

STAFF EVALUATION

Case No. Use Permit Application No. 26.0123
Planning Commission Date: April 16, 2026
City Council Date: May 13, 2026

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General Information

Applicant Christina & Brandon Williams
Property Owner Vui-Nguyen
15 S. Hope St [LRSN 12001357]

Aerial Map



Requested Use Private School
Description of Proposal This is a use permit application to authorize a private beauty school to operate within the same commercial space as an existing day spa in the Phoebus Town (PH-2) District, located at 15 S. Hope Street[LRSN 12001357]. The proposed business hours of operation would be Monday through Friday from 9:00 AM to 2:00 PM, with evening classes Wednesday and Thursday from 4:00PM to 7:00 PM.
Existing Land-Use Commercial, previously residential
Zoning The property is currently zoned Phoebus District (PH-2)
Surrounding Land Use and Zoning **North:** mixed Use: Phoebus Urban Core (PH-1) District
South: mixed Use: Phoebus Town (PH-2) District
East: commercial: Limited Commercial District (C-2) District
West: mixed Use: Phoebus Town (PH-2) District

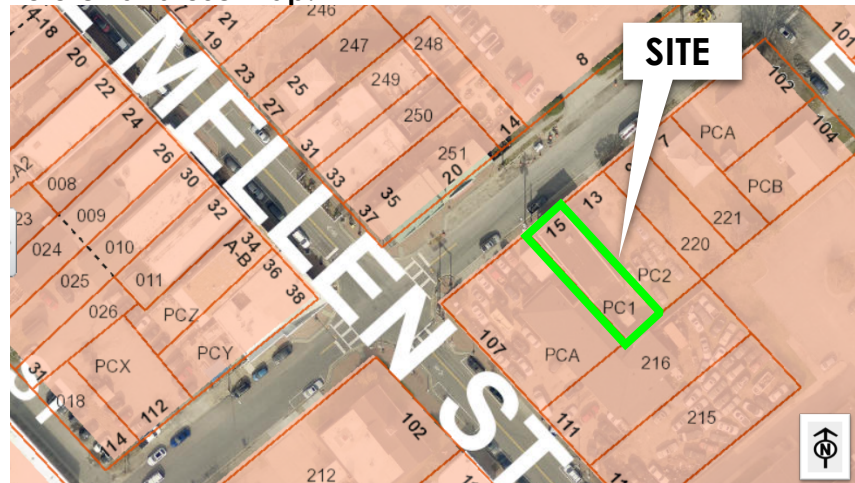
Surrounding Zoning Map:



Public Policy

The Hampton Community Plan (2006, as amended) recommends mixed uses for the subject parcel and parcels to the north, south, east, and west of it. The Plan includes economic development goals that are relevant to this proposal.

Future Land Use Map:



Additional policies related to this request are listed below:

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

ED Policy 4: Nurture small and start-up businesses

<i>Applicable Regulations</i>	Phoebus Town (PH-2) zoning district allows private schools subject to approval of a use permit.
<i>Parking</i>	The minimum parking requirement for the proposed use is 7 parking spaces. Although there are no available parking spaces on site; there is ample parking available throughout on-street parking and a public parking lot across S. Hope Street. Therefore, the applicant has requested off-site parking credits to utilize the public parking lot at 8 S. Hope St.
<i>Community Meeting</i>	The applicant held a community meeting on January 27, 2026. There were 8 people in attendance with no one speaking in opposition.

Analysis

The applicant is seeking approval of a Use Permit to operate The Hampton's Beauty Academy, a private vocational cosmetology school, in conjunction with a day spa—within the same commercial building located at 15 S Hope Street. The subject property is currently zoned Phoebus Town (PH-2) District, which permits private schools with an approved Use Permit. The proposed uses will occupy approximately 1,508 square feet of second-floor space within the 3,016 square foot, two-story building.

The Hampton's Beauty Academy would offer training programs in nail technology and esthetics using the Milady CIMA curriculum, a digital platform and curriculum delivery system. The program will include both classroom instruction and hands-on training, along with integrated wellness education components. The academy is expected to operate Monday through Friday from 9:00 AM to 2:00 PM, with evening classes on Wednesday and Thursday from 4:00 PM to 9:00 PM. The applicant has indicated that each session will be limited to ten (10) students, with a maximum occupancy of approximately twelve (12) persons including two (2) staff members. The current day spa will operate Monday, Tuesday and Friday, 3:00 PM to 7:00 PM, and Saturday from 10:00 AM to 4:00 PM. Closed on Sunday.

The Hampton Community Plan (2006, as amended) recommends mixed-use for the subject property and surrounding parcels in the Phoebus area. The proposed private school and day spa are consistent and support the City's goals of encouraging small business development, workforce training, and reinvestment in underutilized commercial properties. The beauty school and day spa will contribute to the vitality of the Phoebus district and aligns with economic development objectives outlined in the Community Plan.

Off-street parking for the proposed uses will be accommodated through an approved parking agreement, which grants parking credits consisting of two (2) on-street spaces and five (5) spaces within the public parking lot located at 8 Hope Street, directly across from the subject property. Given the proximity of the public parking lot and the availability of on-street spaces, the combined parking resources are expected to adequately serve the proposed uses. Traffic patterns are anticipated to be staggered and consistent with typical small-scale commercial uses in the area. Based on the operational characteristics provided, the proposed use is expected to generate minimal impacts, as the academy and spa will not operate simultaneously and traffic and parking demand will be limited to one use at a time.

Staff has identified several recommended conditions based on the proposed operational characteristics. These include limiting the school activities to indoor operations, and adhering to occupancy limits established by the building code. Additional conditions address compliance with applicable state regulations, including licensing requirements, and City ordinances related to zoning, building, and public safety.

Staff recommends approval of Use Permit Application No. 26-0123 with eight (8) conditions.