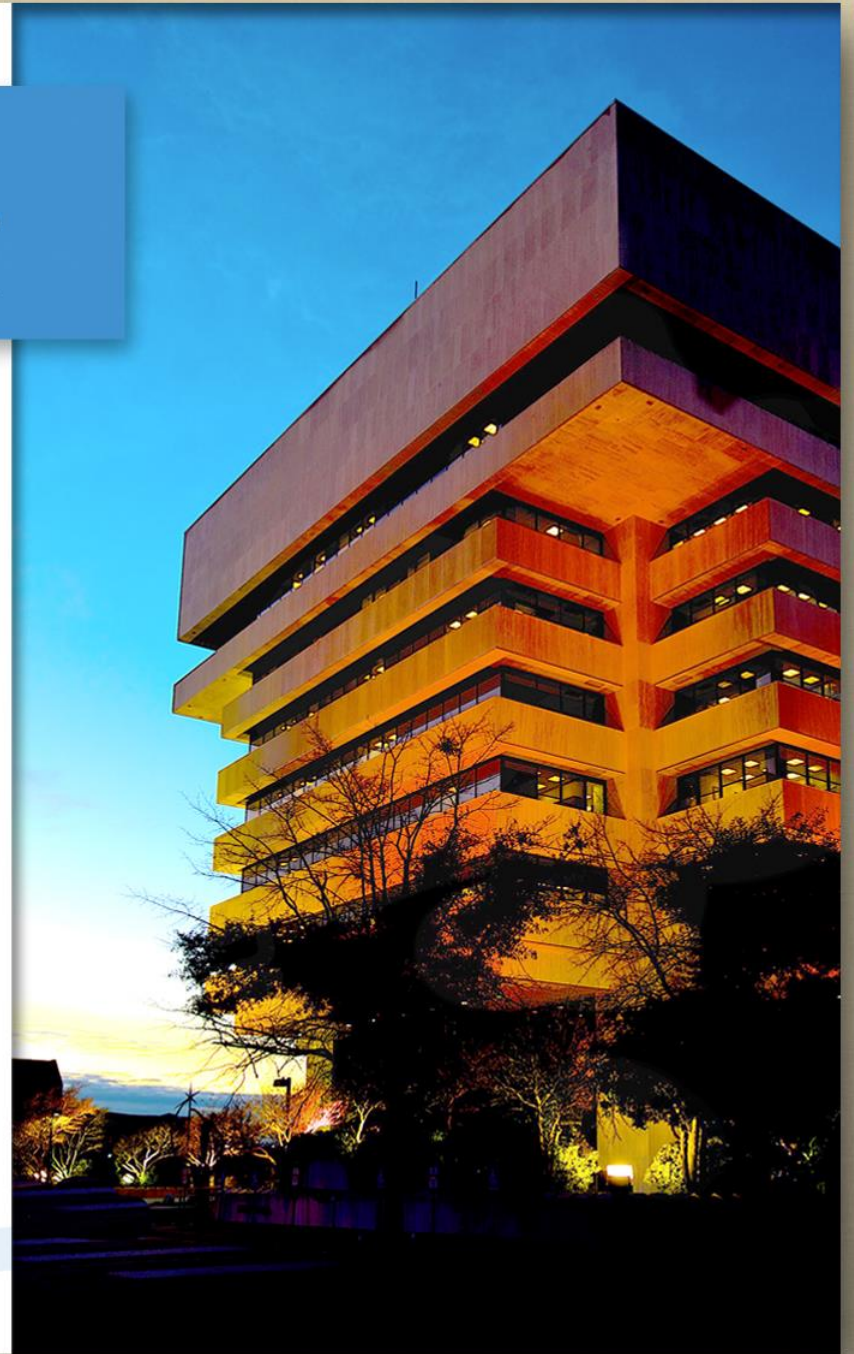
# HAMPTON VA

## **Rezoning #19-0211**

**(RZ19-00004)**

**3 S. Curry Street  
City of Hampton**

**City Council  
July 10, 2019**



# Application

Rezone approximately  $\pm .11$  acres  
from C-2 to PH-2



York County

City of Poquoson

N. A. S. A.

Langley Air Force Base

Sanlun Lakes

64

Hampton Roads Center

Langley R & D

Central Park

Tidemill Farms

Armistead Pointe

Coliseum Central

Riverdale

Southwest Branch

Back River

Willow Oaks

Fox Hill

Grandview

Beach Road Estates

Chesapeake Bay

Michaels Woods

Northampton

Farmington

Todds Center

Roberts Trace

Forrest Park

Power Plant

Newmarket North

Briarfield

Newmarket Creek

Town Park

Downtown Hampton

Hampton Univ.

Pho bus

Fort Monroe

City of Newport News

664

Wythe

Little England

Crowne Pointe

Hampton Roads Harbor

64


James River



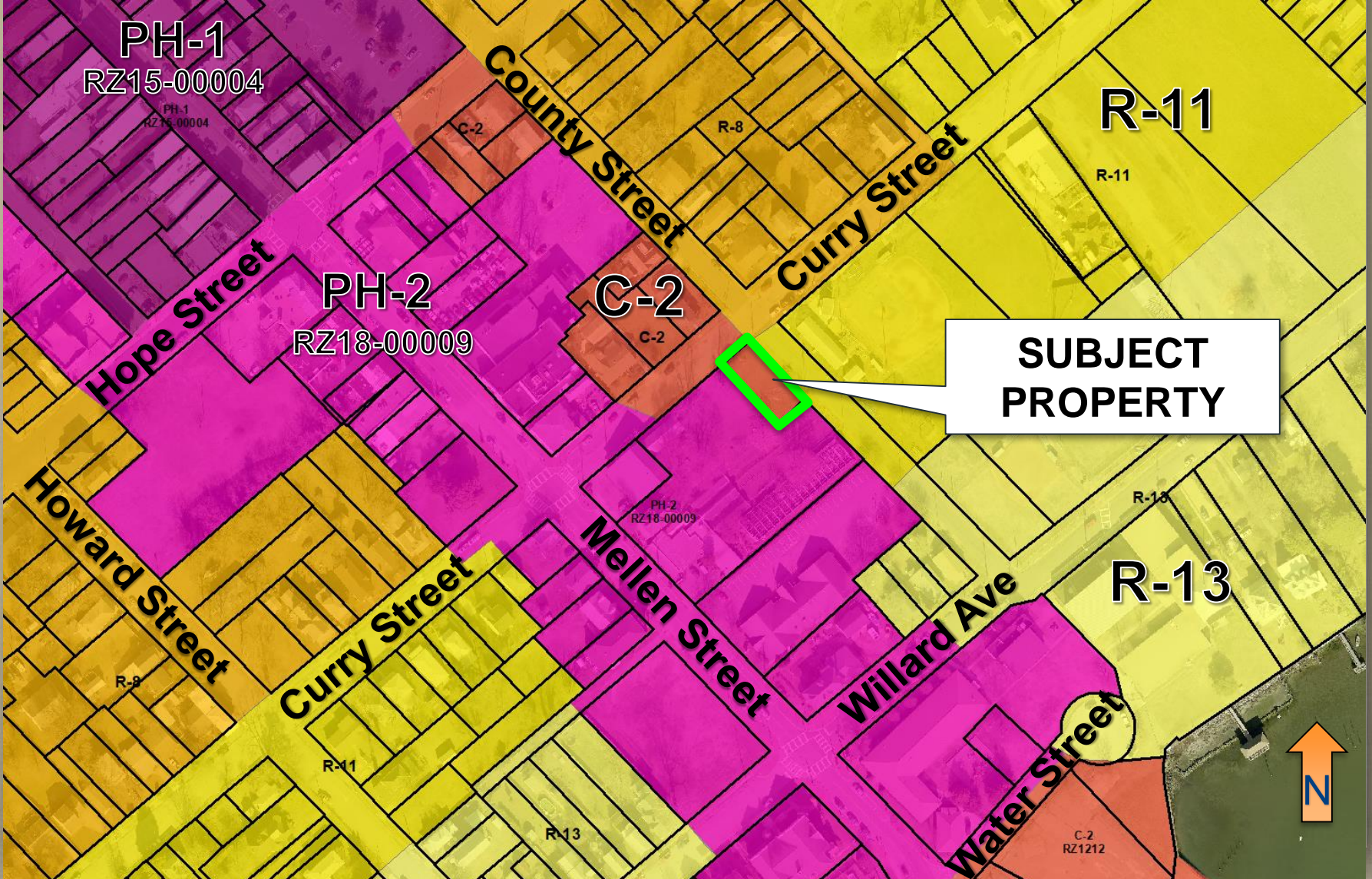
# Location



# Proposal

- Amendment to the comprehensive rezoning approved by City Council on January 9, 2019
  - Rezone 3 S. Curry Street from C-2 to PH-2
  - Ensure the properties that comprise Sly Clyde Ciderworks (207 E Mellen Street and 3 S Curry Street) have the same zoning district of PH-2
- 

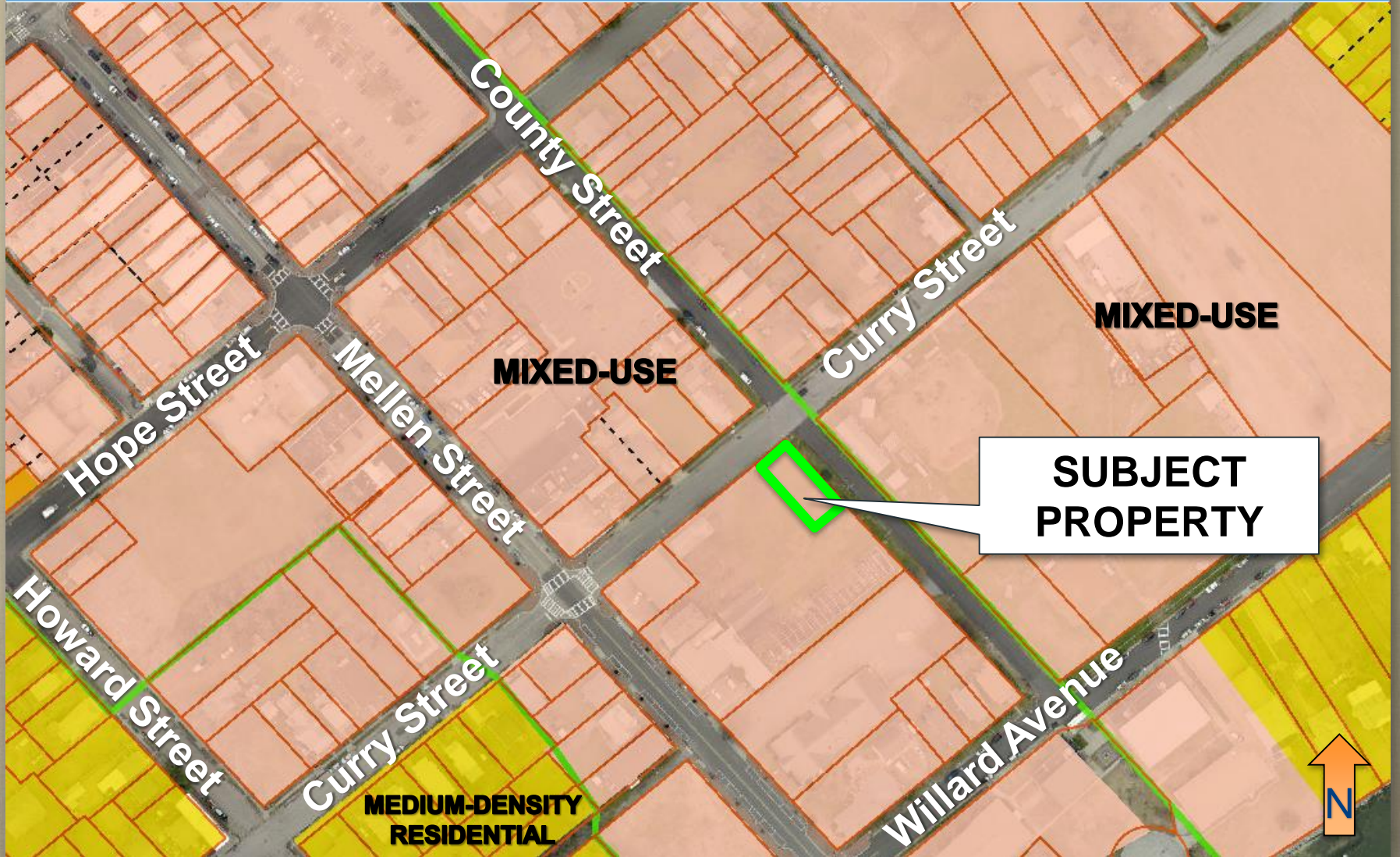
# Zoning



# Zoning History

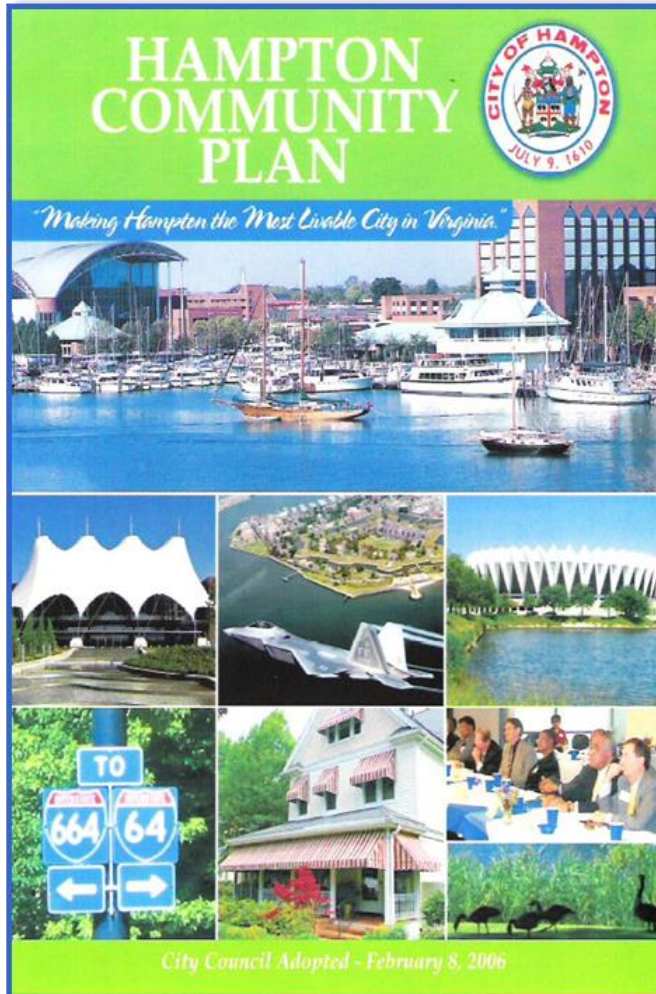
- January 9, 2019 – City Council approved series of zoning ordinance amendments & rezonings
- Mellen & Mallory Streets, edge of secondary streets
- Created PH-2 & PH-3
- Subject property should have been included in the original amendment
- Ensure the properties that comprise Sly Clyde Ciderworks have the same zoning district of PH-2
- Current C-2 zoning on 3 S. Curry Street does not permit the micro-brewery/winery/cidery use, or live entertainment in conjunction with a micro-brewery/winery/cidery

# Future Land Use



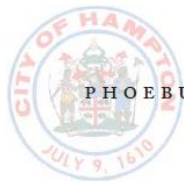


# Public Policy: Hampton Community Plan



- Evaluate proposals from a regional, retail, & entertainment destination
- Expand tourism, entertainment, & cultural opportunities

# Public Policy: Phoebus Master Plan



PHOEBUS MASTER PLAN:

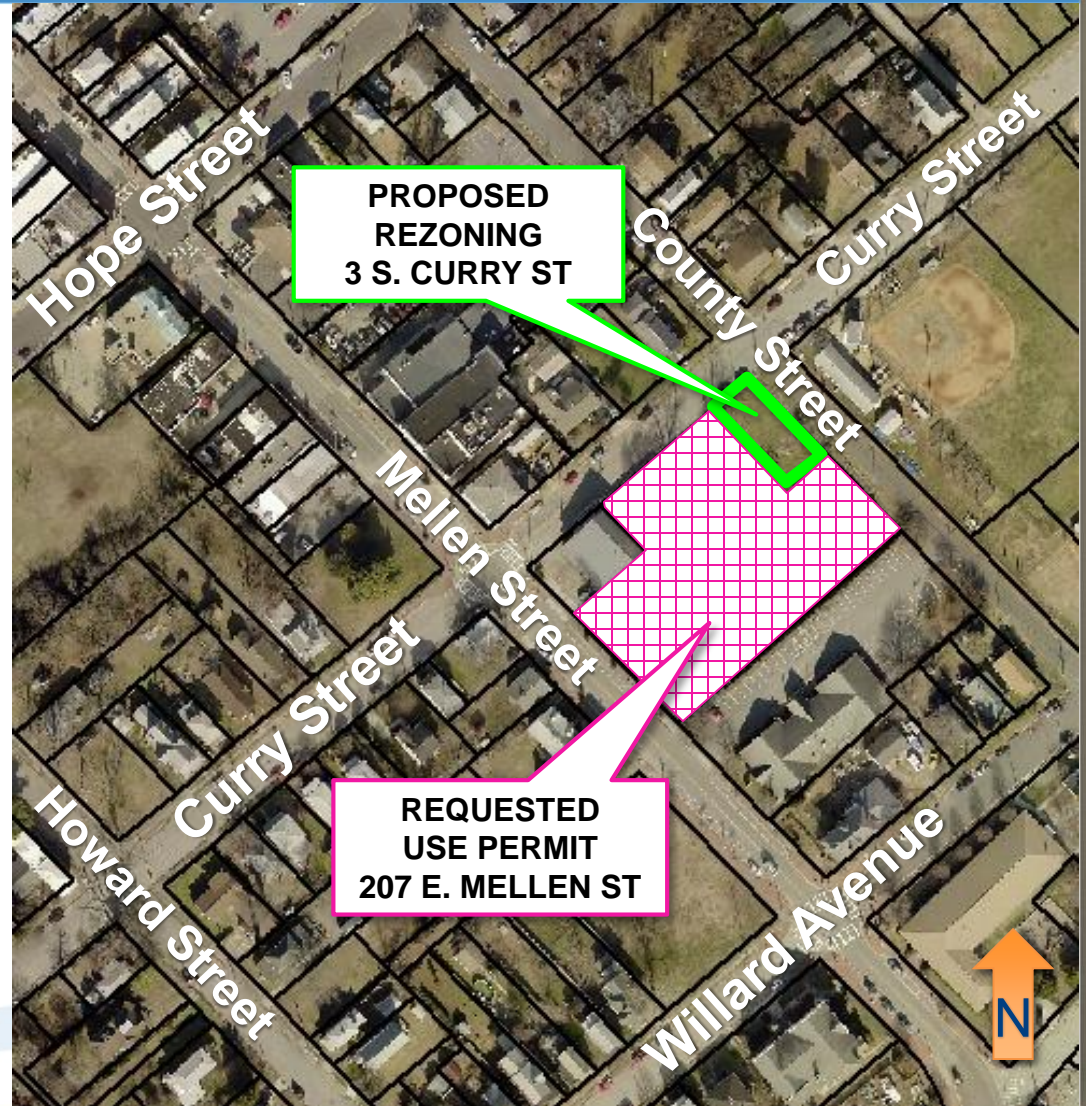
Hampton, Virginia URBAN DESIGN ASSOCIATES



ADOPTED BY CITY COUNCIL ON AUGUST 15, 2007  
AMENDED BY CITY COUNCIL ON MARCH 13, 2013

# Considerations

- Current C-2 zoning on 3 S. Curry does not permit micro-cidery use or live entertainment in conjunction with a micro-cidery



# Recommendation

## Staff

Recommends

Approval of Rezoning Application #19-0211

(Rezoning No. 19-00004)

With No Conditions

## Planning Commission

Recommends

Approval of Rezoning Application #19-0211

(Rezoning No. 19-00004)

With No Conditions