

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, APRIL 17, 2025 AT 3:30 P.M.

- WHEREAS:** the Hampton Planning Commission has before it this day a Rezoning Application by OBT Virginia Investors, LLC to rezone +/- 0.96 acres at 1263 W. Queen Street [LRSN: 2000422] from One Family Residential (R-11) and Light Manufacturing (M-2) Districts to One Family Residential (R-11) District with conditions to allow one-family dwellings on three (3) proposed individual lots;
- WHEREAS:** the proposed development calls for the existing residence to remain remain and be renovated and two (2) new 2,450 square foot residences to be constructed on the other two (2) lots;
- WHEREAS:** the new home construction would include the following resilient practices: storm-rated building materials, electric vehicle (EV) charging stations and emergency generator connections, and native landscaping;
- WHEREAS:** the Hampton Community Plan (2006, as amended) recommends low density residential land use for the subject property;
- WHEREAS:** the Plan policies applicable to this land use application include encouraging and maintaining a diverse mix of housing types and values; promoting high quality design and site planning that is compatible with surrounding development; and encouraging high quality new developments that are compatible with surrounding neighborhoods;
- WHEREAS:** removing the M-2 zoning eliminates the potential for incompatible industrial uses and aligns with the residential character consistent with the surrounding neighborhoods;
- WHEREAS:** the applicant has proffered twelve (12) conditions to include limitation of use, site subdivision, substantial conformance with the concept plan, substantial conformance with the elevations, provision of high-quality and durable building materials, EV charging station and emergency generator connections, and a landscape plan;
- WHEREAS:** Commissioners had questions pertaining to the applicant's intention for the new lots to be a part of the existing Hampshire Glen Homeowner's Associations (HOA);
- WHEREAS:** City staff recommends approval of this rezoning application; and

WHEREAS: no one from the public spoke to this application during the public hearing.

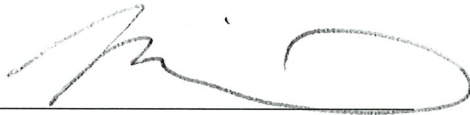
NOW, THEREFORE, on a motion by Vice Chair Kathy Rogers and seconded by Commissioner Martha Mugler,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Rezoning Application No. 25-0010 with twelve (12) proffered conditions.

A roll call vote on the motion resulted as follows:

AYES:	Rogers, Brooks, Coleman, Kellum, Mugler, Harris
NAYS:	None
ABSTAIN:	None
ABSENT:	DeProfio

A COPY; TESTE:

A handwritten signature in black ink, appearing to read 'Kim Mikel', written over a horizontal line.

Kim Mikel
Secretary to the Commission