

STAFF EVALUATION

Case No.: Use Permit No. 21-00024

Planning Commission Date: March 17, 2022

City Council Date: April 13, 2022

Prepared By:	Donald Whipple, Chief City Planner	728-5235
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General Information

Applicant Atlantic Machinery, Inc.

Property Owner L&F Holdings LLC

Site Location 2201 Mingee Drive [1000437]

Aerial Map:



Requested Action Use Permit to allow for vehicle repair, heavy within the Heavy Manufacturing (M-3) District.

Description of Proposal The proposed operation, as described in the application, involves the servicing and rental of sewer and street equipment (e.g. street sweepers, jet/vacuums, tv inspection equipment, etc.). Although equipment sales occur at the corporate facility in Silver Spring, MD, equipment would be assembled and serviced at the proposed 2201 Mingee Drive location (± 0.85 acres parcel), which is within Copeland Industrial Park. Equipment served in this location would consist primarily of street sweepers and jet/vacuums. Trucks being serviced and/or assembled with equipment will be stored either

inside the building or outside in the rear parking area which is enclosed by a fence.

In addition, the applicant proposes to have 1-2 equipment units available to rent which would be stored in the rear parking area.

Existing Land Use

Currently vacant

Zoning

Heavy Manufacturing (M-3) District

Surrounding Land Use and Zoning

North: Heavy Manufacturing (M-3) District; industrial
South: Heavy Manufacturing (M-3) District; industrial
East: Heavy Manufacturing (M-3) District; industrial
West: Heavy Manufacturing (M-3) District; industrial

Surrounding Zoning Map:



Public Policy

The Hampton Community Plan (2006, as amended) is adopted as the guiding policy document for the City of Hampton. The Hampton Community Plan includes the following policy recommendations pertinent to this case:

Land Use and Community Design Policies:

LU-CD Objective 4: Evaluate land use proposals from a regional, city-wide, and neighborhood perspective.

Economic Development Policies:

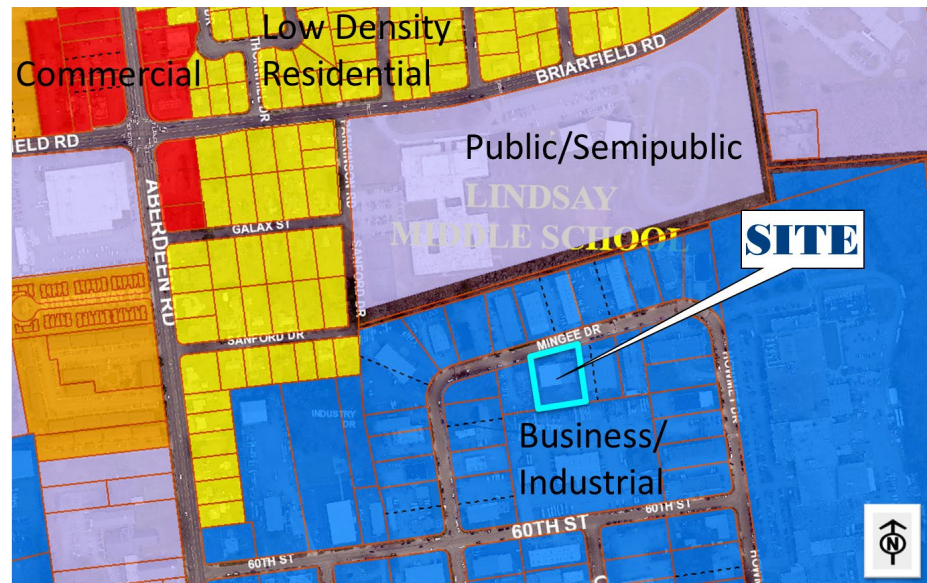
ED Policy 4: Nurture small and start-up businesses.

ED Policy 12: Focus special attention on strengthening the ability of older commercial and industrial areas to support new and expanded business activity.

Future Land Use:

The Hampton Community Plan (2006, as amended) designates this area as business/industrial. Business industrial development includes existing and future areas appropriate for employment centers, business parks, research and development, and manufacturing. More specifically, heavy industrial generally refers to intensive-type uses, including manufacturing, assembly, processing, distribution and storage business operations.

Future Land Use Plan Map:



<i>Traffic Impacts</i>	There are no anticipated traffic impacts on the existing street network relative to the proposed use.
<i>Environmental</i>	No anticipated environmental impacts associated with the proposed use.
<i>Conditions</i>	<p>Staff is recommending seven (7) conditions that are consistent with the Copeland Industrial Park Design Guidelines, addressing storage, parking, and landscaping. Recommended conditions include:</p> <ul style="list-style-type: none"> • Limiting use to heavy vehicle repair for commercial vehicles only; • Standards for the exterior storage area(s); • Location of accessory structures; • Standards for on-site parking; • Landscaping guidelines; • Revocation and nullification of use permit;
<i>Community Meeting</i>	The applicant has not scheduled a community meeting.

Analysis

Use Permit Application No.21-00024 is a request to operate a heavy vehicle repair at 2201 Mingee Drive, which is within the Copeland Industrial Park. The specific operation as defined in the application involves the assembly and service of certain commercial vehicles, such as street sweeps and jet/vacuum equipment. The applicant also intends to provide the rental of such equipped commercial vehicles. The property is zoning Heavy Manufacturing (M-3) District. Vehicle repair, heavy, is permitted within the M-3 District with an approved use permit.

On October 14, 2020, the City of Hampton adopted changes to the definition of uses relating to vehicles, additional standards around such uses, and the way in which they are permitted in various districts. Vehicle repair, heavy is one of those uses affected by the change. This is the first use permit application for the use vehicle repair, heavy since these amendments were adopted. The use permit requirement allows the Planning Commission and City Council to consider the appropriateness of the use at this location as well as apply conditions to assure the use operates appropriately for the location.

As defined in the ordinance, vehicle repair, refers to “repair shops whose work requires dismantling pieces of a vehicle for repair. Typical services may include light vehicle repair, collision repair; engine or transmission work requiring removal and/or replacement of all or part of the engine or transmission; and replacement of items such as doors and bumpers. Such work often takes days or weeks to complete. This term shall include rebuilder as defined by Section 46.2-1600 of the Code of Virginia, as amended.”

The future land use recommendation of the Hampton Community Plan (as amended) designates the subject site as business/industrial. More specifically, heavy industrial generally refers to intensive-type uses, including manufacturing, assembly, processing, distribution and storage business operations. The Community Plan recognizes the need to nurture small and start-up businesses and strengthening the ability of older commercial and industrial areas to support new and expanded business activity (pg. ED-23).

In an effort to protect and enhance property values and promote economic viability and vitality of Copeland Industrial Park, design guidelines were developed for the Park in 2017. The intent of the guideline is for design principles and standards be applied to relevant new construction, redevelopment, and land use applications proposed within the Park. Staff is recommending relevant aspects of these guidelines be applied to this proposal and are incorporated into the staff recommended conditions. In that the heavy vehicle repair use appears to be consistent with the City's policies and is comparable to existing uses within the industrial park, staff recommends this application be approved. Should this application be approved, staff would recommend seven (7) conditions that address the standards of use, exterior storage areas, including location, screening, and fencing, accessory structures, parking, and landscaping.

Staff recommends **APPROVAL** of Use Permit Application No. 21-00024. If approved, staff recommends approval with seven (7) conditions.