

AT THE WORK SESSION OF THE HAMPTON PLANNING COMMISSION REGULAR MEETING HELD IN THE COMMUNITY DEVELOPMENT DEPARTMENT CONFERENCE ROOM, 5TH FLOOR, CITY HALL, 22 LINCOLN STREET, HAMPTON, VIRGINIA, ON THURSDAY, SEPTEMBER 21, 2023 AT 3:00 P.M.

Chair Ruthann Kellum called the work session to order at 3:07 P.M.

A call of the roll noted Commissioners Kathy Rogers, Michael Harris, Hope Harper, Dr. Coleman and Chair Kellum as being present. Commissioner Tracy Brooks and Vice Chair Steven Bond were noted as absent. Staff in attendance was Secretary to the Commission/Community Development Director Bonnie Brown, Deputy Director/Code Official Kim Mikel, Planning & Zoning Administration Manager Mike Hayes, Zoning Administrator Allison Jackura, Senior Deputy City Attorney Patricia Melochick, Assistant City Attorney Jessica Kraus, Chief Planner Donald Whipple, City Planner Urvi Patel, Support Services Recording Clerk/Administrative Assistant Laura Walker.

The Commission and staff discussed agenda items, with the following information being provided.

Election of Officers: The election of Chair and Vice-Chair will be held at this meeting. The Chair and Vice-Chair can serve up to two (2) consecutive years. Since Chair Kellum has served two (2) terms as Chair, and is not eligible to serve another term as Chair. There is nothing in the Planning Commission by-laws that prohibit the City Manager appointee from being the Chair of the Planning Commission. The nominations and vote can be done at one time.

The current Chair will turn the meeting over to Secretary Brown, who will preside over the election process for Planning Commission Chair. Once the Chair is elected, the meeting will be turned over to the Chair who will preside over the election process for Vice-Chair. The Planning Commissioner training is not a requirement. Staff is working on setting up training for the Planning Commissioners.

Minutes of Planning Commission Meeting: The minutes were not in your package and the Commission is not being asked to vote on them today. They're on the agenda, but need to be finalized. There will be two sets of minutes to approve at the next meeting. They can be sent digitally.

October & November Planning Commission Meetings: There are currently no items for the October Planning Commission agenda. Therefore, the October Planning Commission meeting may be canceled. There are a number of big applications that are expected to be on the November agenda.

December Planning Commission Meeting: The December will be changed to December 14, 2023.

Short Term Rental Applications: City Council and the Planning Commission has deferred action on all short-term rental applications to allow City staff time to develop legal and policy regulations related to limiting density and permitted locations of short-term rentals in the City. Staff's recommendation is to defer the application, as done in the previous month's Planning Commission meeting, to the December 14, 2023 Planning Commission meeting. Attendees signed up to speak at today's public hearing are welcomed to address the Commission under agenda item VII. Items by the Public. The applicant was informed of staff's recommendation to defer the application; however, the applicant wished to move forward.

Use Permit Application Nos. 23-0281 & Use Permit Application No. 23-0283: The use permit applications are by T Peninsula North Parking VA LLC and Peninsula Main VA LLC. The land use applications are to permit multifamily dwellings in Peninsula Town Center. One is for a new townhouse style unit and the other is a conversion of ground floor commercial space. An email was received from a board member supporting the applications. A copy of the email was distributed to the Planning Commission members.

Comprehensive Plan Amendments no 23-0279 and Comprehensive Plan Amendment No. 23-0286: The CPAs are to adopt the water plans that focus on Newmarket Creek and its surrounding lands and Downtown, Phoebus, and Buckroe.

The work session adjourned at 3:29 P.M.

AT THE REGULAR MEETING AND PUBLIC HEARING OF THE HAMPTON PLANNING COMMISSION HELD IN THE CITY COUNCIL CHAMBERS, 8TH FLOOR, CITY HALL, 22 LINCOLN STREET, HAMPTON, VIRGINIA, ON THURSDAY, SEPTEMBER 21, 2023 AT 3:30 P.M.

I. CALL TO ORDER

Chair Ruthann Kellum called the meeting to order at 3:37 P.M.

II. ROLL CALL

A call of the roll noted Commissioners Kathy Rogers, Michael Harris, Trina Coleman, Hope Harper and Ruthann Kellum as being present. Commissioners Tracy Brooks and Vice-Chair Steven Bond were noted as absent. Staff in attendance was Secretary to the Commission/Community Development Director Bonnie Brown, Deputy Director Hannah Sabo, Planning & Zoning Administration Manager Michael Hayes, Zoning Administrator Allison Jackura, Senior Deputy City Attorney Patricia Melochick, Assistant City Attorney Jessica Kraus, Chief Planner Donald Whipple, City Planner Urvi Patel, and Recording Clerk/Administrative Assistant Laura Walker.

Chair Kellum introduced new Planning Commissioner Kathy Rogers to the Planning Commissioner and public. Ms. Rogers has served the City of Hampton in a number of capacities, including employment with the City in the Treasurer's Office, serving as a school teacher, as well as participating in community work. Chair Kellum thanked Ms. Rogers for her willingness to serve.

III. ELECTION OF CHAIR

Secretary Brown opened the floor for nominations to Chair and Vice-Chair of the Hampton Planning Commission.

Commissioner Trina Coleman nominated Vice-Chair Steven Bond as Chair of the Hampton Planning Commission.

IV. ELECTION OF VICE-CHAIR

Commissioner Trina Coleman nominated Commissioner Michael Harris as Vice-Chair of the Hampton Planning Commission.

A roll call vote on both nominations resulted as follows:

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

Ms. Kellum turned the meeting over to Vice-Chair Michael Harris to continue running the meeting in the absence of Chair Steven Bond. Mr. Harris thanked the fellow Commissioners for voting for him and said it was an honor to serve as Vice Chair. He added that he is familiar with the role of Vice-Chair, as he has served in the position on the Board of Zoning Appeals. Mr. Harris also thanked Ms. Kellum for her guidance and leadership, serving as Chair.

V. PUBLIC HEARING ITEMS

Secretary Bonnie Brown read the key points of the Hampton Planning Commission Public Hearing/Comment.

Ms. Brown read the public hearing notice on the first agenda item.

A. UP 23-0280 – CHINWENDU NNAGBO, 507 WHEALTON ROAD [LRSN: 3000788], SHORT-TERM RENTAL

Use Permit Application No. 23-0280: This a use permit application by Chinwendu Nnagbo to permit a short-term rental (STR) at 507 Whealton Road [LRSN:3000788]. The subject site is zoned One-Family Residential (R-13) District, which permits a short-term rental subject to an approved use permit.

Ms. Brown reminded the Commission and the public that City Council and the Planning Commission has deferred action on all short-term rental applications to allow City staff time to develop legal and policy regulations related to limiting density and permitted locations of short-term rentals in the City. Staff's recommendation is to defer the application, as done in the previous month's Planning Commission meeting, to the December 14, 2023 Planning Commission meeting. Attendees signed up to speak at today's public hearing are welcomed to address the Commission under agenda item VII. Items by the Public.

In response to a question from Vice-Chair Harris, Ms. Brown explained that the applicant was informed of staff's recommendation to defer the application; however, the applicant wished to move forward.

A motion was made by Commissioner Ruthann Kellum and seconded by Commissioner Hope Harper to defer Use Permit Application No. 23-0280 to the December 14, 2023 Planning Commission meeting.

A roll call vote on the motion resulted as follows:

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

The two (2) speakers signed up to speak on the item can address the Commission under agenda item VII. Items by the Public.

The next two (2) public hearing items are related and will be part of one presentation and public hearing item. A separate motion and vote are required for each item.

Ms. Brown read the public hearing notices on the first two related agenda items.

B. UP 23-0281 – T PENINSULA NORTH PARKING VA LLC, UNADDRESSED PARCEL AT THE INTERSECTION OF CUNNINGHAM DRIVE AND HARTFORD ROAD [LRSN: 13002016]

Use Permit Application No. 23-0281: This is a use permit application by T Peninsula North Parking VA LLC to permit multifamily dwellings at the unaddressed parcel at the intersection of Cunningham Drive and Hartford Road [LRSN:13002016] to be located between Cunningham Drive and the surface parking lot and between Hartford Road and the parking garage. The subject site is zoned Limited

Commercial (C-2) and Coliseum Central Overlay (O-CC) Districts, which permit multifamily dwellings with an approved use permit.

Chief Planner Donald Whipple presented the staff report on the subject application, a copy of which is attached to the original minutes. Staff recommends approval of Use Permit Application No. 23-0281 with eight (8) conditions. The applicant hosted a community meeting on June 20, 2023.

In response to a question from Commissioner Harper, Mr. Whipple stated that the applicant would be better able to respond to whether they considered commercial uses for the subject area.

In response to questions from Commissioner Kellum, Mr. Whipple responded that there are no specific parameters surrounding the Coliseum Central Overlay District that requires certain percentages of the district to remain commercial or residential. There is a recommendation from the Coliseum Central Master Plan that discusses reinforcing an area as a commercial node, with a first-floor retail area. There is also a recommendation for an area on the peripheral to be used for future residential development. Mr. Whipple explained that further into the presentation, there is greater detail regarding the design of the development. Residents in the new units will have access to all of the community amenities located within the Chapman facilities. They will have access to the common areas of the building. The applicant can give further information on the shared amenities. The Chapman and the new units are not under the same ownership but will be under the same management.

Senior Deputy City Attorney Patricia Melochick clarified that one of the conditions of the use permit is that there be a legal agreement established for the use of the shared amenities. Part of the agreement is so that if the management does not remain mutual in the future, the new units will have the amenities available although they are not directly onsite.

Rich Foster shared concerns with the wording in the revocation clause of the use permit.

In response to Mr. Foster's comments, Ms. Brown explained that the revocation condition is a requirement in the zoning ordinance. Even if the Commission were to remove the condition, it would still apply. More importantly, the zoning ordinance does require notice and a cure period. If there were a violation of the use permit, the City would give a notice of violation to the responsible party, and they would have 30 days to cure. If the violation were unabated, the City could follow the revocation procedure, which requires further notice of a public hearing, and City Council consideration of the revocation. There are multiple opportunities for abatement before revocation of a use permit. Revocation of use permits require action from City Council; they cannot be revoked by staff.

There being no further questions or speakers, the Planning Commission approved the following resolution:

WHEREAS: the Hampton Planning Commission has before it this day a use permit application by T Peninsula North Parking VA LLC to permit multifamily dwellings at the unaddressed parcel at the intersection of Cunningham Drive and Hartford Road [LRSN: 13002016] to be located between Cunningham Drive and the surface parking lot and between Hartford Road and the parking garage within the Peninsula Town Center;

- WHEREAS: the applicant proposes to construct two (2) new multifamily dwelling buildings at the southeast and southwest corners of Cunningham Drive and Hartford Road within the Peninsula Town Center (PTC). More specifically, 10 units are proposed within a new building planned between Hartford Road and the existing parking garage and 11 units are proposed within a new building planned between Cunningham Road and the existing parking lot for a total of 21 new townhome-style apartment units;
- WHEREAS: the proposed apartment development would include access to existing community amenities, provided by the Chapman Apartments which currently include a rooftop garden terrace, gas grills, outdoor dog play area, theater room, common use resident office suites, common area conference room, bike storage room, dog wash station, and fitness center with spin room;
- WHEREAS: the property is zoned within the Limited Commercial (C-2) and Coliseum Central Overlay (O-CC) District, which allows multifamily dwellings with an approved use permit;
- WHEREAS: the Hampton Community Plan (2006, as amended) and the Coliseum Central Master Plan (2015, as amended) both recommend mixed-use land use for the subject property;
- WHEREAS: the Conservation Plan for The Hampton Coliseum Mall Project (2006, as amended) presents the Peninsula Town Center as an urban mixed-use lifestyle center that has a mix of multifamily residential, general office, general retail, restaurants, and entertainment uses;
- WHEREAS: this proposal is consistent with the recommendations and design principles within the Community Plan, the Conservation Plan and the Coliseum Central Master Plan;
- WHEREAS: the proposed multifamily dwellings buildings would be located in the area designated for future residential development as identified in the Master Plan;
- WHEREAS: staff has identified eight (8) recommended conditions be attached to the use permit in the event the application be approved;
- WHEREAS: the Coliseum Central Business Improvement District (BID) supports this request;
- WHEREAS: City staff recommends approval of this use permit application; and
- WHEREAS: one (1) representative for the applicant spoke in support of this application.

NOW, THEREFORE, on a motion by Commissioner Ruthann Kellum and seconded by Commissioner Trina Coleman,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Use Permit Application No. 23-0281.

A roll call vote on the motion resulted as follows:

AYES: Rogers, Kellum, Harris
 NAYS: Coleman, Harper

ABST: None
ABSENT: Brooks, Bond

C. UP 23-0283 – PENINSULA MAIN VA LLC, 1631, 1641, 1651, 1661, 1671, and 1675 MERCHANT LANE [PORTIONS OF LRSN: 13004973]

Use Permit Application No. 23-0283: This is a use permit application by Peninsula Main VA LLC to permit multifamily dwellings at 1631, 1641, 1651, 1661, 1671, and 1675 Merchant Lane [portions of LRSN:13004973]. The subject site is zoned Limited Commercial (C-2) and Coliseum Central Overlay (O-CC) Districts, which permit multifamily dwellings with an approved use permit.

Chief Planner Donald Whipple presented the staff report on the subject application, a copy of which is attached to the original minutes. Staff recommends denial of Use Permit Application No. 23-0283 with nine (9) conditions.

In response to questions from Commissioner Coleman, Mr. Whipple clarified that the 42% of retail conversion to residential units was completed in 2022. There is no overall plan for how much retail space could be converted to residential units.

In response to questions from Commissioner Kellum, Mr. Whipple responded that if the new units were approved, there would be an agreement that the new units would have access to the amenities at the Chapman. Mr. Whipple elaborated that the application is for small units that possibly do not meet the threshold for separate amenities for their occupants. It is similar to a traditional suburban residential development where there are multiple buildings with a central location. There are minimum greenspace requirements for Peninsula Town Center. With the addition of the new development, PTC is still meeting the overall greenspace requirement as a whole.

In response to a question from Commissioner Coleman, Mr. Whipple stated that there was not enough of a unit count to warrant a traffic analysis. There is a shared parking agreement across the entire Peninsula Town Center. All of the new developments have been factored into the most recent parking credits that have been approved for Peninsula Town Center by the Zoning Administrator. The application involving the conversion of retail space that was approved by the Planning Commission a few months was incorporated and included into the most recent shared parking agreement.

In response to a question from Commissioner Rogers, the retail space included in the application for conversion is currently vacant. Mr. Whipple could not attest to the longevity of the vacancy nor why there appears to be difficulty filling the space with businesses. The management and applicant could better respond to the question.

Manager Ava Green, representing the Peninsula Town Center Property Owner's Association (PTCPOA), spoke regarding the retail vacant space and converted area in PTC. Ms. Green added that the best use of the building is not retail and will remain vacant if they are unable to convert the space for various reasons including parking issues and visibility because it is further from the anchor stores in Peninsula Town Center. The City is foregoing \$29,000 in taxes per year by not allowing the vacant building to be converted.

In response to a question from Commissioner Harper, Ms. Green responded that she understood the concerns. Unfortunately, the retailers who have moved were not supported in PTC and the sales reflected that. There is not a way to bring those retailers back to the location.

Overall national retailers are not expanding and are closing locations overall. PTC is approximately 93% leased occupied and would not consider converting a successfully leased building to apartments. This is the only building with multiple vacancies that PTC has trouble leasing.

In response to questions from Commissioner Coleman, Ms. Green stated that reconfiguring the existing spaces is always an option but does not attract any retail in the area. Ms. Green offered that there is a Langley Federal Credit Union in PTC and a lease is signed for Chase Bank to occupy the currently vacant Outback Steakhouse. The Target store also has an option for groceries. Reconfiguring the vacant spaces in PTC would not be a viable solution for a grocery or pharmacy type store.

In response to a question from Vice-Chair Harris, Ms. Green did not have the demographics or data from the retailers that had left PTC. In general, the high-end retail stores that were once at PTC went out of business due to lack of sales. Customers in the immediate area were not shopping at those stores. Ms. Green agreed that the median income in the area does not support those types of stores in comparison to other locales such as Virginia Beach or Williamsburg.

In response to a question from Commissioner Coleman shared that she once shopped at those stores in PTC. It was not so much the income factor as opposed to the inventory at the locations. If we want to be more forward moving, the image suggests that there is an older demographic but that is not entirely true. Ms. Green responded that in her experience dealing directly with the tenants, their inventory was limited because they were lower performing stores.

Commissioner Harper shared that one of the stores she shopped at frequently mentioned that the store was moving due to the amount of the lease. In response to a question from Commissioner Harper, Ms. Green stated that they were willing to lease to those businesses who were relocated from the Riverdale Shopping Center, at possibly a lower lease rate. They have also reduced the lease for business to remain at PTC.

Rich Foster stated that he had questions regarding the subject application, which were answered by Ms. Green.

Joe Kennedy, Retail Leasing Expert with Jones Lang LaSalle, has handled the leasing at Peninsula Town Center. Mr. Kennedy supports the application to convert retail space into apartments.

In response to a question from Commissioner Kellum, Mr. Kennedy responded that PTC's closest threat with regard to retail is Patrick Henry Mall and Jefferson Avenue in Newport News. After speaking with retailers at Patrick Henry Mall state that PTC is too close. The traffic in that part of PTC has died. Converting the vacant area to apartments is the best use for the space.

In response to a request from Commissioner Coleman, Mr. Kennedy reread comments he had stated previously regarding customers shopping in the City of Hampton.

In response to a question from Commissioner Rogers, Mr. Kennedy stated that the other buildings in PTC are either fully leased or have minimal vacancies.

In response to a question from Commissioner Coleman, Mr. Kennedy responded that a good lease at PTC depends on the square footage of the space.

In response to a question from Vice-Chair Harris, Mr. Kennedy stated that he has been in the leasing business for ten years and in the redevelopment business since 2008. There has only been one retailer in the vacant building since he took over leasing at PTC, which was Kay Jewelers, who has recently moved. There are five or six vacant spaces on the building.

Commissioner Kellum stated that it was important to move forward to use the building at its best purpose.

Vice-Chair Harris commented that he did not like the thought that Hampton was averse to investors. Investors take a risk, and because they take a risk does not mean that there will be a profit. The City is trying to make the area viable.

There being no further questions or speakers, the Planning Commission approved the following resolution:

WHEREAS: the Hampton Planning Commission has before it this day a use permit application by Peninsula Main VA, LLC to permit multifamily dwellings at 1631, 1641, 1651, 1661, 1671, and 1675 Merchant Lane [portions of LRSN 13004973] within the Peninsula Town Center;

WHEREAS: the applicant proposes to convert 9,635 square feet of existing single-story retail space into nine (9) apartment units, located on the north side of the building that fronts on Merchant Lane;

WHEREAS: the proposed apartment development would include access to existing community amenities, provided by the Chapman Apartments which currently include a rooftop garden terrace, gas grills, outdoor dog play area, theater room, common use resident office suites, common area conference room, bike storage room, dog wash station, and fitness center with spin room;

WHEREAS: the property is zoned within the Limited Commercial (C-2) and Coliseum Central Overlay (O-CC) District, which allows multifamily dwellings with an approved use permit;

WHEREAS: the Hampton Community Plan (2006, as amended) and the Coliseum Central Master Plan (2015, as amended) both recommend mixed-use land use for the subject property;

WHEREAS: the Conservation Plan for The Hampton Coliseum Mall Project (2006, as amended) presents the Peninsula Town Center as an urban mixed-use lifestyle center that has a mix of multifamily residential, general office, general retail, restaurants, and entertainment uses;

WHEREAS: existing mixed-use buildings within the center have a mix of uses that are separated by floors not within a single-story building;

WHEREAS: this proposal is not consistent with recommendations and design principles within the Community Plan, the Conservation Plan and the Coliseum Central Master Plan;

WHEREAS: converting commercial space into residential units at the street level would not be the correct location for residential, nor the correct form and design for the mix of

uses. Mixing commercial and residential land use within a single-story building is not preferred;

WHEREAS: there are potential safety, privacy and noise impacts of locating individual residential units on the ground floor with no separation from the activity at the street level;

WHEREAS: loss of retail square footage within the town center and potential erosion of the town center's commercial core is a concern. Further reduction of leasable commercial space could be detrimental to the future of PTC's mixed-use character and to the City's primary central business district

WHEREAS: staff has identified nine (9) recommended conditions be attached to the use permit in the event the application be approved;

WHEREAS: the Coliseum Central Business Improvement District (BID) supports this request;

WHEREAS: City staff recommends denial of this use permit application; and

WHEREAS: approximately three (3) representatives for the applicant spoke in support of this application.

NOW, THEREFORE, on a motion by Commissioner Trina Coleman and seconded by Commissioner Hope Harper,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council denial of Use Permit Application No. 23-0283.

A roll call vote on the motion resulted as follows:

AYES:	Coleman, Harper
NAYS:	Rogers, Kellum, Harris
ABST:	None
ABSENT:	Brooks, Bond

NOW, THEREFORE, on a motion by Commissioner Ruthann Kellum and seconded by Commissioner Kathy Rodgers ,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Use Permit Application No. 23-0283 with nine (9) conditions.

A roll call vote on the motion resulted as follows:

AYES:	Rogers, Kellum, Harris
NAYS:	Coleman, Harper
ABST:	None
ABSENT:	Brooks, Bond

Ms. Brown read the public hearing notices on the first two related agenda items.

The next two (2) public hearing items are related and will be part of one presentation and public hearing item. A separate motion and vote are required for each item.

D. CPA 23-0279 – CITY OF HAMPTON, RESILIENT HAMPTON NEWMARKET CREEK PILOT PROJECT AREA WATER PLAN

Comprehensive Plan Amendment No. 23-0279: Resilient Hampton Newmarket Creek Pilot Project Area Water Plan by the City of Hampton to consider amending the Hampton Community Plan (2006, as amended) to adopt the Resilient Hampton: Newmarket Creek Pilot Project Area Water Plan (2021) by reference. The Water Plan includes a variety of recommended projects to slow, store, redirect and adapt to water within the Newmarket Creek watershed.

E. CPA 23-0286 – CITY OF HAMPTON, RESILIENT HAMPTON DOWNTOWN HAMPTON, PHOEBUS & BUCKROE WATER PLAN

Comprehensive Plan Amendment No. 23-0286: Resilient Hampton Downtown Hampton, Phoebus, & Buckroe Water Plan by the City of Hampton to consider amending the Hampton Community Plan (2006, as amended) to adopt the Resilient Hampton: Downtown Hampton, Phoebus, & Buckroe Water Plan (2023) by reference. The Water Plan includes a variety of recommended projects to slow, store, redirect and adapt to water within the neighborhoods of Downtown, Phoebus and Buckroe.

City Planner Urvi Patel presented the staff report on the subject applications, copies of which are attached to the original minutes. Staff recommends approval of Comprehensive Plan Application No. 23-0279 and Comprehensive Plan Application No. 23-0286.

There being no questions or speakers, the Planning Commission approved the following resolution:

- WHEREAS: the Hampton Planning Commission has before it this day a request to amend the Hampton Community Plan (2006, as amended) to incorporate by reference the Newmarket Creek Pilot Project Area Water Plan;
- WHEREAS: the City of Hampton recognizes the need for designing innovative solutions for present and future water-related challenges such as flooding and sea level rise;
- WHEREAS: the Resilient Hampton Initiative is based on the principle of “living with water” to create a safe, sustainable future alongside our water resources in a way that maximizes their benefits;
- WHEREAS: the Newmarket Creek Pilot Project Area Water Plan is the City’s first neighborhood- and watershed-level analysis aimed at devising strategies for improving Hampton’s resiliency;
- WHEREAS: the dynamic nature of the Newmarket Creek watershed offers an opportunity to create a large-scale strategic plan and implementable projects that improve resilience;
- WHEREAS: the Newmarket Creek Pilot Project Area Water Plan is a result of extensive public outreach and engagement and is reflective of citizens’ vision for the future of Hampton;

WHEREAS: the Newmarket Creek Pilot Project Area Water Plan includes a variety of recommended projects based on the unique characteristics of the creek's identity zones;

WHEREAS: three pilot projects from the Newmarket Creek Pilot Project Area Water Plan will serve as demonstration projects for testing resilient design strategies, as well as creating typologies for projects that can be replicated in other parts of the City; and

WHEREAS: adoption of the Newmarket Creek Pilot Project Area Water Plan is critical to achieving the resilience goals outlined in the Hampton Community Plan by allocating appropriate space and storage for water, recognizing water as an asset, and aligning land use codes and ordinances with Hampton's resiliency goals.

NOW, THEREFORE, on a motion by Commissioner Hope Harper and seconded by Commissioner Ruthann Kellum,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Comprehensive Plan Amendment No. 23-0279.

A roll call vote on the motion resulted as follows:

AYES:	Rogers, Coleman, Kellum, Harper, Harris
NAYS:	None
ABST:	None
ABSENT:	Brooks, Bond

The Planning Commission also approved the following resolution:

WHEREAS: the Hampton Planning Commission has before it this day a request to amend the Hampton Community Plan (2006, as amended) to incorporate by reference the Downtown Hampton, Phoebus, and Buckroe Water Plan;

WHEREAS: the Downtown Hampton, Phoebus, and Buckroe Water Plan is a part of ongoing planning efforts to increase the City of Hampton's resilience;

WHEREAS: the Downtown Hampton, Phoebus, and Buckroe Water Plan explores strategies for dealing with stormwater and projected climate changes at Hampton's tidal waterfronts and in its historic urban cores;

WHEREAS: the Downtown Hampton, Phoebus, and Buckroe Water Plan recommends place-specific projects designed to slow and store rainwater, adapt buildings and infrastructure, and buffer and defend the coastal edges;

WHEREAS: the vision and strategies set forth in the Downtown Hampton, Phoebus, and Buckroe Water Plan reflect a design process based on sound data analysis and community engagement with citizens, community leaders, and experts;

WHEREAS: the Downtown Hampton, Phoebus, and Buckroe Water Plan identifies over a dozen projects and programs for improving resilience in the urban cores of Hampton; and

WHEREAS: adoption of the Downtown Hampton, Phoebus, and Buckroe Water Plan is critical to achieving the resilience goals outlined in the Hampton Community Plan by allocating appropriate space and storage for water, recognizing water as an asset, and aligning land use codes and ordinances with Hampton's resiliency goals.

NOW, THEREFORE, on a motion by Commissioner Hope Harper and seconded by Commissioner Ruthann Kellum,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Comprehensive Plan Amendment No. 23-0286.

A roll call vote on the motion resulted as follows:

AYES:	Rogers, Coleman, Kellum, Harper, Harris
NAYS:	None
ABST:	None
ABSENT:	Brooks, Bond

VI. COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

A. YOUTH PLANNER PRESENTATION

Senior Youth Planner Iyanna Hollis and Junior Youth Planner Helena Folkerts presented the Youth Planner Report for the Hampton Youth Commission (HYC).

On September 18th, HYC held its first school year meeting at the Ruppert Sargent Building – Veterans Conference Room. Commissioners were reintroduced to HYC and the goal for the year, as well as, getting acquainted with one another. HYC has obtained 17 new Commissioners.

New Junior Youth Planner Helena Folkerts is an 11th grade Hampton High School student who enjoys football and wants to be a sonographer in the future.

Upcoming Events:

- Committee Meeting – September 25th
- Teen Town Hall – October 2nd
- Commission Meeting – October 16th

Commissioner Harper and Vice-Chair Harris welcomed Ms. Folkerts to the Hampton Planning Commission.

VII. ITEMS BY THE PUBLIC

There were no items by the public.

VIII. MATTERS BY THE COMMISSION

Commissioner Kellum thanked Vice-Chair Harris on a great job with the first meeting and welcomed Commissioner Rogers. Vice Chair Harris thanked his peers on nominating him and will work to his best.

IX. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:15 P.M.

Respectfully Submitted,

Bonnie N. Brown
Secretary to the Commission

APPROVED BY:

Steven Bond
Chairman