

## NARRATIVE STATEMENT

E-Commerce Center of Hampton, LLC currently owns and operates a self-storage retail and office facility located at the corner of Aberdeen Road and Todds Lane in the City of Hampton, Virginia. In December of 2014, the owner, Todd Shopping Center, L.L.C., an affiliate of E-Commerce Center of Hampton, LLC, applied for a re-zoning to allow for a change in zoning from C-2 to C-3 with proffers, and also applied for a special use permit to allow self-storage. In April of 2015, City Council approved the re-zoning application and the special use application. As a part of that process, the previous owner, Todd Shopping Center, L.L.C., entered into a Proffer Agreement dated April 6, 2015, recorded in the office of the Clerk of the Circuit Court for the City of Hampton, Virginia as Instrument Number 150010174 (the "Proffers"). One of the retail uses was sales. A portion of Todd Shopping Center was subdivided and conveyed to E-Commerce Center of Hampton, LLC and the building was constructed. The current owner, E-Commerce Center of Hampton, LLC, wishes to amend the Proffers to expand on the retail uses to permit additional retail uses and services which are allowed by right under the C-3 zoning designation. The expanded retail sales and services are listed below:

- Barber/beauty shop
- Bicycle sales and repair
- Clothing maker, custom
- Computer equipment repair
- Day spa
- Liquor store
- Billiard Hall
- Loan Office
- Office, general
- Office, government
- Office, medial
- Print shop/private postal service, max. 3,000 sq. ft.
- Retail sales, general
- Second-hand store
- Storage facility 1
- Upholstery shop
- Small artisan shop
- Wholesaler

The current owner, E-Commerce Center of Hampton, LLC, files this application in order to amend the Proffers to allow for these expanded uses set forth above and in the Proffer Statement.

Since the construction and opening of the e-commerce center, the owner has received numerous requests from potential tenants to open businesses within the e-commerce center that fall within the retail sales, service and office uses set forth in the zoning ordinance, but are not permitted by the Proffers. These additional uses will be compatible with the other uses at e-commerce center, therefore, will not contradict the current use.