



Application for  
**Use Permit**

OFFICE USE ONLY  
Date Received:

HV

12/04/2024

Case Number: UP 25-00001

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton  
Community Development Department, Planning Division  
22 Lincoln Street, 5th Floor  
Hampton, Virginia 23669

**1. PROPERTY INFORMATION**

Address or Location 6011 Rotary St. Hampton, VA 23666

LRSN Portion of 1000315 Zoning District Copeland Hampton Industrial Park IL2B

Current Land Use Light Industrial Manufacturing M-2 zoning

Proposed Land Use Funeral Home/Mortuary

The proposed use will be in:  an existing building  a new addition  a new building

**2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)**

Owner's Name Copeland Investment Properties LLC

Address 1958 Diamond Hill Rd. City Chesapeake State VA Zip 23324

Phone 757-510-1204 Email RM4ERS@TFCRECYCLING.COM

**3. APPLICANT INFORMATION (if different from owner)**

Applicant's Name Jeffrey McLamb

Address P.O. Box 7325 City Hampton State VA Zip 23666

Phone 804-824-1283 Email SuburbanRemoval@gmail.com

**4. APPLICANT AGENT INFORMATION (if different from applicant)**

Agent's Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

**5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS**

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

\* Name of Legal Entity \_\_\_\_\_

Signed by: Name (printed) Michael Benedetto, Its (title) Managing Member

Signature Michael Benedetto Date 11/26/24

Name (printed) \_\_\_\_\_, Its (title) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (printed) \_\_\_\_\_, Its (title) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

**6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS**

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name (printed) \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

<small>OFFICE USE ONLY</small>		
<input type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Supplemental Form (if required)
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)



COMMONWEALTH FUNERAL SERVICE

MORTUARY & TRANSPORTATION

Suburban & Seven Rivers Removal & Transport Service Inc.

DBA

## Commonwealth Funeral Service

Phone-(804) 824-6828

Fax-(804) 416-5054

Email- [commonwealthfuneralservice@gmail.com](mailto:commonwealthfuneralservice@gmail.com)

Jeffrey McLamb President/CEO

(804) 824-1283 Personal Cell



---

## COMMONWEALTH FUNERAL SERVICE

---

### MORTUARY & TRANSPORTATION

Suburban & Seven Rivers Removal & Transport Service

[suburbanremoval@gmail.com](mailto:suburbanremoval@gmail.com)

[sevenriversremoval@gmail.com](mailto:sevenriversremoval@gmail.com)

(804) 824-6828

(757) 825-1722

(Only Serving the Funeral Home Community)

Commonwealth Funeral Service  
5404 Glen Alden Dr. Richmond, VA 23231

[commonwealthfuneralservice@gmail.com](mailto:commonwealthfuneralservice@gmail.com)

(804) 416-5054

(Only Serving the Funeral Home Community)

Website [www.commonwealthfuneralservice.com](http://www.commonwealthfuneralservice.com)

#### About Us:

Commonwealth Funeral Service is a branch of Suburban & Seven Rivers Removal & Transport Services; that offers a unique set of services to the funeral industry. Today we are not only one of the largest Removal/Transport services in Virginia but also one of the largest mortuary/trade services in VA offering embalming, cremation & storage. In 1989 we began serving as an elite Removal & Transport Service in the Hampton Roads area of Virginia. Fast forward to 2012 our service went from solely transportation to offering embalming and funeral director license coverage to all our local funeral firms and out of town firms. In 2016 our service expanded again with another branch in Richmond, Virginia. With all the demand across Eastern and Central Virginia, in 2018 we decided to start building a State-of-the-Art Mortuary Service in Richmond so that we could handle Ship-outs, ship-ins, Embalming, cremation and storage. Today we are proud to offer our Services to all Funeral Homes, death care professionals, emergency first responders, Medical Examiners, and medical institutions to aid in the **First call, Storage, Preparation, Cremation and Final Disposition** of deceased bodies.

## **Mission**

### ***Integrity & Excellence***

At Commonwealth Funeral Service our mission is to combine ***integrity*** with ***excellence*** in every action and decision. ***Integrity*** is indispensable to our mission. We exist to exceed our clients' expectations by adhering to the highest standards of professional, moral, and ethical values.

***Service Excellence*** is equally significant to our mission. "To perform consistently and deliver value-added services to our firms and their families with the highest level of dignity and quality."

We believe that these are critical elements for maintaining life-long, valuable relationships with our customers.

## **Service Area**

### **Richmond and Surrounding Counties:**

City of Richmond, Henrico, Hanover, Chesterfield, Midlothian, Chester, Goochland, Powhatan, Petersburg, Prince George, Colonial Heights, Hopewell, Amelia, Fredericksburg, Spotsylvania and surrounding areas.

Our Funeral Service is located in Henrico, Virginia and services the surrounding area. We are located within a mile of Richmond International Airport, a short distance to all major hospitals and The Office of the Chief Medical Examiner. Our Funeral Service offers a large prep-room, 70 body cooler, 12 removal vehicles and a full-time staff available 24/7/365.

### **Hampton Roads:**

Hampton, Newport News, York County, Williamsburg, Virginia Beach, Norfolk, Chesapeake, Portsmouth, Poquoson, Suffolk, Isle of Wight and surrounding areas.

In the Hampton Roads area, we have 6 removal vehicles fully staffed and offer trade services to this community. We do not have a facility in Hampton Roads "YET" but it's a short drive away from our Richmond Facility.

### **Middle Peninsula & Northern Neck:**

Gloucester, Mathews, Middlesex, King & Queen, King William, Charles City, Essex, New Kent, Tappahannock, Warsaw, Lancaster, Northumberland, Richmond, King George, Caroline and surrounding areas

### **Piedmont Region:**

Charlottesville, Louisa, Albemarle, Fluvanna, Cumberland

We also serve this Region of Virginia out of our Richmond Branch.

## Narrative Statement

Now that you have an overview of our business, I would like to describe our expansion plan to the City of Hampton, Virginia. We are looking to duplicate our existing business model into the Hampton Roads market. We are requesting a special use permit to establish a second location at 611 Rotary St. Hampton, VA 23661. This property is currently zoned M-2 and is located in Copeland Industrial Park, this is the exact zoning and type of setting we currently have in Henrico County Virginia. The space at Rotary Street is perfect for our business structure because of a few main reasons.

1. The property is very discrete and hidden in an industrial park, away from high population districts. This industrial park also has the utilities we need like high pressure natural gas, high voltage electricity and sewer system.
2. Zoning is M-2 or heavy industrial which aligns with our plan to have a retort/crematory.
3. 611 Rotary St. is an industrial flex space which allows us to operate a business that requires more of a warehouse space than office or conditioned space.

The property is approximately 3,200sq/ft and is broken down into 2,200sq/ft of warehouse and 1,000sq/ft of conditioned office space. We will not need to make any changes to the existing layout of the property, we will only need to retrofit the space with a crematory and a walk-in refrigeration unit. This property currently has 3 dedicated parking spaces which is more than enough since we will not have any outside traffic to or from the property from the general public. This property also has a large fenced in drop yard which gives us more privacy for our operation. This proposed expansion will require a staff of no more than two to three people which will rarely ever be occupying the property all at the same time. We are a 24/7/365 a year business since death is not predictable. In short, we are looking to expand our services to an area that we currently serve and have been serving since the late 1980's. Our Hampton Roads clients currently must contract with us to transport to our Richmond location for embalming, cremation and storage of human remains. We would like to serve these clients more efficiently and with less liability on both parties and expand our reach to others in this area and to Southside Virginia.

Please let me know if you have any questions, concerns or need any further information.

Jeffrey McLamb  
804-824-1283  
suburbanremoval@gmail.com

## Clarification Statement

### Proposed Uses:

- Embalming of Human Remains
- Cremation of Human Remains
- Storage of Human Remains.

### Business Overview:

Our business model is business to business transactions only "We do not and will not serve the general public". Our services are only available to Funeral Homes, Police Departments, Medical Examiners & Medical Institutions.

### Property Contents:

611 Rotary St Hampton will have an office space for no more than 2 staff members, Embalming/Preparation room, Walk-in cooler, and crematory/retort.

\*There will be no viewing room or chapel as we do not serve the public or conduct funerals/visitation.\*

### Parking Requirements/Employees:

Depending on your point of view, there are 3 parking spaces in front of 611 Rotary St. They are designated for this commercial space only. There will be no more than 2 employees at this location at the same time, we will have 3 dedicated employees, but they will work different hours and have schedules that do not overlap. In conclusion we will not need any more than 2 parking spaces at any given point of any given day.

Please let me know if you have any concerns, question, or need further clarification.

Thanks

Jeffrey McLamb

804-824-1283

suburbanremoval@gmail.com

\* Bike Parking \*

Front

Front Door

Office

Lobby/Office

Mechanical Closet

Man Door

Restroom #1

Restroom #2

Preparation Room

OPEN WAREHOUSE WORK AREA

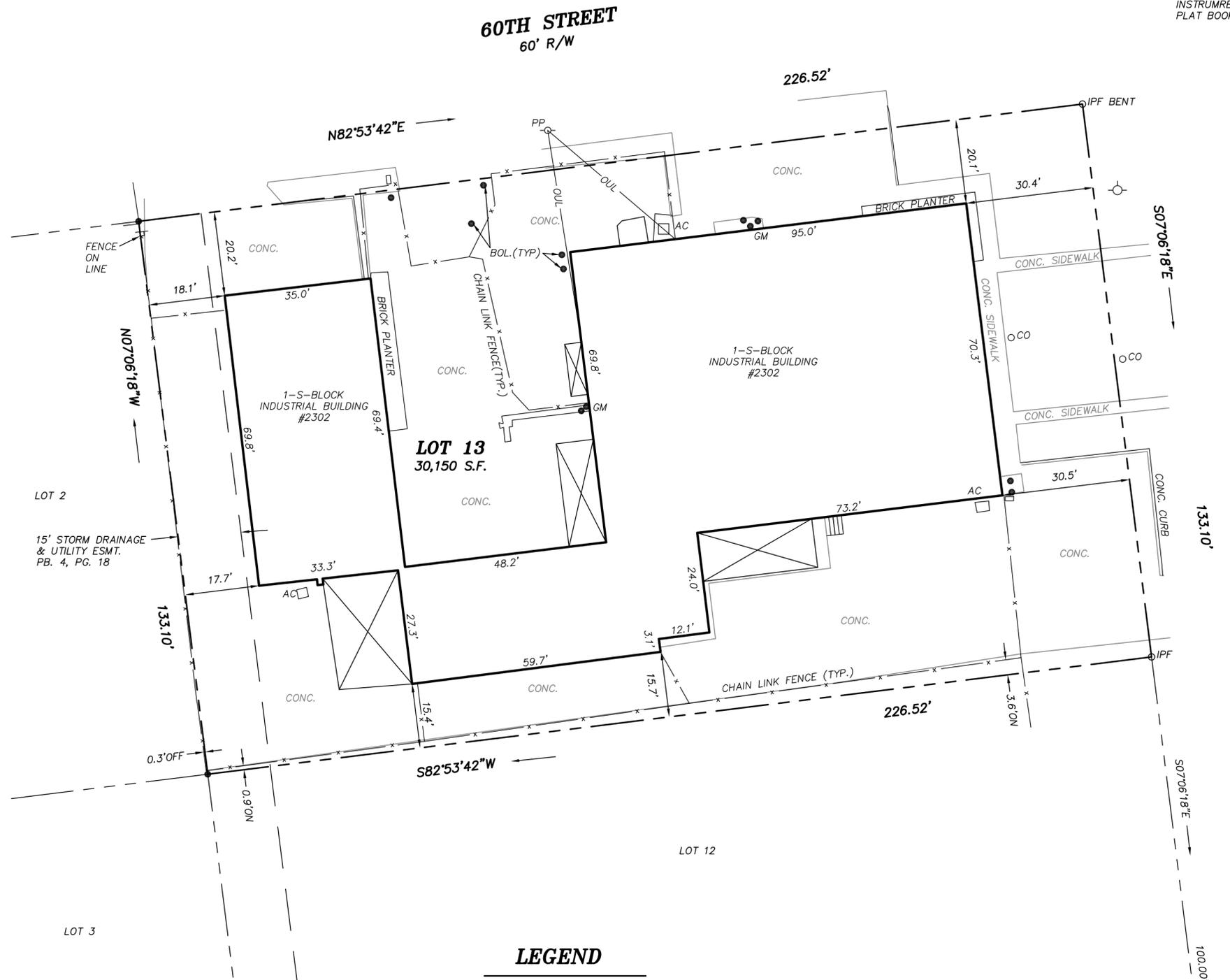
10x10 overhead door

proposed walk-in cooler Refrigeration

proposed CREMATORY Retort

Rear

- NOTES:**
1. THE EXISTENCE OF HAZARDOUS WASTES, UNDERGROUND UTILITIES, VEGETATED WETLANDS OR TIDAL WETLANDS WAS NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.
  2. PROPERTY ADDRESS:  
2302 60TH STREET - LRSN #1000315
  3. A CURRENT TITLE REPORT HAS NOT BEEN FURNISHED TO THIS OFFICE.
  4. REFERENCES:  
INSTRUMENT #0700000008  
PLAT BOOK 4, PAGE 18



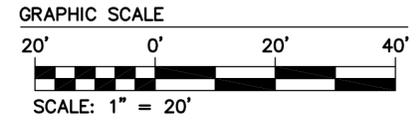
I HEREBY CERTIFY THAT ON MARCH 29, 2023 I SURVEYED THE PROPERTY SHOWN HEREON AND THAT THE TITLE LINES AND PHYSICAL IMPROVEMENTS ARE AS SHOWN ON THIS PLAT. THE IMPROVEMENTS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON TO THE PROPERTY UNLESS OTHERWISE SHOWN. THIS PROPERTY MAY BE SUBJECT TO OTHER COVENANTS, RESTRICTIONS, EASEMENTS AND ENCUMBRANCES OF RECORD NOT SHOWN.

PHYSICAL SURVEY OF THE PROPERTY OF  
**COPELAND INVESTMENT PROPERTIES, LLC**  
**LOT 13**  
 SECTION ONE  
**HAMPTON INDUSTRIAL PARK**  
 PLAT BOOK 4, PAGE 18

CITY OF HAMPTON VIRGINIA

**LEGEND**

- IPF (IRON PIPE FOUND)
- IRF (IRON ROD FOUND)
- CMF (CONC MON FOUND)
- IRS (IRON ROD TO BE SET)



<p><b>MICHAEL SURVEYING &amp; MAPPING, P.C.</b>          41 OLD OYSTER POINT ROAD          SUITE B          NEWPORT NEWS, VA. 23602          TEL 757.873.1762          FAX 757.873.1772</p>	Designed <b>PWM</b>	Drawn <b>BAM</b>
	Scale <b>1" = 20'</b>	Date <b>3/30/23</b>
	Project No. <b>23-015</b>	
	Drawing No. <b>1 of 1</b>	

# Hampton, Virginia

## Legend

- ▭ Parcels
- Lot Lines

M - Designated Bike Parking

\* Right of Main Entrance when Facing the Building Front Exterior



Title:

Date: 2/28/2025



*DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and City of Hampton is not responsible for its accuracy or how current it may be.*



# Virginia Department of Health Professions License Lookup

Current as of 02/20/2025 19:59

## License Information

<b>License Number</b>	<a href="#">0501000834</a>
<b>Occupation</b>	Funeral Establishment
<b>Name</b>	Commonwealth Funeral Service
<b>Address</b>	5404 Glen Alden Drive Henrico, VA 23231
<b>Initial License Date</b>	07/03/2019
<b>Expire Date</b>	03/31/2025
<b>License Status</b>	Current Active
<b>Facility Manager of Record or Owner</b>	Paul Hylton, MOR
<b>Additional Public Information*</b>	No

[Back to License Lookup Result](#)



# Virginia Department of Health Professions License Lookup

Current as of 02/20/2025 20:00

## License Information

<b>License Number</b>	<a href="#">0510000149</a>
<b>Occupation</b>	Crematories
<b>Name</b>	Commonwealth Funeral Service
<b>Address</b>	5404 Glen Alden Drive Henrico, VA 23231
<b>Initial License Date</b>	10/29/2020
<b>Expire Date</b>	03/31/2026
<b>License Status</b>	Current Active
<b>Facility Manager of Record or Owner</b>	Paul Hylton, MOR
<b>Additional Public Information*</b>	No

[Back to License Lookup Result](#)



# Virginia Department of Health Professions License Lookup

Current as of 02/20/2025 20:01

## License Information

<b>License Number</b>	<a href="#">0509000001</a>
<b>Occupation</b>	Surface Transportation & Removal Service
<b>Name</b>	Suburban Removal & Transport Service, Inc.
<b>Address</b>	P.O. Box 7325 Hampton, VA 23666
<b>Initial License Date</b>	11/27/1990
<b>Expire Date</b>	03/31/2026
<b>License Status</b>	Current Active
<b>Facility Manager of Record or Owner</b>	Jeffrey Michael McLamb-Owner/Sarah Kandice McLamb - Manager
<b>Additional Public Information*</b>	No



# Virginia Department of Health Professions License Lookup

Current as of 02/20/2025 20:02

## License Information

<b>License Number</b>	<a href="#">0509000185</a>
<b>Occupation</b>	Surface Transportation & Removal Service
<b>Name</b>	Seven Rivers Removal Service
<b>Address</b>	P. O. Box 472 Ark, VA 23003
<b>Initial License Date</b>	12/05/2012
<b>Expire Date</b>	03/31/2026
<b>License Status</b>	Current Active
<b>Facility Manager of Record or Owner</b>	Jeffrey Michael McLamb/Sarah Kandice McLamb - Mgr
<b>Additional Public Information*</b>	No

[Back to License Lookup Result](#)