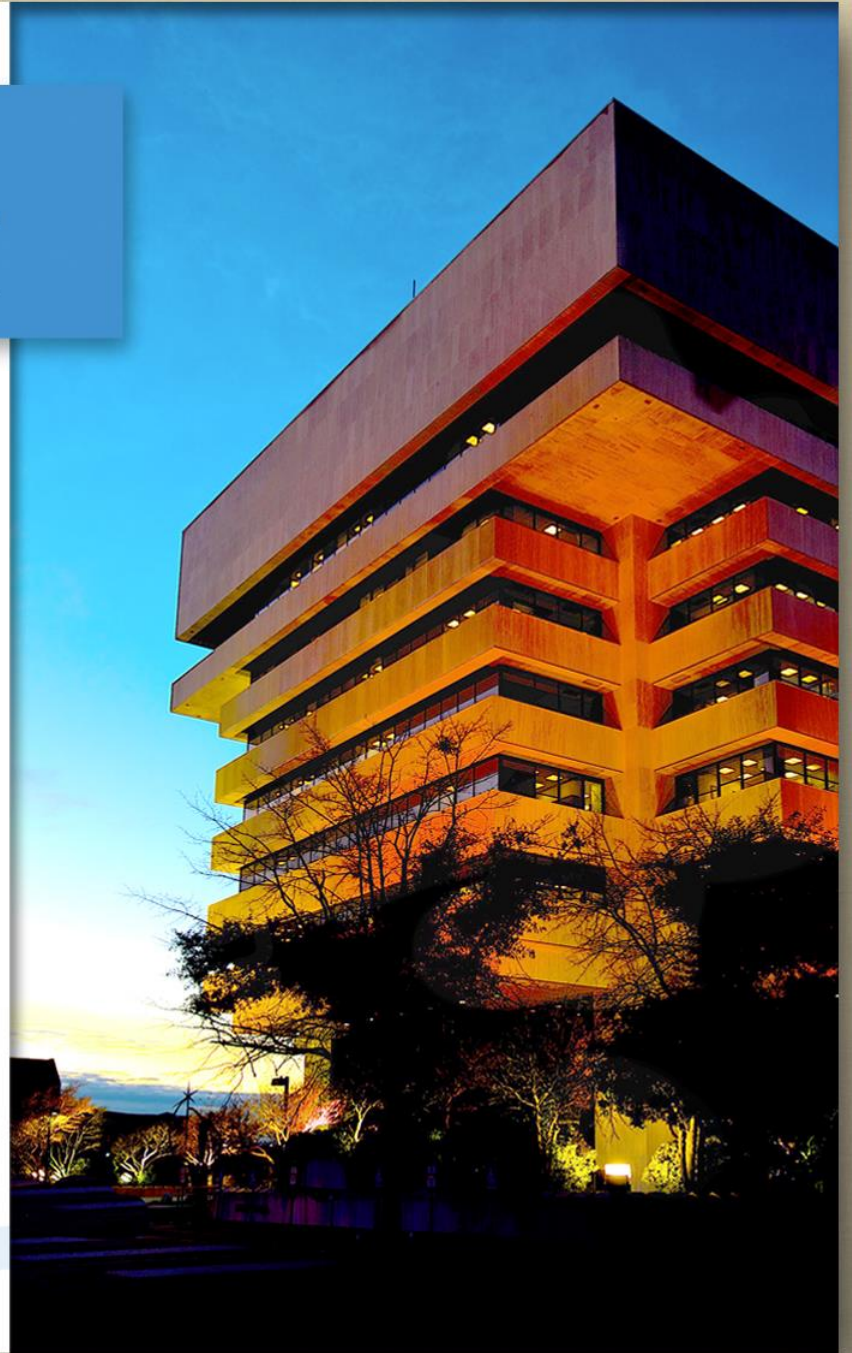


HAMPTON VA

Use Permit Application No. 24-0454

**1144 Big Bethel Road
*Pecola's Tapas & Shisha***

**Planning Commission
November 21, 2024**



Application

Use permit to allow for a
restaurant 3 in the Neighborhood
Commercial (C-1) District

History

October 13, 2010

- Queens Way Soul Café received an approved Conditional Privilege for live entertainment, subject to twelve (12) conditions

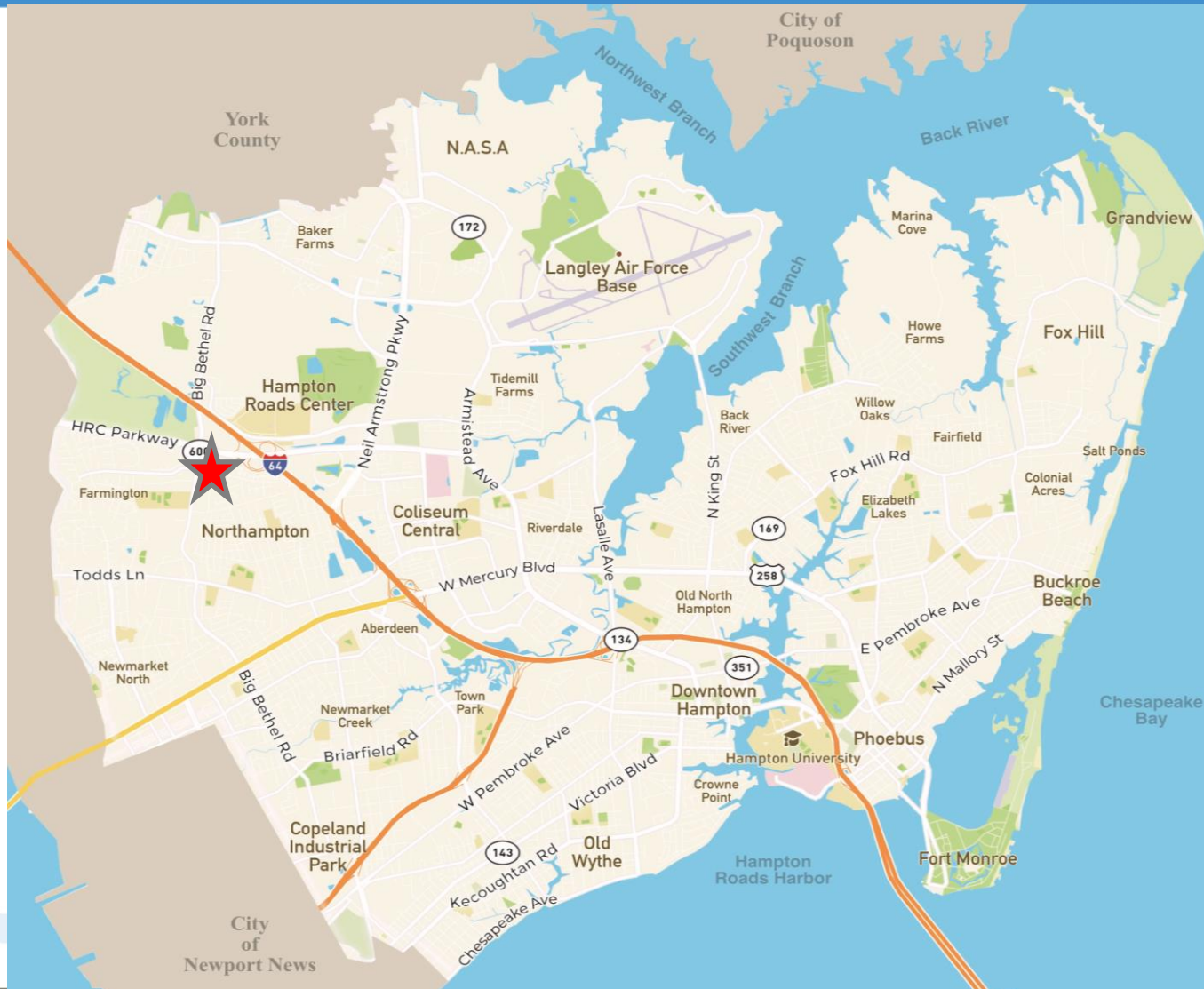
December 8, 2021

- Meal One & Mo's Cigar Bar received an approved Use Permit to operate a restaurant 3, subject to twelve (12) conditions
- Approved w/condition UP void per change in ownership, management etc.
- Change in ownership/management

ABC License & Expiration

- The Use Permit will automatically expire upon:
 - change of ownership of the property,
 - change in possession,
 - change in the operation or management of a facility, or
 - passage of three (3) months without an active retail alcoholic beverage control.

Location



Location

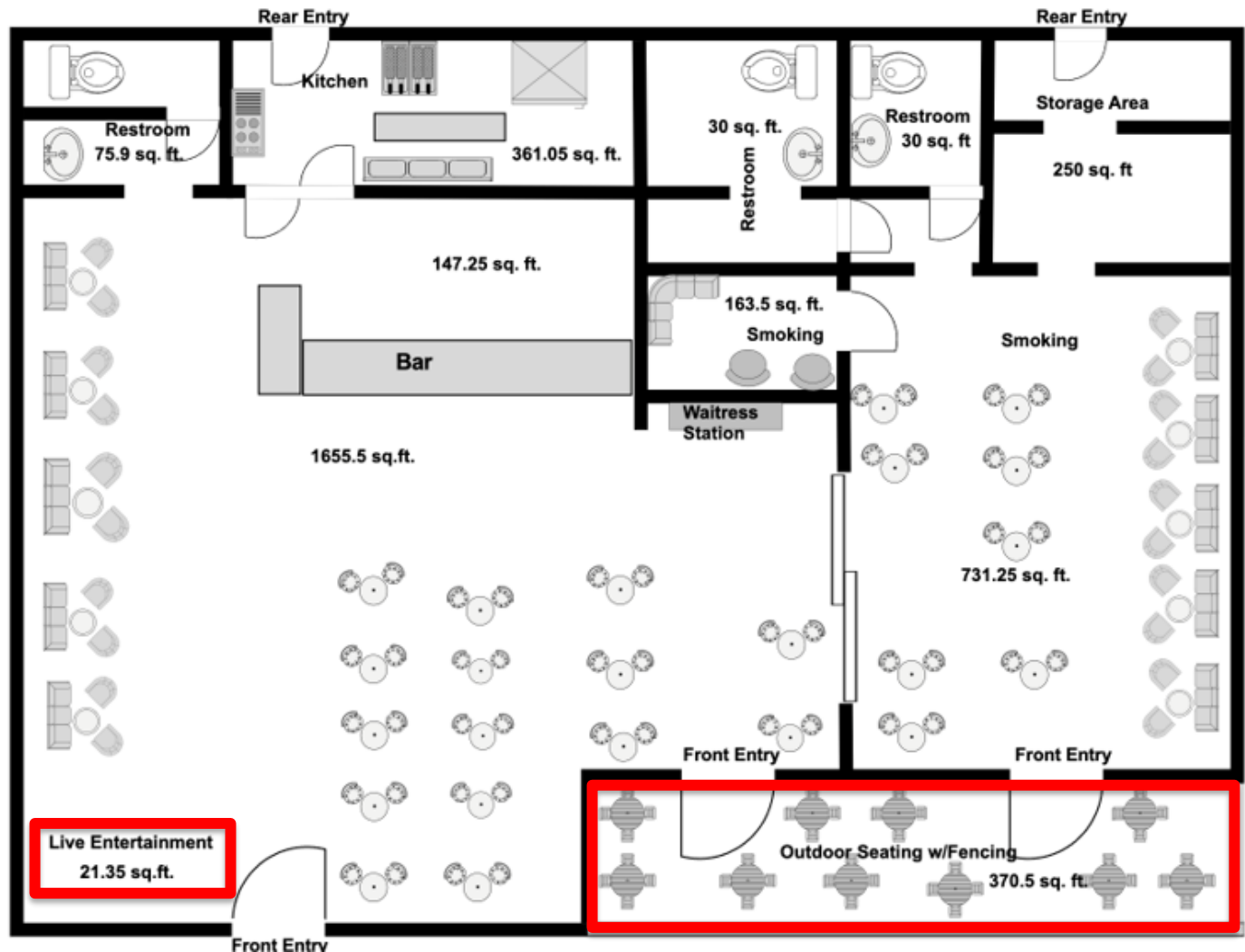


Proposal

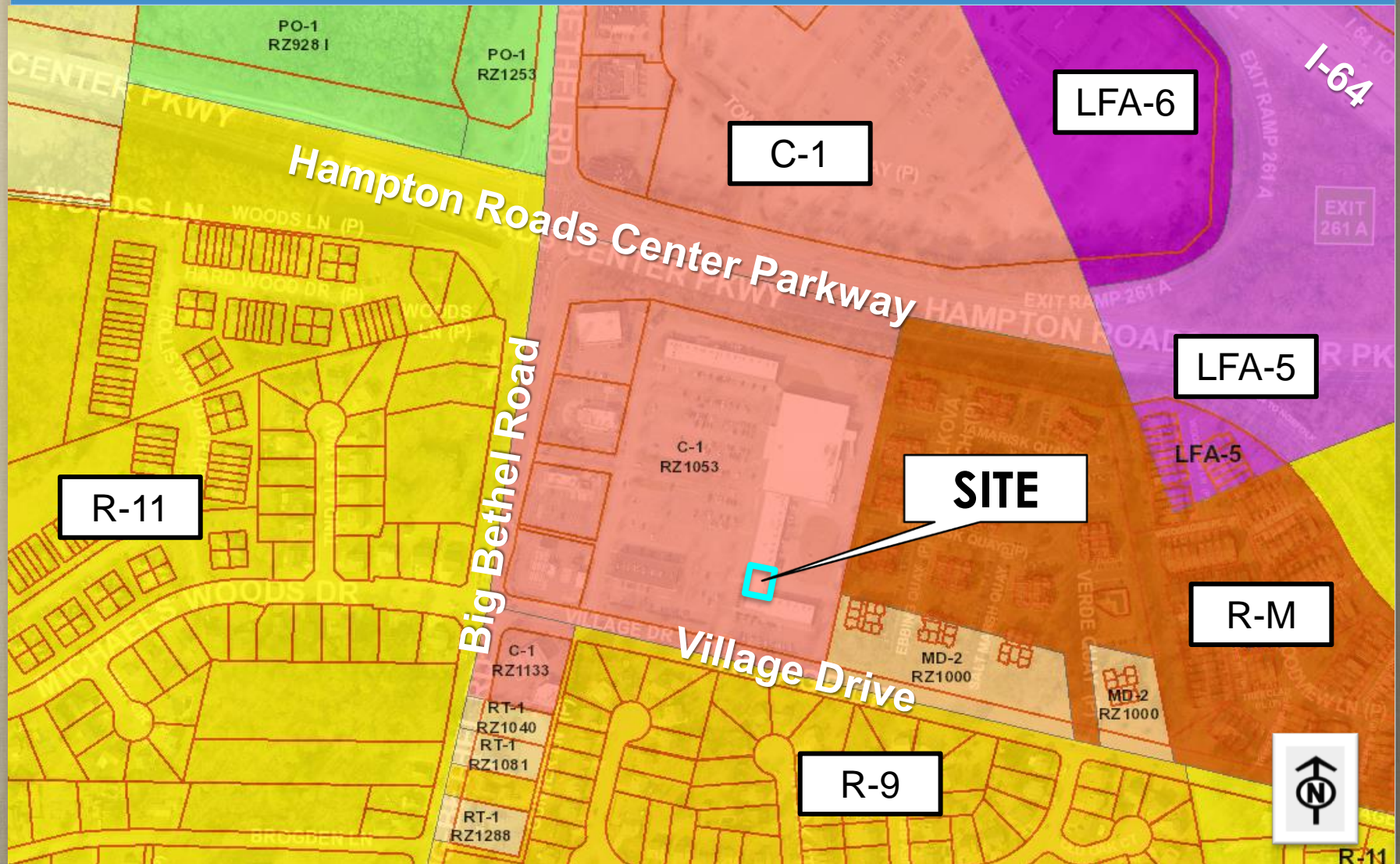
- **Tapas dining and shisha (waterpipe smoking)**
 - **Hours of operation:**
Sunday and Tuesday – Thursday, 11 am to 10 pm
Friday – Saturday, 11 am to 1 am
- **Outdoor Dining**
 - **Hours of Outdoor Dining:**
Sunday and Tuesday – Thursday, 11 am to 10 pm
Friday – Saturday, 11 am to 1 am
- **Live Entertainment**
 - **Hours of Indoor Live Entertainment:**
Sunday and Tuesday – Thursday, 11 am to 10 pm
Friday – Saturday, 11 am to 1 am

Floor Plan

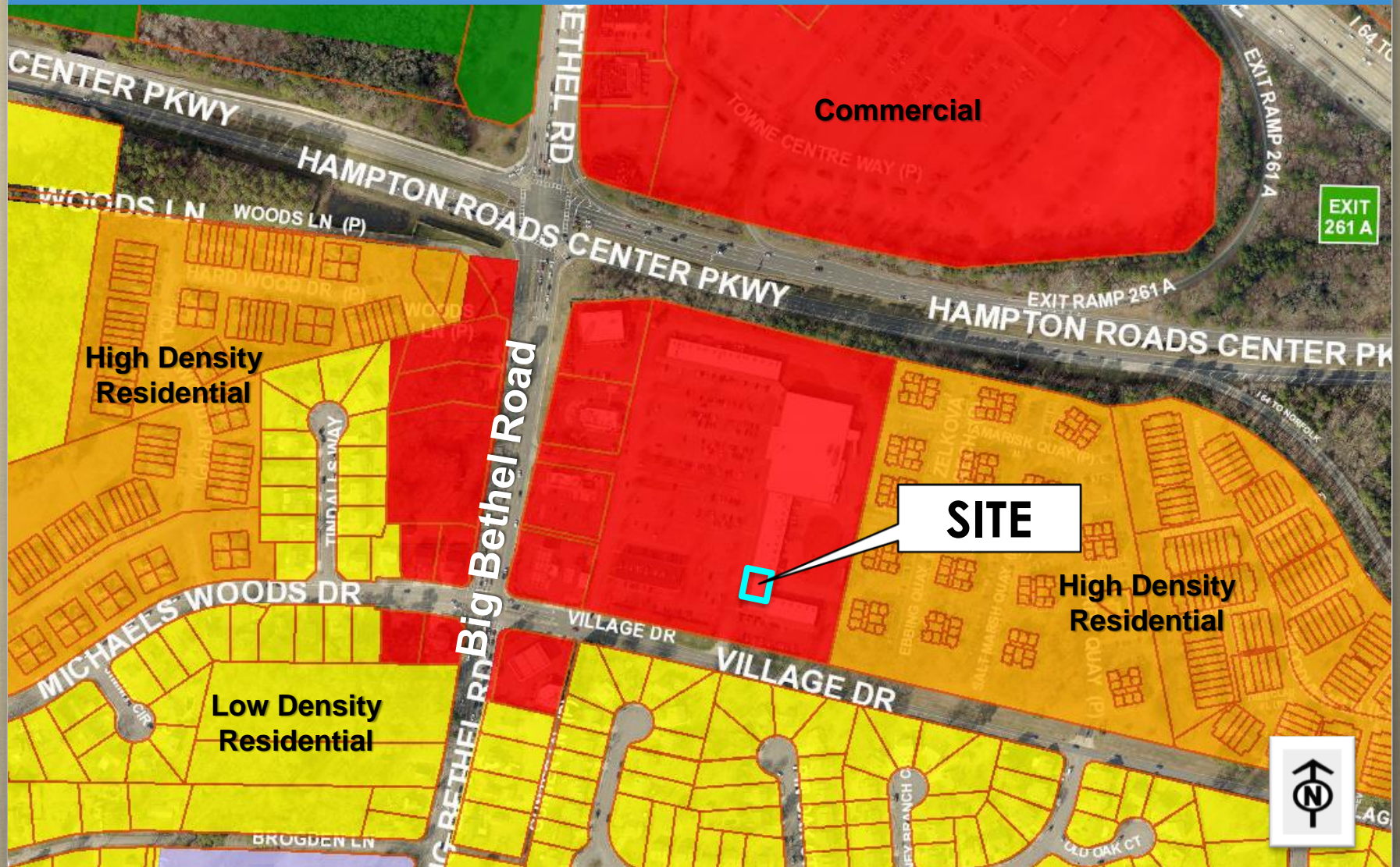
Pecola's
Tapas &
Shisha
(3,837 sq. ft.)



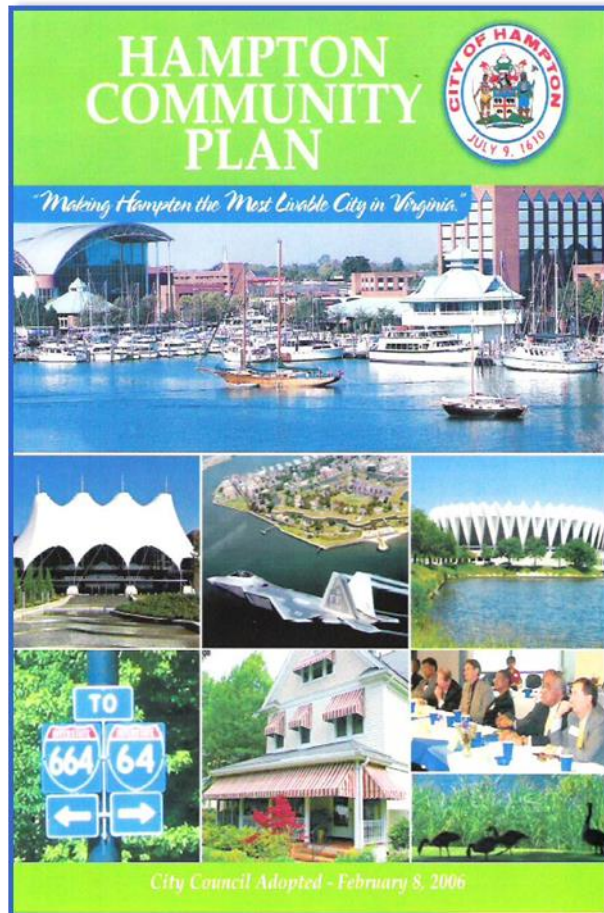
Zoning Map



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.

Analysis

- Previous restaurant with outdoor dining & live entertainment at this location
- Proposed hours of operation are consistent with those previously approved at this location
- Existing scale of development supports the extended hours of operation
- No security issues or complaints with the most previous operator

Recommended Conditions

- Issuance of Permit
- Location of Indoor Live Entertainment
- Hours of Operation
 - Sunday – Thursday 10:00 AM to 12:00 AM
 - Friday – Sunday 10:00 AM to 2:00 AM
- Capacity
- Sound
- Security
- Licensing & Compliance with Laws
- Dancing
- Third Party Promoters
- ABC Licensee Expiration
- Revocation & Nullification

*Complete Recommended Conditions found in PC Package

Community Meeting

- Applicant sent out a project FAQ sheet to the community in lieu of an in person community meeting

Conclusion

- Applicant opportunity to present
- Public hearing
- Action
 - Staff recommends **APPROVAL** of Use Permit Application No. 24-0454 with thirteen (13) conditions