

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, AUGUST 16, 2018 AT 3:30 P.M.

WHEREAS: the Hampton Planning Commission has before it this day Use Permit Application No. 18-00005 by Lankford and Joyce Blair to permit the operation of a bed and breakfast 2 at 232 South Armistead Avenue [LRSN: 2001912];

WHEREAS: Lankford and Joyce Blair currently operate a bed and breakfast, the Magnolia House Inn, at 232 South Armistead Avenue after receiving approval of Conditional Privilege 84 in 2006, and this application is to expand this use to add events to the bed and breakfast;

WHEREAS: the subject property is zoned R-11 – One Family Residential, which allows for a bed and breakfast 2 with the approval of a use permit;

WHEREAS: the Hampton Community Plan (2006, as amended) recommends mixed-use for the site, and mixed-use for the properties to the north and east;

WHEREAS: the property is located in a transition corridor between the core of downtown and single-family neighborhoods, making it a good location for this proposed land use;

WHEREAS: the Hampton Community Plan calls for nurturing small and start-up businesses, expanding tourism, entertainment, and cultural opportunities within the City, and encouraging a mix of land uses that is appropriate for each district;

WHEREAS: staff received five emails, one letter, and one phone call supporting the application;

WHEREAS: staff is recommending thirteen (13) conditions to mitigate any adverse impacts to adjacent properties and to ensure compliance with applicable codes and ordinances. These conditions include events being limited to indoors, the requirement for an executed parking agreement for the additional spaces needed to park event guests, and a property owner or on-site manager residing on the property; and

WHEREAS: no members of the public spoke for or against this proposal.

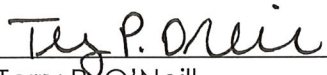
NOW, THEREFORE, on a motion by Vice-Chair Tommy Southall and seconded by Commissioner Trina Coleman,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Use Permit Application No. 18-00005 with thirteen (13) conditions.

A roll call vote on the motion resulted as follows:

AYES:	Coleman, Garrison, Kellum, Southall, Brown, Carter
NAYS:	None
ABST:	None
ABSENT:	Bunting

A COPY; TESTE:



Terry P. O'Neill
Secretary to the Commission