



Use Permit No. 26-0154

611 Copeland Drive

City Council

June 10, 2026

James Randolph, Senior City Planner

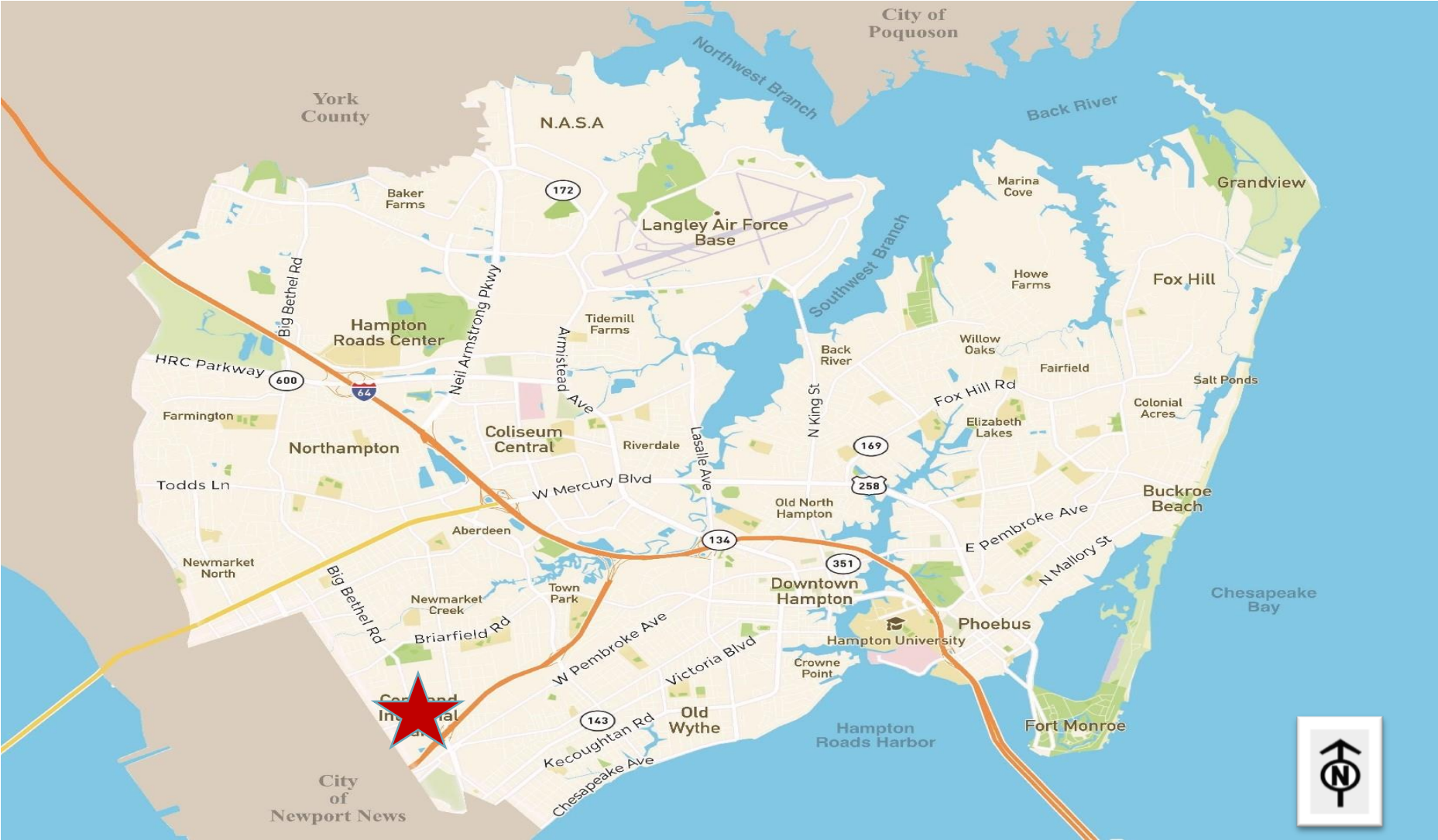
Application



Use permit to allow for vehicle repair, heavy, to occur on property zoned Heavy Manufacturing (M-3) District

Establish a vehicle paint and repair facility in the Copeland Industrial Park

Location Map



Location Map

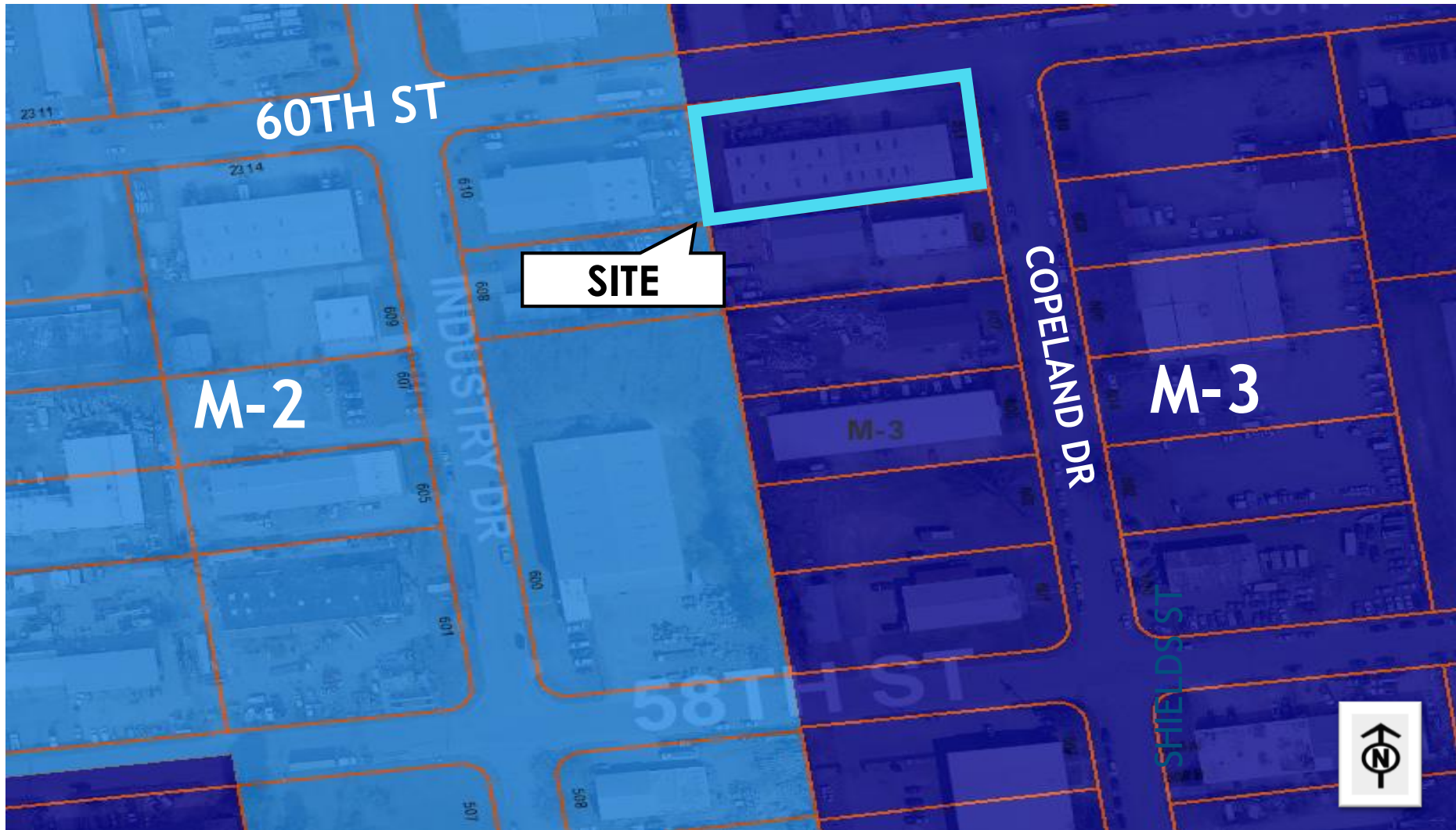


Proposal



- Renovate an existing 11,900 sq. ft. building on .743 +/- acres into a vehicle paint and repair facility
- Operate as a “Maaco” franchise
- Create 6 to 11 new jobs
- Investments in new equipment
- Install new signage

Zoning Map



Future Land Use Map



Current Building



611 Copeland Dr.

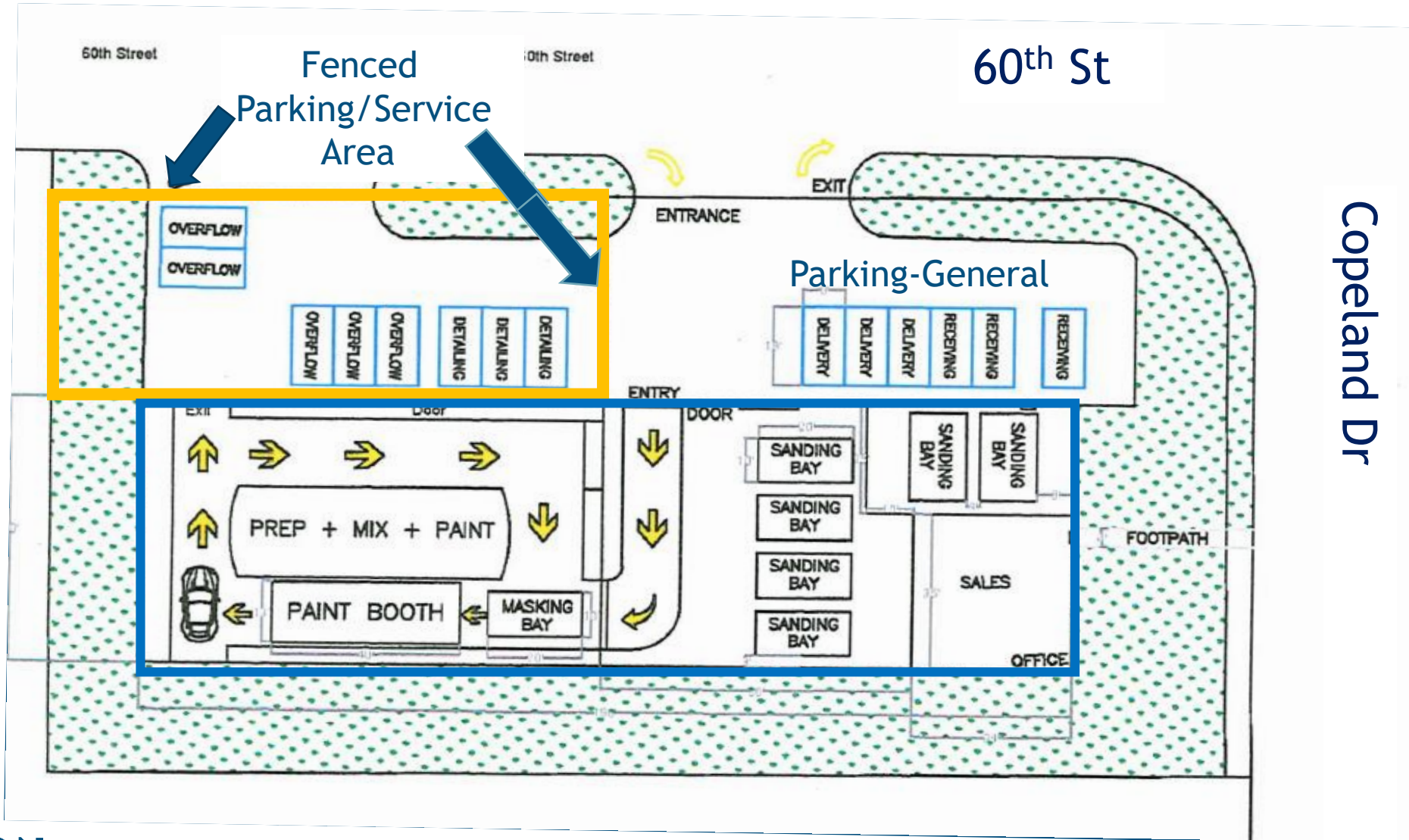
Proposed Signage



Proposed Signage



Concept Plan



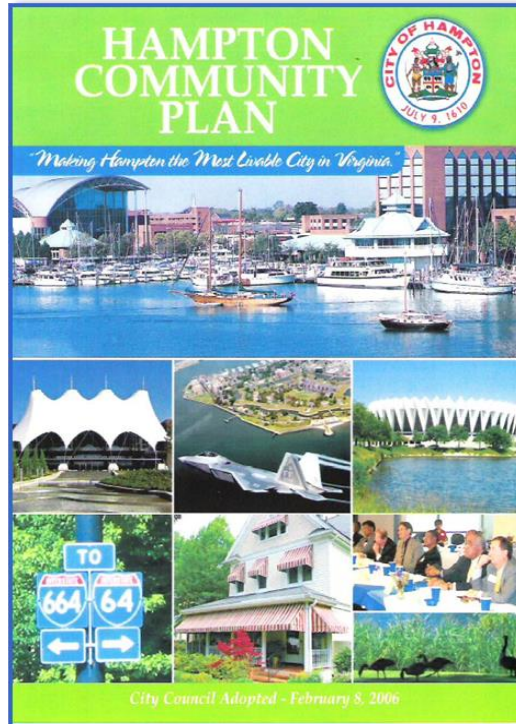
Fenced Parking/Service Area



Equipment



Public Policy



Hampton Community Plan (2006, as amended)

LU-CD Policy 1: Play an active role in the land development process

LU-CD Policy 6: Support the City's economic development priorities

ED Policy 2: Focus business expansion and attraction to strengthen industrial clusters

ED Policy 4: Nurture small and start-up businesses

Use Permit Conditions



- Vehicles limited to maximum 30 days on site
- Vehicle storage is prohibited
- Screen the fenced parking/servicing area
- Certificate of Occupancy
- Compliance with applicable laws
- Nullification
- Revocation

*Complete conditions found in package

Community Meeting



- Meeting held on May 2, 2026
- Applicant and staff were present
- No one from the community attended

Analysis



- Furthers the adopted policies of:

Hampton Community Plan

- Located in an established industrial park
- Provides 6 to 11 new jobs
- Investments in equipment

Conclusion



- Applicant opportunity to present
- Public hearing
- Action
 - Planning Commission and Staff recommend **APPROVAL** of UP No. 26-0154 with seven (7) conditions

*Complete conditions found in package