

STAFF EVALUATION

Case No.: UP 25-0266

Planning Commission Date: October 16, 2025 **City Council Date:** November 12, 2025

Prepared By: Han Vu, City Planner

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Reviewed By: Milissa Story, Planning Manager

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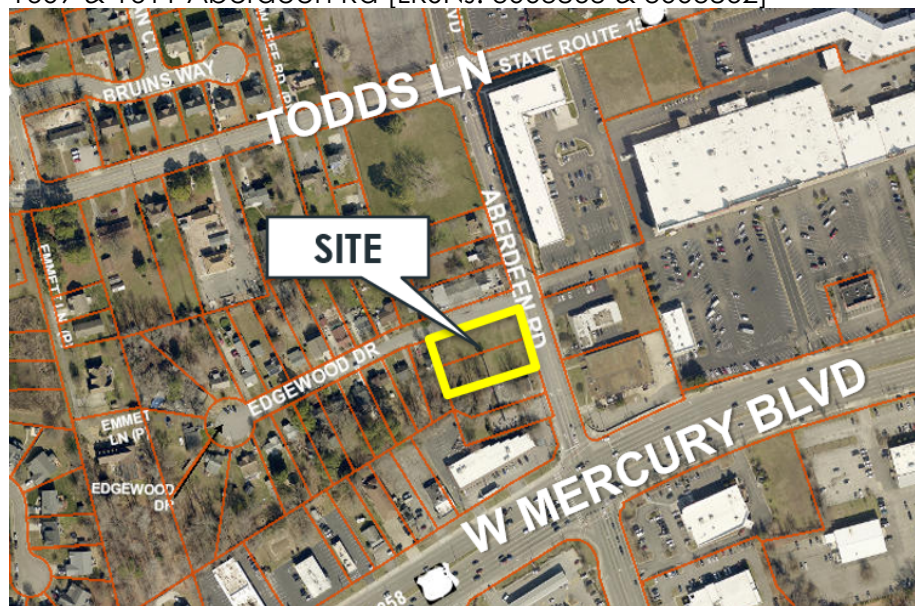
Reviewed By:

General Information

Applicant(s) Margaret Lefranc Art Foundation, Inc.

Property Owner(s) Margaret Lefranc Art Foundation, Inc.

Site Location 1609 & 1611 Aberdeen Rd [LRSNs: 3003863 & 3003862]

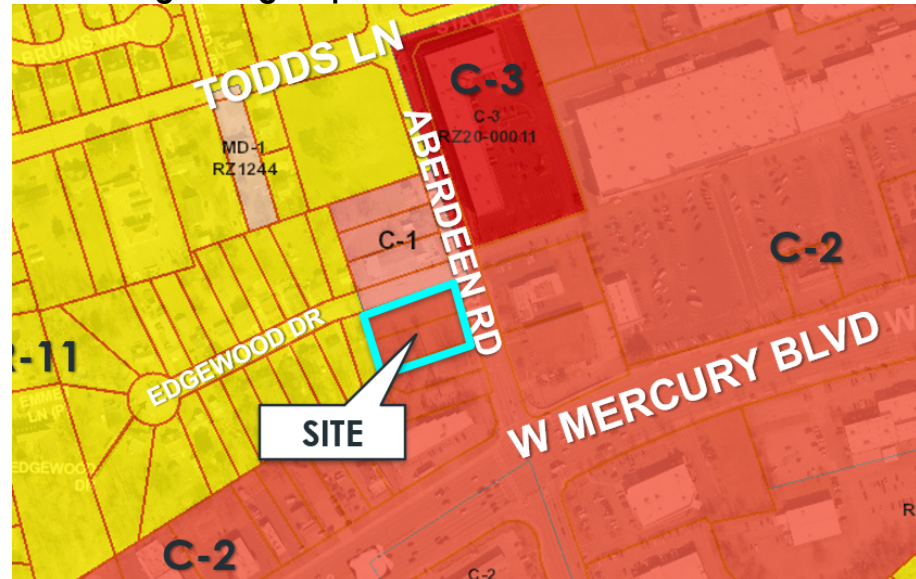


Requested Action Use permit to allow for the development and establishment of a private museum.

Description of Proposal The applicant is requesting to construct a 3,750 sq. ft. building to establish a private museum. The proposed museum would include galleries, café, giftshop, and a deck. The proposed private museum would be offer free admission. The applicant anticipates having 6 employees and additional security guards on night exhibitions and special events. The proposed hours of operation are 10:00 AM to 8:00 PM, Tuesday through Saturday. The museum is intended to be closed on Sunday and Monday.

Existing Land Use Vacant

Zoning	Limited Commercial (C-2) District
Surrounding Land Use and Zoning	North: Neighborhood Commercial (C-1); dry cleaning, barber shop, general office South: Limited Commercial (C-2); general office East: Limited Commercial (C-2); single family residential West: One Family Residential (R-11); retail sales

Surrounding Zoning Map:**Public Policy****Hampton Community Plan**

The Hampton Community Plan (2006, as amended) recommends mixed-use use for the subject property. Applicable policies related to this request involve providing access to educational opportunities to youth and promoting compatible land uses.

Listed below are policies related to this request:

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.

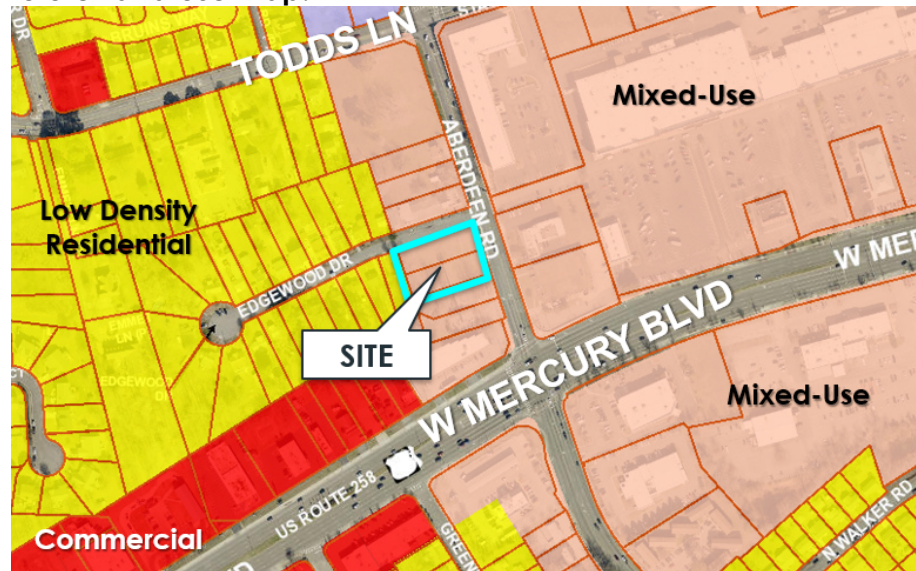
LU-CD Policy 26: Promote access to educational, social, civic, recreational, and employment opportunities particularly for youth and seniors.

CF Policy 18: Promote educational facilities that have a high degree of flexibility for broad based community use. Recognize that the world and community values and practices are in rapid change.

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.

Future Land Use Map:



Youth Master Plan (Youth Component of the Community Plan)

The City's Youth Master Plan recommends the following policy that is relevant to this request:

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.

Parking/ Traffic

Staff does not anticipate the establishment of the museum to cause a significant difference in the parking or traffic on-site over current existing conditions.

All dropping off and picking up will occur on the site and out of the right of way.

Community Meeting

The applicant held a community meeting on July 8, 2025. There was positive feedback from the community for the proposed

museum. However, there were some general concerns on traffic circulation, drainage, and sewage.

Analysis

Use Permit Application No. 25-0266 is a request to allow for the development and establishment of a private museum located at 1609 & 1611 Aberdeen Road [LRSNs: 3003863 & 3003862]. The property is zoned Limited Commercial (C-2) District, which permits private museum use subject to an approved use permit. The subject site is currently vacant.

The applicant, Margaret Lefranc Art Foundation, Inc., proposes to construct a 3,750 square foot building that would serve as a private museum. The museum would include gallery spaces, a café, gift shop, and an outdoor deck. While the museum will be operated by a private foundation, it will offer free admission.

The applicant anticipates employing six (6) staff members, with additional security present for night-time exhibitions and special events. Proposed hours of operation are 10:00 AM to 8:00 PM, Tuesday through Saturday. The museum is proposed to be closed on Sundays and Mondays. Additionally, the museum will offer classes for youth and adults, including student workshops, speaker events, opening exhibitions, young artist showcases, and educational field trips. The applicant also intends to collaborate with nearby colleges to host internship opportunities for students.

The Hampton Community Plan (2006, as amended) and the Coliseum Central Master Plan (2015, as amended) recommends mixed-use use for the subject site. Applicable policies related to this request include promote high quality design, promote interaction at the neighborhood level, promote access to educational and recreational opportunities for youth and seniors, promote educational facilities for community use, promote partnerships with Hampton University and Thomas Nelson Community College, foster the successful redevelopment of well-situated vacant commercial properties within the city. Furthermore, the Youth Master Plan also highlights the importance of providing wide access to educational opportunities and recreational spaces for young in the community.

In total, staff recommends fifteen (15) conditions, which are included in the full package. Key conditions are:

- Hours of operation shall be Monday through Sunday 10:00 AM to 8:00 PM
- All unloading and loading of vehicles shall occur on site and out of the right-of-way
- Landscape Plan
- Coliseum Central Design Standards
- Fencing & Screening

Planning Commission and staff recommends **APPROVAL** of Use Permit Application No. 25-0266 with fifteen (15) conditions.