



Legislation Details (With Text)

File #: 22-0168 **Version:** 1 **Name:** UP 22-00003 HYC Marina Small Craft Keeping
Type: Use Permits **Status:** Passed
File created: 5/6/2022 **In control:** City Council Legislative Session
On agenda: 5/25/2022 **Final action:** 5/25/2022
Title: Use Permit Application by Hampton Yacht Club, Inc. to Operate a Marina at 4706 Victoria Boulevard [LSRN 2003821]
Sponsors:
Indexes: , Community Recreational Enhancements, DO NOT USE - 21 - Living with the Water, DO NOT USE - 21 - Placemaking
Code sections:
Attachments: 1. Conditions, 2. Application UP22-00003, 3. HYC Resolution, 4. Staff Report, 5. Neighbor Letters, 6. Staff Presentation, 7. Applicant's Presentation

Date	Ver.	Action By	Action	Result
5/25/2022	1	City Council Legislative Session	approved	Pass

Use Permit Application by Hampton Yacht Club, Inc. to Operate a Marina at 4706 Victoria Boulevard [LSRN 2003821]

Background Statement:

The Hampton Yacht Club was established in 1926. This was prior to the adoption of modern zoning. Since 1968, the Yacht Club has applied for and had a number of land use applications approved to allow for the expansion of their facility. The latest approval came in 2017 for another property sitting on the corner of Victoria Boulevard and Bridge Street.

The current proposal is for a property represents an expansion to the south and further into the residential neighborhood. The specific use of this currently vacant property would be to store small craft, largely used by the youth sailing program.

The Hampton Community Plan (2006, as amended) recommends medium density residential for this location. This neighborhood also falls within the *Historic Victoria Neighborhood* initiative area of the Downtown Hampton Master Plan (2017, as amended), which emphasizes maintaining neighborhood site lines to the Hampton River.

Staff received and Planning Commission received eight letters from neighbors with each supporting the application. The residents also expressed concern for the screening requirement and ask that a hedge row not be included as a condition. One member of the public also spoke at the public hearing voicing support for the application and agreeing that the hedge requirement should be removed. Planning Commission, staff, and the applicant support the amended conditions as put forward by the Planning Commission, which replace the hedge row with less obtrusive demarcation of the 30' front setback of the storage area. Planning Commission and staff also agreed with the applicant's request to extend hours of active operation until 10:00PM every day of the week. In the end, the application comes forward with a recommendation of approval by both the Planning Commission and staff as

well as agreement on the appropriate conditions by the Planning Commission, applicant, and staff.

Recommendations:

Staff Recommendation:

Approve with 9 conditions

Planning Commission Recommendation:

Approve with 9 conditions