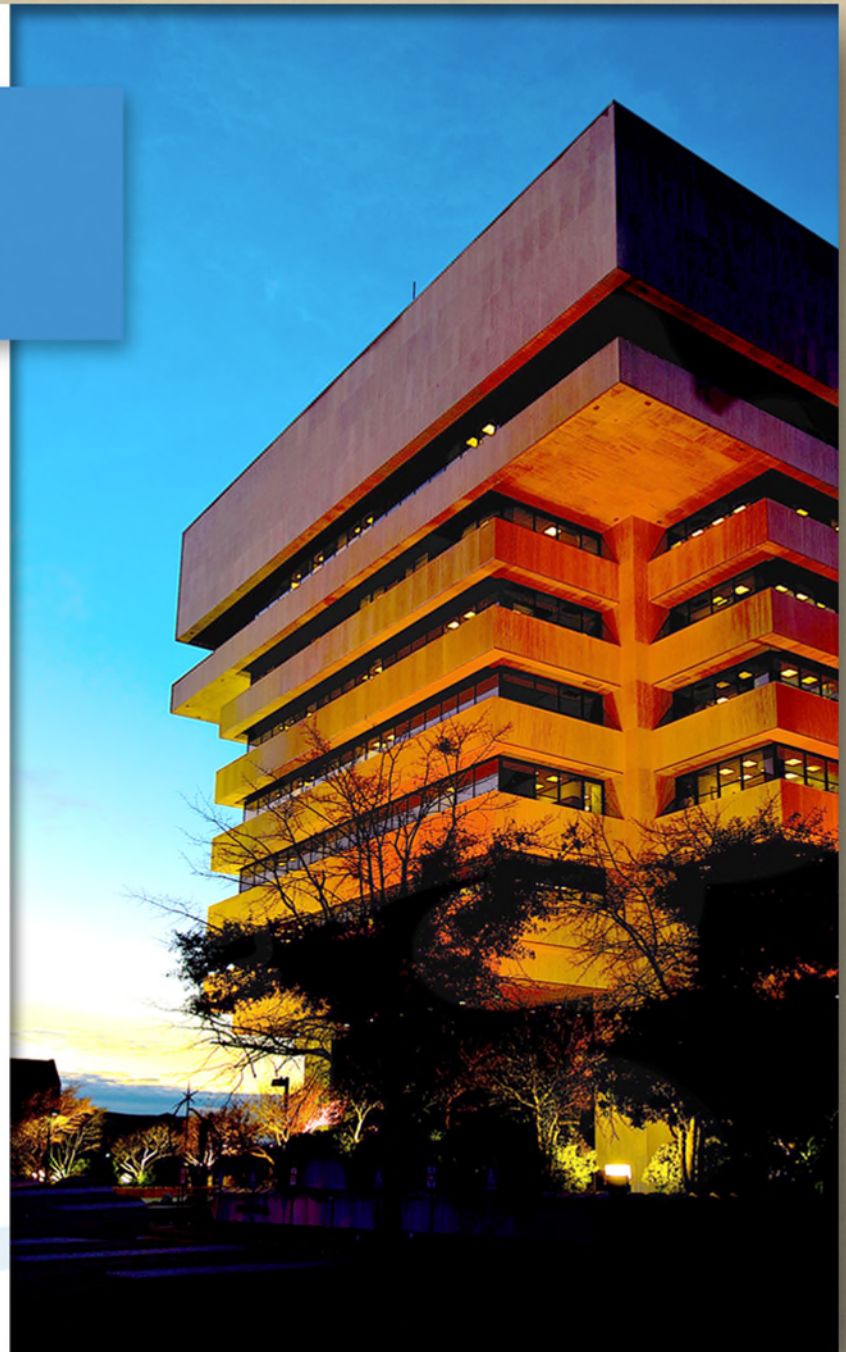


HAMPTON VA

Use Permit Application No. 25-0196

4330 Kecoughtan Rd
Fishers Landing Eats

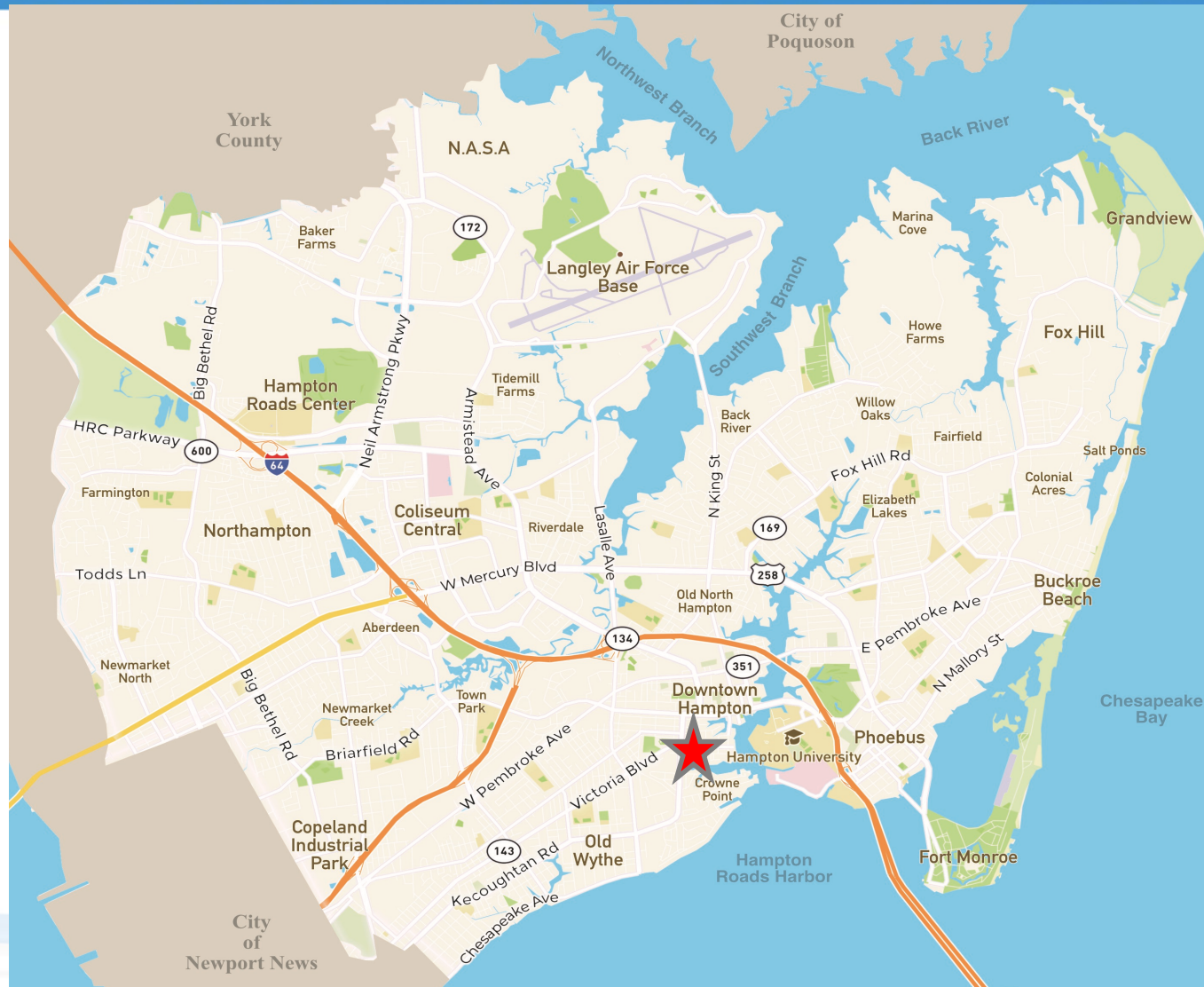
Planning Commission
July 17, 2025



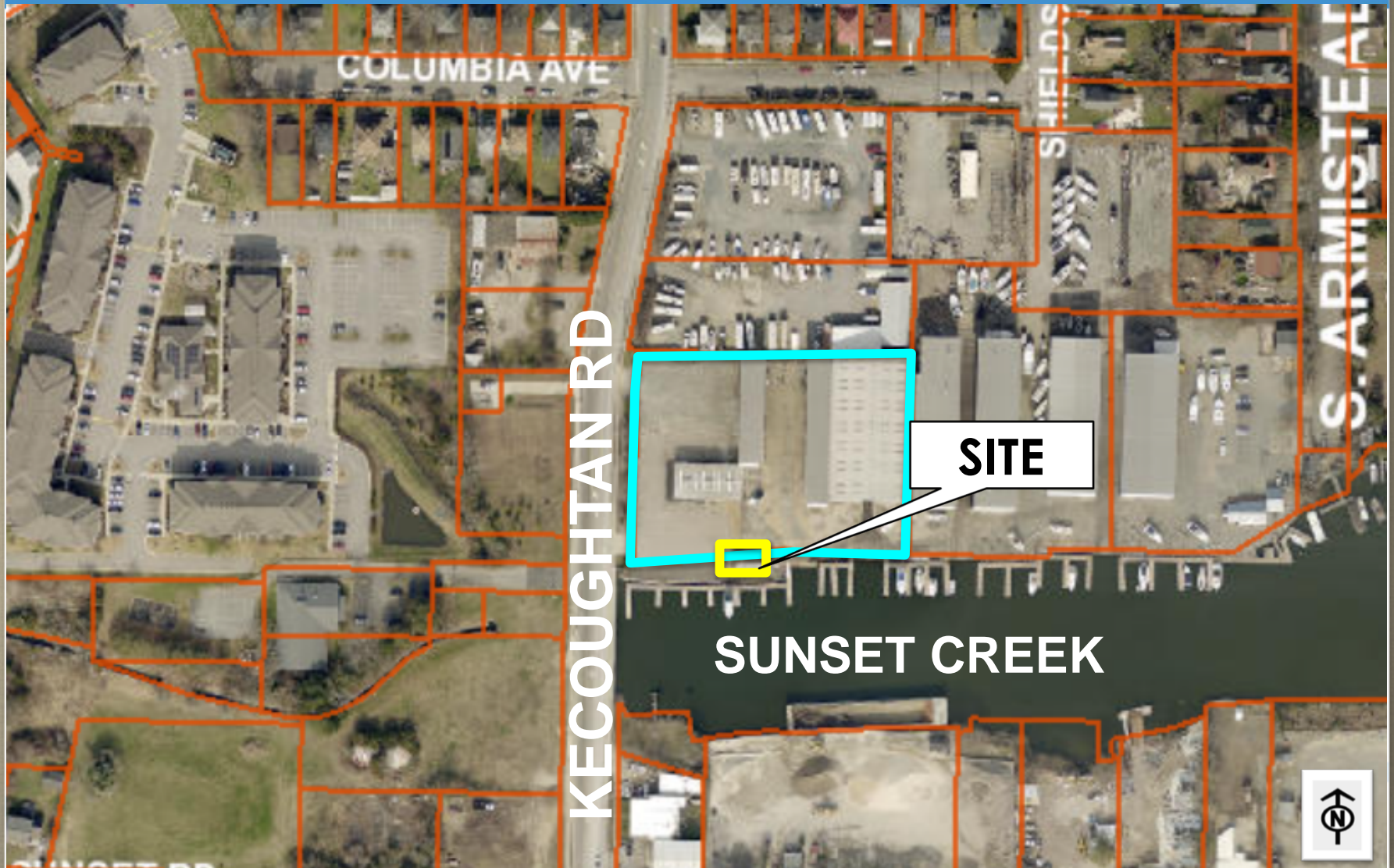
Application

Use permit to allow for a
Restaurant 3 in the Light
Manufacturing (M-2) District

Location



Location

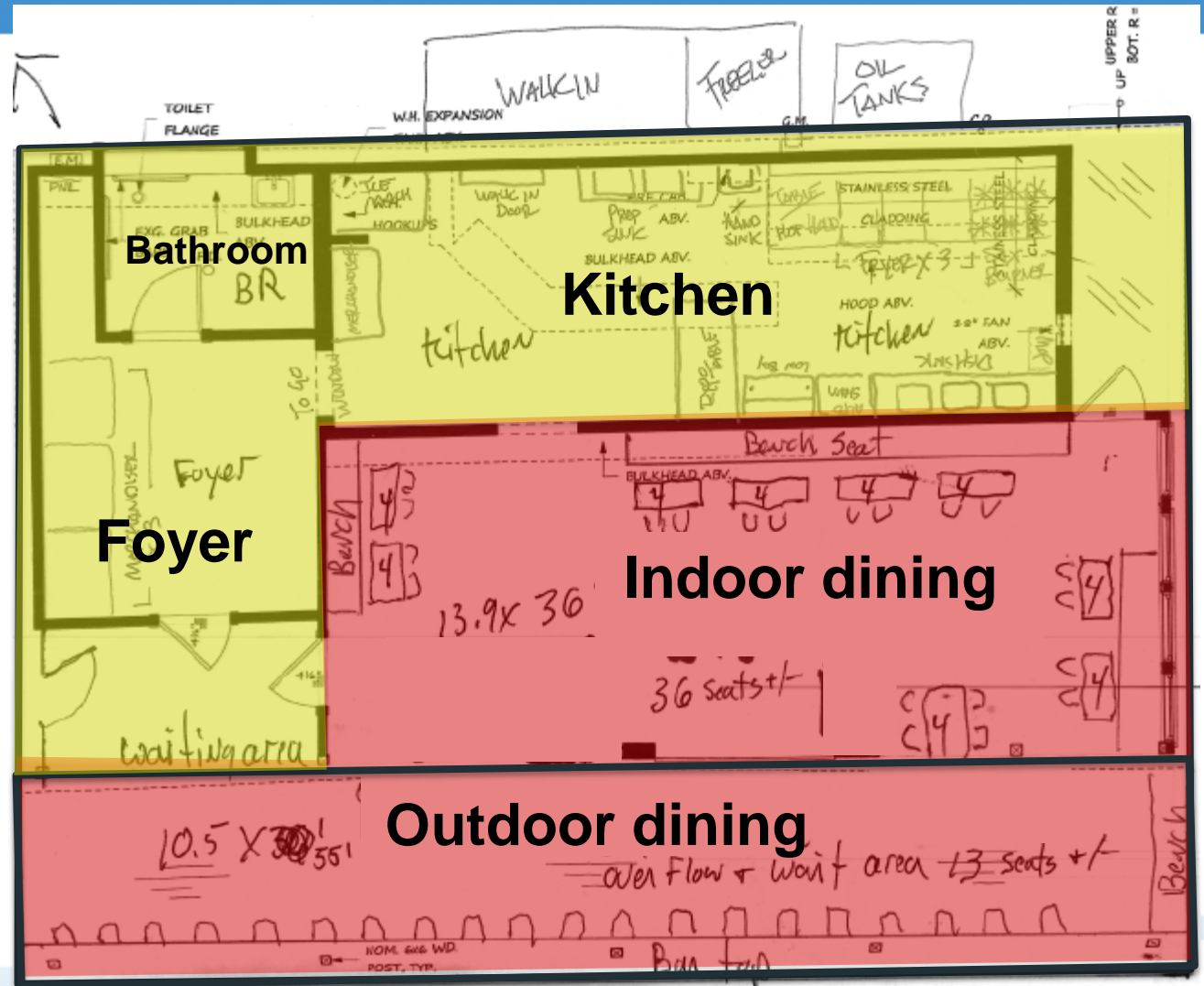


Proposal

- 1,026 sq. ft. restaurant with outdoor dining
- Proposed Hours of Operation
 - Monday - Sunday, 11 am to 9 pm
- Include alcohol sales
- No live entertainment

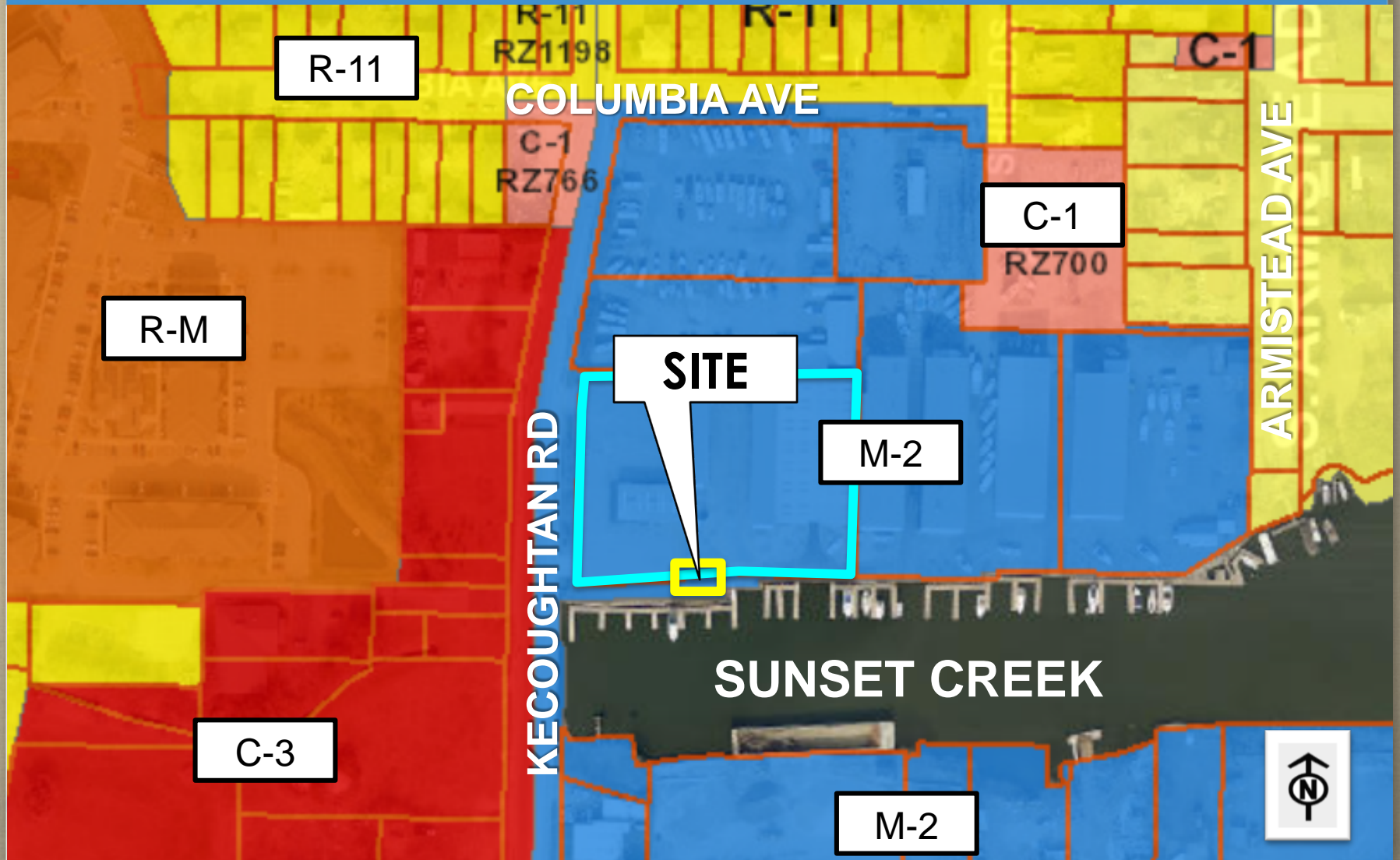
Floor Plan

Fishers
Landing Eats
(1,026 sq. ft.)

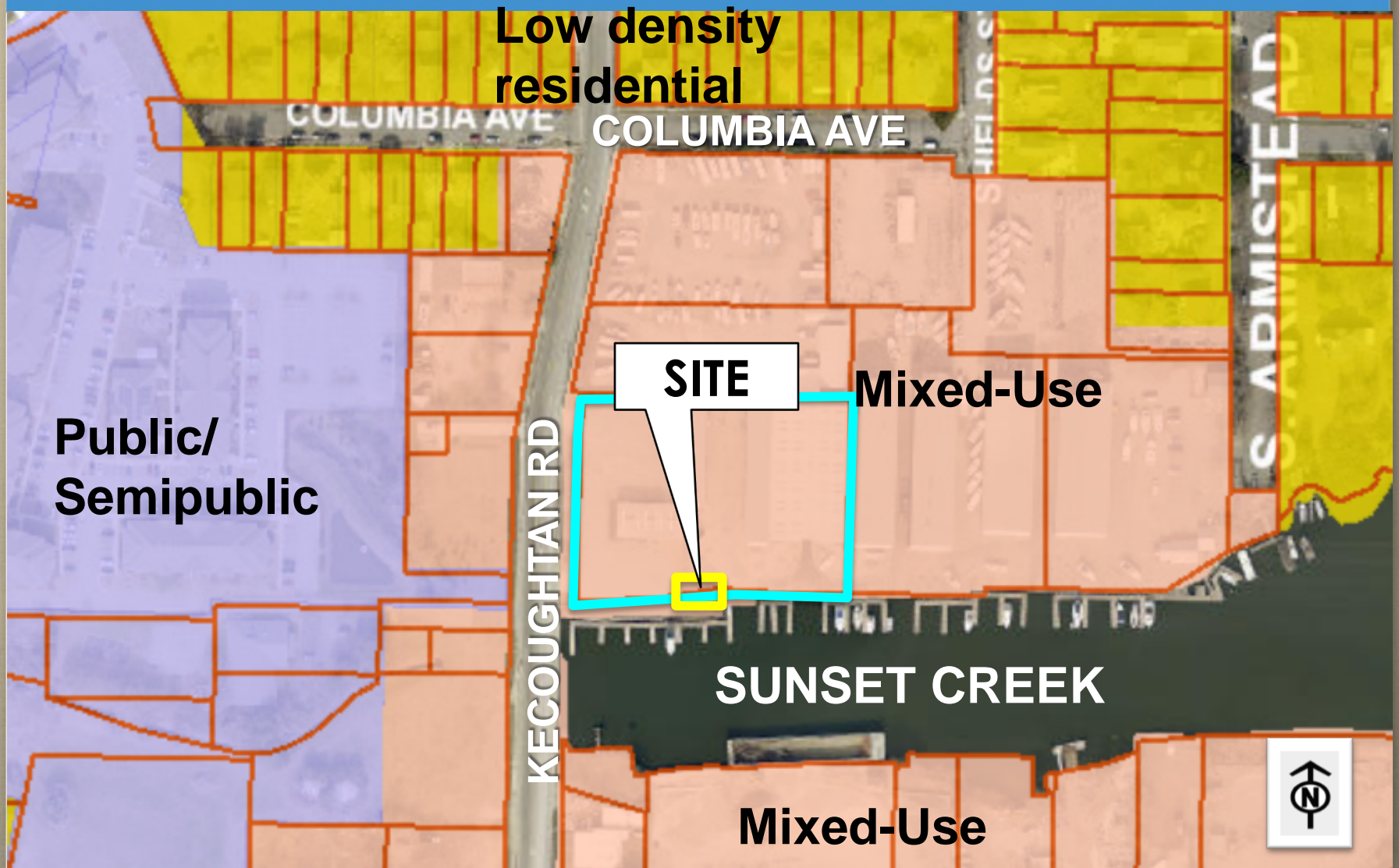


Sunset Creek

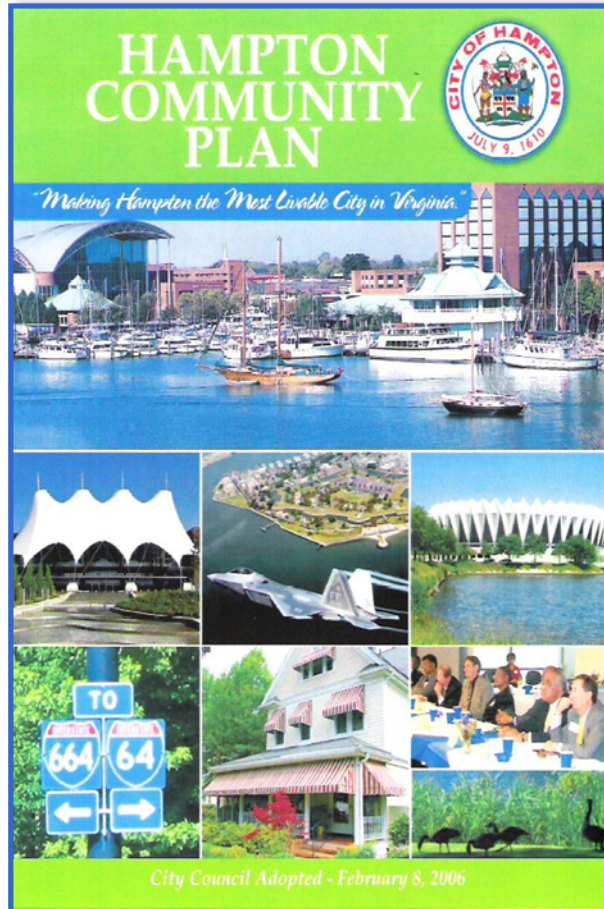
Zoning Map



Future Land Use Map



Public Policy



Hampton Community Plan (2006, as amended)

- **LU-CD Policy 3:** Promote compatibility and synergy among different land uses.
- **LU-CD Policy 31:** Encourage a mix of land uses that is appropriate for each district.
- **ED Policy 4:** Nurture small and start-up businesses.
- **ED Policy 6:** Expand tourism, entertainment, and cultural opportunities within the city.

Public Policy

Kecoughtan Corridor Master Plan



- Encourage mixed-use development along Sunset Creek
- Water-oriented commercial uses are recommended along Sunset Creek

Analysis

- Previous restaurant with outdoor dining at this location
- Proposed hours of operation are consistent with those similar restaurants previously approved
- Proposal use is compatible with existing surrounding development

Recommended Conditions

- Issuance of Permit
- Hours of Operation
 - Monday - Sunday 5:00 AM to 12:00 AM
- Capacity
- Sound
- Licensing & Compliance with Laws
- ABC Licensee Expiration
- Revocation & Nullification

*Complete Recommended Conditions found in Package

Community Meeting

- To date the applicant has not held a community meeting

Conclusion

- Applicant opportunity to present
- Public hearing
- Action
 - Staff recommends **APPROVAL** of Use Permit Application No. 25-0196 with nine (9) conditions