

**AT A PUBLIC HEARING IN A REGULAR MEETING OF THE HAMPTON CITY PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS, CITY HALL, HAMPTON, VIRGINIA, ON JULY 9, 2007 AT 3:30 P.M.**

**WHEREAS:** The Hampton Planning Commission has before it this day a proposal by Mayer Sarfan to rezone 6.2 ± acres at the terminus of Benthall Road (LRSN #11002678) from One-Family Residence District (R-13), to One-Family Residence District (R-11) with conditions to allow up to twenty-three new single family lots; and

**WHEREAS:** The property is located between Colonial Acres subdivision to the north (zoned R-13), and Buckroe Gardens subdivision to the south (zoned One-Family Residence District R-9); and

**WHEREAS:** Due to the geometry of the site and existing development pattern around the property, the only possible point of ingress/egress is via Benthall Road; and

**WHEREAS:** The applicant proffered two conditions, including a conceptual site layout and that the homes built shall be at least 2,200 square feet and shall feature a 2-car garage; and

**WHEREAS:** The Hampton Community Plan (2006, as amended) recommends Low Density Residential for this area, which includes residential uses at a density of between 3.5 and 9 units per acre. Both the R-11 and R-13 districts typically yield densities that fall within this range; and

**WHEREAS:** Planning Commissioners discussed the potential for drainage, utility, schools, and infrastructure impacts associated with this request; and

**WHEREAS:** Planning Commissioners discussed the potential public benefits and greater public good associated with granting the rezoning request; and

**WHEREAS:** Planning Commissioners discussed the length of the proposed cul-de-sac in relation to public safety; and

**WHEREAS:** There were no speakers from the public regarding this application.

**NOW, THEREFORE,** on a motion by Commissioner Amy Thorstad and seconded by Commissioner Charles Sapp,

**BE IT RESOLVED** that the Hampton Planning Commission does recommend approval of Rezoning Application No. 1247 to City Council.

A roll call vote on the motion resulted as follows:

AYES: Thorstad, Smith, Sapp,

NAYS: McCloud, Wallace, Young

ABST: None

ABSENT: Heath

Because the motion results in a tie vote, the rezoning is forwarded to City Council without a recommendation by the Planning Commission.

A COPY; TESTE:



Terry P. O'Neill

Secretary to Commission