

STAFF EVALUATION

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Reviewed By:	Cory Wolfe, Assistant City Attorney	

Case No.: Use Permit No. 26-0117
Planning Commission Date: April 16, 2026

General Information

Applicant(s)

West End Baptist
Church of Hampton,
Inc.

Property Owner(s)

Paul and Vernissa
Thomas

Site Location

2413 Shell Road [LRSN 1002232]



Requested Action

Use Permit to permit a Day Care 2, Commercial

Description of Proposal

The applicant is proposing a day care center located within the existing religious facility, West End Baptist Church of Hampton, Inc., located at 2413 Shell Road. The proposed day care will offer a structured program centered on Christian values, early learning, and social development. Hours of operation will be from 6AM to 6PM Monday through Friday. The facility will begin with 18 children, ranging from 2 ½ to 5 years in age. There will be two (2) employees supervising the children, based on the required child/adult ratio in the Building Code. There is the potential to expand the day care in the future to up to 36

children and four (4) employees, making use of other rooms within the existing facility.

The proposed day care will initially be conducted in two classrooms. Classroom 1, measuring 23 feet by 15 feet 3 inches, will be used for children between 30 and 36 months old. Classroom 2, measuring 13 feet 2 inches by 18 feet 9 inches, will be used for the older children, between 37 months and 5 years old. In addition to the classrooms, the day care will utilize existing bathroom and office facilities within the church building. There will also be an outdoor playground directly behind the day care building, within an area measuring 81 by 41 feet, which will be fully enclosed by a 6-foot-tall chain link fence.

Existing Land Use	Religious Facility
Applicable Regulations	Day Care 2, Commercial requires an approved use permit in the One Family Residential (R-9) District.
Previous Violations/ Complaints	There are no open violations or complaints on this site.
Surrounding Land Use and Zoning	North: One-Family Residential (R-9) District; vacant parcel South: One-Family Residential (R-9) District; single-family homes East: One-Family Residential (R-9) District; single-family homes West: Neighborhood Commercial (C-1) District; single-family homes

Zoning Map:



Public Policy

Hampton Community Plan

The Hampton Community Plan (2006, as amended) future land use map recommends low-density residential for the subject property. In summary, applicable policies related to this request involve promoting and improving access to education, and supporting small businesses and community facilities.

Future Land Use Map:



Listed below are policies related to this request:

LU-CD Policy 4: Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.

LU-CD Policy 8: Support opportunities for the development and expansion of educational, cultural, medical, research, and military activities that are consistent with the City's vision and goals.

LU-CD Policy 26: Promote access to educational, social, civic, recreational, and employment opportunities particularly for youth and seniors.

HN Policy 15: Continue to provide high quality community services and facilities in Hampton's neighborhoods.

ED Policy 4: Nurture small and start-up businesses.

CF Policy 3: Leverage the impact of community facilities by pursuing the achievement of multiple community goals and objectives.

CF Policy 19: Design facilities to meet or exceed the physical needs of educational programs and support future academic and technological trends. Design facilities to be adaptable as needed to respond to unexpected fluctuations in enrollment or special program needs.

The Youth Component of the Community Plan (2006, as amended) recommends the following policies that are relevant to this request:

Objective Y3.1: Youth Have Access to Educational, Social, Civic, and Recreational Opportunities That Provide Opportunities for the Development of Strong Life Skills.

Goal Y-04: Every Young Person is Prepared for a Career.

<i>Parking/ Traffic</i>	There are two parking lots on site with a total of 62 spaces. The first parking lot, with 33 spaces, has a single access point to Shell Road. The second parking lot, with 29 spaces, has access points on both Shell Road and Quincy Street, enabling through traffic in both directions. Both parking lots connect to entrances to the day care facility located to the rear of the church. The total initial capacity of the day care (18 children) is only a fraction of the parking on-site, and considerably less than the traffic generated by the church on Sundays. As such, staff does not anticipate that the operation of a day care would cause a significant change in the parking or traffic on site over current existing conditions.
<i>Environmental</i>	There are no negative environmental impacts associated with the requested use.
<i>Community Meeting</i>	The applicant held a community meeting on March 17, 2026, at the subject facility. Approximately 44 people were in attendance; of those, 5 spoke in support of the project and none spoke in opposition.

Analysis

Use Permit Application No. 26-0117 is a request for a use permit for Day Care 2, Commercial (DC2) to allow the operation of a day care facility at 2413 Shell Road [LRSN: 1002232]. The site is zoned One-Family Residential (R-9) District. The proposed Day Care 2, Commercial, to be operated by the West End Christian Academy, proposes a maximum of 18 children and two (2) adult employees initially, based on enrollment and the required teacher/student ratio. This facility would cater to preschool-age children as young as 30 months and up to 5 years of age. Requested hours of operation are from 6 AM to 6 PM, Monday through Friday. The indoor portion of the proposed day care facility comprises approximately 800 square feet, and includes two (2) classrooms, two (2) bathrooms, and a main office. The entire facility is located within the existing church building, behind the main assembly hall. The proposal also includes a fenced outdoor play area located to the rear of the property behind the day care. There are two (2) separate parking facilities on site: one with 33 spaces and a single access point from Shell Road, and a second with 29 spaces and two access points along Shell Road and Quincy Street. The latter facility will serve as the primary unloading and loading area for the day care, as it allows for through traffic and connects directly to the entrance to the day care. Located towards the rear of the site, the entrance to the day care is considerably distant from the vehicular entrances along Shell Road, thereby limiting impacts to oncoming traffic. Between the parking lots, there is ample parking available for both clients and employees of the day care facility.

The Hampton Community Plan (2006, as amended) recommends low-density residential uses on the subject site. Other applicable policies related to this request involve promoting access to educational opportunities, nurturing small and start-up businesses, and improving the city's community facilities.

Due to the relatively small scale of the proposed day care, staff does not anticipate any negative impacts to surrounding properties related to this use, particularly as all loading and unloading of vehicles will occur on the property. The benefits to the community will include improved childcare and early education opportunities, which aligns with the goals of the Hampton Community Plan. Therefore, the proposed day care is supported by planning best practices and the policies identified above. The applicant hosted a community meeting on Tuesday, March 17, 2026, which was well-attended. Most attendees were generally supportive of the proposal.

Should the use permit be granted, staff has identified eleven (11) recommended conditions based upon the proposed use's operational and land use characteristics. A few key conditions are highlighted below:

- Hours of operation limited to 6:00 AM to 6:00 PM, Monday through Friday
- All unloading and loading of vehicles shall occur on site and out of the right-of-way
- Maximum capacity determined by the City Building Official or their designee
- Minimum age of children is 30 months and one day
- Provision for a daily ledger with all clients cared for
- State licensing and compliance with all relevant laws

*A complete list of recommended conditions is included in the package.

In summary, staff believes the proposed day care would not present any negative impacts to the surrounding community, as it is within an existing church building with established access and parking. In addition, the proposed use is providing a service to the community in the form of increased access to childcare. The proposed day care at this location appears to be appropriate.

Staff recommends **APPROVAL** of Use Permit Application No. 26-0117 with eleven (11) conditions.