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 a rezoning application by the City of Hampton, Virginia to rezone into the Neil Armstrong 3 Zone of the Short-term Rental Overlay (O-STR) District all of the parcels of land generally bounded to the west by Neil Armstrong Pkwy, starting at its intersection with Commander Shepard Blvd, following in a northerly direction until Neil Armstrong Pkwy reaches the jurisdictional boundary with York County, VA, then following that jurisdictional boundary in a northerly direction until it reaches the jurisdictional boundary with Poquoson, VA, then following that jurisdictional boundary in an easterly direction until it reaches the northwest branch of the Back River, then following the northwest branch of the Back River in a southeasterly direction until it reaches the southwest branch of the Back River, then following the southwest branch of the Back River in a southwesterly direction until it reaches the Tide Mill Creek, then following the Tide Mill Creek along Joint Base Langley-Eustis – Langley in a northwesterly direction until it reaches N. Armistead Ave, then following N. Armistead Ave in a northerly direction until it reaches Commander Shepard Blvd, then following Commander Shepard Blvd in a westerly direction until the point where it reaches Neil Armstrong Pkwy;

WHEREAS: this application is in conjunction with Zoning Ordinance Amendments 24-0173 through 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: the City seeks to achieve a balance between the protection of neighborhoods and community cohesion and the economic, tourism, and recreational benefits that short-term rentals can provide the City;

WHEREAS: in order to achieve this desired balance, the proposed amendments create a new zoning overlay district with fifty-one (51) subdistricts. Each subdistrict, referred to as an "STR Zone", permits a maximum number of short-term rentals within that area to establish a maximum density of short-term rentals;

WHEREAS: the boundaries of the proposed STR Zones were created based on (1) core areas of the City which are the subject of an adopted Master Plan, (2) major roadways, including interstates, arterials, and other major or historic connector streets, and (3) major waterways, including rivers, canals, and stormwater conveyances;

WHEREAS: these large roadways and waterways serve as physical boundaries between parcels and, therefore, will likely establish a physical divider between the impacts of uses on parcels, making them appropriate boundaries for the STR Zones. In establishing the dividing lines between the STR Zones, City staff also sought to balance the general size and shape of the areas;

WHEREAS: this rezoning maps one area of the City into the Neil Armstrong 3 Zone of the Short-term Rental Overlay (O-STR) District;

WHEREAS: City staff recommends approval of this rezoning application with an effective date of July 1, 2024;

WHEREAS: no comments or questions were raised by the Commissioners; and

WHEREAS: 34 members of 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 Rezoning Application No. 24-0208 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
ABST: None
ABSENT: None

A COPY; TESTE:

Bonnie N. Brown
Secretary to the Commission