

**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,
MAY 16, 2024 AT 3:30 P.M.**

- WHEREAS:** the Hampton Planning Commission has before it this day Zoning Ordinance Amendment No. 24-0175 by the City of Hampton to amend and re-enact the Zoning Ordinance of the City of Hampton, Virginia by amending Chapter 3, Section 3-2 Entitled, "Table of Uses Permitted" and Section 3-3 Entitled "Additional Standards on Uses" to update the use "Short-term Rental" as permitted with approval of a zoning administrator permit if certain newly added additional standards are met within the One and Two Family Residential (R-LL, R-43, R-R, R-33, R-22, R-15, R-13, R-11, R-9, R-8, and R-4), the Multifamily (MD-1, MD-2, MD-3, MD-4, and R-M), the Neighborhood Commercial (C-1), the Limited Commercial (C-2), the Langley Flight Approach Limited Residential (LFA-5), the Residential Transition (RT-1), the Buckroe Bayfront Single Family Residential (BB-1), the Buckroe Bayfront Mixed Residential (BB-2), the Buckroe Bayfront Optional Mixed Use (BB-3), the Downtown (DT-1, DT-2, and DT-3), the Phoebus (PH-1, PH-2, and PH-3), and the Fort Monroe Inner Fort (FM-1), the Fort Monroe Historic Village (FM-2), and the Fort Monroe North Gate (FM-3) zoning districts;
- WHEREAS:** the proposed amendment would also add an additional standard for the "Multifamily Dwelling" use that allows for an accessory use if certain conditions are met within the Multifamily (MD-1, MD-2, MD-3, MD-4, and R-M), the Neighborhood Commercial (C-1), the Limited Commercial (C-2), the Residential Transition (RT-1), the Buckroe Bayfront Mixed Residential (BB-2), the Buckroe Bayfront Optional Mixed Use (BB-3), the Buckroe Bayfront Required Mixed Use (BB-4), the Buckroe Bayfront Special (BB-5), the Downtown (DT-1, DT-2, and DT-3), the Phoebus (PH-1, PH-2, and PH-3), the Fort Monroe Historic Village (FM-2), and the Fort Monroe North Gate (FM-3) zoning districts;
- WHEREAS:** short-term rentals which do not meet the conditions proposed for a zoning administrator permit are still permitted via the current requirement for obtaining a Use Permit with newly added additional standards on operation of the use;
- WHEREAS:** the amendment proposes to combine the Bed and Breakfast uses;
- WHEREAS:** this proposed amendment seeks to balance the dispersion of short-term rentals throughout the city in a manner that maintains the character of neighborhoods while suitably balancing the entrepreneurial spirit of the use;
- WHEREAS:** this amendment is brought in conjunction with Zoning Ordinance Amendments 24-0173, 24-0174, 24-0176, and 24-0177 which will together establish new restrictions on how and where short-term rentals within the City can operate, and will clarify other similar uses. The amendments establish density maximums within proposed short-term rental zones, and require a minimum separation between short-term rentals which are within single-family dwellings;
- WHEREAS:** no comments or questions were raised by the Commissioners regarding this amendment; and

WHEREAS: 34 members from the public spoke during the public hearing.

NOW, THEREFORE, on a motion by Commissioner Brian DeProfio and seconded by Commissioner Kathy Rogers,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Zoning Ordinance Amendment No. 24-0175 with an effective date of July 1, 2024.

A roll call vote on the motion resulted as follows:

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

A COPY; TESTE:

A handwritten signature in black ink that reads "Bonnie Brown". The signature is written in a cursive, flowing style. Below the signature is a horizontal line.

Bonnie N. Brown
Secretary to the Commission