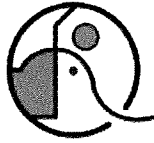


Q • D E S I G N



Architecture • Interiors • Planning
3 RUCKMAN ROAD, SUITE 201
FORT MONROE, VIRGINIA 23651
7 5 7 . 7 2 2 . 5 5 7 7
qdesignarchitecture@gmail.com

4 May 2017

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

RE: Use Permit for Superior Pawn Company I LLC at 100 W. Mercury Blvd.

1) Application Form: Application for Use Permit is completed, signed by the owner (Jay D. Dunbar) and attached.

2) Application Fee: We understand that a \$650 check is required upon City request at a later date.

3) Narrative Statement:

Square Footage: The existing construction currently being renovated, per attached and permitted construction documents, was built in 1974. The square footage of the entire building is 3748. The pawnshop would only occupy the +-2500 s.f. masonry portion of the building facing Mercury Boulevard (not the uninhabited former wood framed structure in the rear of the property that is briefly joined by a connected hallway). The affected area of renovation is 1647 s.f.

Number of Dwelling Units: n/a

Number of Employees: 3-5 including management

Operational Details:

Hours of operation: Monday-Saturday 9 a.m. to 6 p.m. and Sunday noon-5 p.m.

Number of clients/customers: about five per hour

Number of existing and proposed parking spaces: For clients, there are seven existing parking spaces now, including one ADA van space. Since this was not a change in zoning classification

nor an increase in sales area, we do not believe additional parking is required. Employees will park elsewhere.

Mr. Dunbar owns the adjacent two properties (102 and 104 W. Mercury) that also provide overflow parking for each other.

Circulation of vehicular traffic on site and to and from site: Similar to other small businesses in this corridor, there is an existing curb cut from Mercury Boulevard allowing client traffic to freely flow in and out of the site. There is ample vehicular room within the parking lot to execute a three-point turn for exiting back out to Mercury.

Detailed description of business to be conducted: Superior Pawn Company is a non-recourse lender requiring property/assets from the client to obtain a loan or sell an item. They will also sell at retail pricing items that are not redeemed by the client. They are regulated by local, state and federal laws.

Description of ownership/management: Superior Pawn Company I LLC is owned by JDRD Companies, Inc., and its sole owner/member is Jay D. Dunbar. There is a General Manager who will oversee the day to day operation of the new business. The pawnshop will have a manager and an assistant manager plus Sales Loan Associates (SLA) as needed.

The current pawnshop is located at 104 W. Mercury Boulevard and has been a pawnshop for 21 years. Mr. Dunbar started as manager of same in October 2009 and purchased the business in 2012 from his brother, Mitchell L. Dunbar. Jay Dunbar is the current president of the Virginia Pawnbrokers Association, an active member of the National Pawnbrokers Association, and a member of the Hampton Rotary Club.

4) Other information:

Certified Survey Plat of the Property: See attached.

Legal Description of the Property: See attached legal description. It is the only legal description that Mr. Dunbar has for this lot. It does not indicate actual dimensions and shape of the property but that can be ascertained from the certified plat. It also does not include a current zoning classification, but attached is the City's "City Resources" section for the property indicating its C-2 zone and overlays.

Site Plan: As no exterior work to the building is planned, the City has waived this requirement.

- Legal boundaries of the property: See attached plat.
- Existing buildings and accessory structures: See attached plat.
- Proposed buildings and accessory structure: None proposed.
- Parking areas, open space, and landscaping: See attached plat regarding gravel parking area/concrete apron, etc. and Sheet A-2 which shows 6 parking spaces but seven spaces have actually been provided. Minor landscaping has been encouraged as part of the renovation project and is underway. There is open space on each side of the building and in the rear.
- All applicable base zoning districts and overlay districts: See attached "City Resources" page.

Elevation drawings and general floor plans: The City has waived the requirement for elevation drawings as the exterior of this existing building is not changing. Four photos of the existing building are attached.

As for general floor plans, the attached construction documents for this build-out was submitted to the City, and a permit was received in February. The construction is nearly complete, and final inspections are imminent. Owner was advised of Use Permit requirement on April 28, 2017 when he tried to apply for a business license for this location.

Information on impact:

Traffic: no additional impact as there was a prior business/commercial use since 1974

Public Safety Services: no additional impact

Water/Sewer/Utility Services: no additional impact

Education: no additional impact

Other Community Facilities/Services: no additional impact

Tax Impact: In 2016, Mr. Dunbar's pawnshop business generated about \$16,000 in business property and license tax revenue for the City. The business also collected over \$120,000 in sales taxes. Payroll for the company is approximately \$560,000 annually and 3-5 new employees are being hired for this location. An amusement tax on the gun range (to be kept at the existing 104 W. Mercury location) averages \$9,000 annually. This positive impact will be magnified with this additional, adjacent location.

If you have any questions or require additional information, please do not hesitate to contact Mr. Dunbar or me.



Carrie V. Quinn, Principal and Designer