



Legislation Text

File #: 19-0344, **Version:** 1

Use Permit Application To Permit The Operation Of a Private School For Cosmetology Training 4107-4111 W. Mercury Boulevard [LRSN 13003605]

Background Statement:

This use permit application by the Virginia School of Hair Design, Barbara Ann LeNoble, is a request to permit the operation of a private school for cosmetology training at 4107-4111 W. Mercury Boulevard [LRSN 13003605]. The property is currently zoned Limited Commercial District (C-2) which allows for private schools with an approved use permit.

The proposed private school will occupy approximately 18,000 sq. ft. of space in an existing commercial building and accommodate approximately eighty (80) students. The applicant is proposing to offer a variety of cosmetology training courses and instruction Tuesday through Friday 10:00 AM-9:00 PM and 9:00 AM-3:00 PM on Saturday. The applicant held a community meeting on August 24, 2019 to discuss the proposal, and no one from the public attended.

The Hampton Community Plan (2006, as amended) recommends commercial uses for the subject parcel and parcels north, east, and west of it. Low density residential land uses are recommend to the south of the subject parcel. The Plan also details the city's economic development objectives to attract and retain businesses and to nurture small and startup businesses. The continuance and proposed expansion of the Virginia School of Hair Design, which is currently located Downtown, will also further the Plan's goal to develop and grow small businesses. In addition, the Plan outlines the importance of maintaining a top-notch workforce through close coordination among key institutions such as employment and training agencies. The proposed program offerings at the Virginia School of Hair Design are consistent with the goals set forth in the comprehensive plan to ensure that Hampton continues to have a competitive and educated workforce.

Staff has identified several conditions based on the proposed use's operational and site characteristics. Staff is recommending a condition to limit the location of school activities to within the building. A capacity condition will permit occupants to the maximum capacity determined by a City building official. Based on the location of the proposed private school, staff has not recommended a condition limiting hours of operation which will give the applicant flexibility to expand their business. Other conditions relate to various state and city codes and ordinances.

Recommendations:

Staff Recommendation:

Approve with seven (7) conditions.

Planning Commission Recommendation:

Approve with seven (7) conditions.