

Narrative for Use Permit Application

April 19, 2018

Bed & Breakfast II

Magnolia House Inn & The Wedding Chapel

232 S. Armistead Avenue, Hampton, 23669

This proposal is to revise the Use Permit of the Magnolia House Inn for Bed & Breakfast Lodging and Events.

The Magnolia House Inn has hosted guestroom stays since opening in 2006. It is located in a mixed-use area, close to Walgreens, 7-11, R. Hayden Smith Funeral Home, Old Hampton Seafood Kitchen, and Just Earl's Barber Shop in downtown Hampton. Guestroom stays accommodate travelers who prefer B&B's as their lodging choice. National and international guests book reservations for overnight stays.

Marriage Ceremonies are performed on-site for up to 20 seated guests. Receptions are not accommodated at the Magnolia House. Referrals are made to Hampton restaurants and other venues who host group catering events. Some couples are local and there are many couples, as well as their families who travel to Hampton from nationwide as their destination wedding site due to military assignments, leisure travel plans, budgets, family considerations, etc. The Magnolia House would like to reserve the right to host small receptions, meetings, and showers for up to 40 guests as availability allows in the future.

The property is 3800 sq. ft. in interior floor space on 2 levels, with 3 guestrooms with daily rates and a small living quarters for the owners/innkeepers. The Wedding Chapel is on the first level and seats 20 guests.

There are 2 innkeepers, 1 housekeeper/assistant, 1 accountant, and 1 groundskeeper.

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The Magnolia House office is open daily from 8:00 am to 10:00 pm. Guestroom reservations are via direct telephone call, the Inn's website(www.MagHouseHampton.com), or Online Travel Agency sites (i.e. Bookings.com, Hotels.com, Expedia, BedandBreakfast.com, Travelocity, Priceline, etc.)

In 2017, there were 267 guestroom nights reserved and 170 Marriage Ceremonies performed.

There are 5 on-site parking spaces in the rear of the Magnolia House and there is ample on-street parking, as the building is on the corner of South Armistead Ave. and Lee Street. Central United Methodist Church has approved the use of the parking lot on S. Armistead Ave. with 24 additional parking spaces (see letter attached). "Magnolia House Parking" signs are used to direct guests for wedding/event parking. This gives the business 29 parking spaces and at least 8 on-street parking spaces to accommodate parking for 3 guestrooms and Marriage Ceremonies for up to 20 guests. In 12 years, there has never been a parking or traffic problem with Magnolia House activity.

The Magnolia House Inn and The Wedding Chapel are owned by the Althea-Lloyd Co., LLC . Lankford & Joyce Blair are the owners of the company and managers of the business. They are Certified Lodging Managers by the American Hotel & Lodging Association and Certified Non-denominational Wedding Officiants. Established professional guidelines are followed from:

Professional Association of Innkeepers International
Virginia Bed & Breakfast Association (StayVa)
Association of Independent Hospitality Professionals
International Association of Professional Wedding Officiants

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The business remains compliant with Hampton Business License, local lodging and state sales taxes, DHDP BID tax, real estate tax, and business property tax. Inspections are made annually by Hampton Health Department, Fire Department, Alcoholic Beverage Control Board, Virginia B&B Association to maintain all permits and licenses needed to operate a legal and safe business. The property is FEMA Certified to lodge GSA Per Diem guests and certified as a ' Virginia Green' Business. Business insurance is maintained for all activities.

Submitted by

Joyce & Lankford Blair
Owners/Innkeepers