



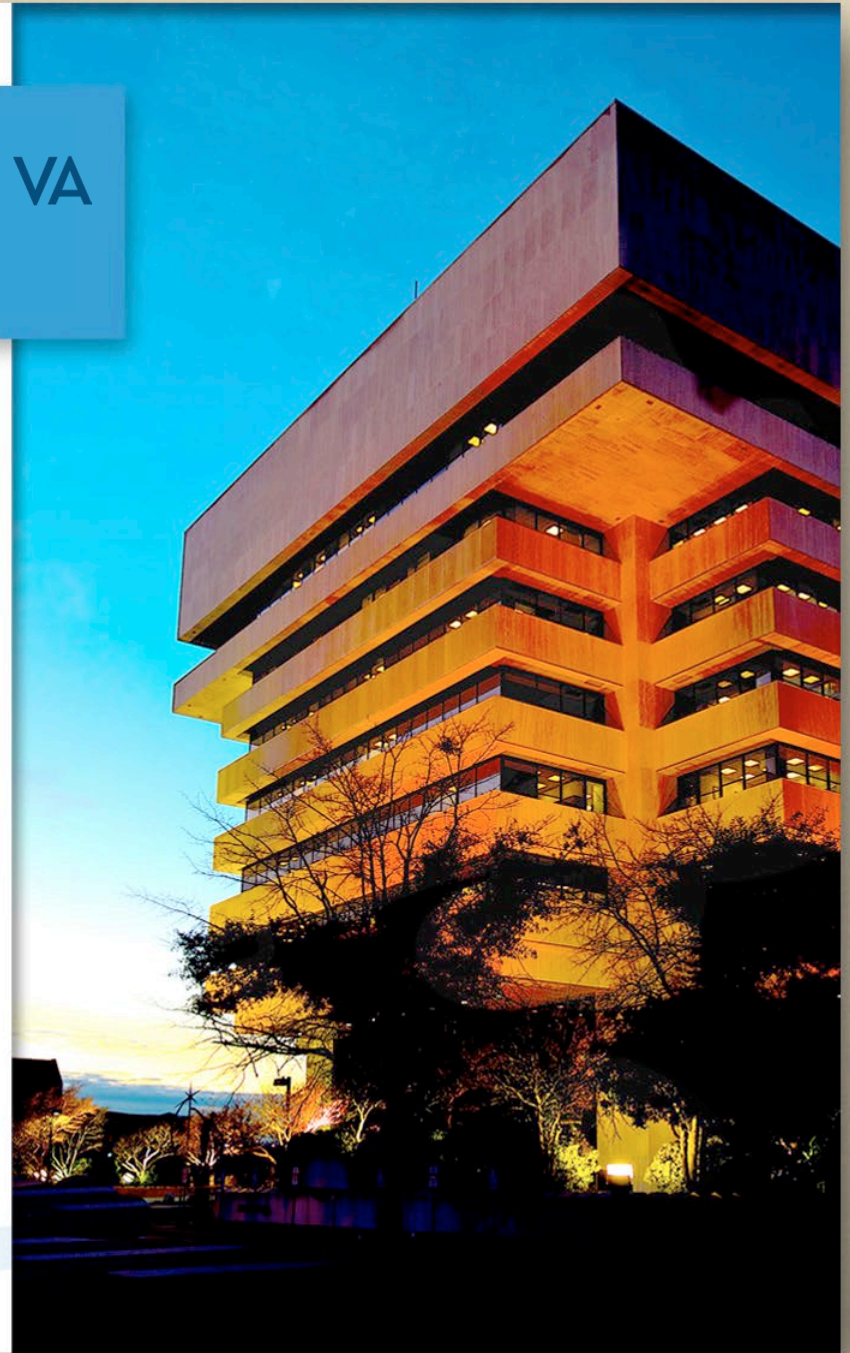
**HAMPTON**<sup>VA</sup>  
COMMUNITY DEVELOPMENT

# Rezoning No. 25-0076

*1644 Briarfield Road*

*Group Home, Juvenile  
Residence, or Shelter*

Planning Commission  
March 20, 2025



# Application

Rezone to Multifamily Residential (MD-1) District with Conditions for a group home, juvenile residence, or shelter

# Location Map



# Location Map



# The Proposal

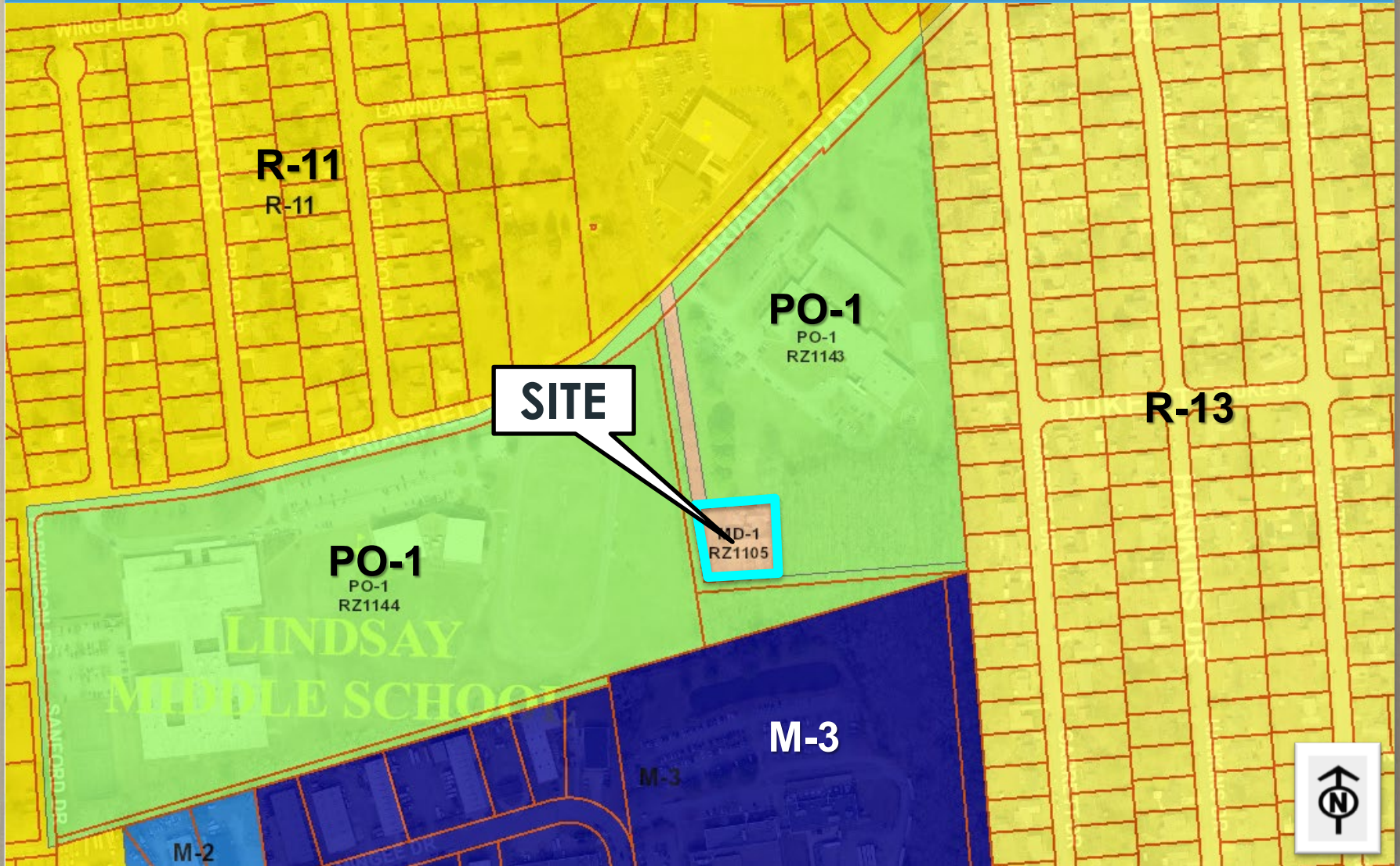
- 7,969 SF existing building
  - Living spaces
  - Common area
  - Kitchen & dining area
  - Laundry facilities
  - Office space
- Interior renovations to accommodate additional uses
- Expanding the permitted uses to address community needs



# Site History

- January 13, 2000 rezoned to MD-1 with nine (9) proffered conditions
- Use limited Group Home II; and or public/private educational or recreational uses.
- August 1, 2000 lease executed between HRHA and Community Services Board (CSB)
- 2001 CSB constructed the improvements
- CSB operated twelve (12) unit custodial care group home
- 2024 CSB chose not to renew lease

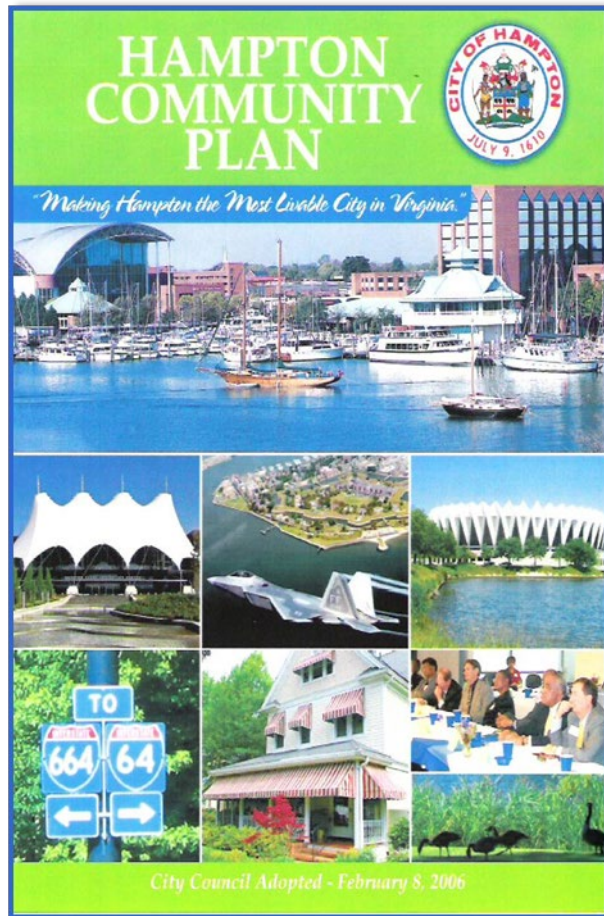
# Zoning Map







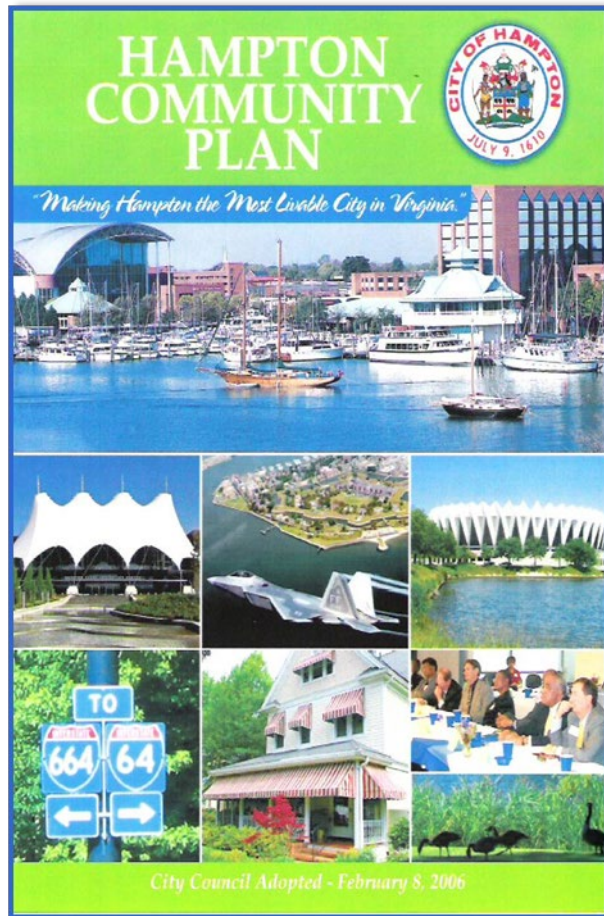
# Public Policy



Hampton Community Plan (2006, as amended)

- **LU-CD Policy 4:** Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.
- **HN Policy 25:** Support housing opportunities for individuals and groups with special needs including seniors, youth, and persons with disabilities.
- **HN Policy 26:** Support housing that incorporates facilities and services to meet the health care, transit, or social service needs of households with special needs, including seniors and persons with disabilities.

# Public Policy



Hampton Community Plan (2006, as amended)

- **HN Policy 27:** Support the provision of emergency shelter, transitional housing, and related services to address homelessness at both the local and regional levels.
- **TR Policy 38:** Encourage the location of housing opportunities for the elderly and persons with disabilities in corridors where public transportation is available.
- **CF Policy 48:** Expand partnerships with private health and human services providers.

# Staff Analysis

- Consistent with City land use policies:
  - Adaptive reuse of a vacant building
  - Provides a need in the community

# Proffered Conditions

- Use limited to a group home 1, group home 2, juvenile residence, or shelter
- Fencing
- Signage
- Architectural style & quality building materials
- Lighting
- Compliance with all ordinances

\*A full set of proffered conditions can be found in the application package

# Conclusion

- Applicant opportunity to present
- Public hearing
- Action: Staff recommends **approval** of Rezoning No. 25-0076, subject to ten (10) proffered conditions