

LANGLEY

RESEARCH & DEVELOPMENT PARK BUSINESS ASSOCIATION

Submitted by Carol Kleemeier and Tammy Grigsby

Attendees:

Name	Company	Email
Carol Kleemeier	Universal Labs	c.kleemeier@universallaboratories.net
Keval Shah	KMS Inc	kmsinc@kmsinc.hrcoxmail.com
Marie Green	E& E Enterprises global Inc	mgreen@eeenterprisesinc.com
Sudhir Mehrotra	VIGYAN, Inc.	mehrotra@vigyan.com
Jeff Manning	STC Catalyst	manning@stcnet.com
Preston Burton	IASCorp	preston@iascorp.net
Geoff Hinshelwood	Universal Labs	g.hinshelwood@universallaboratories.net
Dan Girouard	City of Hampton	dgirouard@hampton.gov
Tammy Grigsby	Universal Labs	t.grigsby@universallaboratories.net

New Business:

1. City of Hampton: Daniel Girouard attended the meeting and provided the following news and information highlights about local area developments.
 - Prax Air site is available for sale again
 - City of Hampton will be using a large style paver for parking lots, etc as re-development in the city moves forward.
 - City of Hampton is moving towards a Community Strategic Economic Plan that will involve all business parks within the city.

Old Business:

1. Fence code: A special meeting was held on April 1, 2014 with Philip Russell, City of Hampton Community Development Department Property Maintenance & Zoning Enforcement Division. 757-727-6227(ph)

Attendees:

Name	Company
Carol Kleemeier	Universal Labs
Keval Shah	KMS Inc
Marie Green	E& E Enterprises global Inc
Sudhir Mehrotra	VIGYAN, Inc.
Geoff Hinshelwood	Universal Labs
Philip Russell	City of Hampton

- Phil shared with the group that the fence code "issue" came up because one business in the park wanted to make a change to their fence and used another company as an example. This resulted in an inspection of the entire business park.

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BUSINESS ASSOCIATION

- Businesses in the park that were exempted did so by proving legal non-conformance. This means that their fences were in place prior to 1997 as per Article VII-SPI-MVC- Magruder Visual Corridor. (copy is attached).
- If any building in the park sits empty for 24 months then any legal non-conformance goes away. Legal non-conformance must be proven to the city of Hampton.
- Phil also provided two maps of the area (also attached).

Next meeting: The next meeting is tentatively scheduled to be held on July 16, 2014 at 11:30 am at Vigyan.

There being no other business for the meeting, the meeting was adjourned.

*2001 Scowyer
into effect 1997*

**Hampton, Virginia, Zoning >> Chapter 17.3 - SPECIAL PUBLIC INTEREST (SPI) DISTRICTS >> ARTICLE VII.
- SPI-MVC—MAGRUDER VISUAL CORRIDOR >>**

ARTICLE VII. - SPI-MVC—MAGRUDER VISUAL CORRIDOR

Sec. 17.3-44. - Intent.

The Magruder Corridor, which generally encompasses property visible from Magruder Boulevard, has a significant role in the economic well-being of the City of Hampton. As the heart of the high-tech corridor which extends from NASA to Newport News, Magruder Boulevard links Langley/NASA, the industrial/business parks on Magruder Boulevard, and the Mercury Central Business District.

Strong public policy has emphasized the importance of the visual environment in furthering the economic well-being of the city. This policy, as embodied in the Hampton Roads Center aesthetic controls, supports the establishment of the Magruder Visual Corridor District to guide the visual character of the corridor so that private development will match the standards set by the public sector initiative.

The Special Public Interest—Magruder Visual Corridor (SPI-MVC) District is intended to protect the visual environment along Magruder Boulevard in order to allow planned economic development to occur in a manner which provides a positive visual impact along the major roads in the Magruder Corridor.

Positive visual impact will occur through the control of the number, size, and location of signs, the establishment of a landscaped setback to buffer the visual and environmental impacts of the built environment, and the restriction of certain uses.

Sec. 17.3-45. - Application of the district.

The SPI-MVC District is created as a special district to be superimposed by a special symbol for its boundaries on the zoning district map. All regulations of the underlying districts shall apply except as modified by the regulations in the SPI-MVC District.

Sec. 17.3-46. - Boundaries.

The Magruder Visual Corridor District will include all areas on the map labeled SPI-MVC. This area comprises a corridor extending fifteen hundred (1,500) feet to either side of the Magruder Boulevard right-of-way, from Interstate 64 north to the city line east of Magruder Boulevard, and from the northernmost SPI-HRC boundary north to the city line west of Magruder Boulevard, and fifteen hundred (1,500) feet to either side of Commander Sheppard Boulevard right-of-way between Magruder Boulevard and Armistead Avenue, with the exception of all properties zoned M-4 or M-5, since the SPI-MVC requirements have been incorporated into these districts. For the purpose of this article, the right-of-way boundaries of Magruder Boulevard and Commander Sheppard Boulevard shall constitute major roads.

(Amended 8-11-2010)

Sec. 17.3-47. - Regulations.

- (1) Restrictions on permitted uses.
 - (a) Transformer stations, normal distribution and transmission lines, poles and towers, pumping stations, water towers, radio towers, structures necessary for the operation of a public utility, penal institutions, landfills, waste treatment facilities, power plants, and gas plants are subject to approval by the city planning commission pursuant to the provision of section 15.2-2232 of the Code of Virginia, 1950, as amended.
 - (b) All fences, masonry walls, or other similar facilities shall receive approval as to location, design, and size by the director of planning prior to the issuance of a building permit. The use of chain link fence is prohibited unless screened completely from view by a natural screening treatment such as berms and/or vegetation.
 - (c) All storage areas shall be screened completely from any major road by fences, masonry walls, or other similar facilities in combination with vegetation and in accordance with subsection 17.3-47(1)(b).
 - (d) A minimum setback of twenty (20) feet is required from any property line which abuts a major road. No type of construction, except signs, will be permitted in the setback. A landscaping plan for the setback shall be approved by the planning director prior to the issuance of a building permit for the main structure, and shall meet the following standards:
 - (i) An even distribution of landscaping material shall be provided throughout the setback, such that an appearance of a continuous row of trees is achieved.
 - (ii) Landscaping materials shall be deciduous trees of two (2) inches or greater caliper at a point four (4) feet above natural grade, at intervals of thirty (30) feet on center, or evergreen trees of eight (8) to ten (10) feet in height, at intervals of ten (10) feet on center.
 - (e) Within one hundred (100) feet of any major road right-of-way and within one hundred (100) feet of any intersecting street right-of-way for a distance of three hundred (300) feet to either side of Magruder Boulevard right-of-way, the following are prohibited:
 - (i) Reserved.
 - (ii) Storage areas;
 - (iii) Accessory structures.

(2) Reserved.

(Amended 7-9-97; 9-9-98; 3-10-99)

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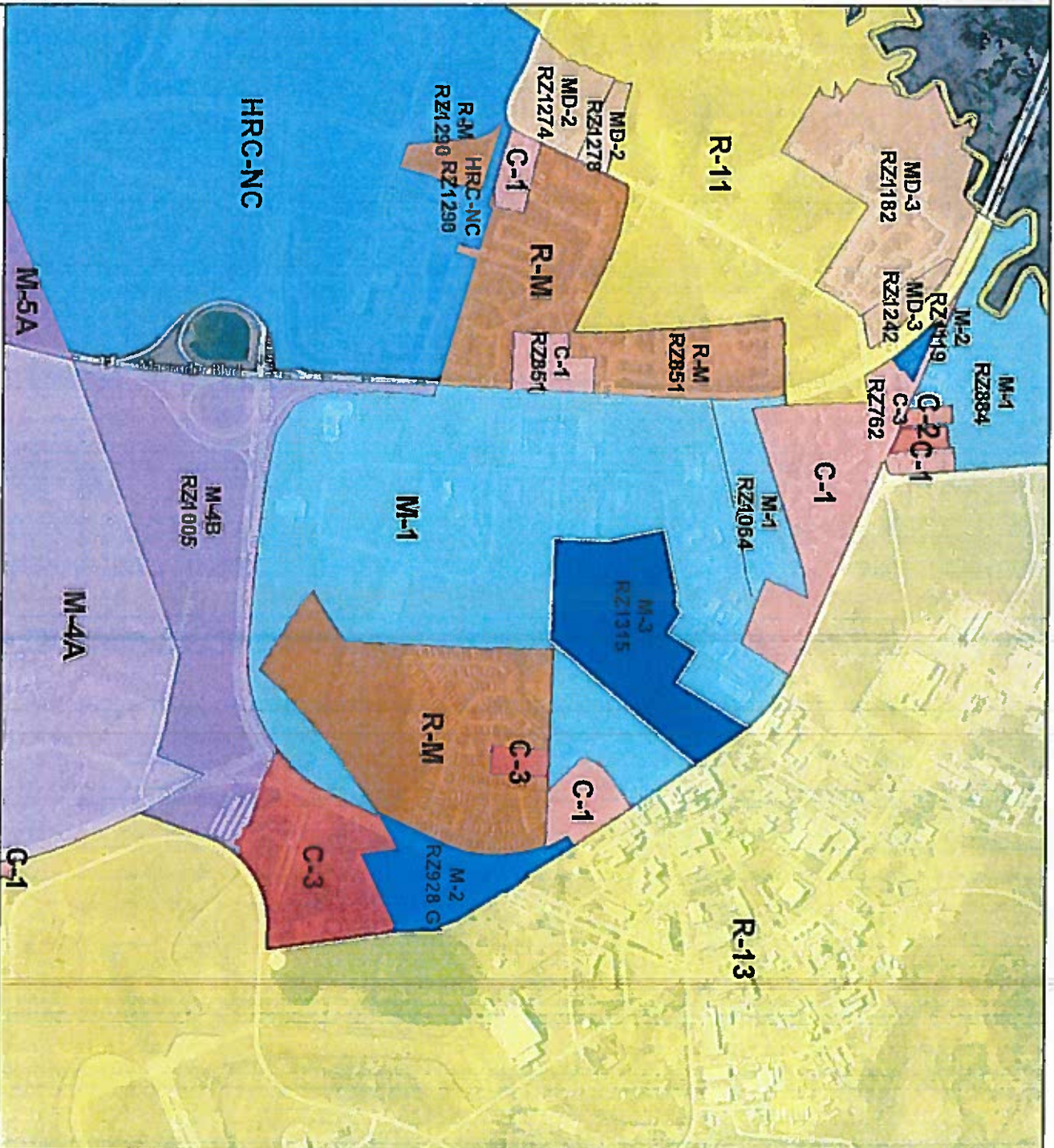
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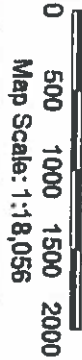
Legend

Zoning (Base)

- C-1
- C-2
- C-3
- M-1
- M-2
- M-3
- M-4A
- M-4B
- M-5A
- M-5B
- M-5C
- M-5D
- R-R
- RT-1
- R-33
- R-22
- R-15
- R-13
- R-11
- R-4
- R-9
- R-8
- MD-T
- MD-2
- MD-3
- MD-4
- R-M
- SPI-B
- SPI-HRC
- HRC-NC
- SPI-HRCW
- SPI-PL
- SPI-OHW
- SPI-OHR
- SPI-OIIB
- SPI-BBD-MR
- SPI-RRR, SFR



Feet



Title:

Date: 4/1/2014

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Hampton is not responsible for its accuracy or how current it may be.

- Legend**
-  Overlay SPI_MVC
 -  Boundary



Feet



Title:

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