



Use Permit
No. 26-0249

1531 E Pembroke Avenue

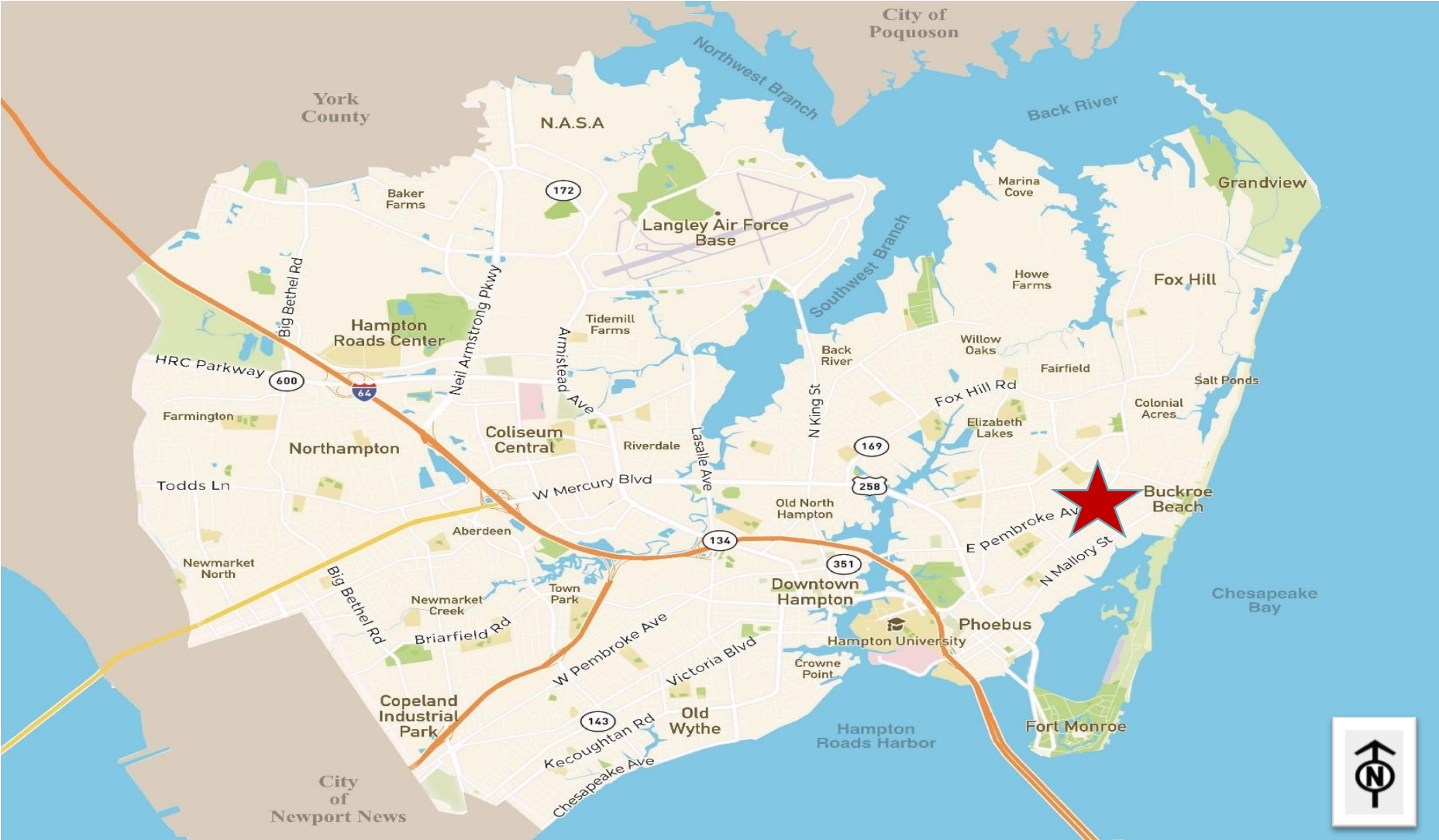
Planning Commission
James Randolph, Senior City Planner
August 20, 2026

Application



Use Permit to allow a Pawn Shop
to operate within the Limited
Commercial(C-2) District

Location Map



Location Map

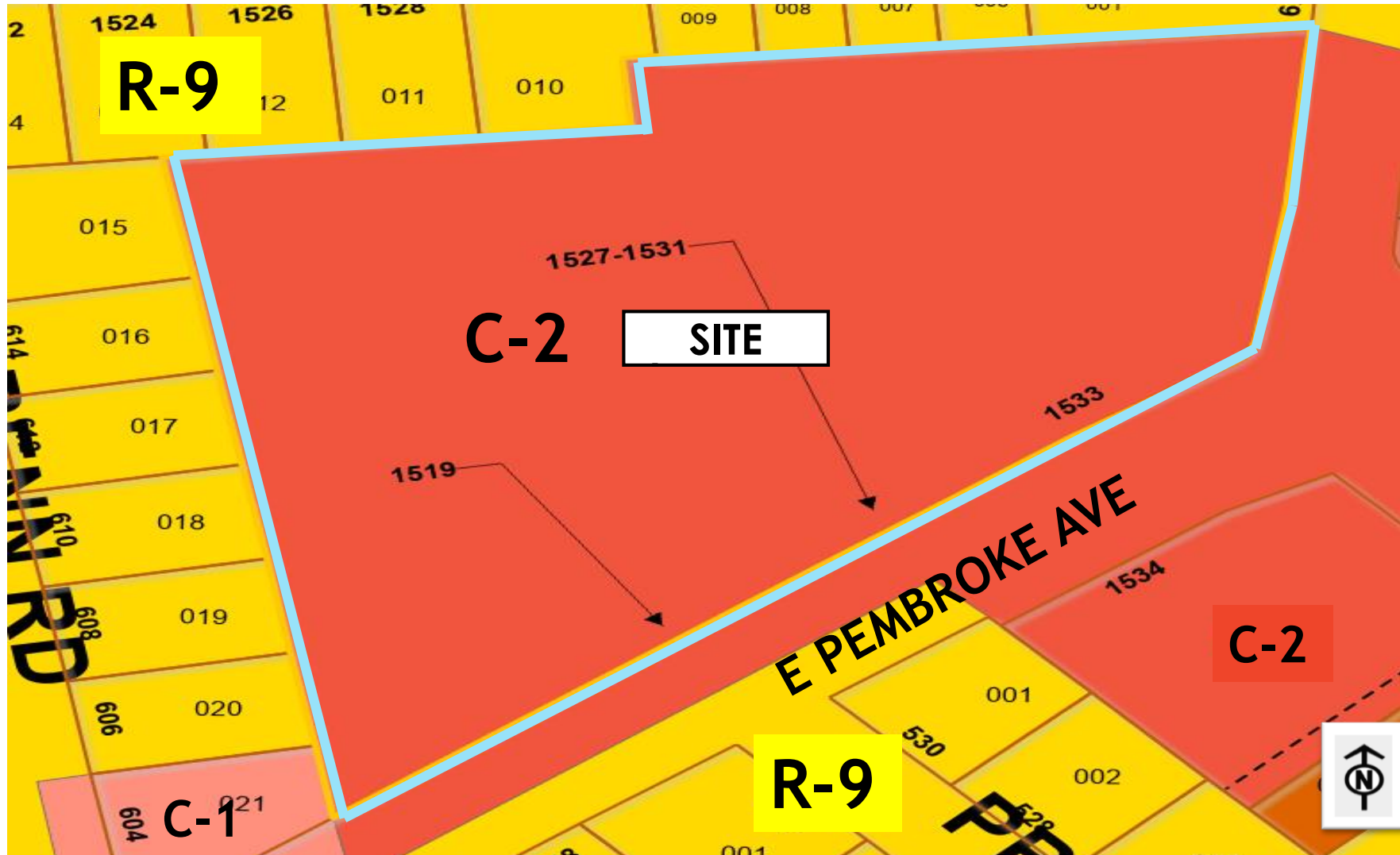


Proposal



- Renovate an existing 1,500 sq. ft. retail unit into a Pawn Shop
- 1,000 sq. ft. of the unit to be used for display of merchandise
- Operate Monday-Saturday, 10am-6pm
- Create 2 new jobs

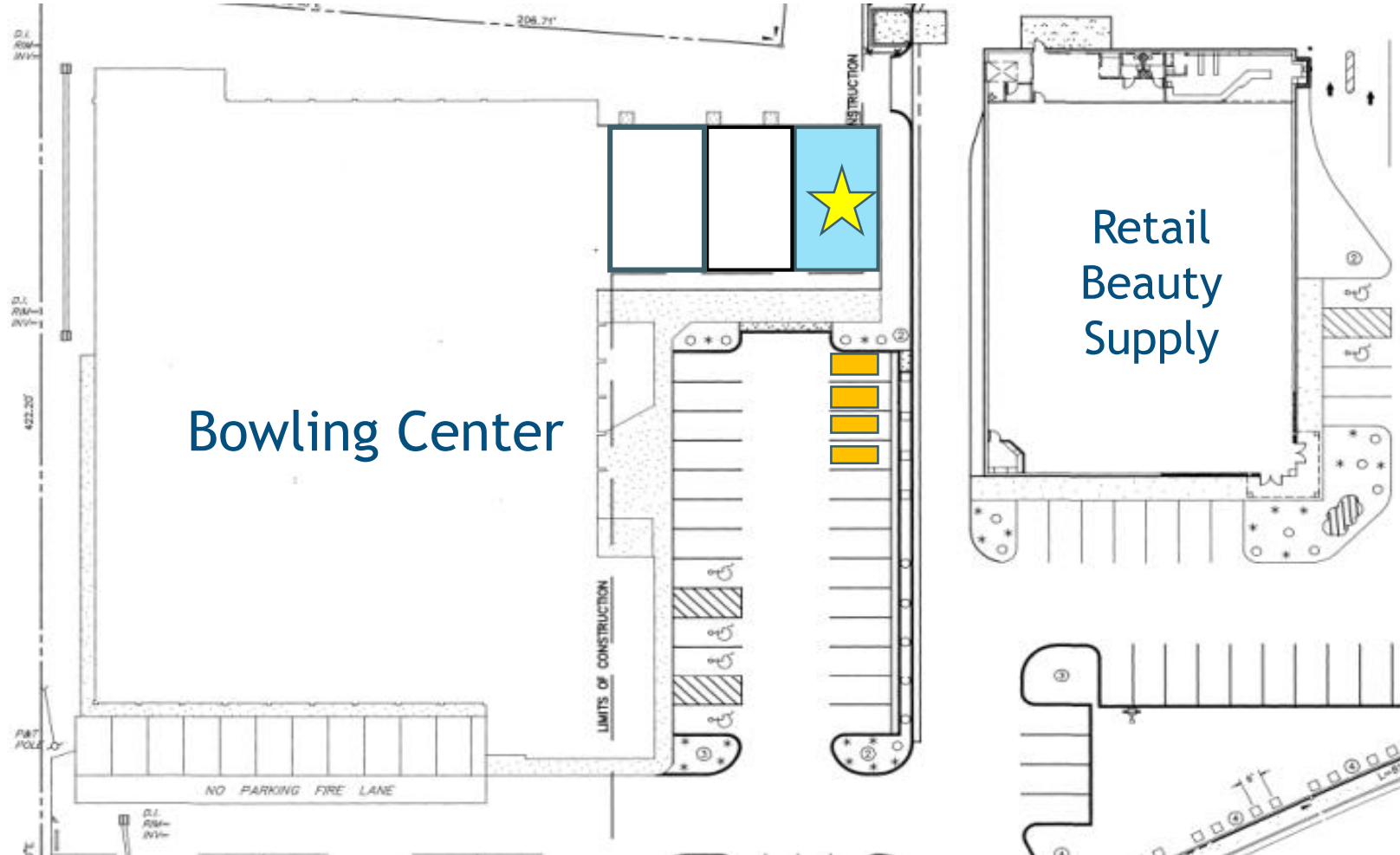
Zoning Map



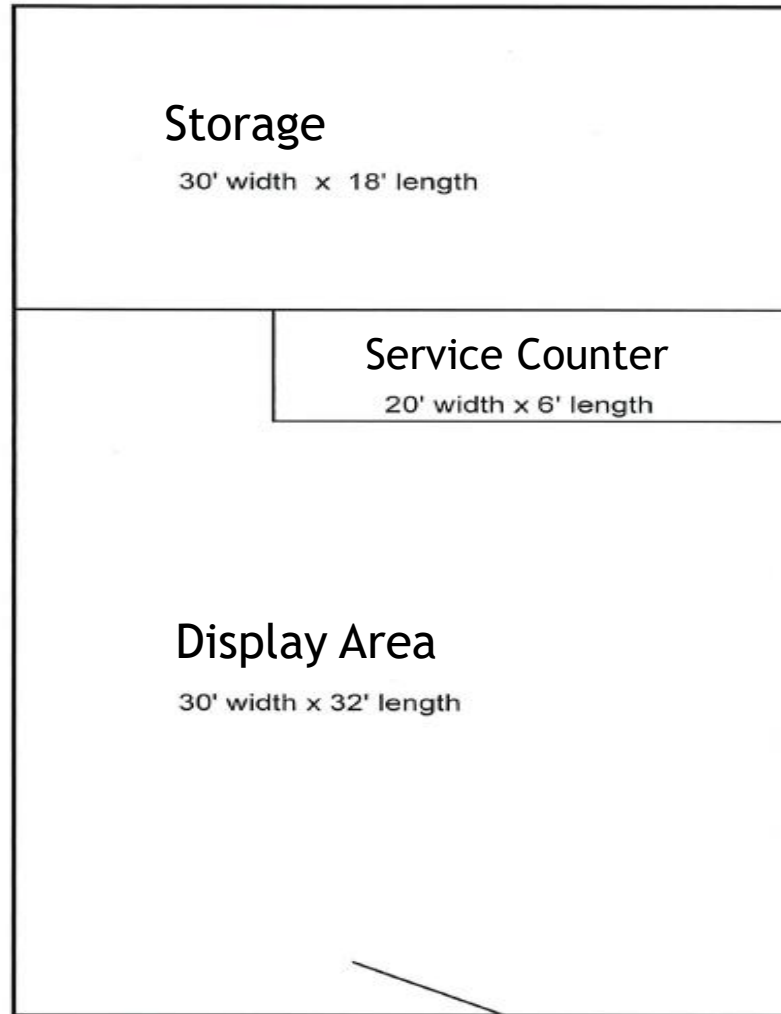
Future Land Use Map



Site Plan/Parking



Floor Plan



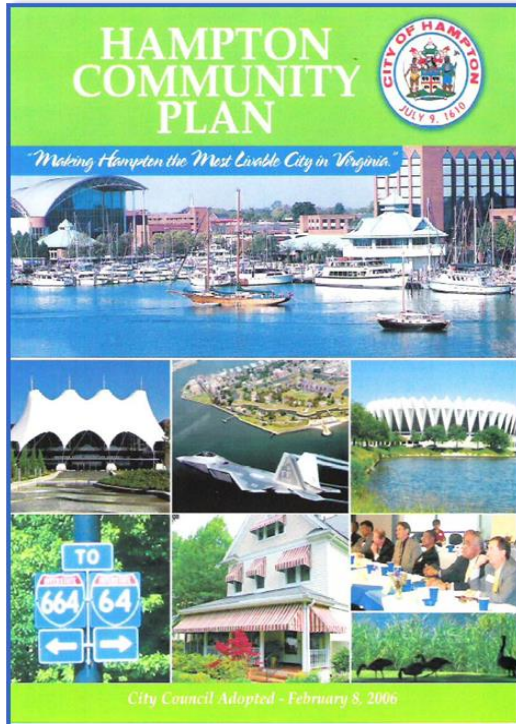
Total
Depth
50 feet

Total width 30 feet

Current Building



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 4: Nurture small and start-up businesses

ED Policy 10: Foster the successful redevelopment of well-situated vacant and underutilized commercial properties

Use Permit Conditions



- Hours/Days of Operation
Monday-Saturday, 10am-6pm
- Buying/selling/trading of firearms is prohibited
- No outside display of merchandise
- Compliance with Title 54.1, Code of Virginia
Professions and Occupations
- Compliance with Chapter 27, Hampton City Code
Pawnbrokers, Junk and Secondhand Dealers
- Certificate of Occupancy
- Compliance with applicable laws
- Nullification
- Revocation

Community Meeting



- Meeting held on August 6, 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 commercial retail center
- Provides 2 new jobs
- Conditions for compliance with all applicable laws

Conclusion



- Applicant opportunity to present
- Public hearing
- Action
 - Staff recommends **APPROVAL** of UP No. 26-0249 with seven (7) conditions

*Complete conditions found in package