

# City of Hampton

22 Lincoln Street  
Hampton, VA 23669  
[www.hampton.gov](http://www.hampton.gov)



## Agenda - Final

Thursday, March 20, 2025

3:30 PM

Council Chambers

### Planning Commission

**CHAIR:** Michael Harris

**VICE-CHAIR:** Kathy Rogers

**COMMISSIONERS:** Tracy Brooks, Trina Coleman,  
Brian DeProfio, Ruthann Kellum, Martha Mugler

**WORK SESSION - Community Development Conference Room - 3:00 PM****I. Questions about agenda items**

[25-0092](#) Cover Memo for the March Planning Commission Meeting

**Attachments:** [Cover Memo](#)

**MEETING AGENDA - City Council Chambers - 3:30 PM****I. Call to Order****II. Roll Call****III. Approval of Minutes**

[25-0066](#) January 16, 2025 Planning Commission Minutes

**Attachments:** [PC Minutes](#)

**IV. Ceremonial Resolutions****V. Public Hearing Items**

[24-0526](#) Rezoning Application No. 24-0526 by Magruder Holdings, LLC to Rezone +/-5.29 Acres at 3200 Neil Armstrong Parkway [LRSN: 6000997] from General Commercial (C-3) District with Conditions to Langley Business Park (LBP) District with Conditions for a Mixed-Use Commercial Development

**Attachments:** [Application](#)

[Proffers](#)

[Staff Report](#)

[Presentation](#)

[24-0527](#) Use Permit Application No. 24-0527 by Magruder Holdings, LLC to Permit a Storage Facility 2 on a Portion of 3200 Neil Armstrong Parkway [LRSN: 6000997]

**Attachments:** [Application](#)  
[Conditions](#)  
[Staff Report](#)  
[Presentation](#)

[24-0528](#) Use Permit Application No. 24-0528 by Magruder Holdings, LLC to Permit Retail Sales, General on a Portion of 3200 Neil Armstrong Parkway [LRSN: 6000997]

**Attachments:** [Application](#)  
[Conditions](#)  
[Staff Report](#)  
[Presentation](#)

[24-0529](#) Use Permit Application No. 24-0529 by Magruder Holdings, LLC to Permit Retail Sales, General on a Portion of 3200 Neil Armstrong Parkway [LRSN: 6000997]

**Attachments:** [Application](#)  
[Conditions](#)  
[Staff Report](#)  
[Presentation](#)

[25-0010](#) Rezoning Application No. 25-0010 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

**Attachments:** [Application](#)  
[Proffer Agreement](#)  
[Staff Report](#)  
[Presentation](#)  
[Applicant Presentation](#)

[25-0011](#) Use Permit Application No. 25-0011 by Franklin Johnston Group Management & Development, LLC to Permit Multifamily Dwellings at 1616, 1616B, and 1612 N Armistead Avenue [LRSN: 7000335, 7000336, and 7000337]

**Attachments:** [Application](#)  
[Conditions](#)  
[Staff Report](#)  
[Presentation](#)  
[Applicant Presentation](#)

[25-0076](#) Rezoning Application No. 25-0076 by the Hampton Redevelopment and Housing Authority to Rezone +/- 0.795 Acres at 1644 Briarfield Road [LRSN: 1007646] from Multifamily Residential (MD-1) District with Conditions to Multifamily Residential (MD-1) District with Conditions for a Group Home, Juvenile Residence, or Shelter

**Attachments:** [Application](#)  
[Proffer Agreement](#)  
[Staff Report](#)  
[Presentation](#)

[24-0530](#) Use Permit Application No. 24-0530 by Pinewood Apartments Owner LLC et al to Permit Multifamily Dwellings at 2 Tall Pine Drive and an Unaddressed Parcel on W. Queen Street [LRSNs: 3004827, 3004828]

**Attachments:** [Application](#)  
[Conditions](#)  
[Staff Report](#)  
[Presentation](#)

[25-0079](#) Use Permit Application by Jason Valentine to Permit a Short-Term Rental (STR) at 125 N Fourth St [LRSN: 12006962]

**Attachments:** [Application](#)  
[Conditions](#)  
[Staff Report](#)  
[Presentation](#)

## VI. Community Development Director's Report

[25-0089](#) March 2025 Youth Planner Report to the Planning Commission

**Attachments:** [Youth Report](#)

**VII. Items by the Public****VIII. Matters by the Commission****IX. Adjournment**

## Protocol for Public Input at Planning Commission Meetings:

*Hampton Planning Commission meetings are open to the public. The public is invited to attend meetings and to observe the work and deliberations of the Planning Commission. The public may also address the Planning Commission on public hearing items by signing up to speak. Public hearing sign-up sheets will be available until the specific item is reached during the course of the meeting. Speakers will be recognized in the order in which they sign up and are asked to state their name and address, to limit their comments to 3 minutes, and to avoid repeating comments made by previous speakers.*

As a courtesy to others during the meeting, please turn off electronic devices or set them to vibrate.