



Legislation Details (With Text)

**File #:** 22-0143      **Version:** 1      **Name:** RZ 20-00014 1545 Briarfield Rd Restaurant  
**Type:** Zoning Ordinance - Map      **Status:** Passed  
**File created:** 3/25/2022      **In control:** City Council Legislative Session  
**On agenda:** 4/13/2022      **Final action:** 4/13/2022  
**Title:** Rezoning Application by Satya Sai, LLC of +0.23 acres at 1545 Briarfield Road [LRSN: 3005382] from the One Family Residential (R-11) District to the Neighborhood Commercial (C-1) District with Proffered Conditions to Permit a Restaurant Without an Alcoholic Beverage License

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Application, 2. Concept Plan, 3. Proffer Statement, 4. Staff Report, 5. Presentation

Date	Ver.	Action By	Action	Result
4/13/2022	1	City Council Legislative Session	approved	Pass

Rezoning Application by Satya Sai, LLC of ±0.23 acres at 1545 Briarfield Road [LRSN: 3005382] from the One Family Residential (R-11) District to the Neighborhood Commercial (C-1) District with Proffered Conditions to Permit a Restaurant Without an Alcoholic Beverage License

**Background Statement:**

1545 Briarfield Road is currently zoned One Family Residential (R-11). In past years, the property had a legally non-conforming restaurant operating on it. However, the restaurant use ceased for over 24 consecutive months, which ended its legal non-conforming status under the zoning ordinance. The applicant is requesting a rezoning to the Neighborhood Commercial (C-1) District in order to reuse the building as a restaurant without an alcoholic beverage license.

The Hampton Community Plan (2006, as amended) recommends commercial use of the property and recognizes Briarfield Road as a residential corridor with commercial nodes. The neighboring properties include single-family homes on two sides of the property, apartments and a gas station across Big Bethel Road, and park space, including ballfields, on the other side of Briarfield Road.

The applicant proposes proffered conditions, which limit the use to a restaurant without a drive-thru and without an alcoholic beverage license and adherence to a concept plan, which maintains the footprint of the building, improves the vehicular entrance from Briarfield Road, meets the ordinance green space requirements, screens the dumpster enclosure, and screens the parking area from adjacent single-family homes.

No one from the public spoke at the Planning Commission meeting.

**Recommendations:**

Staff Recommendation:  
Approve with seven proffered conditions

Planning Commission Recommendation:  
Approve with seven proffered conditions