

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, JUNE 20, 2019 AT 3:30 P.M.

- WHEREAS:** the Hampton Planning Commission has before it this day a proposal by Red Moon Partners, L.L.C., to rezone 10.5± acres at 3200 Magruder Boulevard [LRSN 6000997] and 36 Research Drive [LRSN 6000996] from Limited Manufacturing (M-1) District to General Commercial (C-3) District with proffers;
- WHEREAS:** the applicant proposes a mixed-use development to include: indoor shooting range and self-storage, each subject to securing a use permit; modeling & simulation/office; general retail; and restaurant with and without a drive-thru;
- WHEREAS:** the rezoning application is being brought forward in conjunction with two (2) Use Permit Application Nos. 19-00005 and 19-00006 to permit the indoor shooting range and self-storage components of this proposal;
- WHEREAS:** the properties are zoned Limited Manufacturing (M-1) District and Magruder Visual Corridor (O-MVC) District;
- WHEREAS:** the Hampton Community Plan (2006, as amended) recommends commercial land uses for the 3200 Magruder Boulevard portion of the site and business/industrial for the 36 Research Drive portion;
- WHEREAS:** there are nine (9) proffered conditions attached to this rezoning;
- WHEREAS:** the proffered conditions safeguard compatibility with the uses within the park and limits the self-storage use to no more than 75% of the gross floor area of the building containing self-storage;
- WHEREAS:** the proffered conditions protect the aesthetic character of the Magruder Visual Corridor and the park by referencing a concept plan, building elevations, and design guidelines to ensure quality building design and materials and adequate landscape buffers;
- WHEREAS:** the Langley Research and Development Park Association sent a letter of support, endorsing the development proposal;
- WHEREAS:** Planning staff recommends approval of this rezoning application; and
- WHEREAS:** no one from the public spoke on this application.

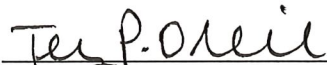
NOW, THEREFORE, on a motion by Commissioner Tommy Southall and seconded by Commissioner Carole Garrison,

BE IT RESOLVED that the Hampton Planning Commission recommends to City Council approval of Rezoning Application No. 19-00003 with nine (9) conditions.

A roll call vote on the motion resulted as follows:

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

A COPY; TESTE:



Terry P. O'Neill
Secretary to the Commission