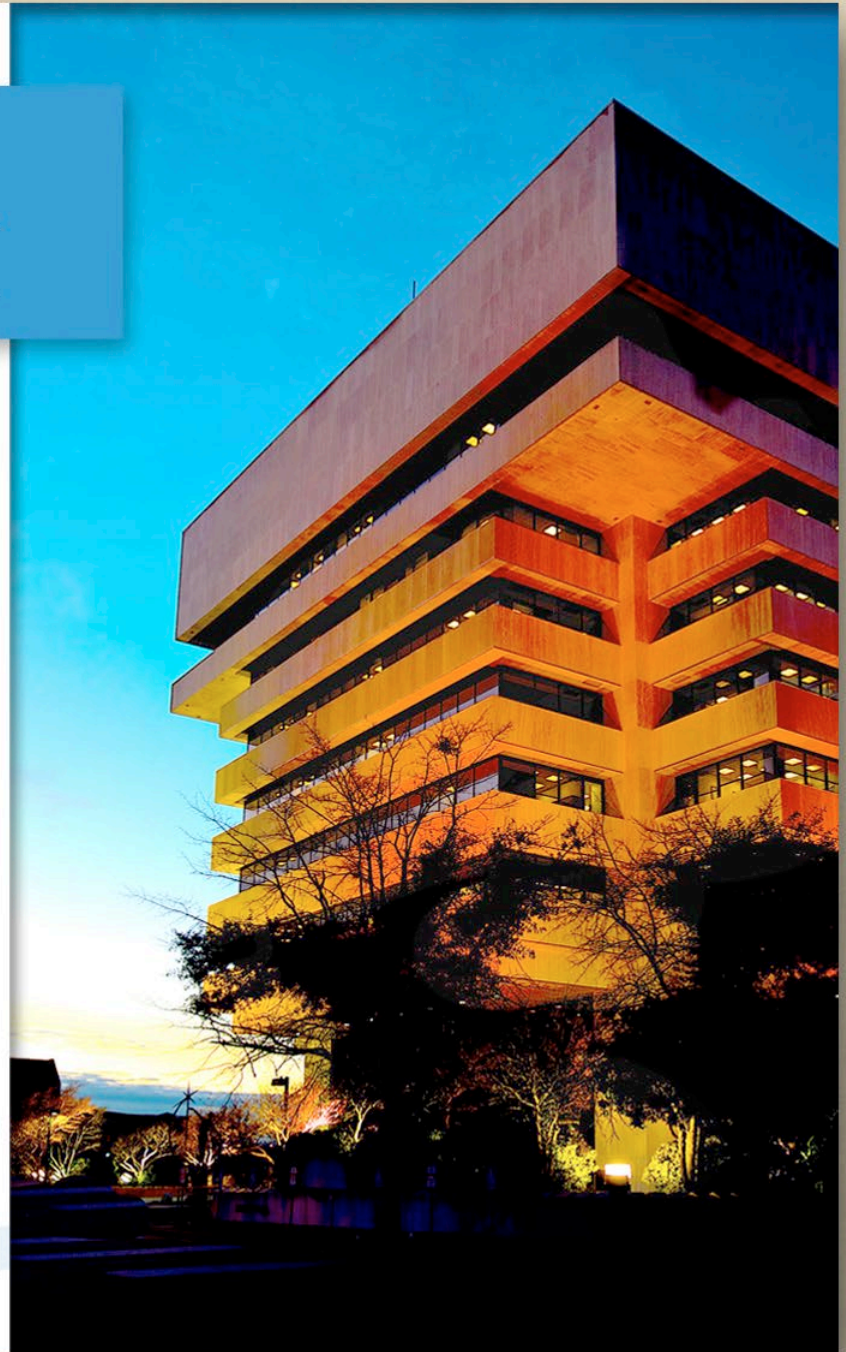


# HAMPTON VA

## **Use Permit Application No. 24-0489**

**85 & 87 Lincoln St.  
Karma Restaurant &  
Lounge**

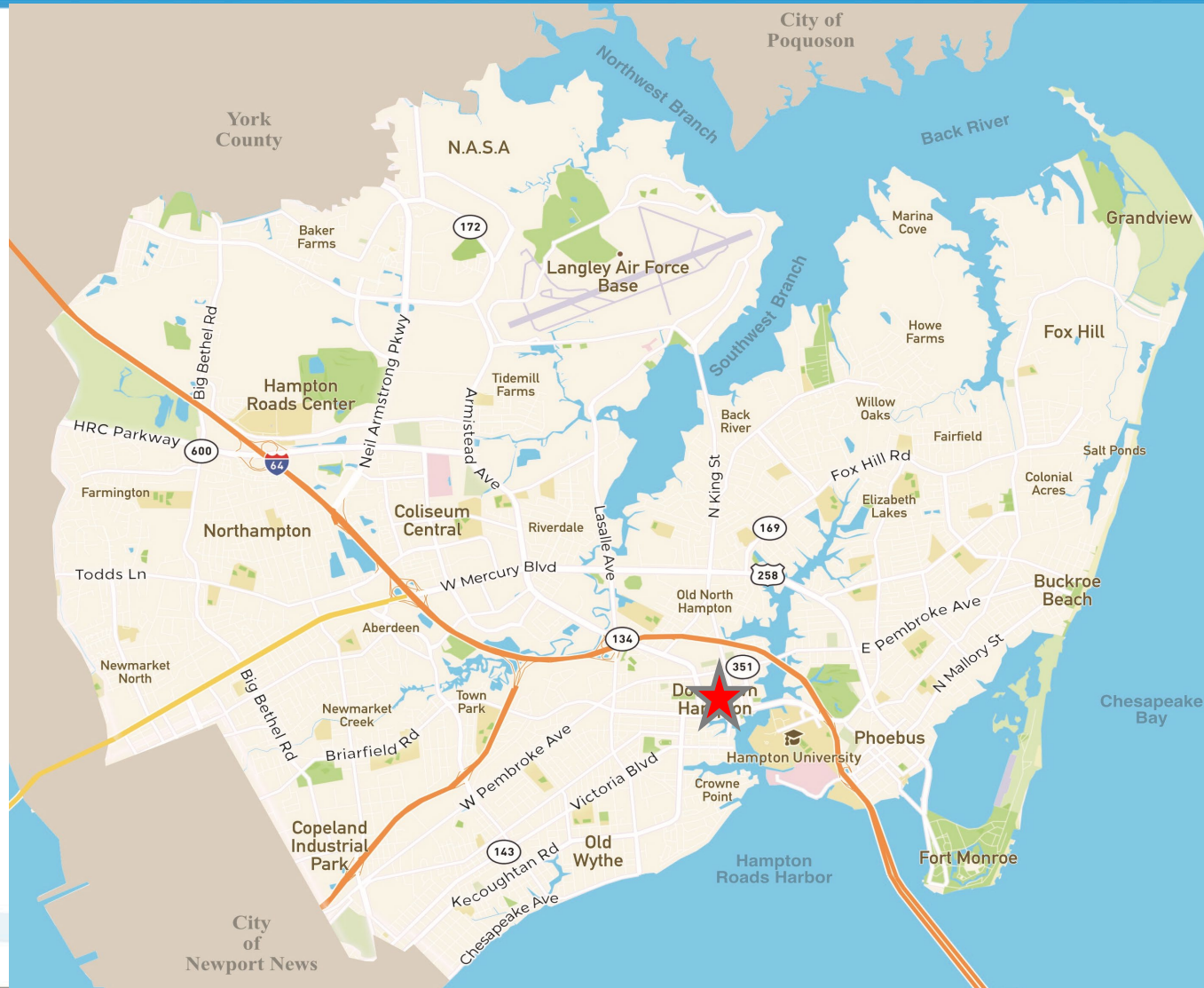
**February 26, 2025  
City Council**



# Application

Use permit to allow for a  
*Restaurant 3* in the Downtown  
Business (DT-1) district

# Location



# Location



# History

## **January 10, 2024**

- Karma Restaurant & Lounge received an approved Use Permit to operate a restaurant 3 at 87 Lincoln St subject to twelve (12) conditions:
  - Hours of Operation:
    - Sunday – Thursday 5:00 AM to 12:00 AM
    - Friday – Saturday 5:00 AM to 2:00 AM
  - Location of Indoor Live Entertainment
  - Window Transparency / Privacy
  - Security
  - Sound
  - Dancing
  - ABC Licensing and Expiration

# History

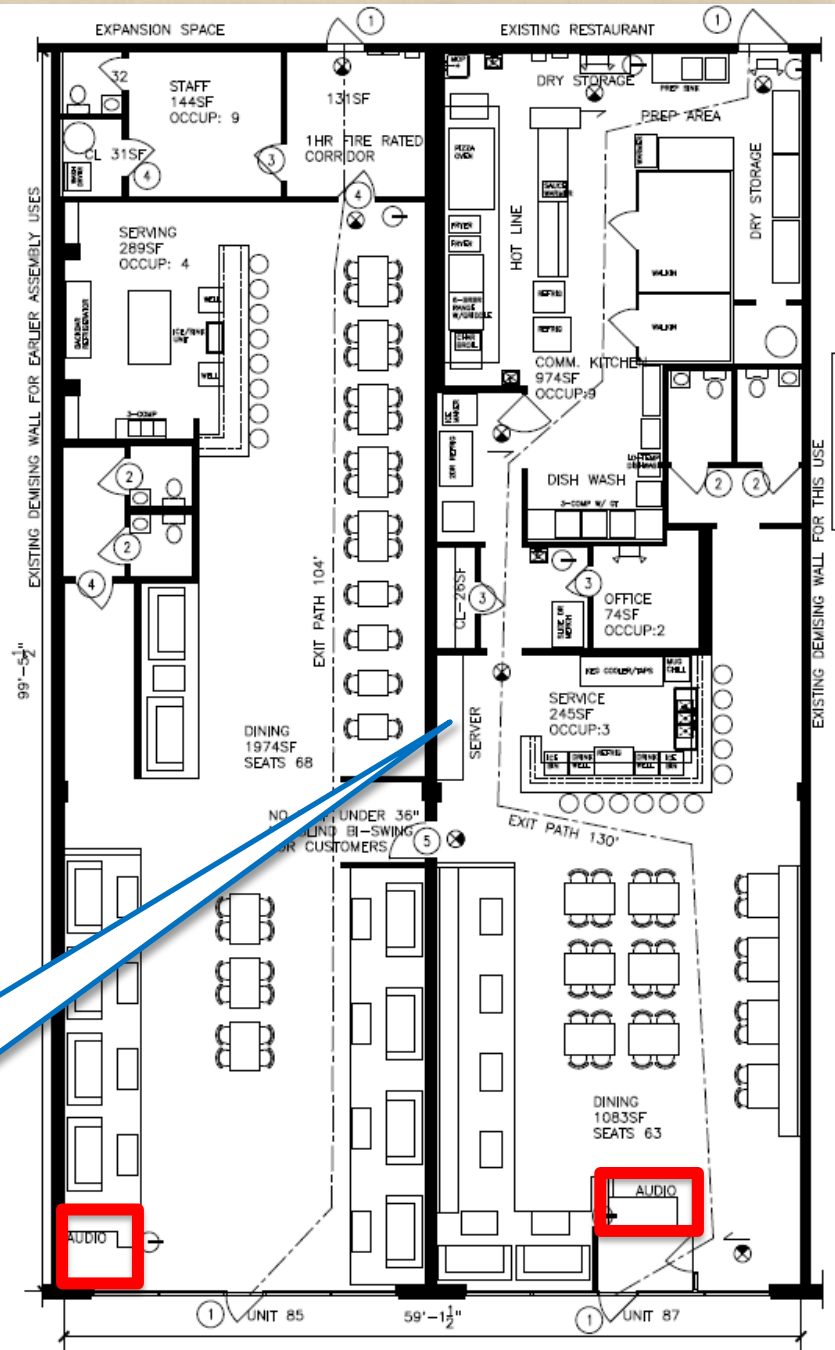
## **June 21, 2024**

- Staff began working with the applicant to enable the expansion of the restaurant into neighboring suite
- Current ZAP for banquet hall at 85 Lincoln Street, issued 8/1/2024 for private events only
- With the expansion of operation, a new Use Permit is required

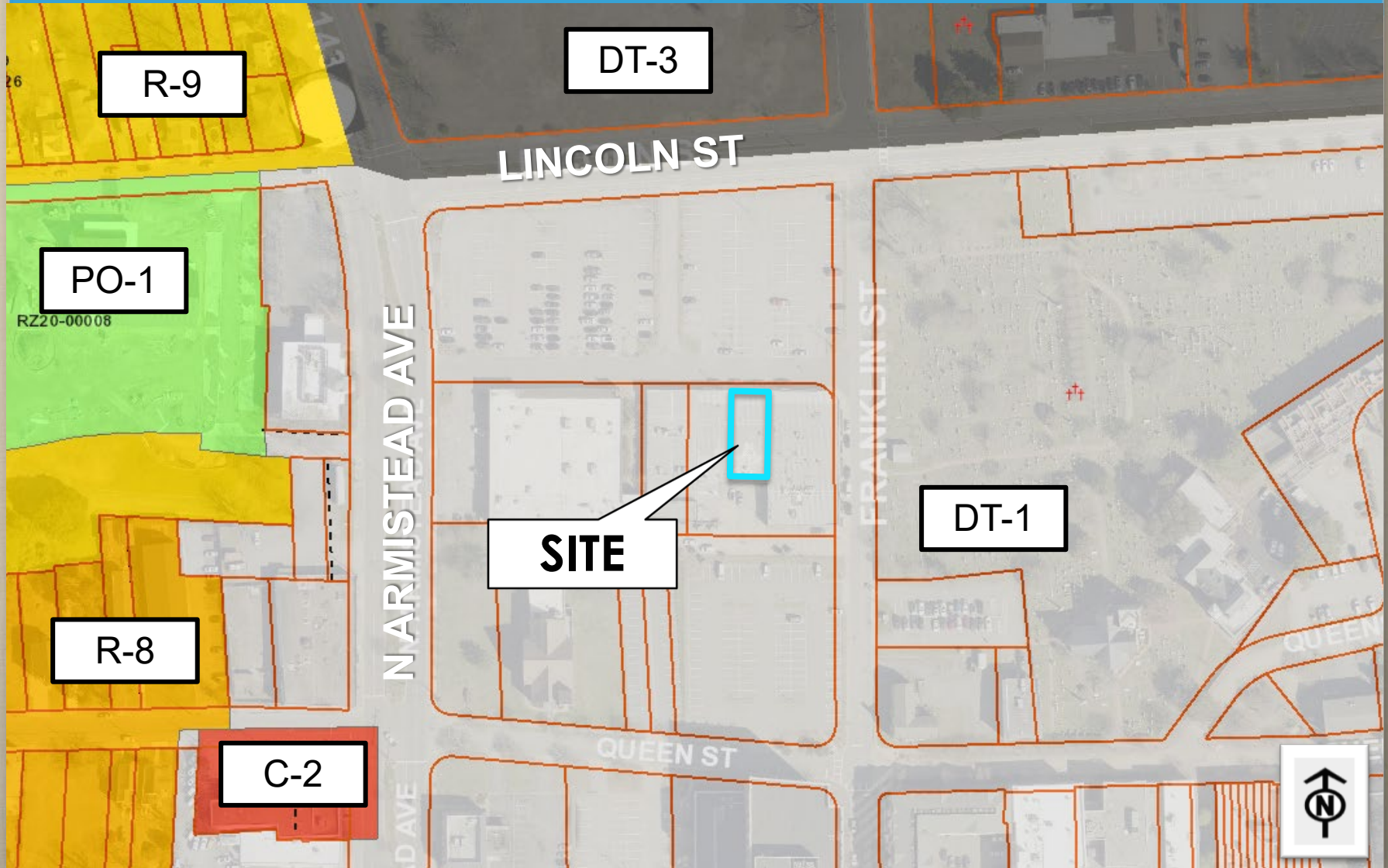
# Proposal

- Expand into adjacent suite @2,300 square feet
- Alcohol sales & service
- General Hours of operation:
  - Sunday – Saturday, 5 am to 2 am
- Hours of Indoor Live Entertainment:
  - Sunday – Saturday, 12 pm to 2 am

**Karma Restaurant  
& Lounge  
(5,906 sq. ft.)**



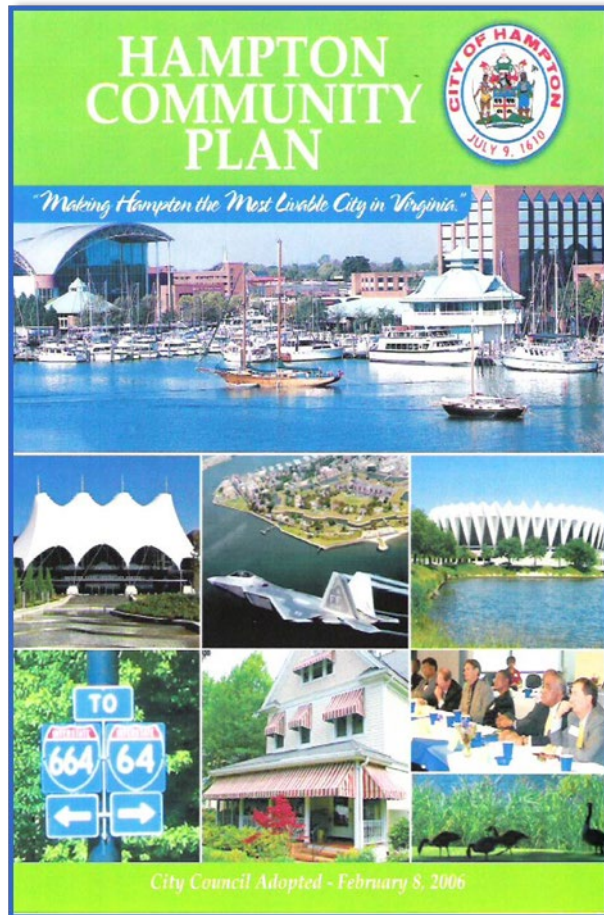
# Zoning Map



# Future Land Use Map



# Public Policy



Hampton Community Plan (2006, as amended)

- **LU-CD Policy 3:** Promote compatibility and synergy among different land uses.
- **LU-CD Policy 31:** Encourage a mix of land uses that is appropriate for each district.
- **ED Policy 4:** Nurture small and start-up businesses.
- **ED Policy 6:** Expand tourism, entertainment, and cultural opportunities within the city.

# Public Policy

## Downtown Hampton Master Plan

(2017, as amended)

- Plan recommends creating a vibrant downtown with retail and restaurants.
- Redevelopment opportunity to create new urban housing along Franklin Street.



Existing Conditions (2004)



(ABOVE) Illustrative Master Plan

# Analysis

- Applicant's requested hours of operation exceed those approved for other Restaurant 3 uses.
  - The staff recommended condition for hours of operation would bring the proposal into alignment with other approved restaurants in Downtown Hampton
- Existing location and the character of the surrounding area supports the restaurant operation

# Community Meeting

- Community meeting was held on February 19, 2025

# Security Plan

- The Hampton Police Division (HPD) and the applicant have developed a mutually agreed upon security plan for the operation of the restaurant.

# Staff Recommended Conditions

- General Hours of Operation:
  - Sunday – Thursday 5:00 AM to 12:00 AM
  - Friday – Saturday 5:00 AM to 2:00 AM
- Live Entertainment Hours of Operation:
  - Sunday – Thursday 10:00 AM to 12:00 AM
  - Friday – Saturday 10:00 AM to 2:00 AM
- Location of Indoor Live Entertainment
- Window Transparency/Privacy
- Capacity
- Sound
- Security
- Dancing
- Third Party Promotions
- ABC Licensing & Expiration
- Compliance with Laws

\*Complete List of Recommended Conditions found in the Package

# Planning Commission Recommendation

- Planning Commission recommends approval of Use Permit Application No. 24-0489 with thirteen (13) conditions with an amendment
- Recommended amendment
  - Hours of operation: **Sunday through Saturday 5:00 AM to 2:00 AM, with an acceptable updated security plan**

# Proposed Alternate Conditions

- Staff recommended conditions with the following amendments:
- Security Plan approved by HPD
- Proposed amendment to the hours of operation:
  - 5:00 AM to 2:00 AM, Friday to Saturday
  - 5:00 AM to Midnight, Sunday to Thursday, **except for the following dates which would allow for the hours of 5:00 AM to 2:00 AM:**

– New Year's Eve	– July 11th
– New Year's Day	– Labor Day
– Martin Luther King Jr. Day	– Veteran's Day
– President's Day	– Thanksgiving Day
– Saint Patrick's Day	– Christmas Eve
– May 5th	– Christmas Day
– Memorial Day	– Hampton University
– June 19 <sup>th</sup>	– Homecoming Week (Sunday through Sunday)
– Independence Day	

# Conclusion

- Applicant opportunity to present
- Public hearing
- Action: approval of Use Permit  
Application No. 24-0489 with thirteen (13) conditions:
  1. Original staff recommended conditions;
  2. Planning Commission recommended amendments to the conditions;
  3. Alternate amendment to staff recommended conditions