



Application for

Use Permit

Community Development Department
Planning Division

22 Lincoln Street, 5th Floor | Hampton, Virginia 23669
Phone 757-727-6140 | Fax 757-728-2449 | www.hampton.gov/planning

- Must be signed by all current property owners
- If signed by a legal representative, a copy of the executed power of attorney must be submitted; churches (unless incorporated or part of the Catholic or Episcopal diocese) must submit appropriate court order

2) Application fee

- Use permit application fee of \$650
 - Checks payable to the "City of Hampton"
 - Visa, MasterCard, Discover or Cash are also accepted
- Fee is non-refundable

3) Narrative statement

- This written statement should include a detailed description of the proposal. At a minimum, it must include (if applicable):
 - Square footage
 - Number of dwelling units
 - Number of employees
 - Operational details including hours of operation and number of clients/customers
 - Number of existing and proposed parking spaces
 - Circulation of vehicular traffic on site and to and from site
 - Detailed description of business to be conducted
 - Description of ownership/management

4) The following information—unless waived by the director of the Department of Community Development or his designee—as set forth in Section 14-3 of the Zoning Ordinance

- A recent certified survey plat of the property
 - Survey plat on no larger than 11" x 17" paper
- A legal description of the property for which the use permit is requested, including the actual dimensions and shape of the property, as well as the current zoning classification
- A site plan of the subject property as described in Section 14-3(3)(d). Typical features shown include:
 - Legal boundaries of the property in consideration
 - Existing buildings and accessory structures
 - Proposed buildings and accessory structures
 - Parking areas, open space, and landscaping
 - All applicable base zoning districts and overlay districts
- Elevation drawings and general floor plans of all buildings
- Information regarding the impact and/or demand the proposed use will place on the city's public services and facilities, including but not limited to traffic, public safety services, water, sewer and utility services, education, and other community facilities and services

Supplements to this application (depending on the type of request) and additional materials may be required at the discretion of the Director of the Community Development Department, or designee.

Note: *It is important that the required application materials be as clear as possible in the description and presentation of the proposal, as the materials will be forwarded to Planning Commission and City Council for their review and will become part of the record of the hearing on the use permit application.*

NOTICE & POSTING

Notices of Planning Commission and City Council public hearings are advertised in the *Daily Press*. Notices are also mailed to nearby property owners.

Note: *Applicants are strongly encouraged to organize a community meeting to discuss the proposal with area civic associations, property owners and residents prior to the Planning Commission's public hearing.*



Application for
Use Permit

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

OFFICE USE ONLY
Date Received:

08/27/2025

Case Number: UP 25-00010

1. PROPERTY INFORMATION

Address or Location 2163 & 2165 Cunningham Dr. Hampton, VA 23666

LRSN 7001532

Zoning District C-2

Current Land Use Restaurant with Retail Alcoholic Beverage License

Proposed Land Use Restaurant 3 with continued Retail Alcoholic Beverage License, extended hours of operation, and indoor live entertainment

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 BATTLEfield Consolidated Properties, LLC

Address 1977 Irish Bank Dr. City Virginia Beach State VA Zip 23454

Phone 757-955-0066 Email promidpr@yahoo.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name Southern Comfort Restaurant & Lounge, LLC

Address 2163-2165 Cunningham Drive City Hampton State VA Zip 23666

Phone (757) 978-0000 Email Eddieg@accesssoutherncomfort.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 Battlefield Consolidated Properties LLC

Signed by:

Name (printed) Donald L. Shapiro, Its (title) Managing member

Signature [Signature] Date 8/20/25

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 _____

OFFICE USE ONLY

- | | | |
|---|--|---|
| ☐ Application Form | ☐ Narrative Statement | ☐ Supplemental Form (if required) |
| ☐ Application Fee | ☐ Survey Plat | ☐ Additional materials (if required) |



Supplemental Information for
Restaurant 3

OFFICE USE ONLY
Date Received:

Complete this application in its entirety and submit with the completed Use Permit application form to the address below:

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

Case Number: UP _____

1. LOT INFORMATION

Address 2163 & 2165 Cunningham Dr. Hampton, VA 23666

Current On-site Parking Spaces 211 Current On-street Parking Spaces 211

2. BUILDING & OPERATIONAL INFORMATION

If not applicable, please write "N/A" or leave blank

Total Square Footage 15,561 Total Square Footage of Dance Floor 75 150 feet

Total Square Footage of Indoor Live Entertainment Performance Area 13,362 75 feet

Total Square Footage of Outdoor Live Entertainment Performance Area N/A

Proposed Type(s) of Entertainment to be Offered _____
Live Band / DJ

Total Square Footage of Outdoor Dining Area N/A

☐ Please attach a floor plan of the facility with all rooms labeled as to their use and square footage and showing the location of live entertainment performance area, dance floor area, and outdoor dining area, if applicable.

Existing Hours of Operation: Mon Closed Tue 11am-10pm Wed 11am-10pm
Thu 11am-10pm Fri 11am-10pm Sat 11am-10pm Sun 11am-10pm

Proposed General Hours of Operation: Mon 11am-2am Tue 11am-2am Wed 11am-2am
Thu 11am-2am Fri 11am-2am Sat 11am-2am Sun 11am-2am

Proposed Hours of Outdoor Dining: Mon N/A Tue N/A Wed N/A
Thu N/A Fri N/A Sat N/A Sun N/A

Proposed Hours of Live
Entertainment:

Mon 11am-2am Tue 11am-2am Wed 11am-2am

Thu 11am-2am Fri 11am-2am Sat 11am-2am Sun 11am-2am

Will there be smoking area(s) in conjunction with the restaurant? ☒ Yes ☐ No

☐ *Please indicate the floor plan to show the dedicated smoke area(s), if applicable*

Does the restaurant have a security plan? ☒ Yes ☐ No

☐ *Please attach or provide a security plan for the restaurant, if applicable*

Narrative Statement

We respectfully submit this narrative statement as part of our application to extend the hours of operation for Southern Comfort, a Restaurant 3 establishment located at 2163 Cunningham Drive in Hampton, Virginia.

The Southern Comfort Restaurant and Lounge, has operated in the Coliseum Corner Shopping Center for the past four years after the previous establishment, the Comfort Zone, moved from the Riverdale Shopping Center due to renovations revitalization of the shopping center in 2015.

The Coliseum Corner Shopping center is located near the corner of Coliseum Drive & Cunningham Drive. Southern Comfort Restaurant and Lounge, LLC has leased the building 2165 (13343 Sq. Ft) & 2163 Cunningham Drive (2,220 sq. Ft). There are currently 14 other businesses' that exist within the shopping center. Only Southern Comfort & UR Pizzeria would be open after 6:00 pm daily with 212 parking spaces and on street parking.

The Southern Comfort Restaurant and Lounge employs approximately 20 employees and hires additional staffing for banquets and larger events in the Access 2.0 Banquet Hall.

Southern Comfort offers an elegant and comfortable meeting place with excellent Southern cuisine. A place where customers always know they will get the highest quality in service, food, fun, experience, and environment. Southern Comfort features a cozy dining room and an elegant hookah lounge with modern furnishings and décor. Access 2.0 banquet hall features enough space to host business meetings, birthday parties, wedding receptions, awards, banquets, or family reunions while enjoying great food, family, and friends.

Southern Comfort is a full-service restaurant that provides high-quality dining paired with live entertainment. Eddie Gomez takes the responsibility and acts as Owner/Operator of Southern Comfort Restaurant and Lounge and Kool Partys Entertainment. Eddie started Kool Partys in 2016, establishing relationships with several restaurant owners, event planners, and a list of entertainers. Eddie is very skilled and takes his business seriously as he has previously worked on several restaurants and concepts before acquiring Southern Comfort during the restricted hours of the COVID-19 pandemic. We are requesting approval to extend our hours of operation to 2:00 AM, Monday through Sunday.

The purpose of the extended hours is to:

Provide a safe and welcoming space for late-night dining and entertainment;

Serve hospitality, healthcare, and shift-based workers looking for quality after-hours food and entertainment in a community-centered environment;

Support the local economy through extended employment, supplier partnerships, and increased business activity.

Support local musicians and entertainers with consistent performance opportunities; Southern Comfort will continue to carry the tradition of directing customers to the local hotels near the Coliseum and Convention Center and the fabulous Peninsula Town Center for shopping, which is also just across the street in Coliseum Central. Our mission is to continue to be where the out- of-town guests become regulars, so every time they visit Hampton, VA.

To ensure that the extended hours do not negatively impact the surrounding community, we are committed to:

Maintaining a licensed and professionally trained security presence during entertainment hours and from 9:00 PM to close; including at minimum one Hampton Police Department Officer on nights the restaurant is internally scheduled to be open until 2:00am with the option to add additional HPD officers for special events.

Enforcing noise level controls both inside and outside the building to respect surrounding businesses and residents;

Adhering to all ABC regulations and ensuring staff are trained in responsible alcohol service;

Managing parking and lighting to create a safe environment for patrons;

Monitoring operations to avoid loitering or disruptive behavior.

We believe that this schedule will support our long-term success while remaining sensitive to the needs of the Hampton community. Thank you for your consideration, and we are happy to provide any additional information needed to support this request.



After-Dark Security Plan

Southern Comfort

Address: 2163 Cunningham Drive, Hampton, VA

Purpose:

To ensure the safety of patrons, employees, and property during evening and late-night operations (after 9:00 PM), and to maintain compliance with city regulations and public expectations of a safe entertainment environment.

1. Security Staffing & Presence

- **Minimum of two (2) licensed security personnel** on-site from 9:00 PM until close (2:00 AM), with increased staffing on weekends or during special events.
- Security will wear clearly identifiable uniforms and carry communication devices (radios or phones) to maintain constant contact.
- One officer will be stationed at the entrance to check IDs and monitor incoming guests; the other will actively monitor the interior and exterior areas.
- In addition to security, on the nights the restaurant closes at 2am we will also have one Hampton Police Department Officer at minimum and may increase depending on special events.

2. Guest Entry & Monitoring

- **Mandatory ID check** for all guests after 9:00 PM.
- Bags may be visually inspected at the door.
- Security personnel will refuse entry to visibly intoxicated individuals or guests who do not comply with venue policies.
- A nightly **entry log** will be maintained, noting peak occupancy, incidents, and patron flow.

3. Interior Patrols

- Security staff will patrol dining, bar, and entertainment areas to monitor crowd behavior and enforce fire code compliance (e.g., no blocking exits).
- Managers and security will work together to maintain proper occupancy and prevent overcrowding on the dance floor or in high-traffic areas.

- Staff are trained in **nonviolent de-escalation techniques** and can intervene or call local law enforcement if needed.

4. Exterior Surveillance

- **Surveillance cameras** monitor all entrances, exits, and the parking area.
- Exterior patrols will occur every 30 minutes from 9:00 PM until close to ensure guest safety in the parking lot and to discourage loitering or unlawful activity.
- A **well-lit perimeter** is maintained with motion-sensor lighting and additional lighting in high-traffic areas (e.g., exits and parking).

5. Trash Disposal Policy

- **No trash is to be taken out after dark (after 8:00 PM)** to ensure staff safety and reduce potential back-alley confrontations or disturbances.
- All trash removal must be completed before sunset, and the rear service door remains locked during nighttime operations.
- The kitchen manager or closing supervisor is responsible for ensuring this policy is followed and logged in the nightly closing checklist.

6. Ride-Share & Traffic Management

- A designated **ride-share pickup zone** is located at the front of the building to minimize congestion and promote safe guest departures.
- Security will assist guests in locating their transportation and monitor for unsafe behavior or loitering.

7. Emergency Response Protocol

- A designated **shift supervisor or floor manager** is always present and trained to initiate evacuation or emergency procedures.
- A written **Emergency Action Plan (EAP)** is available on-site and reviewed with staff quarterly.
- In case of any serious disturbance, local law enforcement will be notified immediately, and the incident will be documented.

8. Incident Reporting & Review

- All after-dark incidents are documented using an **Incident Report Form** and reviewed by management the following morning.
- Recurring issues or safety concerns are addressed during weekly team meetings and result in updated protocols if needed.



KING BUILDERS GROUP

DESIGN BUILD



2153 CUNNINGHAM DRIVE, HAMPTON, VA

SOCO LOUNGE

PROJECT NAME :

PROJECT ADDRESS :

DATE :

15 / 08 / 2025

NOTES:

SHEET NAME :

COVER PAGE

SHEET NO:

A000

SITE PLAN /
PARKING ANALYSIS



NO.	TENANT	SIZE SF
153A	Liberty Tax	1,485
155A/B	UR Pizzeria	2,742
157A	Dr. John Kaufman	2,220
159A/B	Agape Hair & Nails	2,220
2161A	Diva Nails	1,110
161A	Patty Hair Salon	1,110

NO.	TENANT	SIZE SF
163A/166	Southern Comfort	15,563
165	Spencer Dental	9,211
169	SIMOS	1,310
171-175	Branches of the Vine	3,105
177	Rock Paper Scissors	805
179	Available	986

NO.	TENANT	SIZE SF
181	Available	1,110
183	Available	2,568
189	One Main Financial	2,244
195	Nix Barber	550

SHEET NAME:
SITE PLAN
SHEET NO:

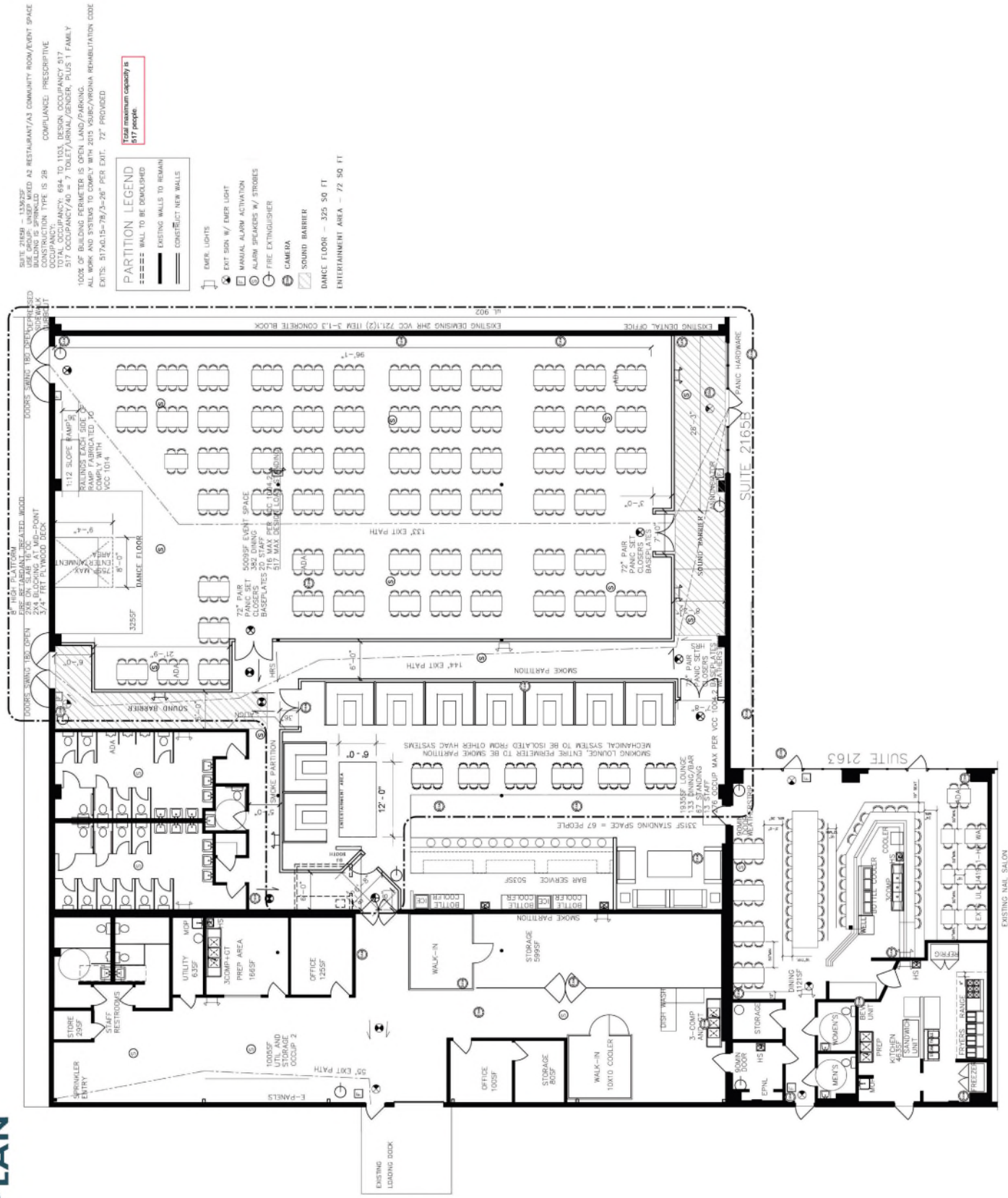
A001



PROJECT NAME: **SOCO LOUNGE**
PROJECT ADDRESS: **2153 CUNNINGHAM DRIVE, HAMPTON, VA**

DATE: **15 / 08 / 2025**
NOTES:

FLOOR PLAN



KING BUILDERS GROUP

2153 CUNNINGHAM DRIVE, HAMPTON, VA

SOCO LOUNGE

PROJECT NAME -

DATE: _____

15 / 08 / 2025

NOTES

SHEET NAME :

FLOOR PLAN

SHEET NO.:

A002

MINUTES OF THE MEMBERS OF
BATTLEFIELD CONSOLIDATED PROPERTIES, L.L.C.
IN LIEU OF A MEETING

Pursuant to the Code of Virginia, 1950, as amended and the Operating Agreement of Battlefield Consolidated Properties, L.L.C., a Virginia limited liability company ("Company") as amended, the undersigned constitute all of the members of the Company and they hereby agree to the following resolutions in lieu of a meeting:

WHEREAS, Caroline S. Shapero desires to resign as the managing member of the Company and the Members of the Company desire to appoint Donald L. Shapero in her place and stead as the managing member.

NOW THEREFORE the undersigned, being the sole members of the Company, hereby accept the resignation of Caroline S. Shapero and the appointment and election of Donald L. Shapero as the Company's sole managing member.

ALL MEMBERS

EXECUTION:

DATE OF

Caroline S. Shapero
Caroline S. Shapero

4-29-2021

2021

Donald L. Shapero
Donald L. Shapero

4/30/21

2021

Marilyn L. Parrish
Marilyn L. Parrish

4/30/21

2021