



Legislation Text

File #: 20-0148, Version: 1

Rezoning Application by Bluewater Yacht, L.C. to Rezone 90 and 92 Marina Road [LRSN: 20002669 & 20002670] from One Family Residential (R-13) District to Light Manufacturing (M-2) District for an Expansion of the Yacht Sales, Repair, and Customization Business

Background Statement:

*****This matter was on the Planning Commission's agenda of June 4, 2020, and was deferred to their meeting of June 25, 2020. Thus, there will be no City Council action on this rezoning application until after June 25, 2020.*****

This rezoning application was deferred by the Planning Commission at its June 4th meeting to the Commission's June 25th meeting. Therefore, while advertised and on the agenda for the June 10th City Council meeting, it cannot be heard and acted upon.

This rezoning application is a request to rezone 90 & 92 Marina Road [LRSN 20002669 & 20002670]. This site is currently the parking lot for the Sunset Creek boat ramp. The City has identified the ramp at Fort Monroe as an alternative, which is more freely available in the in fort's civilian reincarnation.

Bluewater is a local small business that is looking to expand upon the number and size of vessels it can serve. The company offers a high level of sales and service that are fairly unique in the region and along the East Coast.

The Hampton Community Plan (2006, as amended) recommends low density residential land use for this property. The Community Plan also includes policies that recognize the importance of providing well-paying jobs, working waterfront, and retaining and expanding local small businesses. At the same time, the Plan acknowledges the need for compatibility with adjacent residential neighborhoods.

The applicant has proffered a fence and vegetated buffer along the property lines shared with single family residences, along with a restriction on uses related to their operations. These parcels will be combined into one and shall not have sanding, spray painting, and engine repair.

Recommendations:

Staff Recommendation:

Planning Commission Recommendation:

The item was deferred to the June 25th Planning Commission meeting