

HAMPTON VA

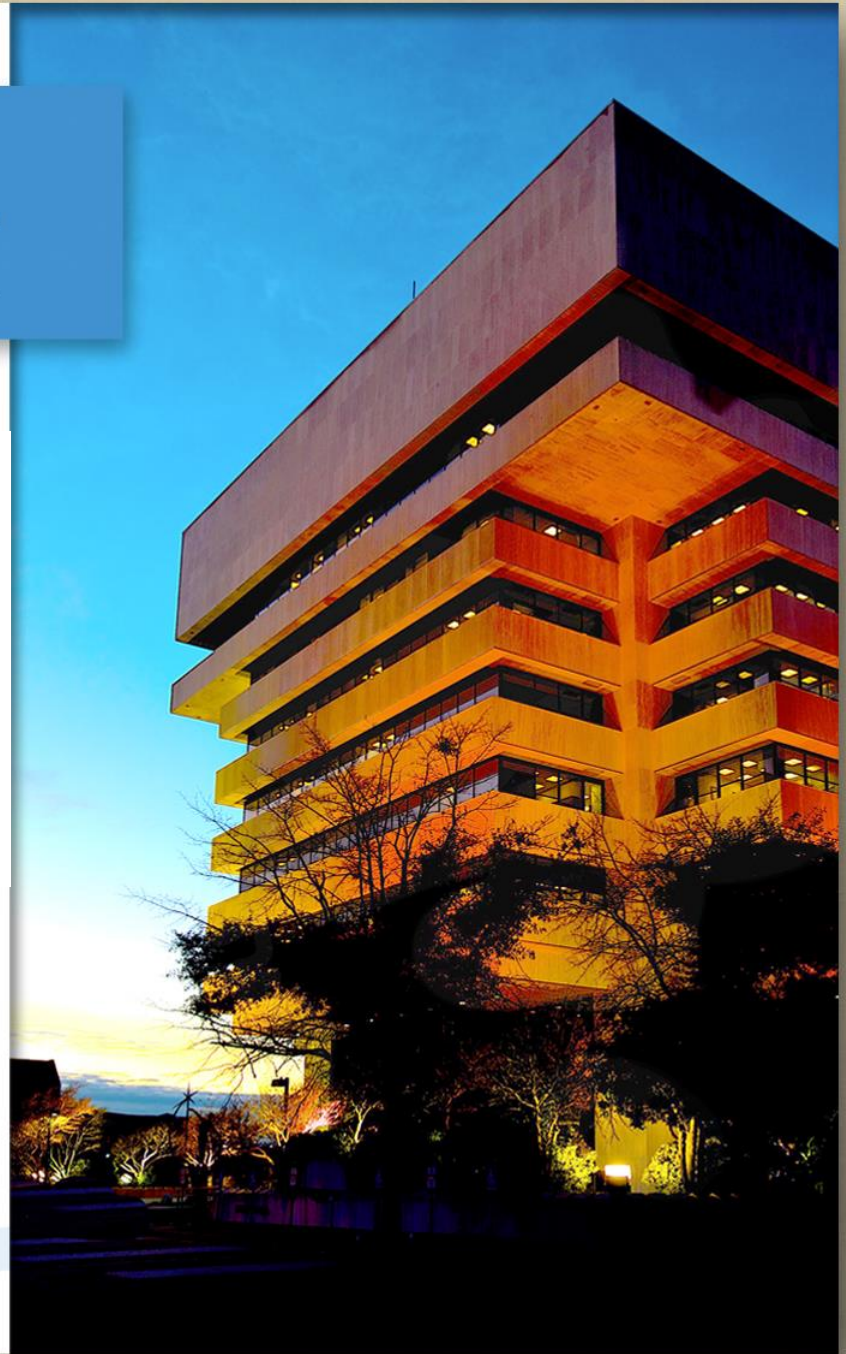
Zoning Ordinance Amendments

17-00004

17-00005

17-00015

**City Council
January 10, 2018**



Chesapeake Bay Preservation Act

- Enacted in 1988
- Balance economic development and environmental protection
- Focus on land use planning
- Reduce pollution from stormwater runoff
- Local Bay Act programs



Hampton's Bay Act Program

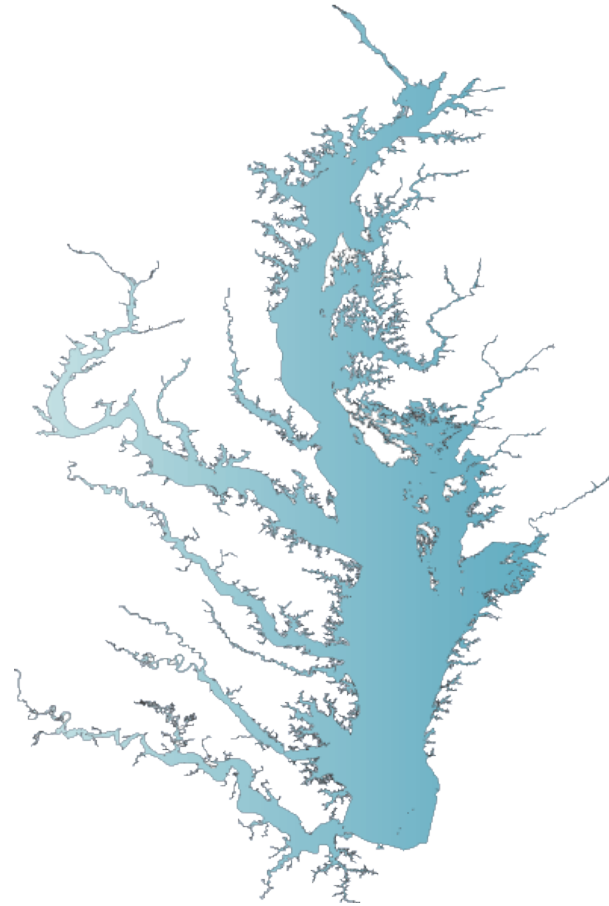
Community Plan

District Maps

Ordinances

- Zoning, Stormwater, Subdivision, etc.

Development Review



O-CBP District

Reorganize and Streamline

3 Initiatives

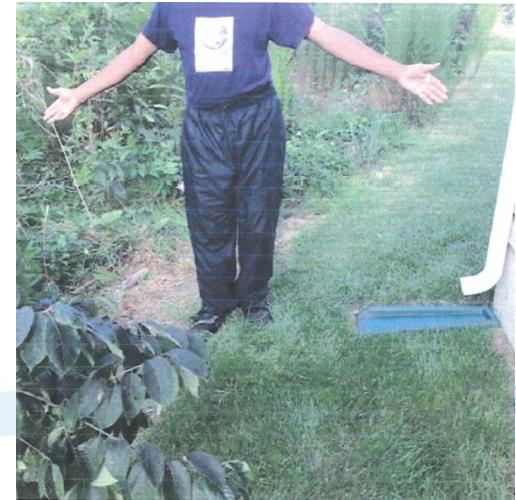
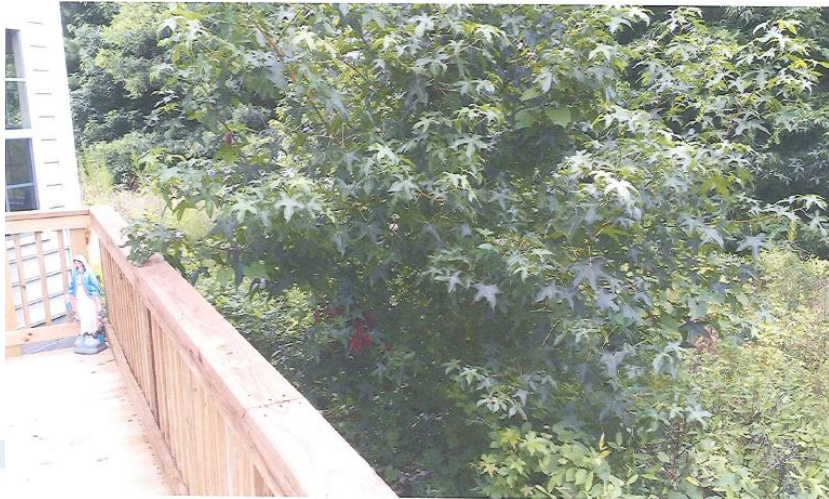
“Special Green Area”

Maximize administrative decisions

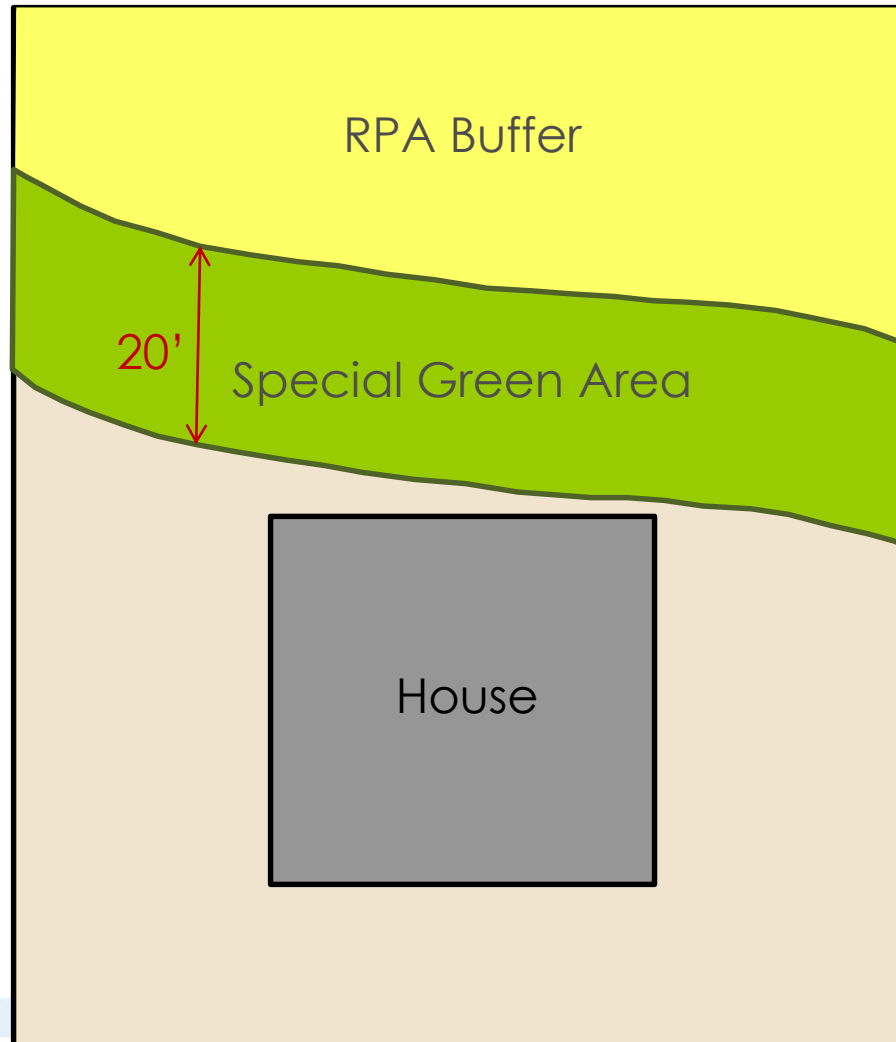
Exception requests



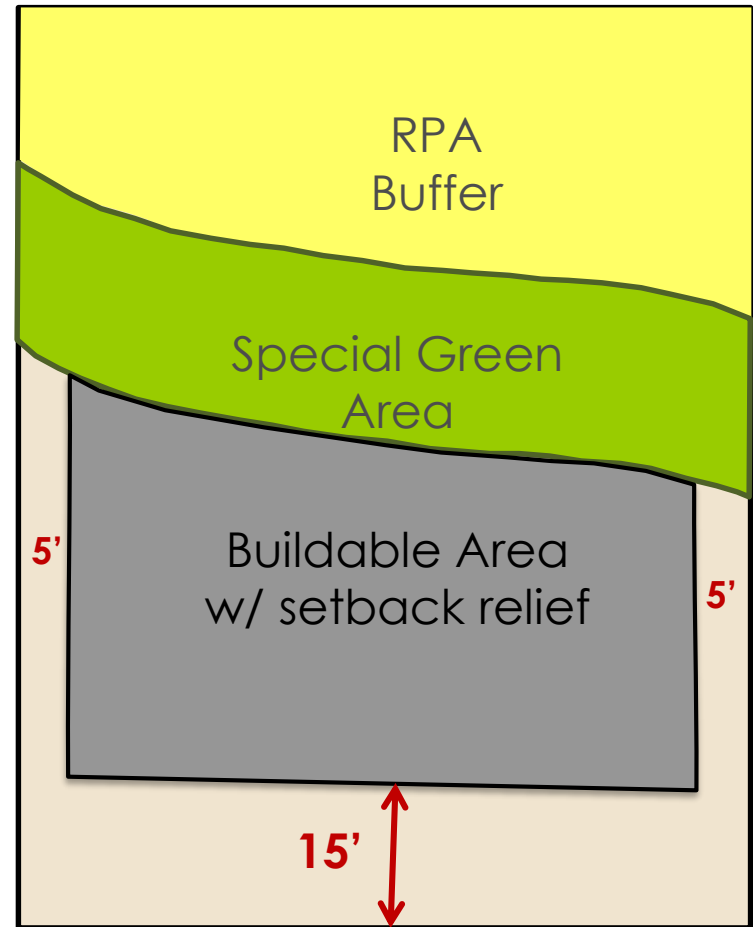
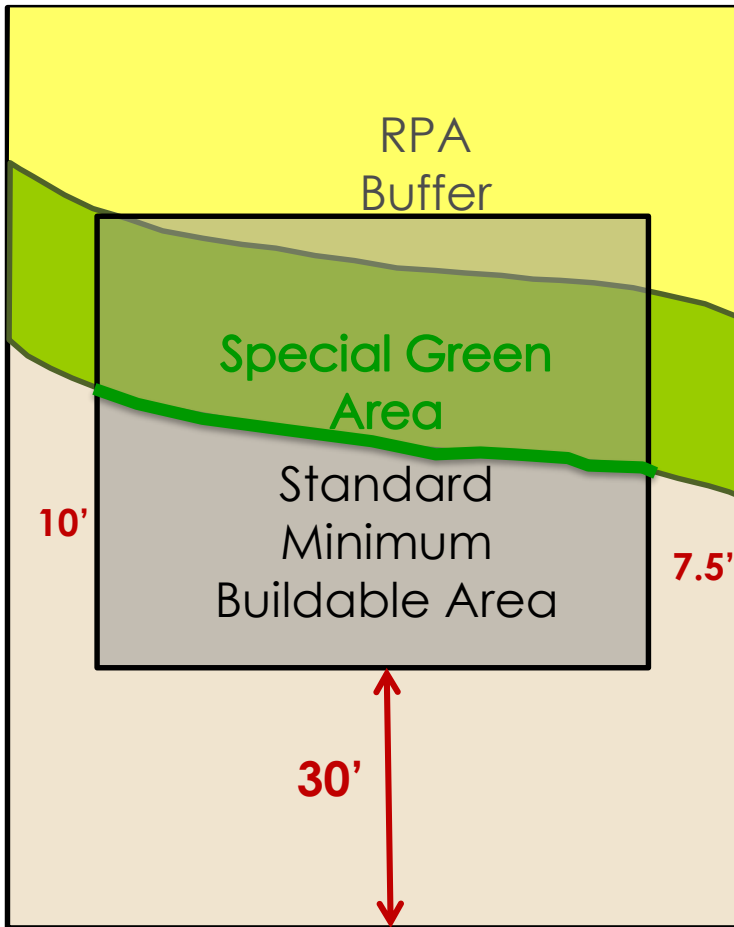
Special Green Area



Special Green Area




Setback Relief



Administrative Review

“Permitted Encroachments”

- Roads and driveways
 - Development on older existing lots “mapped into” the RPA buffer
 - Agricultural activities
-
- Authority provided by state code
 - Specific review criteria
 - Simplify and expedite review process
- 

Ches. Bay Cases

Year	Exceptions	Permitted Encroachments
2012	3	1
2013	1	0
2014	1	1
2015	4 (All Firefly Lane)	1
2016	12 (10 Firefly Lane)	3
2017	2	3

Ches. Bay Review Comm.

- 5 Members
 - 4 are City staff
 - 3 staff from same department
 - Wetlands Board Chairperson
- Public hearings

Board of Zoning Appeals

- 5 Members
 - All from the public
- Currently reviews:
 - Appeals of the Ches. Bay Review Committee's decisions
 - Appeals of the Zoning Administrator's decisions
 - Variance requests to other zoning ordinance requirements
- Public Hearings

Appeals

- May be sought by
 - the applicant
 - the City
 - neighboring property owners with standing
 - must show they are directly impacted

Recommendation

Planning Commission recommends approval of
ZOA #17-00004 (BZA)
ZOA #17-00005
and denial of
ZOA #17-00015 (CBRC)

Staff recommends approval of
ZOA #17-00004 (BZA)
ZOA #17-00005
and denial of
ZOA #17-00015 (CBRC)