



Use Permit No. 26-0117

2413 Shell Rd
West End Baptist Church

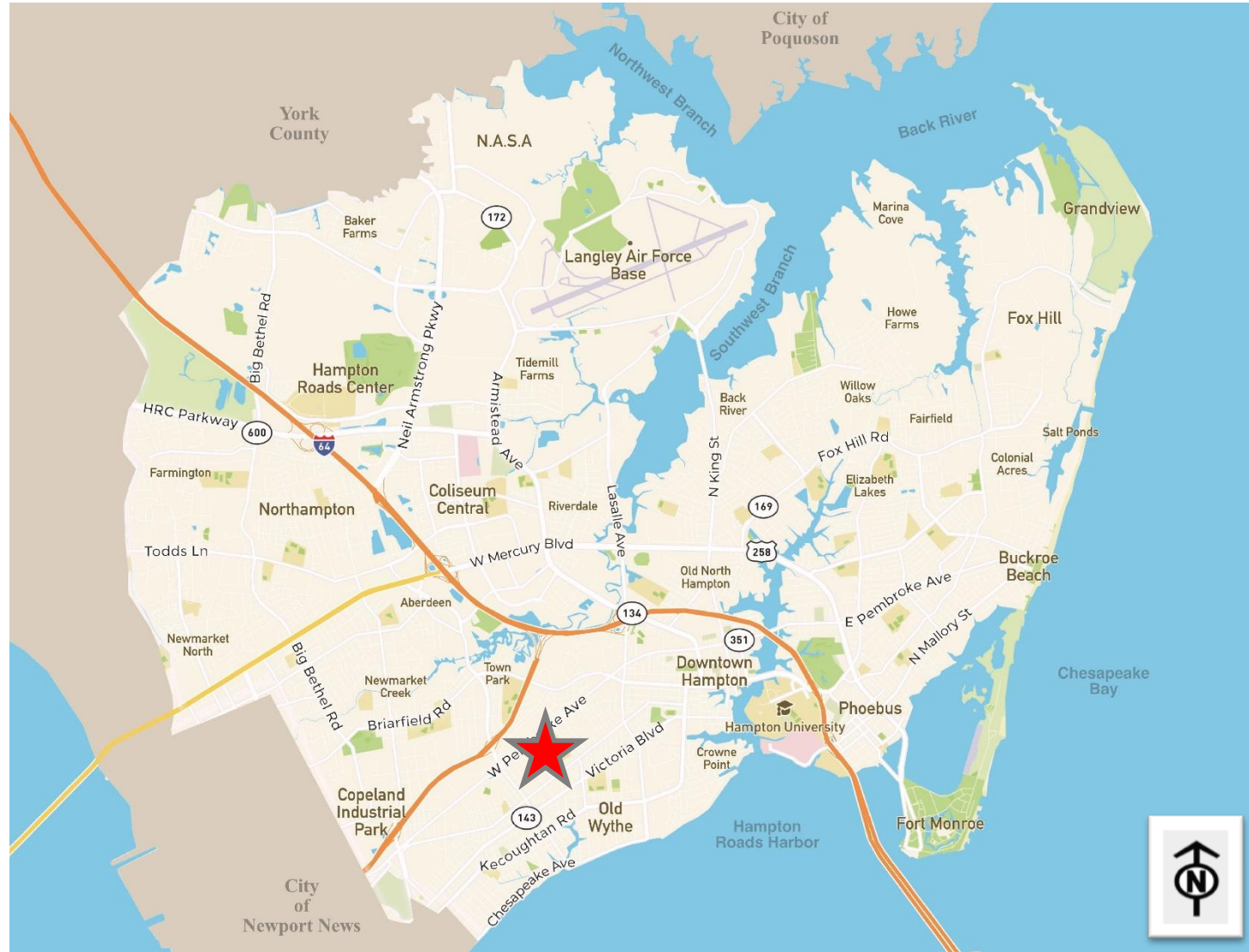
City Council
May 13, 2026

Application



Use Permit to permit a Day Care 2, Commercial on a 1 acre parcel on 2413 Shell Road, within the premises of an existing religious facility.

Location Map



Location Map

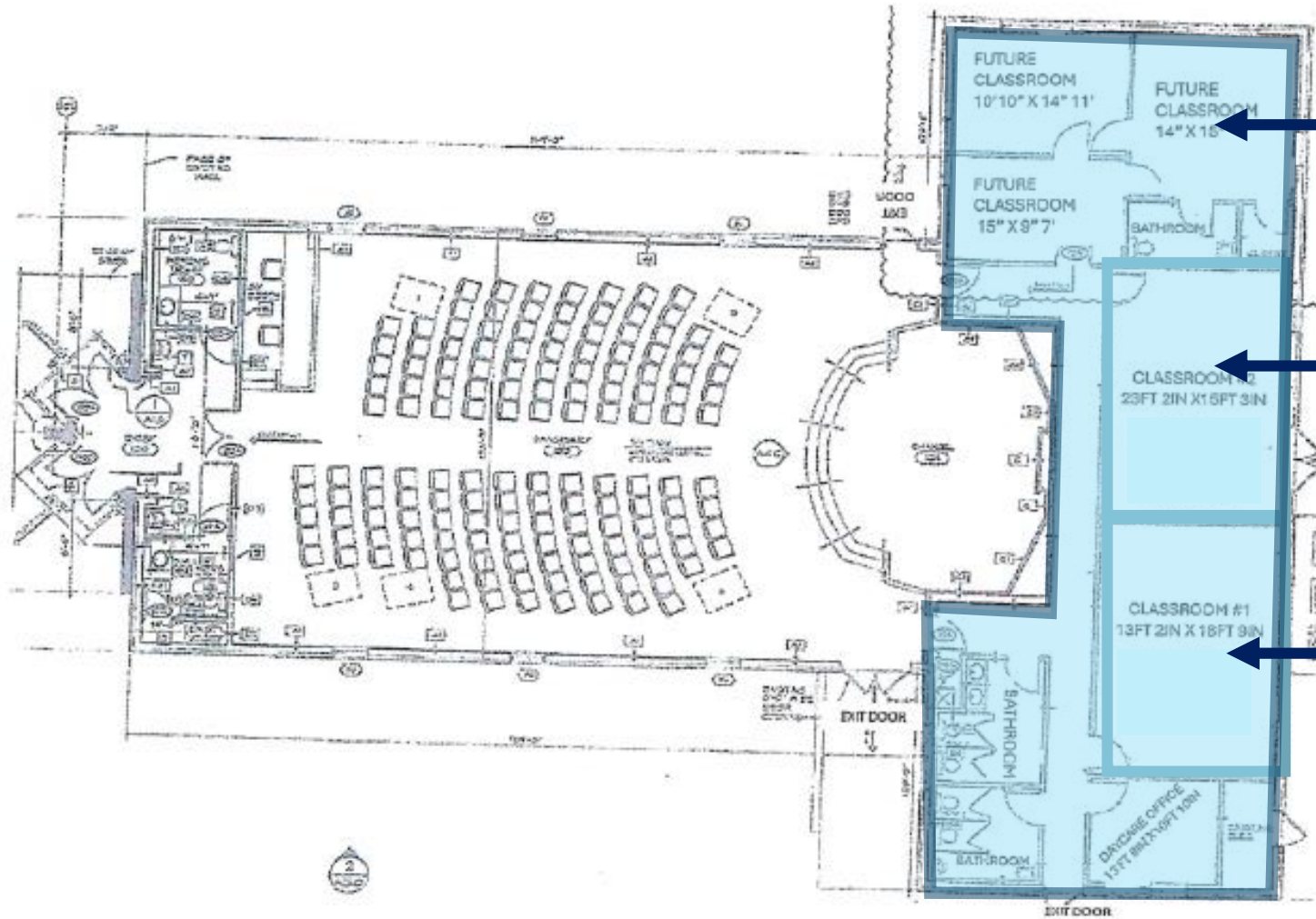


Proposal



- Day care with 18 children, age 2 ½-5 years old, in two classrooms, with 2 staff members
- Potential for expansion to up to 36 children and 4 staff members, in an additional 3 classrooms
- 81x41 ft outdoor playground, enclosed by a 6-ft chain link fence
- 62 parking spaces (33 on lot 1, 29 on lot 2)

Proposal

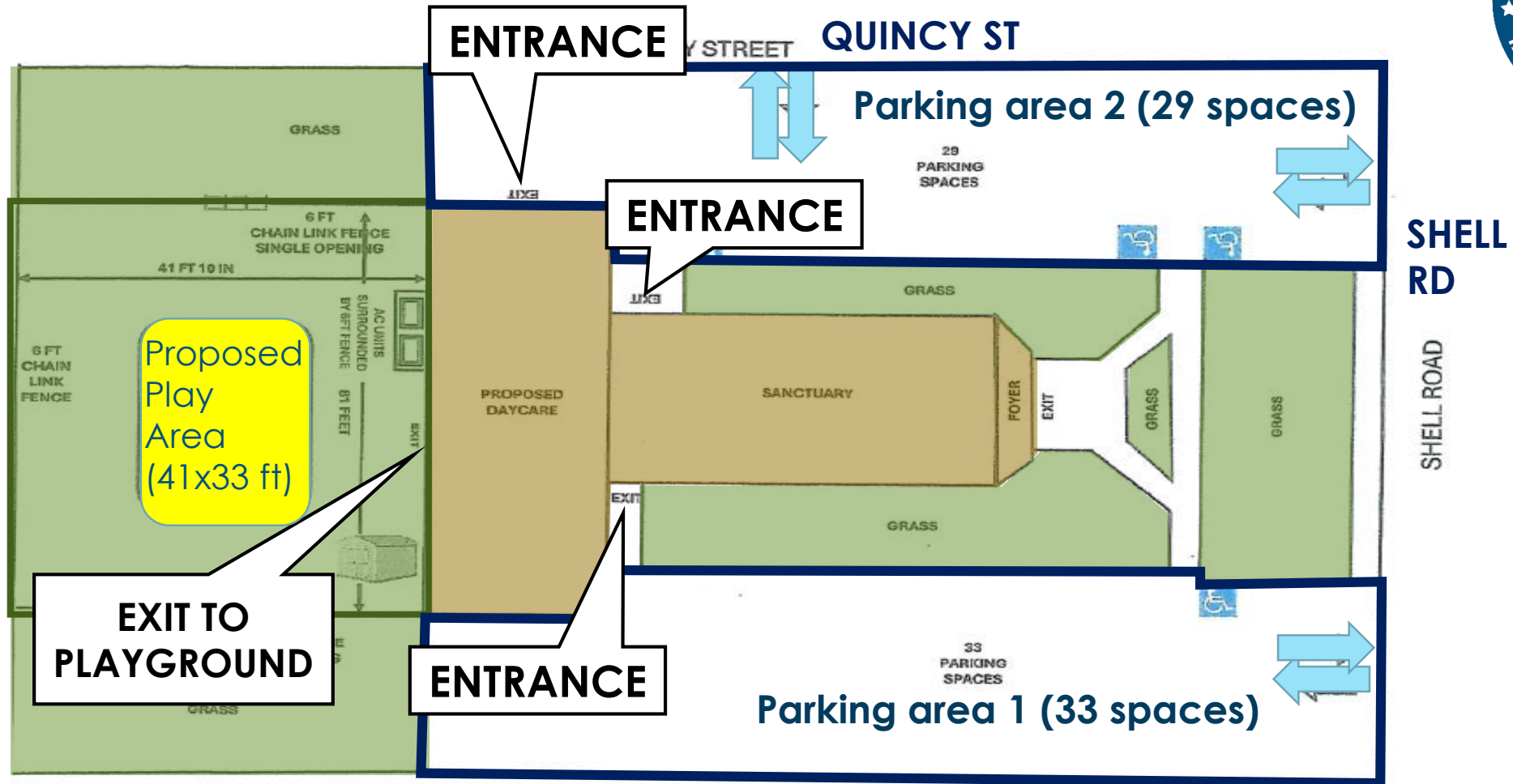


Future Classrooms

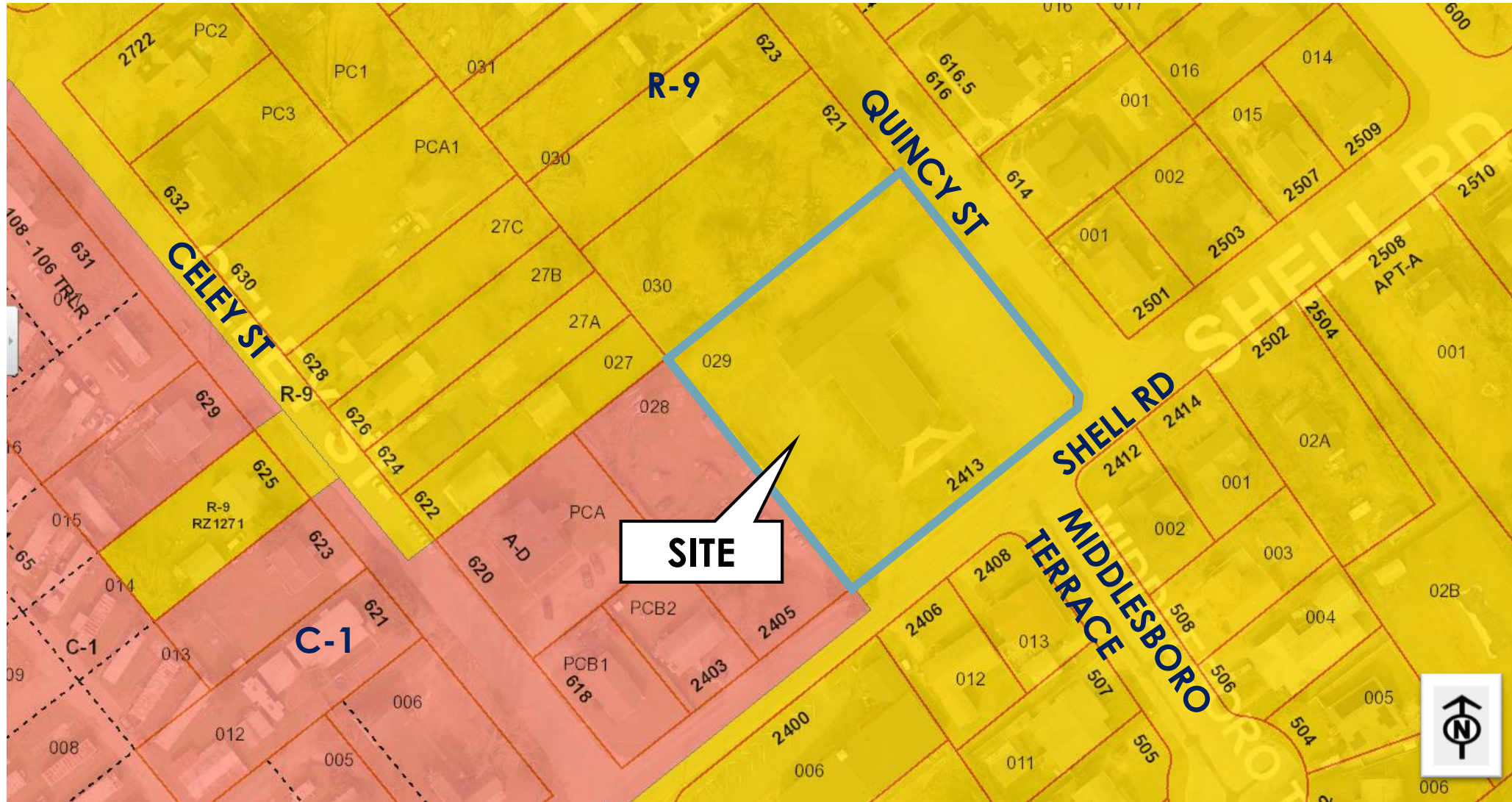
Classroom 2 (age 30-36 months) – 353.29 sq ft

Classroom 1 (age 37 months to 5 years) – 247.88 sq ft

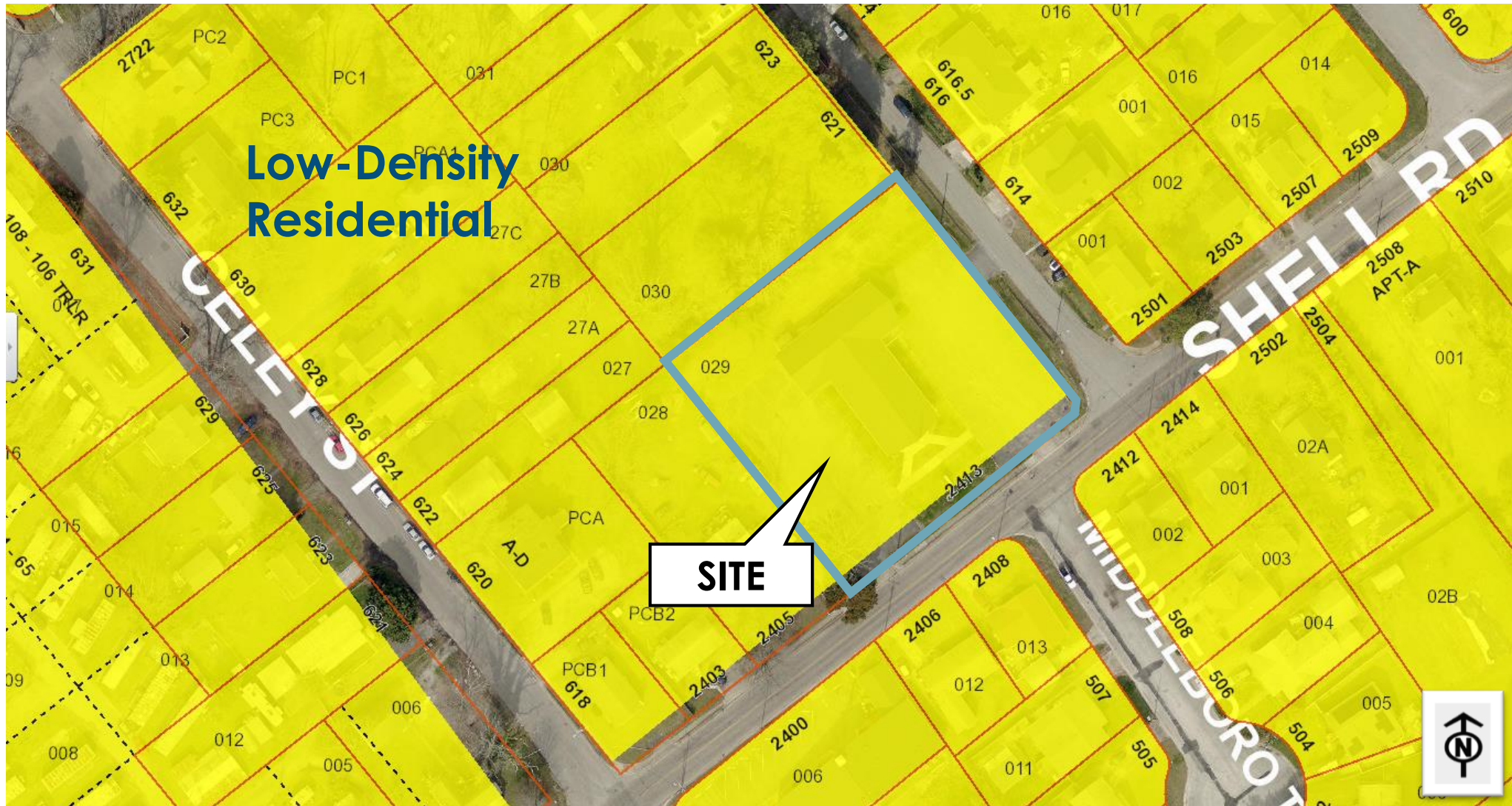
Proposal



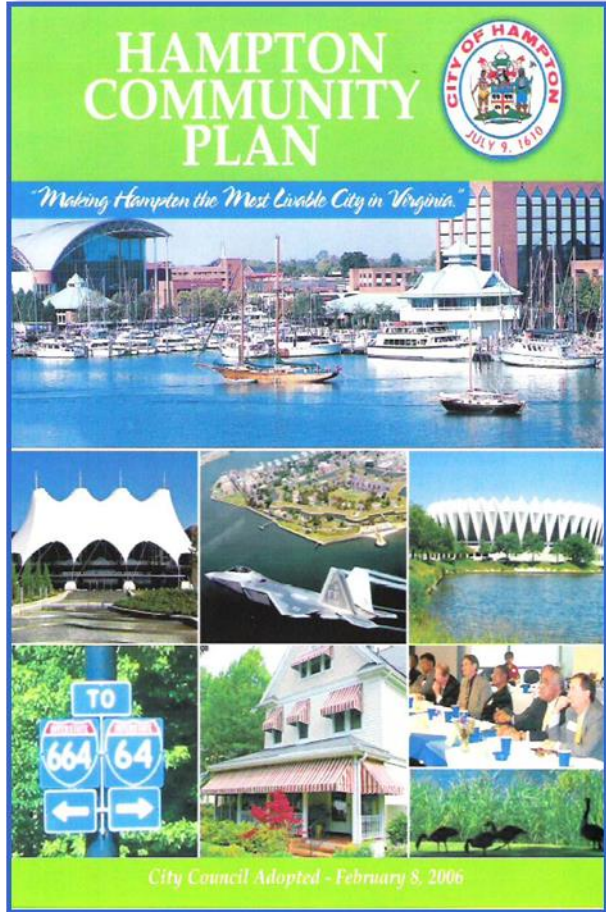
Zoning Map



Future Land Use Map



Public Policy



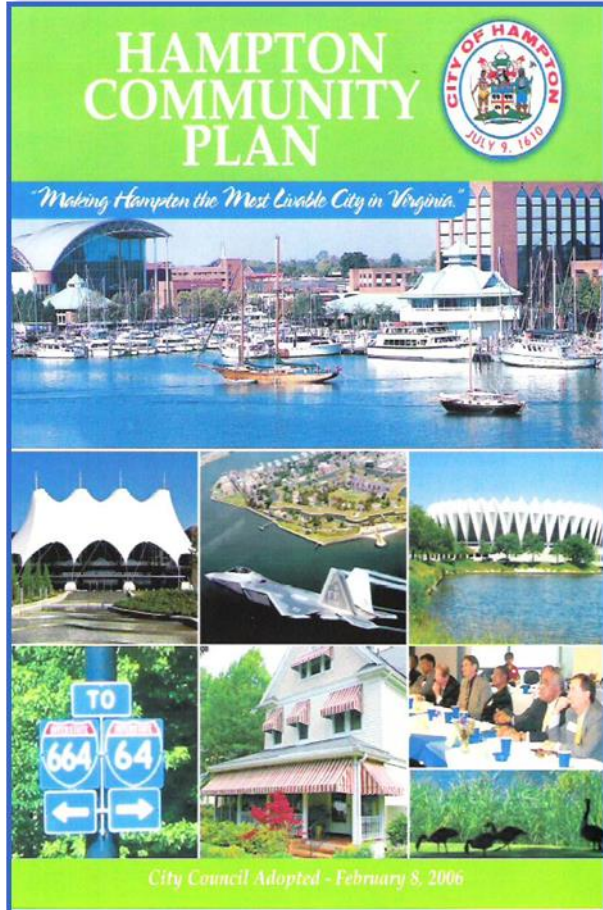
LU-CD Policy 4: Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.

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.

Hampton Community Plan (2006, as amended)

Public Policy



Hampton Community Plan (2006, as amended)

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.

Public Policy



- **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.

Analysis



- Improves childcare and early education opportunities in the community
- Compatible with surrounding land uses
 - Will have minimal impact on the neighborhood as it is making use of existing facilities for classrooms and transportation
 - Less intensive than the religious facility occupying the same site
- Aligns with the Community Plan goals for improved education and community facilities throughout Hampton
- Supports adjacent residential neighborhood
- Access from Shell Rd, close to Victoria Blvd and Pembroke Ave

Recommended Use Permit Conditions



1. Issuance of Permit
2. Hours of Operation
3. Traffic Circulation
4. Capacity
5. Certificate of Occupancy
6. Age of Children
7. Ledger
8. Licensing
9. Compliance with Laws
10. Revocation
11. Nullification

Community Meeting



- A community meeting was held on March 17, 2026
- 44 people were in attendance
- Questions were asked on teacher qualifications, inspections, and cameras
- 5 people spoke in support, none in opposition

Conclusion



- Applicant opportunity to present
- Public hearing
- Action
 - Staff and Planning Commission recommend **approval** of Use Permit No. 26-0117, subject to 11 conditions.