



Application for
Use Permit

OFFICE USE ONLY
Date Received:

September 11, 2024

Case Number: UP **24 - 0432**

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

1. PROPERTY INFORMATION

Address or Location 1807 W. Queen Street, Hampton, VA 23666

LRSN 3004763 Zoning District R-11

Current Land Use Residential

Proposed Land Use One (1) Memory Care Assisted Living facility

The proposed use will be in: an existing building a new addition a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name Arnita Snead Brooks

Address 4060 Ravine Gap Dr. City Suffolk State VA Zip 23434

Phone 757-329-6886 Email pastordrbrooks@outlook.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Brooks-Joseph Memory Care I, LLC + Brooks-Joseph Memory Care II LLC

Address 1024 Centerbrooke Ln. Ste F# 187 City Suffolk, State VA Zip 23434

Phone 757-866-2881 Email info@Brooksjmc.com

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity _____

Signed by:

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) Arnita Snead Brooks

Signature [Handwritten Signature] Date 9/8/2024

Name (printed) _____

Signature _____ Date _____

<small>OFFICE USE ONLY</small>		
<input type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Supplemental Form (if required)
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)



Supplemental Information for

Adult Care Residence

Complete this supplement in its entirety and submit with the completed Use Permit application form to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

OFFICE USE ONLY Date
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September 11, 2024

Case Number: UP **24 - 0432**

1. LOT INFORMATION

Lot Width 142.95 Lot Depth 381.55 Total Lot Area (ac. or sq. ft.) 44,918 sq. ft./1.03 ac.

Area to be Fenced (ac. or sq. ft.) 381.55 sq. ft. Fence Height 4 ft. front & no taller than 8 ft. around the perimeter of the property. Fence Type Opaque

Current Number of On-site Parking Spaces 6 Proposed Number of On-site Parking Spaces 21

Please attach a sketch showing the parking area and the circulation to, from and within the parking lot

2. BUILDING INFORMATION

Square Footage 11,853 +/- sq. ft. Stories One with mechanical attic Number of Bedrooms 20

Number of Offices One Number of Kitchens One

Number of Toilets 22 Number of Washbasins 22

Current primary use of the building Single Family Residence

Is this currently an occupied residence? Yes No

Is this proposed to be occupied by the owner or other non-client as his/her residence? Yes No

Type of Construction: Wood Frame with Siding Wood Frame with Brick Masonry

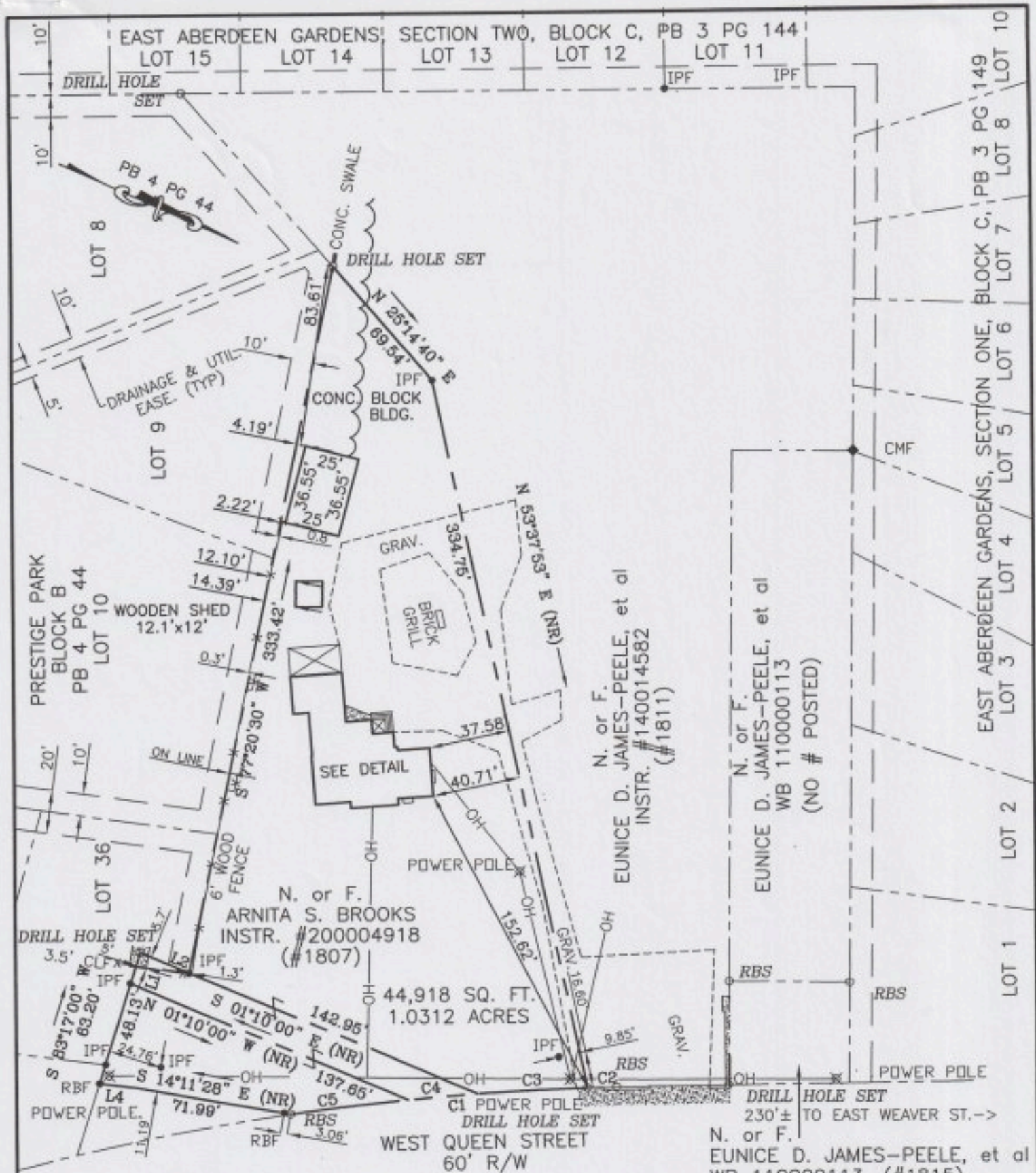
Other (describe) Wood Frame / Rock

3. OPERATIONAL INFORMATION

Number of Clients 20 Age Range of Clients 55-105 Number of Employees 18

4. LICENSING

Name of State Licensing Agency Virginia Department of Social Services for 1807 W. Queen St. Hampton, VA 23666



N. or F.
EUNICE D. JAMES-PEELE, et al
INSTR. #140014582
(#1811)

N. or F.
EUNICE D. JAMES-PEELE, et al
WB 110000113
(NO # POSTED)

N. or F.
EUNICE D. JAMES-PEELE, et al
WB 110000113, (#1815)

NOTES: UNDERGROUND UTILITIES EXCEPT AS SHOWN
THIS PROPERTY IS LOCATED IN FIRM ZONE X,
(UNSHADED)(AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD)
AS SHOWN ON COMMUNITY PANEL NO. 515527 0017 H
DATED MAY 16, 2016 (INDEX DATE MAY 16, 2016)
REF: INSTR. #200004918, PB 4 PG 44, PB 3 PG 144,
PB 3 PG 149, W. QUEEN ST. & TODDS LN. RELOCATION
PROJECT SHEETS 3 & 4 (PROVIDED BY CITY)
INSTR. #140014582
NO TITLE REPORT PROVIDED
ALL EASEMENTS MAY NOT BE SHOWN

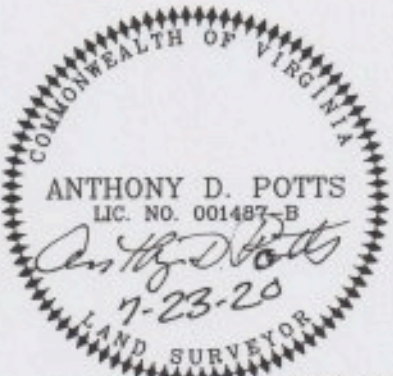
#1807 W. QUEEN STREET SHEET 1 OF 2

PHYSICAL SURVEY OF THE PROPERTY OF
ARNITA SNEAD BROOKS

**THREE PARCELS OF LAND CONTAINING
1.0312 ACRES**

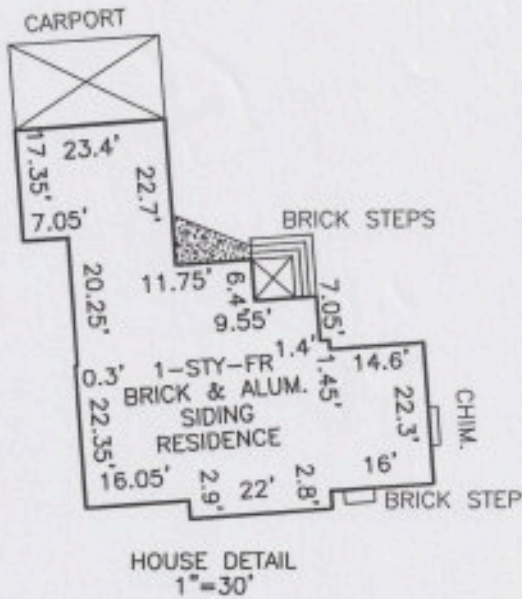
HAMPTON, VIRGINIA

ADPA A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 595-4610
SCALE: 1"=60' DATE: 7/23/20



THIS IS TO CERTIFY THAT ON JULY 23, 2020
I PERFORMED A CURRENT FIELD SURVEY OF THE PROPERTY
SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE
WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT.
THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES
AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS
ON THE PROPERTY EXCEPT AS SHOWN.

Anthony D. Potts
ANTHONY D. POTTS, L.S.



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	07°20'04"	1175.92'	150.53'	75.37'	150.43'	N 28°49'45" W
C2	00°39'33"	1175.92'	13.53'	6.76'	13.53'	N 25°29'29" W
C3	02°29'05"	1175.92'	51.00'	25.50'	50.99'	N 27°03'48" W
C4	01°33'39"	1175.92'	32.03'	16.02'	32.03'	N 29°05'11" W
C5	02°37'47"	1175.92'	53.97'	26.99'	53.96'	N 31°10'54" W

LINE	BEARING	DISTANCE
L1	S 83°17'00" W	15.07'
L2	N 01°10'00" W	24.46'
L4	S 17°19'25" E	17.02'



#1807 W. QUEEN STREET SHEET 2 OF 2

PHYSICAL SURVEY OF THE PROPERTY OF

ARNITA SNEAD BROOKS

**THREE PARCELS OF LAND CONTAINING
1.0312 ACRES**

HAMPTON, VIRGINIA

ADPA A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 595-4610



SCALE: 1"=60' DATE: 7/23/20

THIS IS TO CERTIFY THAT ON _____ DATE HERE I
PERFORMED A CURRENT FIELD SURVEY OF THE PROPERTY
SHOWN ON THIS PLAT, AND THAT THE TITLE LINES AND THE
WALLS OF THE BUILDINGS ARE AS SHOWN ON THIS PLAT.
THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES
AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS
ON THE PROPERTY EXCEPT AS SHOWN.

Anthony D. Potts
ANTHONY D. POTTS, L.S.

Narrative Statement for Rezoning & Use Permit Applications
One (1) Memory Care Assisted Living Facility
[To Be Franchised with “BeeHive Homes” as BeeHive Homes of Hampton Memory Care]
for 1807 West Queen Street, Hampton, Virginia 23666

Dr. Arnita Snead Brooks, owns the one acre of property at 1807 West Queen Street, Hampton, Virginia 23666. She has created and is the chief executive owner / manager of Brooks-Joseph Memory Care I, LLC (the operating entity) and Brooks-Joseph Memory Care, II, LLC, (the holding entity) established in preparation of franchising with BeeHive Homes. She plans to build a 20-room senior living memory care facility, Brooks-Joseph Memory Care, LLCs I & II, planning to be DBA, “BeeHive Homes of Hampton Memory Care (BH3MC).” BeeHive Homes is based in Boise, Idaho, has a 35-year history of senior living care with 190 Homes in 20 states. She first became acquainted with this franchise while living in Vernal, Utah and writing her doctoral dissertation, *A holistic, responsive model for a Christian compassionate-care center for the disabled elderly of Hampton, Virginia.*

Rezoning is needed because 1807 West Queen Street is zoned as R-11 and the memory care assisted living facility will require rezoning for multifamily, MD-4. The proposed use of the site is to build one memory care senior assisted living building with twenty (20) rooms, 11,853 +/- occupied square feet in size, with a building construction type of VB with I-1 CONDITION 2 construction use code and will be in compliance with all Virginia state and local building codes, including ADA guidelines. Each ADA compliant room is also equipped with a private bathroom. Two (2) bathrooms will be added for staff for a total of twenty-two (22) bathrooms (which includes one for each resident’s room).

A three-tiered fire life protection / detection / signalization / suppression system will be included in construction with smoke compartmentalization to protect memory care residents. The site is very limited in space and does not provide enough area to construct a standard fire department turnaround. Per Richard Barnes LS, Civil Design Project Manager of ATCS, Brooks-Joseph Memory Care Civil Engineer, an evaluation of the site layout taking the elements stated above was performed by the Hampton Fire Department, and it was determined to be acceptable.

The building’s exterior will be cementitious fiber board siding above stone watermark, including maintenance free trim in natural color tones. Elevation drawings, general floor plan and roof plans of the Home are attached. The building (one story + mechanical attic) is 24’-4” to the roof edge. The following items are being placed in a “roof well” accessed from a mechanical building attic:

- A DOAS unit – make up air for the kitchen hood system
- An exhaust discharge for the kitchen cook-line
- 1-2 roof top furnace-AC units for the common area heating and cooling
- An emergency generator for refrigeration and environmental safety
- Four (4) skylights for day lighting into the common living room areas.

Due to the very tight site, the “roof well” is intended to offer audio and visual shielding from the nearby residences. There is no anticipated impact to adjacent properties. The anticipated impact to city services would be minimal as electrical power, internet, city water, sewer, and a fire hydrant are on the site.

Per Civil Engineer Barnes: “As shown on the City of Hampton’s GIS, there is an existing sanitary sewer manhole located to the south of the proposed building at the rear of Lot 10 in Prestige Park, which provides a potential

connection point for sanitary sewer for this project. The manhole appears to be shallow but may be able to accept a gravity connection (depending on finished floor of the building), or a small force main if it is determined that an on-site private pump station is required.

The site is relatively flat, with elevations ranging from 12.4' to 13.2' above mean sea level. An existing drainage inlet located at the rear of the property provides a connection point for a stormwater drainage system. Currently, the City of Hampton stormwater requirements state that development under one acre does not require a stormwater management plan. However, an adequate outfall is required. The site was evaluated for two scenarios for drainage. The first scenario assumes the development area will be under one-acre threshold and provides a straight connection of a proposed underground pipe system to the inlet at the rear of the property. The second scenario assumes some form of detention will be required due to the constraints of the downstream system. In this scenario, a shallow underground detention system placed under the rear parking lot and drive aisle will satisfy stormwater quantity requirements. Both scenarios will require a small amount of fill to work. During full site design, detailed computations will determine which is the appropriate scenario for the project."

The BeeHive Homes construction will be residential in character and meant to blend into the community, with a favorable look as part of the neighborhood, and not standing out within the community. The typical BeeHive Homes becomes a great neighbor and is "adopted" within the community. Dr. Brooks has received written support from the Aberdeen Gardens Historic and Civic Neighborhood Association (attached) and the City of Hampton for her project. We look forward to being part of the elderly care solution and provide a much-needed service to the Hampton, Virginia area.

As outlined in the attached letter of June 27, 2022, from the City of Hampton's Chief Planner, Donald Whipple, ". . . Per the Hampton Community Plan, 2006 as amended, the recommended land use for this area is low density residential with the area on the east side of W, Queen Street, designated as mixed-use. Utilizing the direction of this land use policy, staff believes a nursing home would be a good transitional land use between the existing single-family residential neighborhood to the west and the commercial development on the east side of W. Queen Street. These commercial properties include two (2) hotels and an apartment community. In addition to city policy, staff's analysis and ultimate recommendation would also include evaluating the proposed concept plan, elevations, building materials, etc. as well as community input of the proposed development. These are critical application materials that must be taken into consideration in formulating staff's recommendation for the prospective rezoning and use permit applications. Although staff has seen some initial concepts for development, these application materials have not yet been finalized and without those materials staff cannot complete its full analysis and formulate an official recommendation at this time."

BeeHive Homes, the franchise, is actively engaged with Dr. Brooks in achieving the purposeful goal of franchising and building a facility. She attends their annual conferences and weekly training sessions, as often as she can, as she prepares to build the single-story facility. With twenty (20) rooms, the core part of the "Home," will have a central kitchen and dining area, next to a living space for residents to relax and participate in various activities, as well as view a television.

Each resident will be provided with the care they need, for normal activities of daily living (ADL), such as, bathing, dressing, medication administration, and eating needs. An individual care plan for each resident will be customized based on their specific level of needs in compliance with the Department of Health for the State

of Virginia. An outdoor vegetable garden and walking path are planned for the residents under direct supervision of the staff.

The Home, dedicated to memory care for seniors, will be constructed on one lot (after rezoning LSRN: 3004763) from residential (R-11) to multifamily (MD-4). The construction will have lock-coded doors and exit points to provide a safe environment to staff and residents. Upon opening, the Home will have set visiting and delivery hours between 8 am and 6 pm, 7 days per week.

Upon full resident capacity, the memory care facility (24-hour 7-day a week schedule), will maintain a staff of 18 employees (10 on day shift; 5 on evening shift; and 3 on night shift). To cover day and evening shifts, fifteen (15) parking spaces would be available. Five (5) additional parking spaces would be available for residents' families for a total of twenty (20) parking spaces. One additional parking space will be for handicap parking. A total of twenty-one (21) parking spaces will be provided which will support two (2) shifts and provide ample parking during the shift transitions. The residents will be between a Level 1 and Level 2 status of Dementia and will not include Level 3 residents that are combative or a danger to other residents and staff. The residents will not have the capacity to drive vehicles.

The parking lot will have limited, staged lighting that will provide a safe environment for visitors and staff, but not be a hindrance to other properties located near the site and will not be a nuisance.

For the circulation of vehicular traffic, the entrance and exit (same driveway) will be from West Queen Street to the property. A walled trash enclosure will be located within the rear most parking lot to be screened, from public view. Trash pickup will be by commercial dumpster containers for private refuse and will not protrude past building exterior wall face adjacent public right-of-way.

Site amenities include generous landscape garden areas with paved walking paths and bench seating. A four (4) foot fence will be in the front yard and shall be decorative metal picket fencing around the sunroom and a fence no taller than eight (8) feet will be around the perimeter of the property and shall be wooden or vinyl opaque.

Legal boundaries have already been provided to the City of Hampton. The current zoning classification for the property is single family residential (R-11). The existing building on 1807 West Queen Street is a single-family brick rancher will be sold and relocated or demolished if not sold. The following structures will be demolished: One car attached garage, carport, and accessory structures (900 square foot cinderblock building and one wooden storage shed).

The goal is to seek agreement from the City of Hampton, Virginia for Dr. Brooks to obtain rezoning and use permit approvals to build a single-story memory care facility that will have twenty (20) rooms and twenty-two (22) bathrooms. This facility will be a franchise of BeeHive Homes.

Thank you!



Dr. Arnita Snead Brooks, Chief Executive Owner / Manager

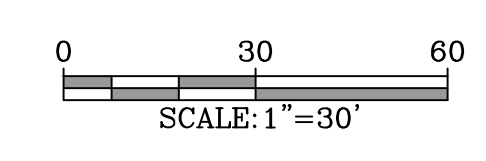
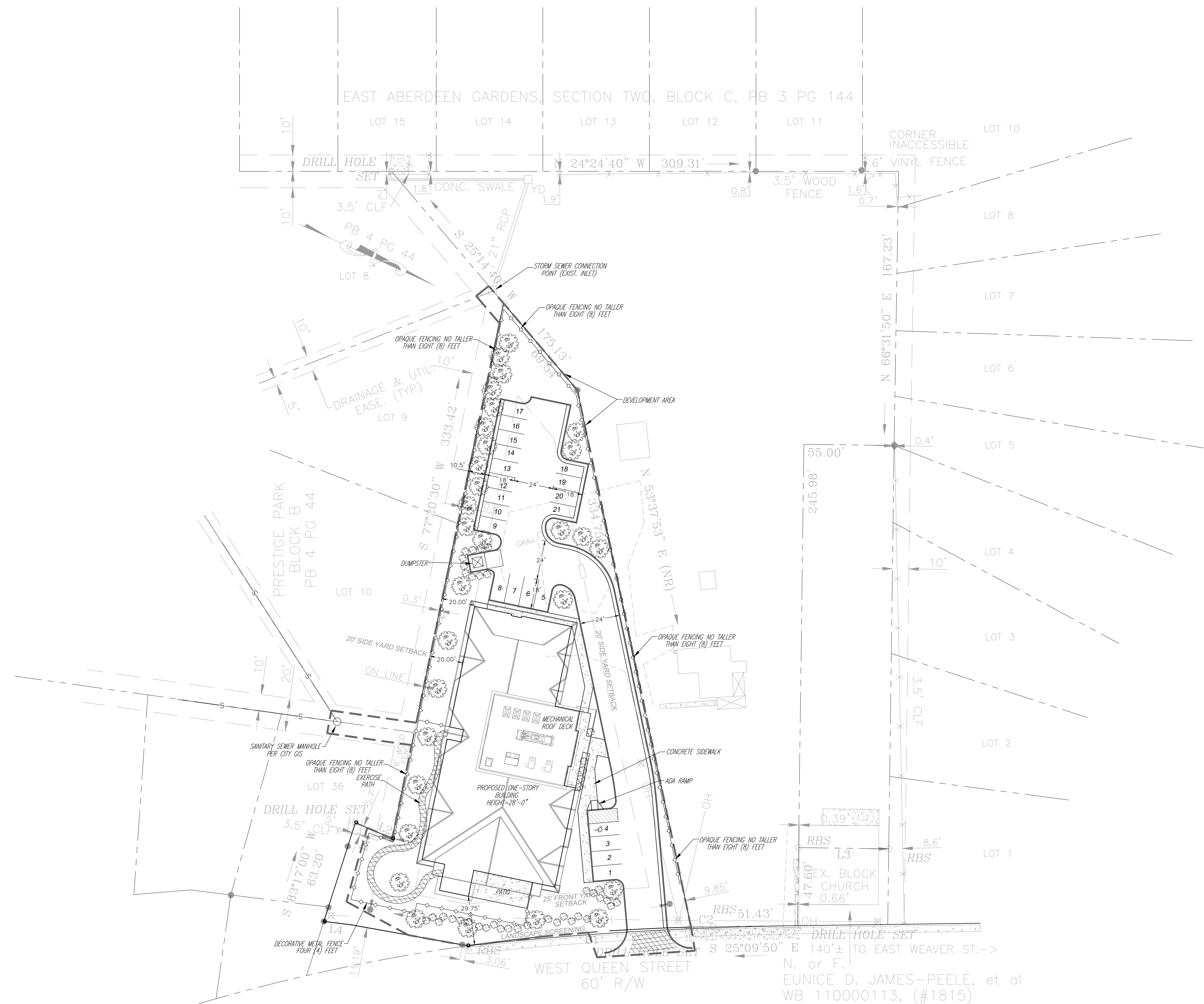
Cell: 757-329-6886; Email: pastordrbrooks@outlook.com

Brooks-Joseph Memory Care, I & II, LLCs

Mailing Address: 1024 Centerbrooke Lane, Suite F #187 - Suffolk, VA 23434

Cell: 757-866-2881; Fax: 757-887-5770; Email: info@Brooksjmc.com

Website: Brooksjmc.com



REVISION NO.	DATE	DESCRIPTION

690 TOWN CENTER DRIVE, SUITE 201
NEWPORT NEWS, VIRGINIA 23606
(757) 504-2976 - FAX (757) 637-0276

ATCS
HERNDON, VA - BLACKSBURG, VA - NEWPORT NEWS, VA
RICHMOND, VA - HARRISONBURG, VA - LARGO, MD - BALTIMORE, MD
RALEIGH, NC - HARRISBURG, PA
WWW.ATCSPLC.COM

SITE CONCEPT PLAN
BEEHIVE HOMES
LOCATION
#1807 W. QUEEN STREET
HAMPTON, VIRGINIA

AUTHOR: _____
CHECK: _____
PROJ.#: _____
DATE: 10/3/2024

SHEET
VF101
SHEET: 1 OF 1

WEST QUEEN STREET
60' R/W
N. or F.
EUNICE D. JAMES-PEELE, et al
WB 110000113, (#1815)



ALT Architecture Inc.
Architecture - Engineering
Interior Architecture - Planning

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2440 Dayton-Xenia Road
Beavercreek, Ohio 45434
937 427 2770 voice
937 426 9798 fax
info@altarchitecture.com

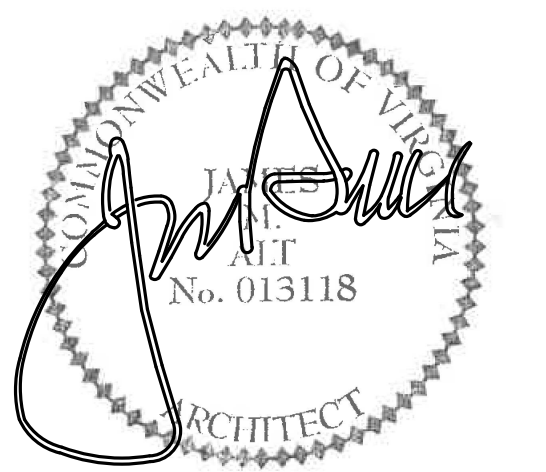
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BeeHive Homes of
Hampton Memory Care
NEW CONSTRUCTION

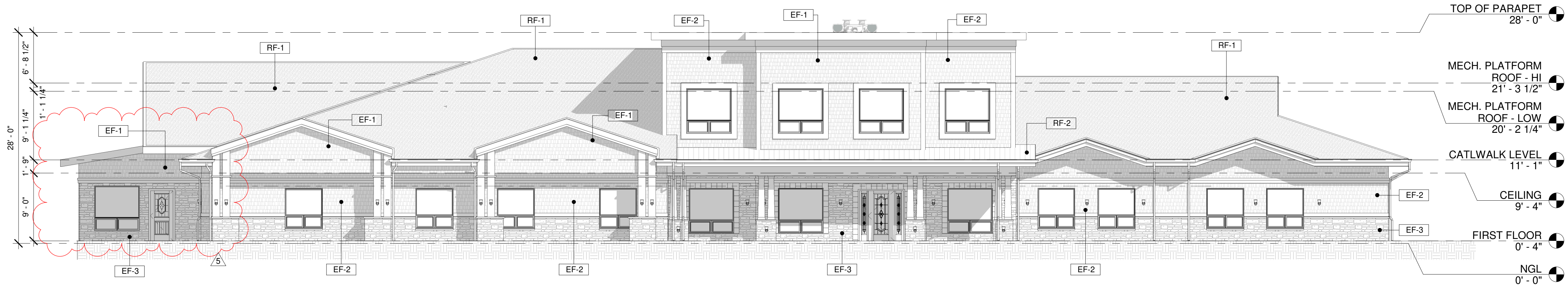
ADDRESS: #1807 W. QUEEN STREET
HAMPTON, VIRGINIA



QUALITY SENIOR LIVING
IN A RESIDENTIAL SETTING™

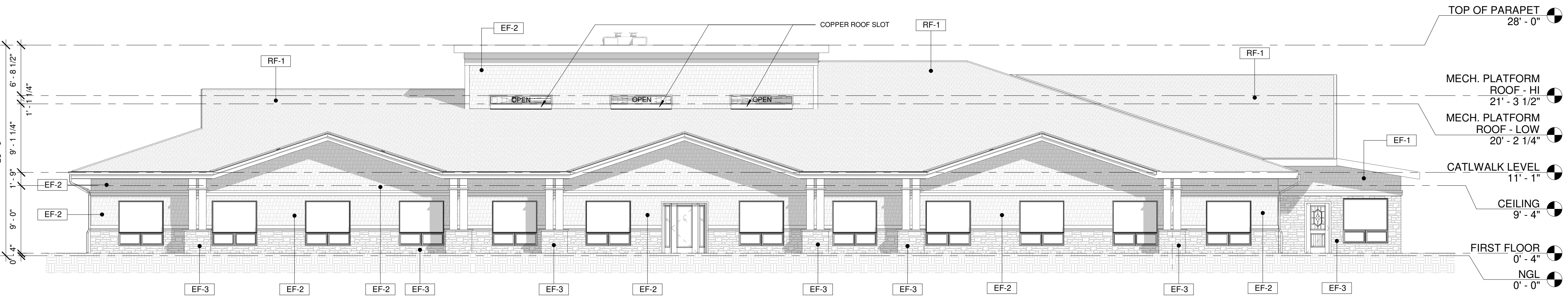


NO.	DATE	DESCRIPTION
1	05/13/2024	SITE PLAN REVISION CP9
2	05/13/2024	FLOOR PLAN REVISION 1
3	05/31/2024	SITE PLAN REVISION CP10
4	07/05/2024	BUILDING SHELL REV 1
5	09/10/2024	REV. EXTERIOR ELEVATIONS
6	10/03/2024	FENCE REV. TO PROFFER



1 PROJECT NORTH (FRONT)

A4.0 SCALE
1/8" = 1'-0"



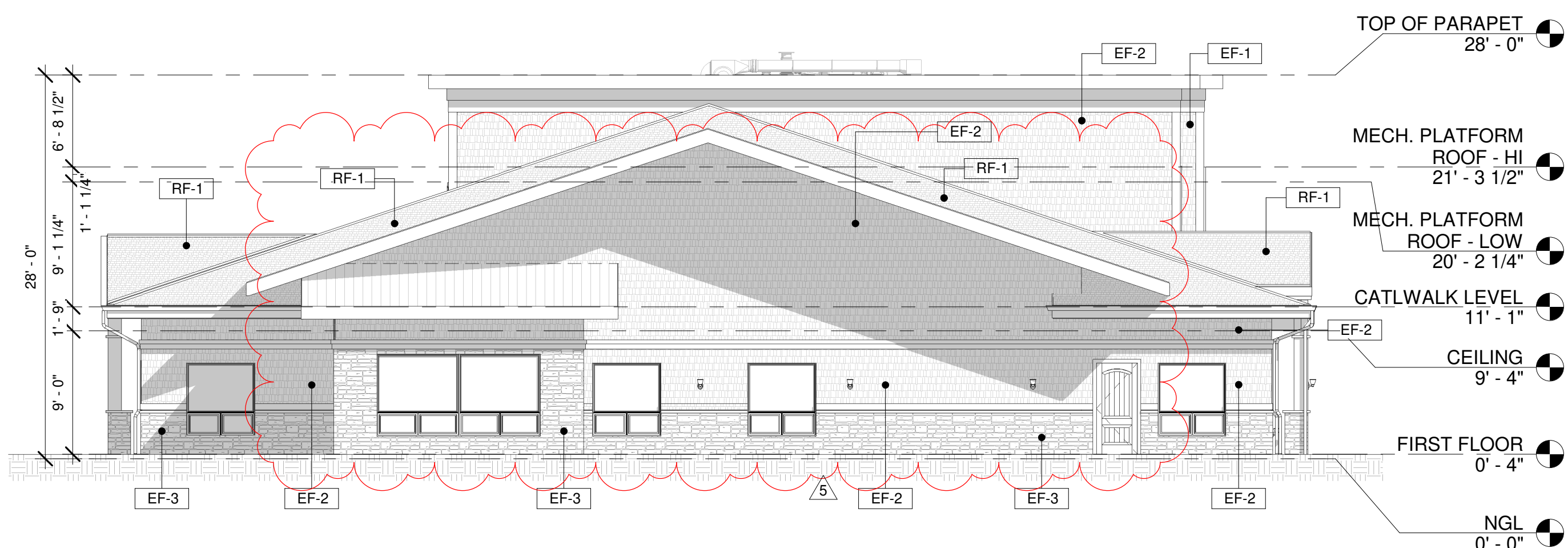
2 PROJECT SOUTH

A4.0 SCALE
1/8" = 1'-0"

MATERIAL FINISHES

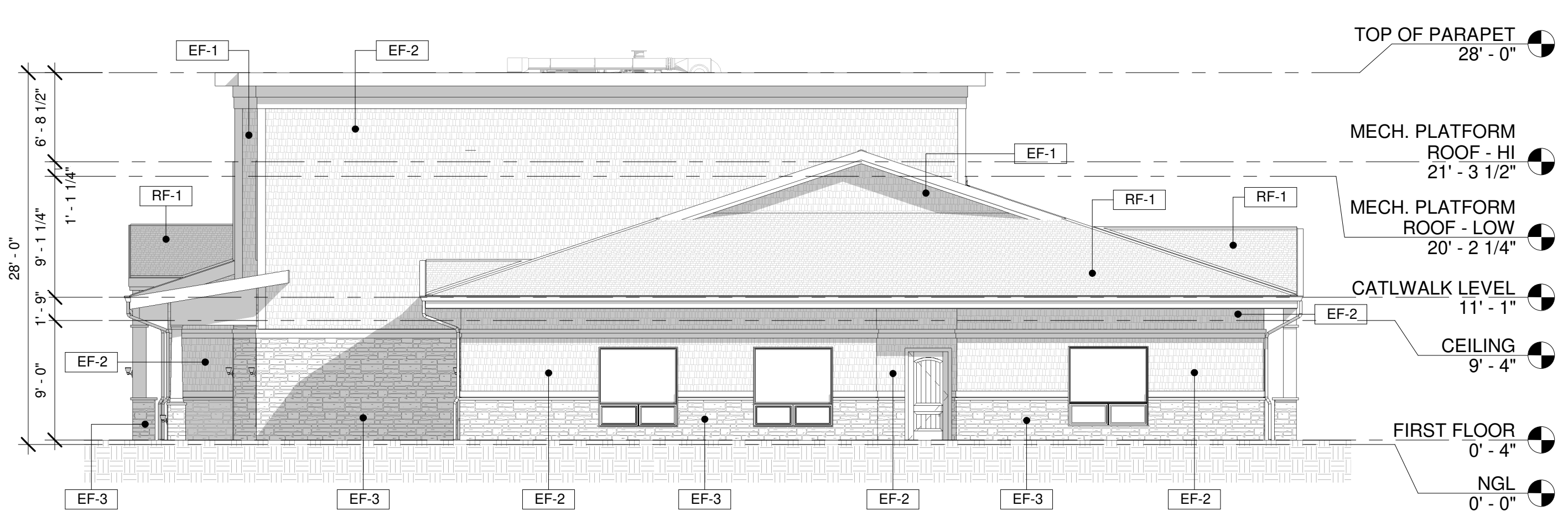
SCALE
NTS

EF-1 - SHAKE WALL SIDING FINISH - GRAY SHADE
EF-2 - SHAKE WALL SIDING FINISH - GREEN SHADE
EF-3 - EXTERIOR WALL VENEER FINISH
RF-1 - ROOF SHINGLES
RF-2 - STANDING SEAM ROOF



3 PROJECT EAST

A4.0 SCALE
1/8" = 1'-0"



4 PROJECT WEST

A4.0 SCALE
1/8" = 1'-0"

EXTERIOR
ELEVATION



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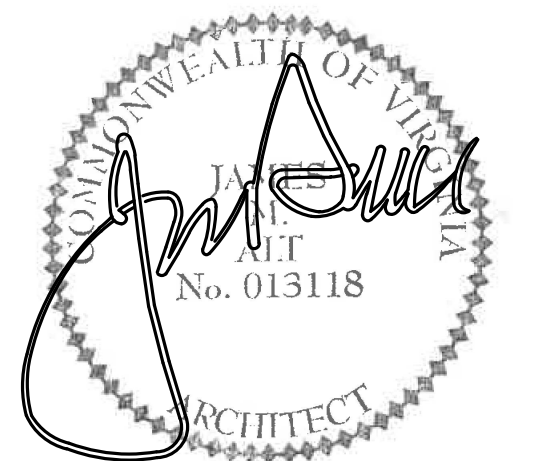
BeeHive Homes of
Hampton Memory Care

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HAMPTON, VIRGINIA

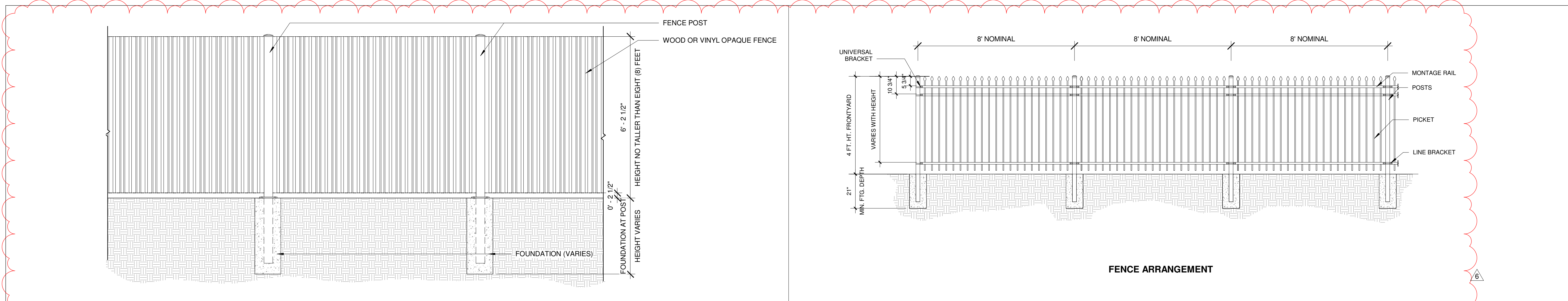


QUALITY SENIOR LIVING
IN A RESIDENTIAL SETTING™



NO.	DATE	DESCRIPTION
1	05/13/2024	SITE PLAN REVISION CP9
2	05/13/2024	FLOOR PLAN REVISION 1
3	05/31/2024	SITE PLAN REVISION CP10
4	07/05/2024	BUILDING SHELL REV 1
5	09/10/2024	REV. EXTERIOR ELEVATIONS
6	10/03/2024	FENCE REV. TO PROFFER

ROOF PLAN ON
SDP

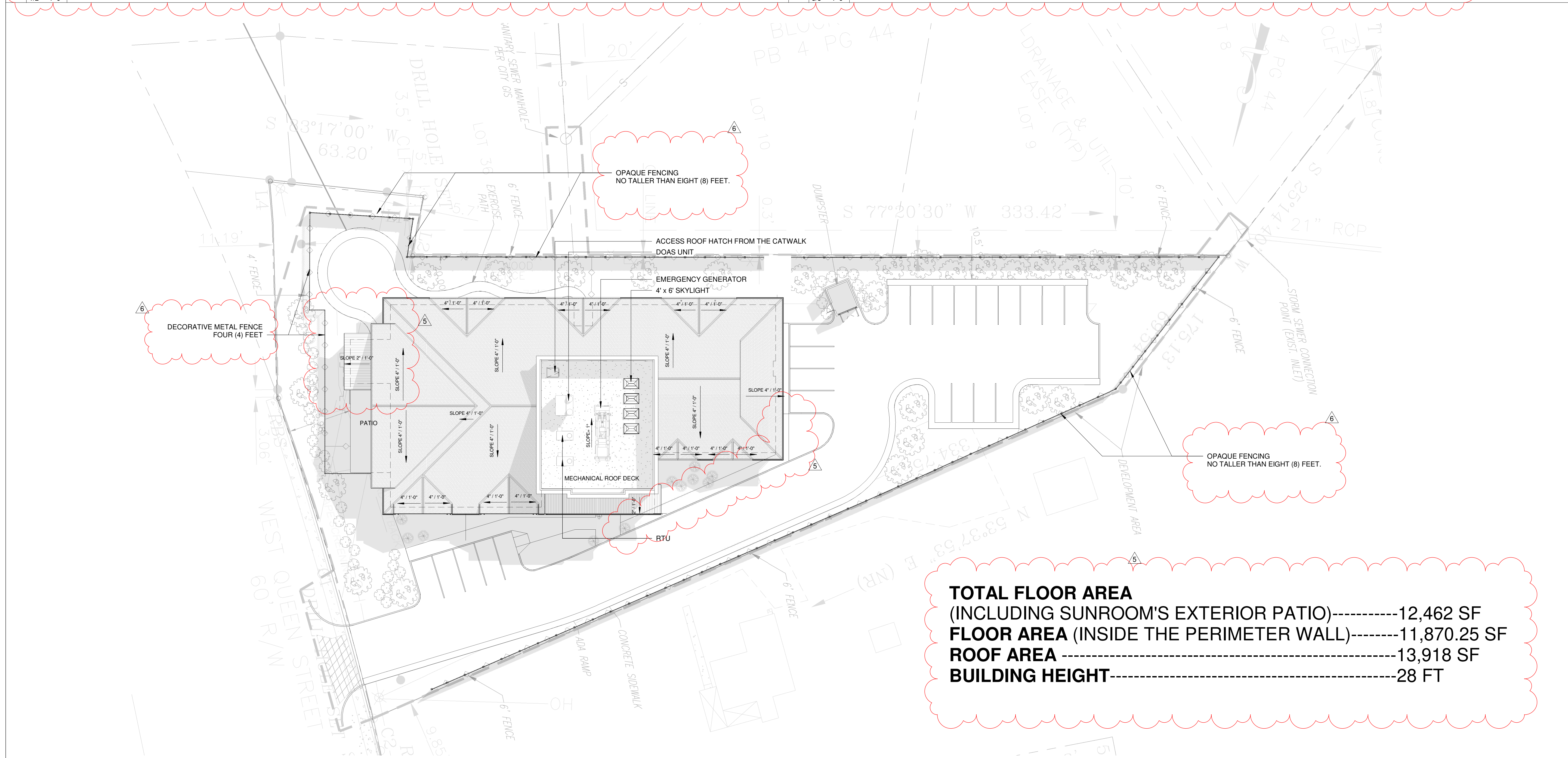


2 OPAQUE FENCING NO TALLER THAN EIGHT (8) FEET

A1.3 SCALE
1/2" = 1'-0"

3 DECORATIVE METAL FENCE FOUR (4) FEET

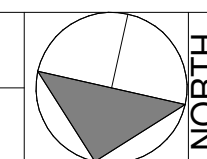
A1.3 SCALE
3/8" = 1'-0"



TOTAL FLOOR AREA	-----	12,462 SF
FLOOR AREA (INSIDE THE PERIMETER WALL)	-----	11,870.25 SF
ROOF AREA	-----	13,918 SF
BUILDING HEIGHT	-----	28 FT

1 ROOF PLAN ON SDP

A1.3 SCALE
3/64" = 1'-0"





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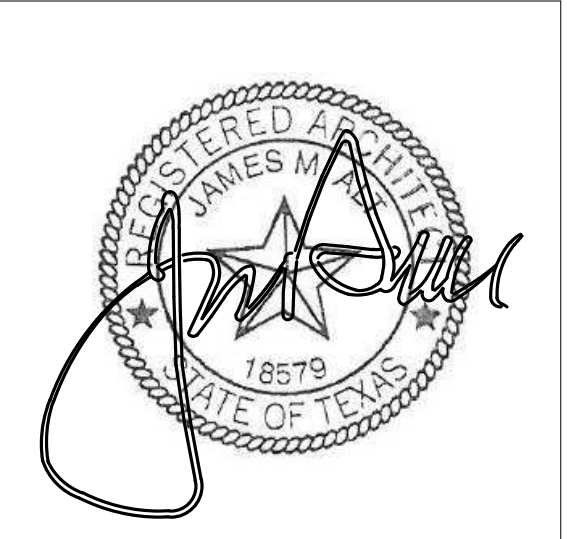
BeeHive Memory Care of Hampton, VA

NEW CONSTRUCTION

ADDRESS: _____



QUALITY SENIOR LIVING
IN A RESIDENTIAL SETTING™



NO.	DATE	DESCRIPTION
1	05/13/2024	SITE PLAN REVISION 9
2	05/13/2024	FLOOR PLAN REVISION 1

TOTAL FLOOR AREA = 11, 852.44 SF
ROOF AREA = 13, 632.08 SF

