



# VACATION APPLICATION 26-002

Portion of  
Lawrence Avenue

August 12, 2026

# Photo of Vacation Area





# General Information

- In coordination with North Mallory Quay, LLC (NMQ), the Hampton Redevelopment and Housing Authority (HRHA) applied to vacate a portion of Lawrence Avenue containing 14,197+/- sq. ft.
- NMQ and HRHA are parties to a Development Agreement which contemplates the transfer of the impacted HRHA property to NMQ, and the closure and reuse of a portion of Lawrence Avenue to complete the proposed residential development project.
- The right-of-way is surrounded by HRHA property, so no other landowner will be affected by the vacation.
- The City presented a Vacation Agreement setting forth the terms and conditions, which NMQ and HRHA agreed to and executed.

# Aerial GIS View



**TIMMONS GROUP** 

|   |       |                                   |
|---|-------|-----------------------------------|
| ⊙ | IPF   | IRON PIPE FOUND                   |
| ● |       | PROPERTY CORNER (NO MONUMENT SET) |
| ○ | ROD/F | IRON ROD FOUND                    |
| □ | MON   | CONCRETE MONUMENT (FOUND)         |

1. SURVEY CONTROL POINTS ESTABLISHED USING REAL-TIME KINEMATIC GPS UTILIZING VIRTUAL REFERENCE STATION (VRS) - RTK HXGN SMARTNET SERVICE PROVIDED BY LEICA GEOSYSTEMS.

2. **BASED ON FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF HAMPTON, THIS PROPERTY LIES IN FLOOD ZONES "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; AND ZONE "X" (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS SHOWN ON MAP NUMBERS 5155270020H, DATED REVISED MAY 16, 2016.**

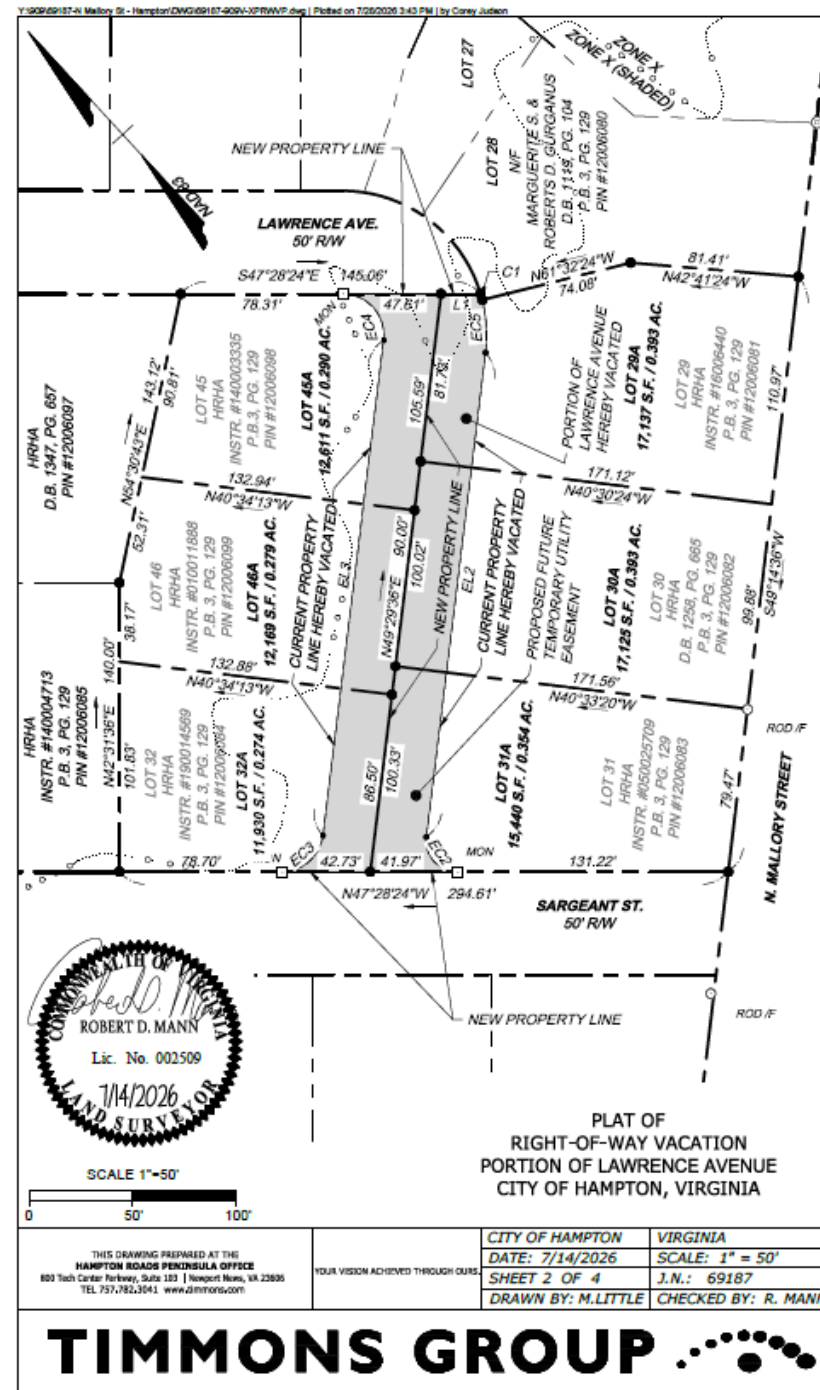
4. PROPERTY LINES SHOWN HEREON ARE BASED ON A CURRENT FIELD BOUNDARY SURVEY, DEEDS, DOCUMENTS AND PLATS OF RECORD.



PLAT OF  
RIGHT-OF-WAY VACATION  
PORTION OF LAWRENCE AVENUE  
CITY OF HAMPTON, VIRGINIA

|                                                                                                                                                                             |                                   |                           |                            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|---------------------------|----------------------------|
| THIS DRAWING PREPARED AT THE<br><b>HAMPTON ROADS PENINSULA OFFICE</b><br>800 Tuck Church Parkway, Suite 103   Newport News, VA 23606<br>TEL 757.782.3041    www.dimmons.com | YOUR VISION ACHIEVED THROUGH OURS | <b>CITY OF HAMPTON</b>    | <b>VIRGINIA</b>            |
|                                                                                                                                                                             |                                   | <b>DATE: 7/14/2026</b>    | <b>SCALE: AS SHOWN</b>     |
|                                                                                                                                                                             |                                   | <b>SHEET 1 OF 4</b>       | <b>J.N.: 69187</b>         |
|                                                                                                                                                                             |                                   | <b>DRAWN BY: M.LITTLE</b> | <b>CHECKED BY: R. MANN</b> |

# Plat Showing Proposed Area to be Vacated (Sheet 2 of 4)



Vacation Application 26-002 - August 12, 2026

# Plat Showing Proposed Area to be Vacated (Sheet 3 of 4)

## EASEMENT CURVE TABLE

| CURVE | RADIUS | LENGTH | TANGENT | DELTA    | CHORD BEARING | CHORD |
|-------|--------|--------|---------|----------|---------------|-------|
| C1    | 70.00' | 3.00'  | 1.50'   | 2°27'33" | S27°09'17"W   | 3.00' |

## EASEMENT CURVE TABLE

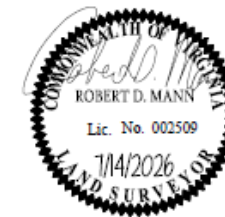
| CURVE | RADIUS | LENGTH | TANGENT | DELTA     | CHORD BEARING | CHORD  |
|-------|--------|--------|---------|-----------|---------------|--------|
| EC2   | 15.00' | 25.39' | 16.94'  | 96°58'00" | S1°00'36"W    | 22.46' |
| EC3   | 20.00' | 28.98' | 17.70'  | 83°02'00" | S88°59'24"E   | 26.51' |
| EC4   | 20.00' | 33.85' | 22.59'  | 96°58'00" | N1°00'36"E    | 29.95' |
| EC5   | 70.00' | 28.79' | 14.60'  | 23°34'06" | S37°42'34"W   | 28.59' |

## LINE TABLE

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| L1   | S47°28'24"E | 19.14' |

## EASEMENT LINE TABLE

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| EL2  | S49°28'36"W | 236.44' |
| EL3  | N49°29'36"E | 241.79' |



PLAT OF  
RIGHT-OF-WAY VACATION  
PORTION OF LAWRENCE AVENUE  
CITY OF HAMPTON, VIRGINIA

THIS DRAWING PREPARED AT THE  
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YOUR VISION ACHIEVED THROUGH OURS

|                           |                            |
|---------------------------|----------------------------|
| <b>CITY OF HAMPTON</b>    | <b>VIRGINIA</b>            |
| <b>DATE: 7/14/2026</b>    | <b>SCALE: NTS</b>          |
| <b>SHEET 3 OF 4</b>       | <b>J.N.: 69187</b>         |
| <b>DRAWN BY: M.LITTLE</b> | <b>CHECKED BY: R. MANN</b> |

# Plat Showing Proposed Area to be Vacated (Sheet 4 of 4)



Y:\2006\09\17-24\Map\26-002\26-002-VPRWVP.dwg | Plotted on 7/20/2026 3:44 PM | by Corey Jutson

| PROPERTY REFERENCE TABLE |          |                                           |                                    |                           |
|--------------------------|----------|-------------------------------------------|------------------------------------|---------------------------|
| LOT NO.                  | LRSN     | OWNER                                     | ACQUIRED FROM                      | CONVEYANCE DEED REFERENCE |
| 29                       | 12006081 | HAMPTON REDEVELOPMENT & HOUSING AUTHORITY | CHRISTOPHER A. EASLEY              | INSTR. #160006440         |
| 30                       | 12006082 | HAMPTON REDEVELOPMENT & HOUSING AUTHORITY | DEPARTMENT OF HOUSING & URBAN DEV. | D.B. 1258, PG. 665        |
| 31                       | 12006083 | HAMPTON REDEVELOPMENT & HOUSING AUTHORITY | WILLIAM J. & LINDA G. STUTT        | INSTR. #050025709         |
| 32                       | 12006084 | HAMPTON REDEVELOPMENT & HOUSING AUTHORITY | STARTING FIVE INVESTMENTS LLC      | INSTR. #190014569         |
| 46                       | 12006099 | HAMPTON REDEVELOPMENT & HOUSING AUTHORITY | ROBERT T. & DOROTHY J. HAMMOND     | INSTR. #010011888         |
| 45                       | 12006098 | HAMPTON REDEVELOPMENT & HOUSING AUTHORITY | TERRY G. MASON, SR.                | INSTR. #140003335         |

| AREA TABLE |                 |                |                |                 |                |
|------------|-----------------|----------------|----------------|-----------------|----------------|
| PARCELS    | OLD AREA (S.F.) | OLD AREA (AC.) | NEW LOT        | NEW AREA (S.F.) | NEW AREA (AC.) |
| LOT 29     | 15,125          | 0.347          | LOT 29A        | 17,137          | 0.393          |
| LOT 30     | 14,641          | 0.336          | LOT 30A        | 17,125          | 0.393          |
| LOT 31     | 12,922          | 0.297          | LOT 31A        | 15,440          | 0.354          |
| LOT 32     | 9,680           | 0.222          | LOT 32A        | 11,929          | 0.274          |
| LOT 45     | 9,912           | 0.228          | LOT 45A        | 12,611          | 0.290          |
| LOT 46     | 9,834           | 0.228          | LOT 46A        | 12,169          | 0.279          |
| TOTAL AREA | 72,214          | 1.658          | TOTAL NEW AREA | 86,411          | 1.984          |

| RIGHT-OF-WAY AREA TABLE |             |              |
|-------------------------|-------------|--------------|
| PARCEL                  | AREA (S.F.) | AREA (ACRES) |
| VACATED RIGHT-OF-WAY    | 14,197      | 0.326        |

PLAT OF  
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PORTION OF LAWRENCE AVENUE  
CITY OF HAMPTON, VIRGINIA

|                                                                                                                                                                                     |                                                  |                    |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------------|---------------------|
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|                                                                                                                                                                                     |                                                  | DATE: 7/14/2026    | SCALE: NTS          |
|                                                                                                                                                                                     |                                                  | SHEET 4 OF 4       | J.N.: 69187         |
|                                                                                                                                                                                     |                                                  | DRAWN BY: M.LITTLE | CHECKED BY: R. MANN |



# Recommendation

City staff recommends approval of vacation request 26-002 vacating the City's interest in the portion of Lawrence Avenue, as shown on the preceding slides, subject to the terms and conditions set forth in the Vacation Agreement.

# Questions

