



Use Permit No. 26-0154

611 Copeland Drive

Planning Commission

May 21, 2026

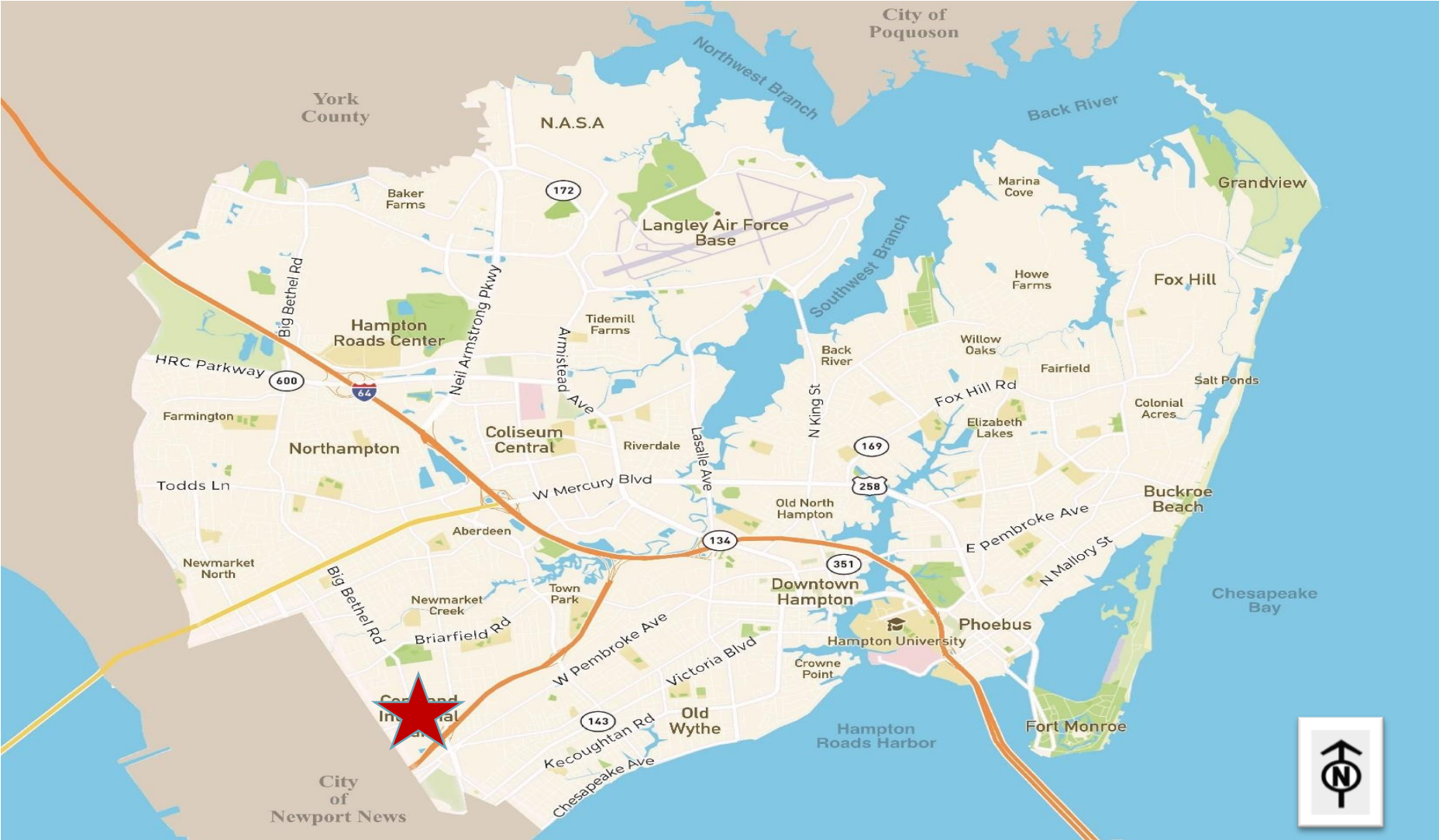
Application



Use permit to allow for vehicle repair, heavy, to occur on property zoned Heavy Manufacturing (M-3) District

Establish a vehicle paint and repair facility in the Copeland Industrial Park

Location Map



Location Map



Proposal



- Renovate an existing 11,900 sq. ft. building on .743 +/- acres into a vehicle paint and repair facility
- Operate as a “Maaco” franchise
- Create 6 to 11 new jobs
- Investments in new equipment
- Install new signage

Zoning Map



Future Land Use Map



Current Building



611 Copeland Dr.

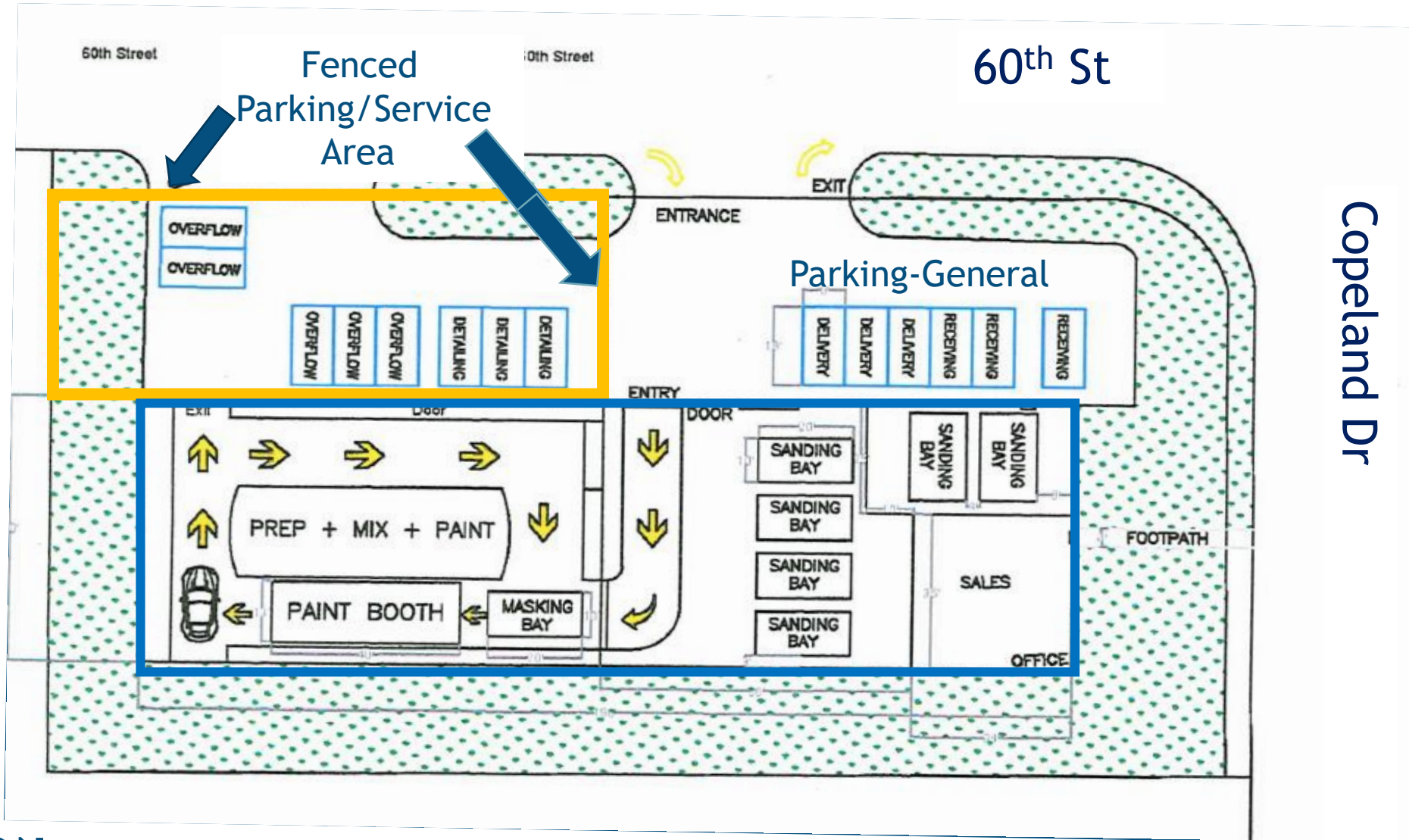
Proposed Signage



Proposed Signage



Concept Plan



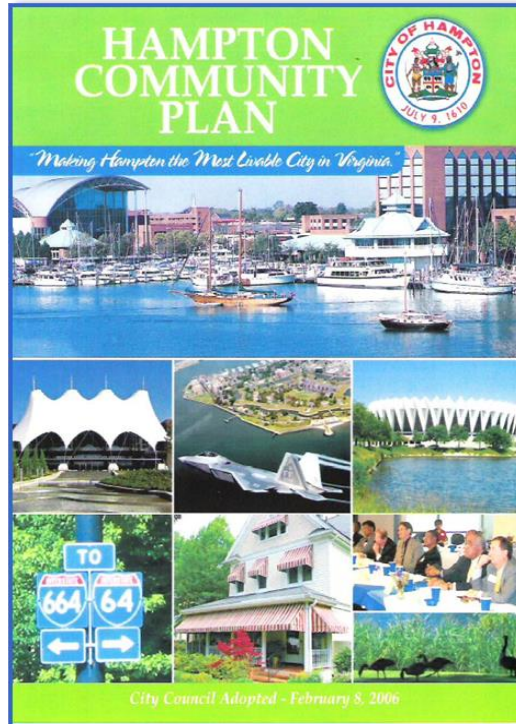
Fenced Parking/Service Area



Equipment



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 2: Focus business expansion and attraction to strengthen industrial clusters

ED Policy 4: Nurture small and start-up businesses

Use Permit Conditions



- Vehicles limited to maximum 30 days on site
- Vehicle storage is prohibited
- Screen the fenced parking/servicing area
- Certificate of Occupancy
- Compliance with applicable laws
- Nullification
- Revocation

*Complete conditions found in package

Community Meeting



- Meeting held on May 2, 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 industrial park
- Provides 6 to 11 new jobs
- Investments in equipment

Conclusion



- Applicant opportunity to present
- Public hearing
- Action
 - Staff recommends **APPROVAL** of UP No. 26-0154 with seven (7) conditions

*Complete conditions found in package