

STAFF EVALUATION

Case No.: Use Permit No. 26-0234

Planning Commission Date: August 20, 2026

City Council Date: September 9, 2026

Prepared By:	Quinn Heinrich, City Planner	727-6066
Reviewed By:	Milissa Story, Planning Division Manager	728-5244
Reviewed By:	Cory Wolfe, Assistant City Attorney	727-6284

General Information

Applicant(s) Faith Baptist Church; Amy Eskew

Property Owner(s) Faith Baptist Church

Site Location 100 Blackburn Ln [LRSN 5000208]

Aerial Map:



Requested Action Use Permit Application to allow a Private School.

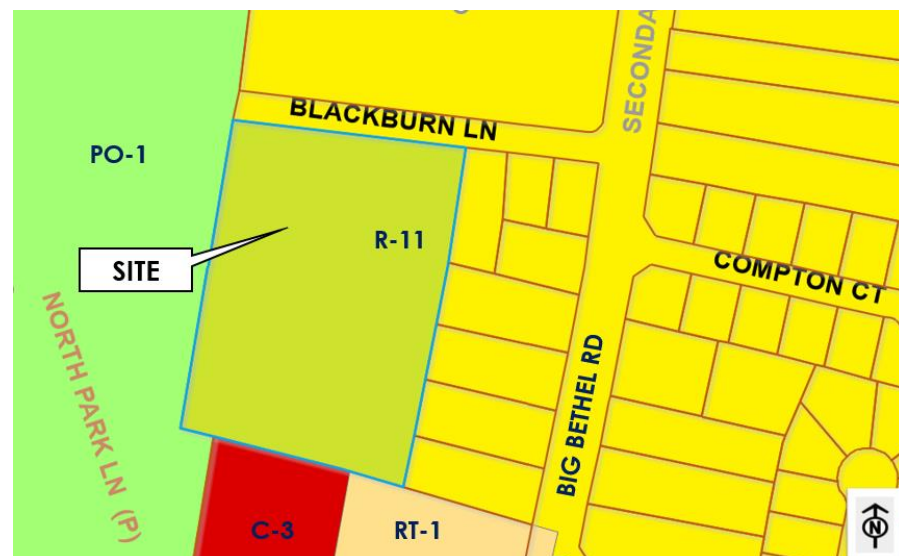
Description of Proposal The applicant is proposing a private preschool on 100 Blackburn Lane, located within the existing religious facility, and operated by Faith Baptist Church. The proposed school will offer daily instruction, using a faith-based curriculum licensed by the Virginia Department of Education. Children aged 3-5 years will receive full-day instruction, from 6:00 AM to 3:00 PM, Monday through Friday. Older children aged 6-12 years will be able to attend after

school programming from 3:00 to 6:00 PM. The proposed school will service up to 90 children between the after school and day programs, with six (6) and eight (8) total staff.

The proposed school will be conducted in five (5) classrooms within the church, and afterschool programming will be conducted in the larger fellowship hall. The school will also make use of the kitchen, five (5) total bathrooms, an office, and some storage rooms, for a total of 5,440 sq ft of area. There are no proposed structural changes to the existing building. In addition, the school will construct an outdoor playground on the property, with approximately 91 by 54 ft, within a year of approval of this Use Permit Application. The playground will be fenced with an aluminum, ornamental 6-foot-tall fencing with a locking gate.

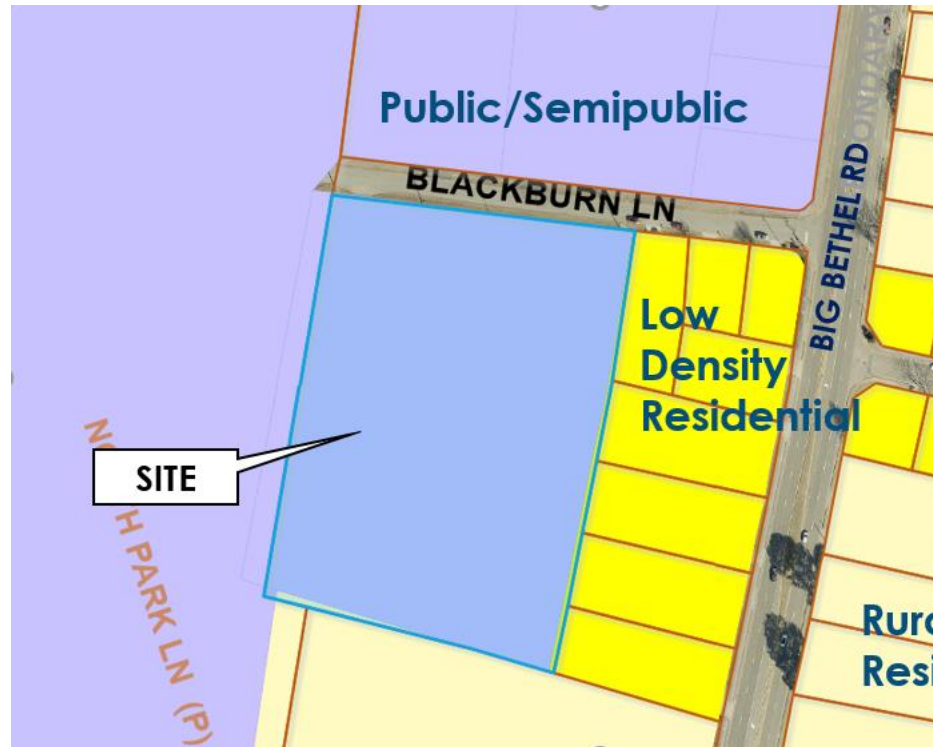
Existing Land Use	Religious Facility
Applicable Regulations	Private School is subject to an approved use permit to operate in the R-11 district.
Previous Violations/ Complaints	There are no open violations or complaints on this site.
Surrounding Land Use and Zoning	North: One-Family Residential (R-11) District; religious facility South: General Commercial (C-3) and Residential Transition (RT-1); self-storage facility with a wooded buffer. East: One-Family Residential (R-11) District; single-family homes West: Parks and Open Space General (PO-1) District; waste management facility

Zoning Map:



Public Policy

The Hampton Community Plan (2006, as amended) future land use map recommends public/semipublic uses for the subject parcel.

Future Land Use Map:

The Hampton Community Plan (2006, as amended) is adopted as the guiding policy document for the City of Hampton and includes the following policy recommendations pertinent to this case:

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.

Parking/ Traffic

There is a single parking lot along the western edge of the property, with a total of 71 parking spaces and an entry point onto Blackburn Lane. The parking lot connects to all entrances to the school facility. Drop off and pickup of children will be staggered, with parents parking in spaces throughout the lot. The spaces to the rear will be set aside for staff members. The maximum student capacity is lower than that of the existing church sanctuary; thus, staff does not anticipate that the operation will cause a significant change in the parking or traffic on site over existing conditions.

Environmental

There are no negative environmental impacts associated with the requested use.

Community Meeting

The applicant held a community meeting on May 25, 2026, at the subject facility. Approximately 20 people attended the meeting. Community members asked questions on a wide range of subjects: the impact the school would have on the church space, whether the church would fund the school, what the curriculum would be and whether it would align with the church's beliefs, the qualifications of the staff members, potential impacts to utilities, the location of the playground, and the proposed start date.

Analysis

Use Permit Application No. 26-0234 is a request for a Use Permit for a Private School, to allow the operation of a preschool at 100 Blackburn Lane (LRSN: 5000208). The site is zoned One-Family Residential (R-11) District. The proposed preschool, to be operated by

Faith Baptist Church, includes a school curriculum for children aged 3 to 5 years, along with after school programming for children aged 6 to 12 years. These two programs would combine for a maximum of 90 children, with 6 to 8 staff members. Requested hours of operation are 6AM to 6PM, Monday through Friday. The entire preschool will be within the existing church building, comprising approximately 5,400 square feet of area. The proposal also includes a fenced outdoor play area located to the rear of the parcel. The school will make use of the existing 71-space parking facility. All loading and unloading of children will occur on site and will be conducted by parking in individual spaces. There is ample parking available for both parents and employees of the school.

The Hampton Community Plan (2006, as amended) recommends public and semipublic 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.

Staff does not anticipate any negative impacts to surrounding properties related to this use, due to its location at a dead-end street and all loading and unloading occurring on the property. The benefits to the surrounding community include improved early education opportunities, which aligns with the goals of the Hampton Community Plan. Therefore, the proposed school is supported by planning best practices and the policies identified above. The applicant's community meeting, on May 25, 2026, was well attended, and most attendees were generally supportive of the proposal, though they had constructive questions.

Should the use permit be granted, staff has identified twelve (12) 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
- Playground to be constructed within a year of Use Permit approval, in the location designated on the applicant's survey, entitled "Boundary Survey of Faith Baptist Church 100 Blackburn Lane for Friends of Jesus Learning Center", prepared by William B Felts, dated June 6th, 2026 and revised July 20, 2026
- Enrollment limited to children aged 30 months to 13 years of age
- Provision for a daily ledger for all clients
- 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 private school 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 early childhood education. The proposed school at this location appears to be appropriate.

Staff recommends **APPROVAL** of Use Permit Application No. 26-0234 with twelve (12) conditions.