

**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, MARCH 20, 2025 AT 3:30 P.M.**

- WHEREAS:** the Hampton Planning Commission has before it this day a Rezoning Application 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;
- WHEREAS:** the proposed multifamily residential project includes 215 apartment units within five (5) buildings: three (3), 3-story buildings and two (2), 4-story buildings; and includes 346 parking spaces, including five (5) Level 2 electric vehicle charging stations;
- WHEREAS:** the proposed community amenities include community bike racks, indoor bike storage, sidewalks throughout the development, a clubhouse with a pool, a fitness center, an outdoor grilling area, and a pedestrian trail;
- WHEREAS:** the Hampton Community Plan (2006, as amended) recommends recommends mixed-use land use for the subject property;
- WHEREAS:** the applicant has proffered thirteen (13) conditions to include substantial conformance with the concept plan, a maximum of 215 units, substantial conformance with the elevations, provision of high-quality and durable building materials, community amenities, resiliency and sustainability elements, fencing materials, landscaping, lighting, and screening of HVAC systems;
- WHEREAS:** the MD-4 District requires an approved use permit for the proposed multifamily development;
- WHEREAS:** this application is in conjunction with Use Permit Application No. 25-0011, which would allow multifamily dwellings within the Multifamily Residential (MD-4) District with an approved use permit;
- WHEREAS:** Commissioners had questions pertaining to environmental sensitivity of the proposed development, potential access to and from Newmarket Creek, stormwater management provisions, coordination with the proposed N. Armistead Avenue road raising project, saturation of the rental market, and price points;
- 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 Brian DeProfio and seconded by Vice Chair Kathy Rogers,

**BE IT RESOLVED** that the Hampton Planning Commission recommends to City Council approval of Rezoning Application No. 25-0010 with thirteen (13) proffered conditions.

A roll call vote on the motion resulted as follows:

<b>AYES:</b>	Rogers, Brooks, Kellum, DeProfio, Harris
<b>NAYS:</b>	Coleman
<b>ABSTAIN:</b>	None
<b>ABSENT:</b>	Mugler

**A COPY; TESTE:**



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Kim Mikel  
Secretary to the Commission