# Use Permit Application No. 25-0266

1609 & 1611 Aberdeen Rd Margaret Lefranc Art Foundation, Inc.

> City Council November 12, 2025

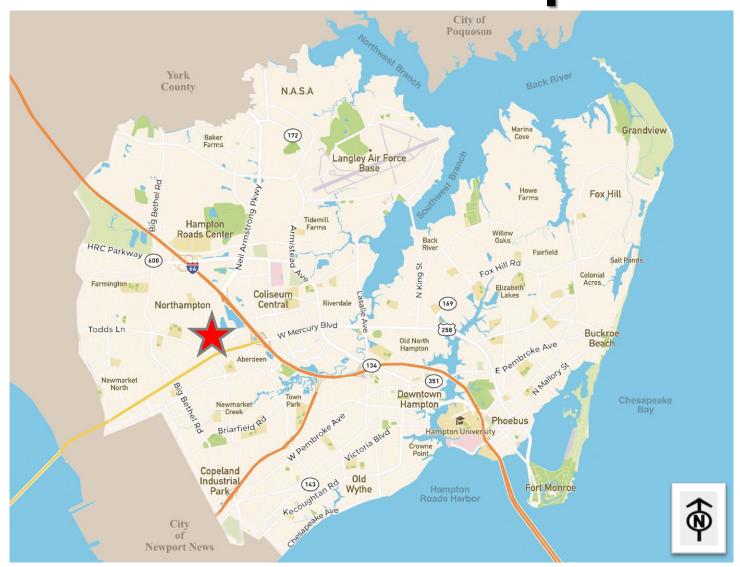


#### **Application**

Use Permit application to allow for the development of a private museum in the Limited Commercial (C-2) District



# **Location Map**





## **Location Map**





#### Proposal

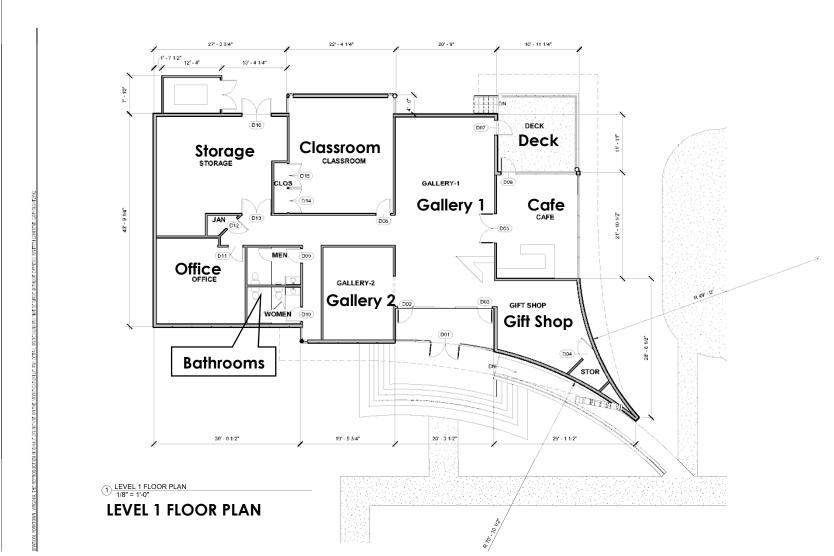
- 3,750 square feet building
- Free admission
- Galleries, Cafe, Gift Shop & Deck
- Approximately 6 employees, along with security
- Offering classes, featured speakers, night exhibition

#### Hours of operation:

- Tuesday Saturday, 10:00 AM to 8:00 PM
- Closed on Sunday & Monday



#### **Proposal**



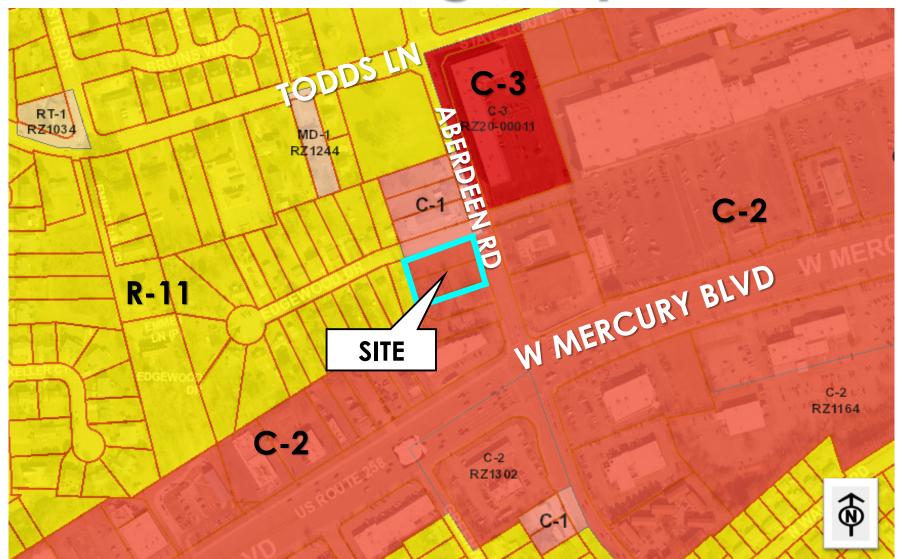


## Proposal



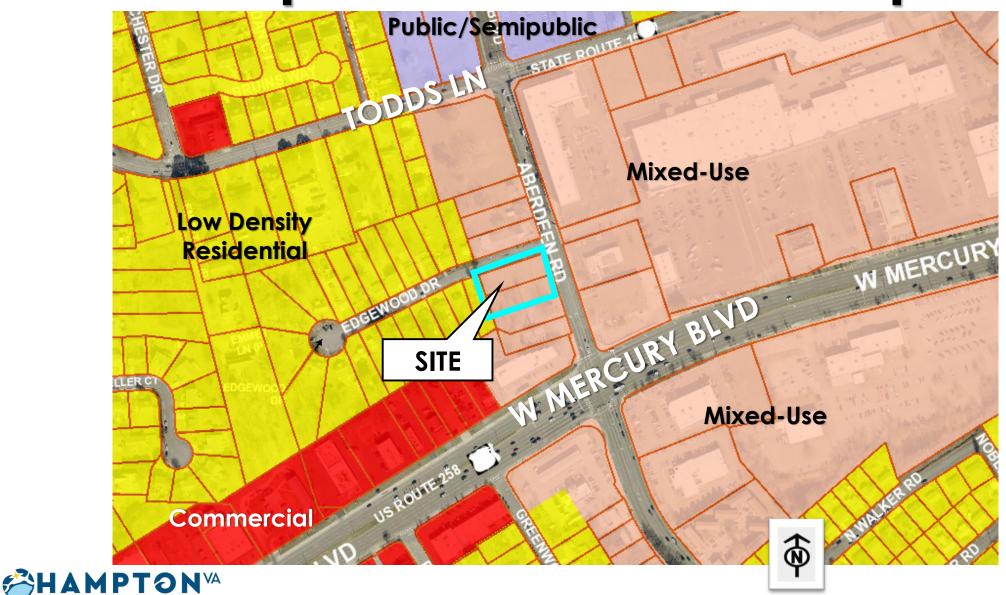


#### **Zoning Map**

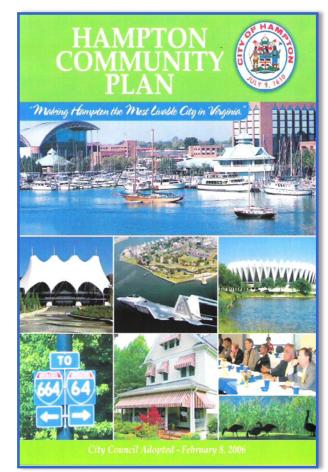




#### Proposed Land Use Map



#### **Public Policy**



Hampton Community Plan (2006, as amended)

Coliseum Central Master Plan (2015, as amended)

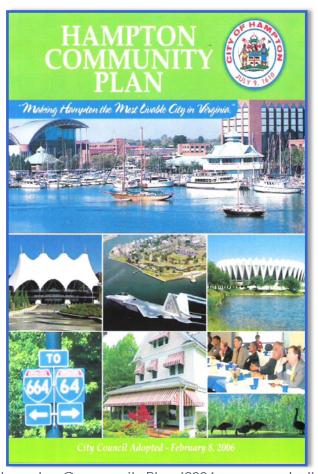
- LU-CD Policy 11: Promote high quality design and site planning that is compatible with surrounding development.
- **LU-CD Policy 23:** Promote family, school, and community interaction at the neighborhood level.
- **LU-CD Policy 26:** Promote access to educational, social, civic, recreational, and employment opportunities particularly for youth and seniors.



#### **Public Policy**



- CF Policy 23: Promote and extend on-going cooperation and partnerships with Hampton University, Thomas Nelson Community College, NASA/Langley Research Center, and other local and regional, private and public educational institutions to explore opportunities and address issues of mutual concern.
- ED Policy 10: Foster the successful redevelopment of well-situated vacant and underutilized commercial and industrial properties within the city.



Hampton Community Plan (2006, as amended)

Coliseum Central Master Plan (2015, as amended)



#### **Public Policy**



- Objective Y1.2 and 1.3: Improve Youth/Adult Relationships Especially Business and Other Community Organizations with the Youth
- Objective Y3.1: Youth Have Access to Educational, Social, Civic, and Recreational Opportunities That Provide Opportunities for the Development of Strong Life Skills.
- Objective Y5.1 and Y5.4: Create More
   Public Spaces Dedicated Youth/Increase
   Adult Awareness And Support For Youth
   Space.



#### **Analysis**

- Provides needed educational services to the community
- Proposed location is compatible with surrounding land uses
- Minimal impact to surrounding neighborhood, considering the uses permitted by-right in C-2 District



#### Conditions

- Issuance of Permit
- Conceptual Plan
- Property Line Vacation
- Landscape Plan
- Coliseum Central Design Standards
- Fencing & Screening
- Hours of Operation
  - Monday to Sunday 10:00 AM to 8:00 PM
- Traffic Circulation
- Capacity
- Certificate of Occupancy
- Compliance with Laws
- Revocation & Nullification

\*Complete Recommended Conditions found in Package



#### **Community Meeting**

 A community meeting was held on July 8, 2025

No opposition

 Some general concerns were raised on the traffic circulation, drainage, and sewage



#### Conclusion

- Applicant opportunity to present
- Public hearing
- Action
  - o Planning Commission and staff recommends **APPROVAL** of Use Permit Application No. 25-0266 with fifteen (15) conditions

