

STAFF EVALUATION

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Reviewed By:	Cory Wolfe, Deputy City Attorney	

Case No.: Use Permit No. 26-0249
Planning Commission Date: August 20, 2026

General Information

Applicant(s): Shevan Sindy

Property Owner(s): Fordham Associates

Site Location 1531 E Pembroke Avenue [LRSN 12003420]

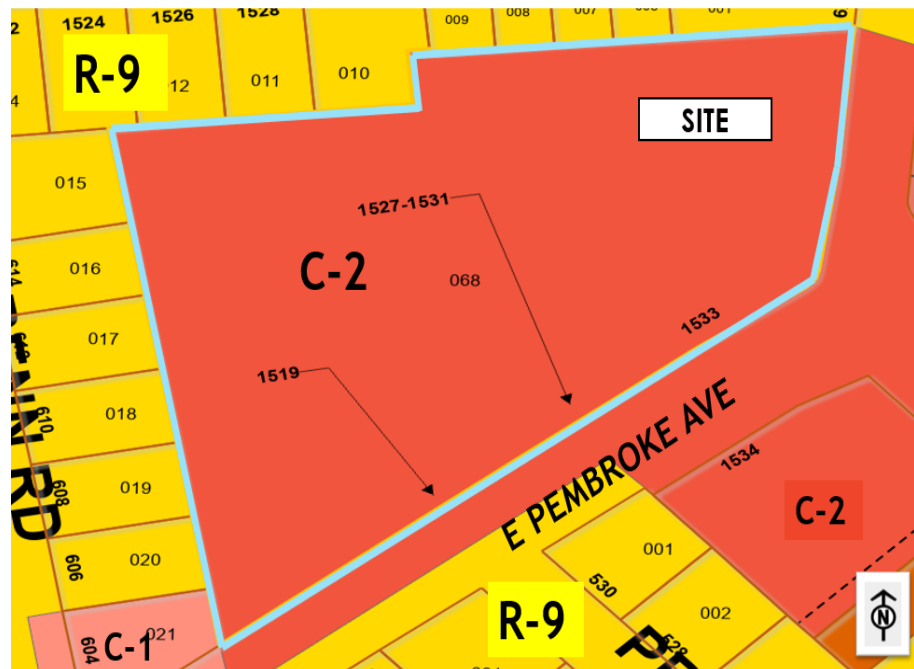


Requested Action Use Permit to allow a Pawn Shop to operate within the Limited Commercial (C-2) District

Description of Proposal There is an existing commercial plaza with three (3) retail units adjacent to the bowling center. The applicant is proposing to renovate a 1,500 square foot unit into a Pawn Shop, with 1,000 square feet to be utilized for the display of merchandise. The business would operate Monday through Saturday from 10 a.m. until 6:00 p.m. It is anticipated the business will create two (2) new jobs. Signage would be provided on the existing marquee directly above the retail unit and in the shared sign cabinet along E Pembroke Avenue.

Existing Land Use	Vacant retail.
Applicable Regulations	See full list of recommended conditions.
Previous Violations/Complaints	There are no open violations or complaints on this site.
Surrounding Zoning and Land Use	North: One Family Residential (R-9) District; Residential Use South: One Family Residential (R-9) District and Limited Commercial (C-2) District; Residential & Commercial Use East: Limited Commercial (C-2) District; Commercial Use West: One Family Residential (R-9) District and Neighborhood Commercial (C-1) District; Residential Use

Zoning Map:



*Public Policy***Hampton Community Plan**

The Hampton Community Plan (2006, as amended) future land use map recommends commercial use for the subject property.

Listed below are additional policies related to this request:

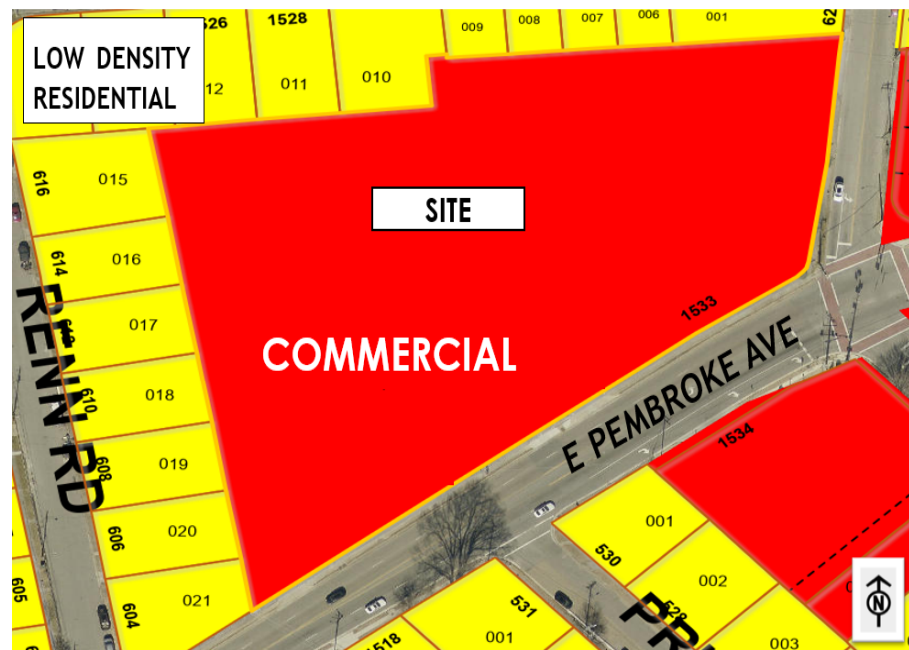
LU-CD Policy 1: Play an active role in the land development process

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

Future Land Use Map:



<i>Parking/ Transportation</i>	This retail plaza adjacent to the bowling center contains three (3) retail units. Both uses utilize a shared parking arrangement. The portion of the parking lot in front of the retail plaza contains 24 spaces including 4 spaces with handicap accessibility. Zoning regulations require a minimum of four (4) spaces to serve this retail unit. The retail plaza is accessible from E Pembroke Avenue at two (2) separate points. Additionally, interconnectivity is provided between this site and the adjoining commercial business with further access to Grimes Road. Parking and access are suitable for the proposed use with no additional improvements required.
<i>Utilities</i>	Existing water, wastewater, electric and refuse collection services are sufficient for the proposed use.
<i>Community Meeting</i>	A community meeting was held on August 6, 2026, at 1519 E Pembroke Avenue. The applicant and staff were present. There were no additional community members in attendance.

Analysis

Use Permit Application No. 26-0249 is a request for a use permit in the Limited Commercial, C-2, District to allow for the operation of a Pawn Shop at 1531 Pembroke Avenue [LRSN: 12003420].

The applicant has submitted information describing their proposed operation of the pawn shop including a narrative, floor plan, and operations and compliance plan. As provided in the narrative; and in the interest of public safety and to align with community values, the business will not accept, pawn, or sell firearms.

The proposed site plan layout has been reviewed and meets all applicable zoning regulations. Staff does not anticipate increased impacts to surrounding properties related to this proposal, as this area is designated for commercial use and has developed accordingly. The benefits to the community will include the renovation of the retail unit for continued business use. Additionally, the use can contribute to the local economy through additional employment, customized financial services and retail goods to the public.

The Hampton Community Plan (2006, as amended) future land use map recommends commercial use on the subject site. The proposed use is consistent with the land use plan. Other applicable policies related to this request involve:

- Playing an active role in the land development process
- Promoting economic development policies
- Redevelopment of vacant and underutilized commercial properties
- Nurturing small and start-up businesses

Should the use permit be granted, staff has identified recommended conditions based upon the proposed use's operational and land use characteristics. The following conditions are highlighted below:

- 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

Therefore, this application is supported by planning best practices and the policies identified in this planning analysis.

Staff recommends **APPROVAL** of Use Permit Application No. 26-0249 with seven (7) conditions. The full list of the conditions is attached for your reference.