

Use Permit Application No. 25-0266

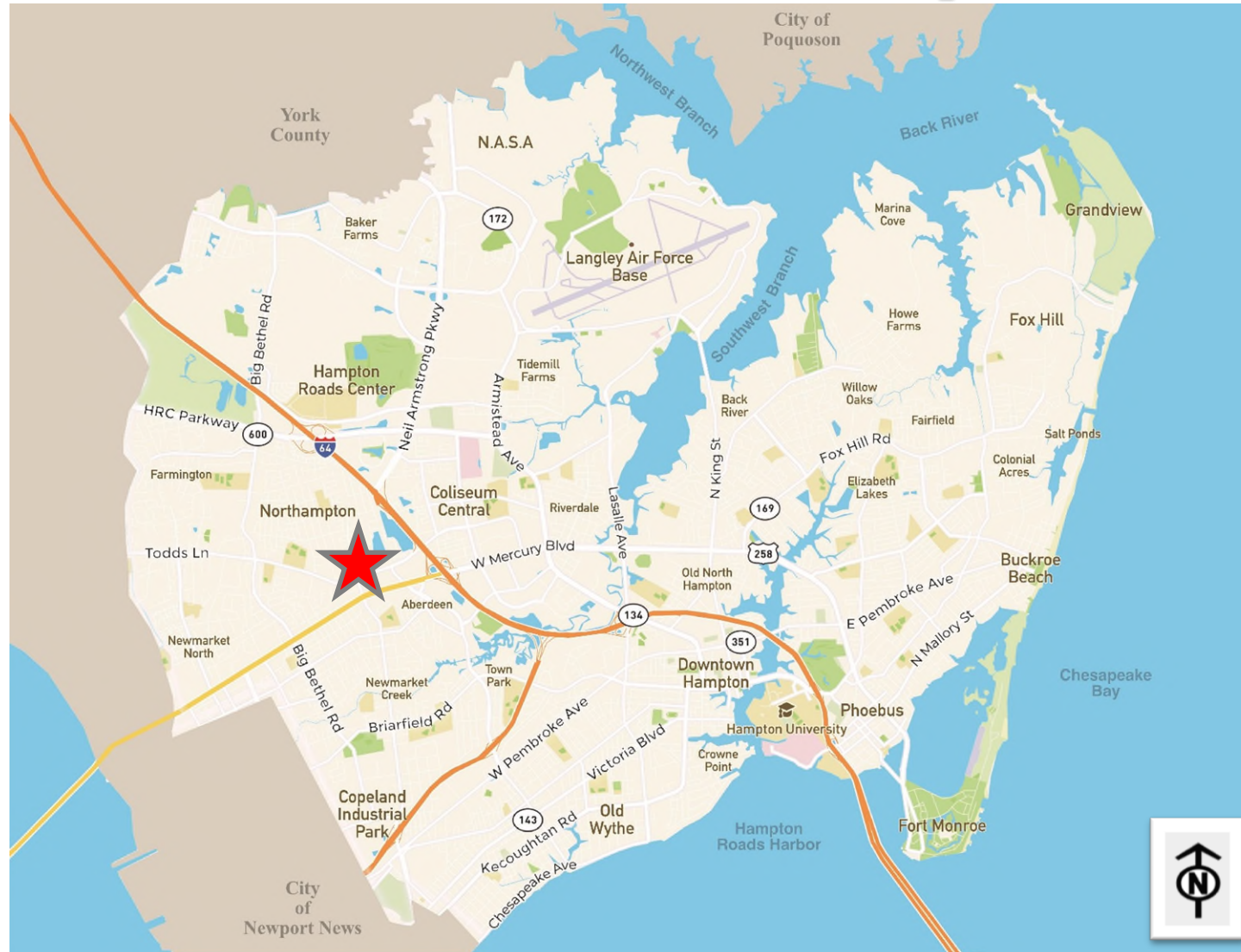
1609 & 1611 Aberdeen Rd
Margaret Lefranc Art Foundation, Inc.

Planning Commission
October 16, 2025

Application

Use Permit application to allow
for the development of a private
museum in the Limited
Commercial (C-2) District

Location Map



Location Map



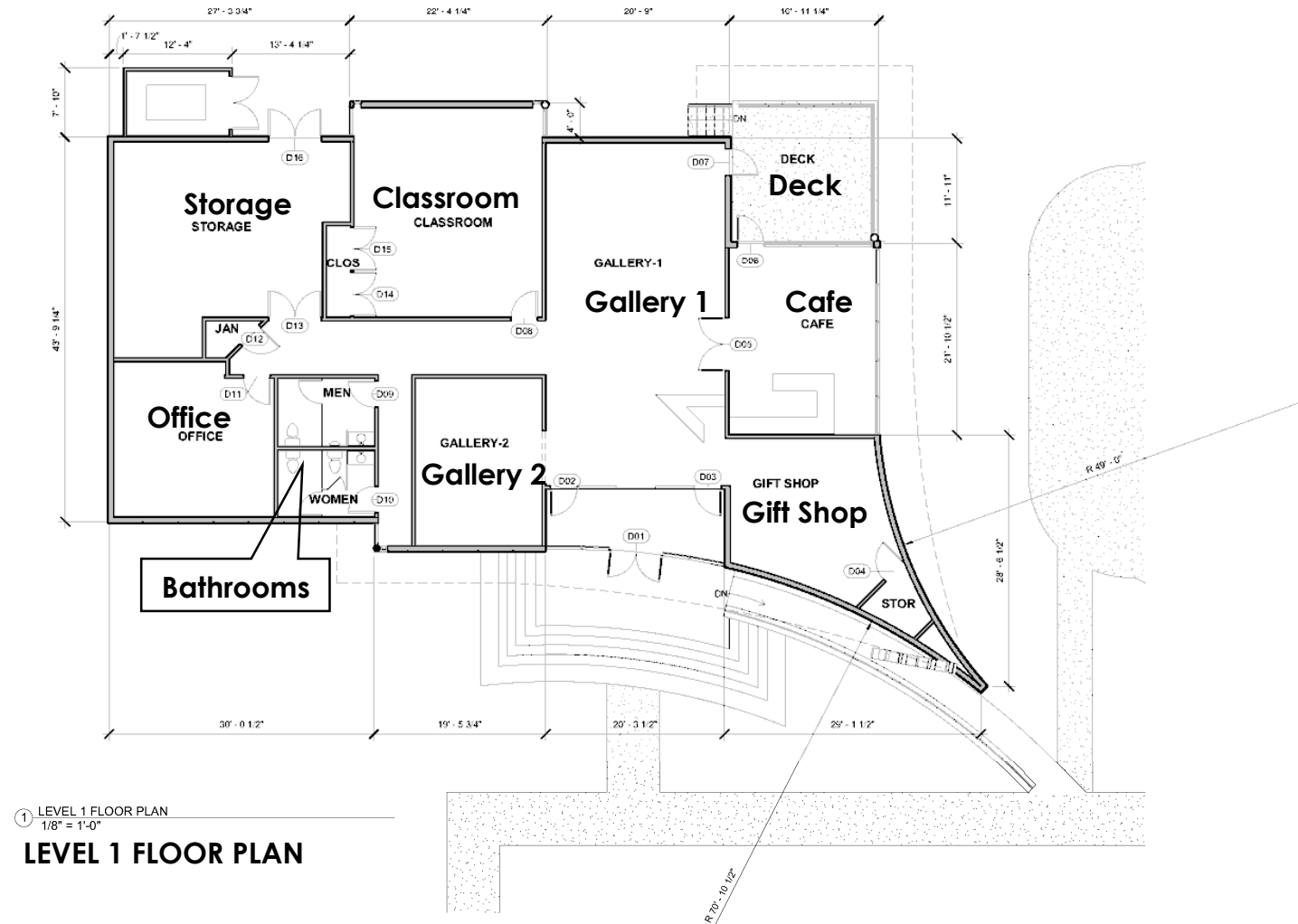
Proposal

- 3,750 square feet building
- Free admission
- Galleries, Cafe, Gift Shop & Deck
- Approximately 6 employees, along with security
- Offering classes, featured speakers, night exhibition

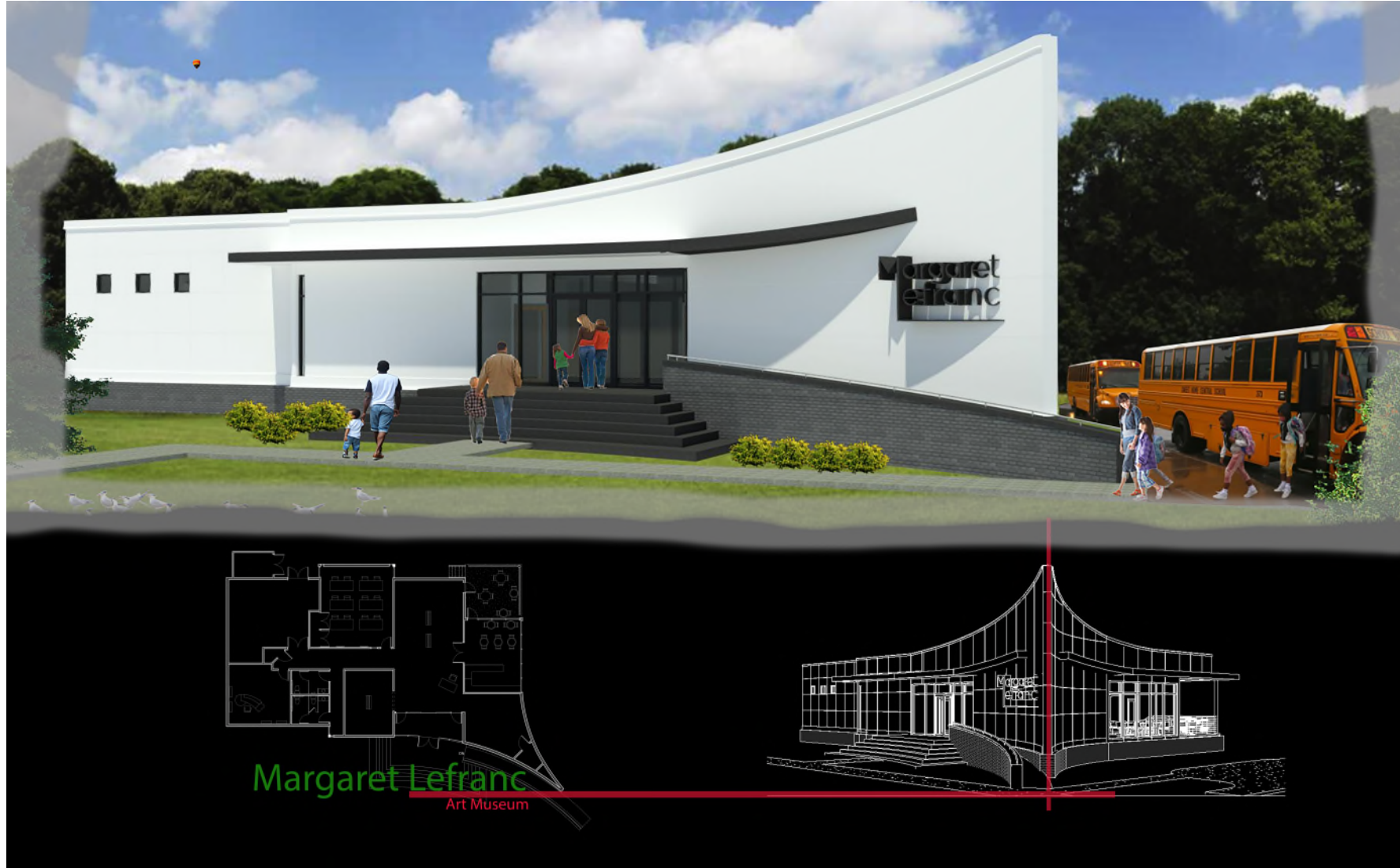
Hours of operation:

- Tuesday - Saturday, 10:00 AM to 8:00 PM
- Closed on Sunday & Monday

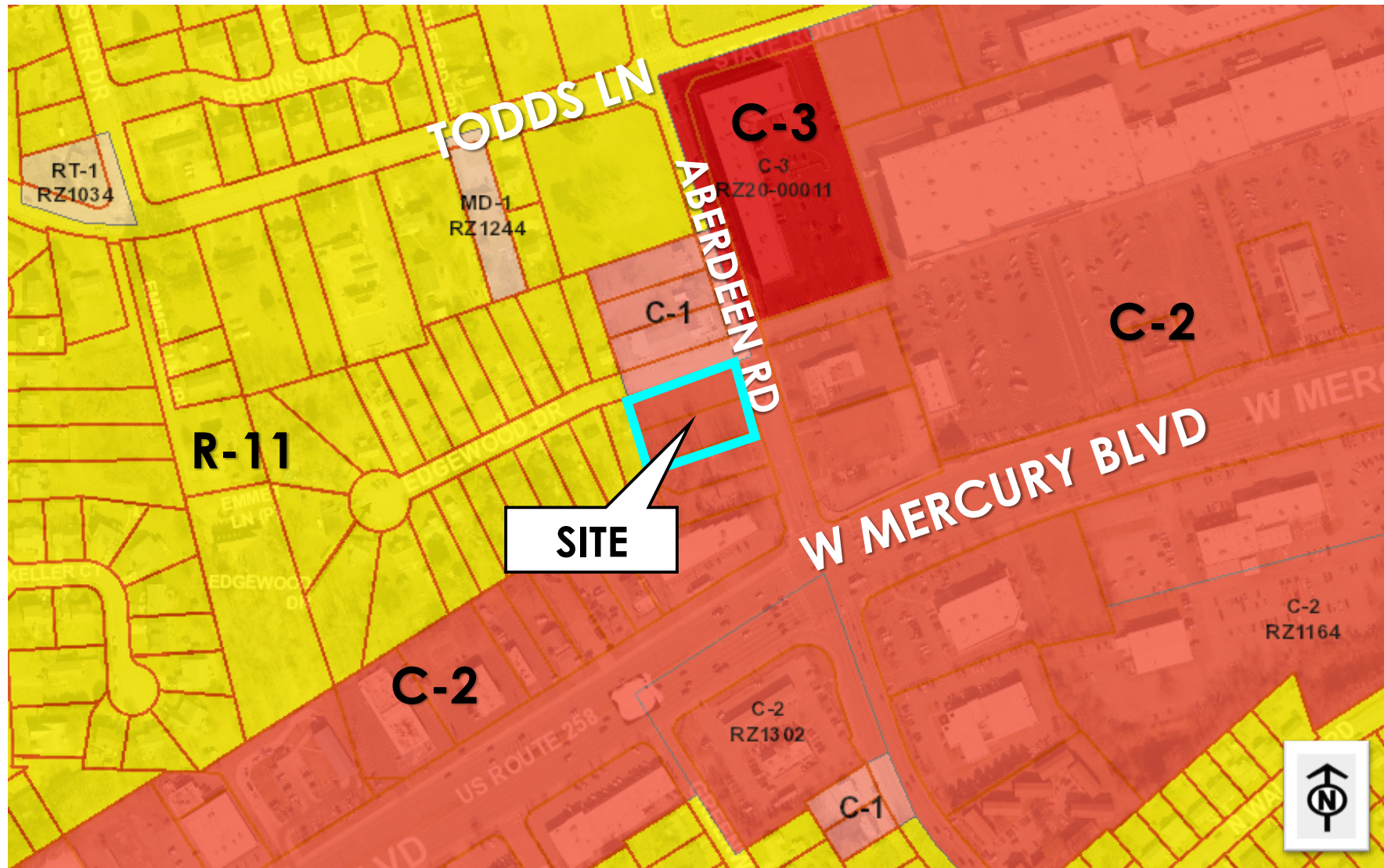
Proposal



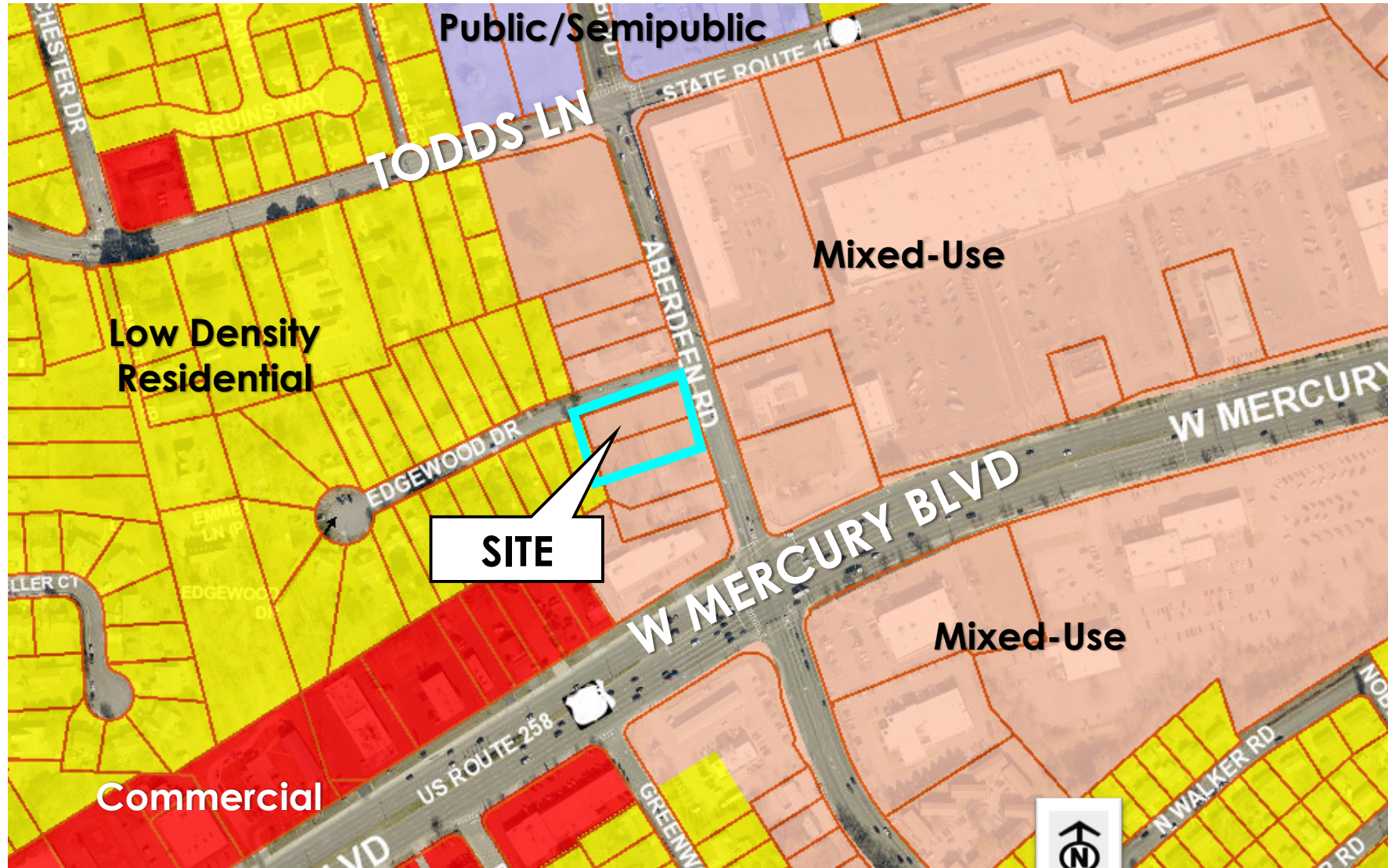
Proposal



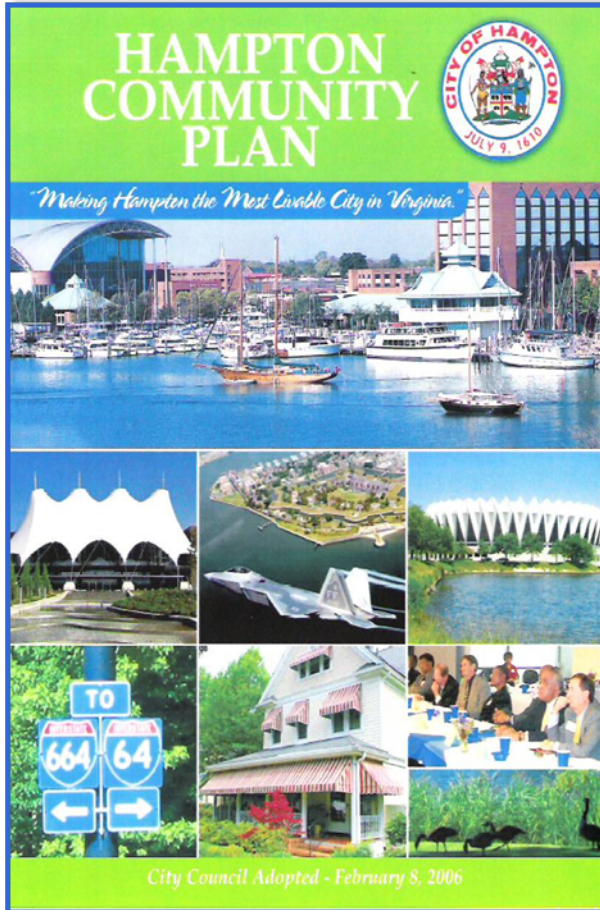
Zoning Map



Proposed Land Use Map



Public Policy

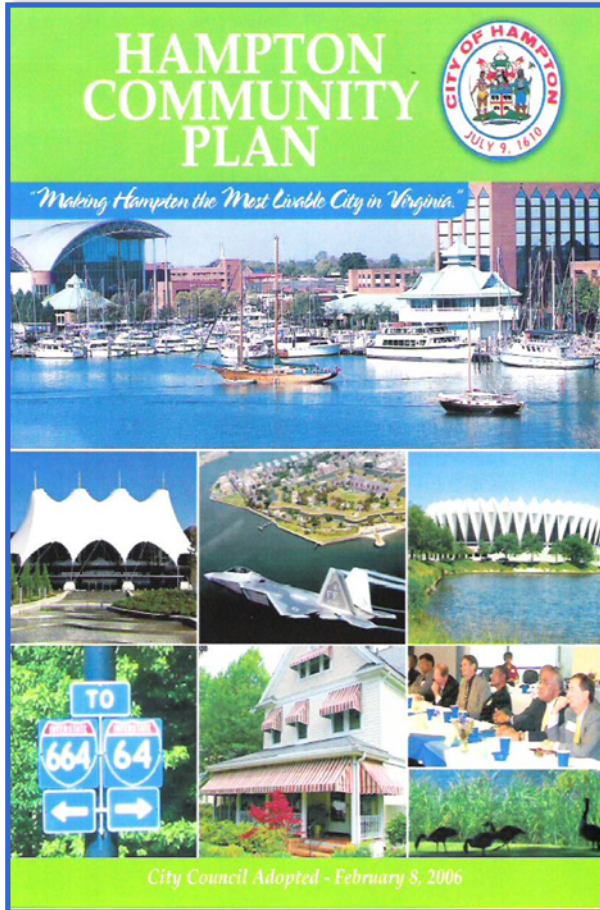


Hampton Community Plan (2006, as amended)

Coliseum Central Master Plan
(2015, as amended)

- **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.

Public Policy



Hampton Community Plan (2006, as amended)

Coliseum Central Master Plan
(2015, as amended)

- **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.

Public Policy



- **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.

Analysis

- Provides needed educational services to the community
- Proposed location is compatible with surrounding land uses
- Minimal impact to surrounding neighborhood, considering the uses permitted by-right in C-2 District

Conditions

- Issuance of Permit
- Conceptual Plan
- Property Line Vacation
- Landscape Plan
- Coliseum Central Design Standards
- Fencing & Screening
- Hours of Operation
 - Monday to Sunday 10:00 AM to 8:00 PM
- Traffic Circulation
- Capacity
- Certificate of Occupancy
- Compliance with Laws
- Revocation & Nullification

*Complete Recommended Conditions found in Package

Community Meeting

- A community meeting was held on July 8, 2025
- No opposition
- Some general concerns were raised on the traffic circulation, drainage, and sewage

Conclusion

- Applicant opportunity to present
- Public hearing
- Action
 - Staff recommends **APPROVAL** of Use Permit Application No. 25-0266 with fifteen (15) conditions