

CONDITIONS

Use Permit No. 26-0226

Vehicle Sales (Used) | L. Orlando Panka

690 Bell Street, Hampton, Virginia (LRSN: 1002400)

1. Issuance of Permit

- a. The Use Permit applies only to the property located at 690 Bell Street, Hampton, Virginia 23661 [LRSN 1002400] (the "Property"), and shall not be transferable to any other location.
- b. The uses approved in this Use Permit are limited to existing site conditions and improvements as shown in the attached Exhibit A.

2. Authorized Use

- a. This Use Permit authorizes the Permitholder to conduct used car sales, including the display, sale and transfer of pre-owned passenger vehicles and light-duty trucks.
- b. The Permitholder may also continue providing minor vehicle preparation services (such as cleaning, detailing, and light cosmetic work) at the Property to the extent permitted by the Zoning Ordinance of the City of Hampton. Major mechanical repair or body work repair is strictly prohibited under this Use Permit.
- c. No building additions or major site modifications are authorized under this Use Permit.

3. License

- a. The Permitholder shall obtain and maintain all applicable licenses and approvals required by the Commonwealth of Virginia and the City of Hampton to engage in the uses herein permitted, including but not limited to a valid motor vehicle dealer license through the Virginia Department of Motor Vehicles. Failure to maintain such licensing shall invalidate authorization for the approved use.
- b. Any lapse, suspension, revocation, or expiration of the required dealer license shall immediately suspend authorization to conduct vehicle sales on the Property until the license is reinstated.
- c. The business shall comply with all applicable consumer protection, title transfer, and recordkeeping requirements established by the Commonwealth of Virginia.

4. Operational Standards

- a. Outdoor activity shall be limited to vehicle display, customer viewing, sales activities, and normal vehicle movement associated with inventory.
- b. Vehicle displayed on-site shall be in operable condition, with current State inspection decal and be suitable for sale.
- c. Storage of inoperable, dismantled, wrecked, or abandoned vehicles is strictly prohibited.
- d. The Property shall be maintained in a clean, orderly, and well-kept condition at all times.

5. Hours/Days of Operation

- a. Business operations shall be limited to Monday through Saturday, 9:00 a.m. to 5:00 p.m.

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6. Traffic and Site Access

- a. The existing access point to the Property from Bell Street shall be the primary area for all ingress and egress. This access shall be maintained in a manner free of any blockages and kept clear at all times to ensure safe and unobstructed passage.
- b. A Deed of Easement was granted to the property owner, F. Craig Reed, on September 29, 2022 by Messiah Center of Hampton, Inc. on the adjacent property. This easement allows a second route of ingress/egress onto the Property.
- c. Site circulation shall be maintained in a manner that does not obstruct or encroach upon public right-of way.

7. Parking and Display

- a. All vehicle parking, display, and customer parking shall occur entirely on-site and shall be maintained on an improved surface in accordance with the approved site plan.
- b. Display vehicles shall not extend into public rights-of-way or adjacent properties and shall be limited to designated display areas as shown on Exhibit A dated April 2, 2026.
- c. The site shall maintain sufficient internal circulation for customers and staff and shall not obstruct required parking spaces, drive aisles, fire lanes, or pedestrian access.
- d. The number of vehicles displayed shall be consistent with available on-site parking and circulation capacity.

8. Environmental and Site Management

- a. Any fluids, cleaning materials, or minor maintenance-related substances shall be handled and stored in accordance with applicable local, state, and federal regulations.
- b. No major vehicle repair or hazardous material handling shall occur on-site.
- c. No dumping, discharge, or improper storage of hazardous materials shall be permitted on-site.

9. Nullification

- a. The Use Permit shall become null and void if the use is not established within twelve (12) months of the date of approval by City Council.
- b. The Use Permit shall become null and void if the facility is not used for the permitted use for a period of twenty-four (24) consecutive months.

10. Revocation

Failure to comply with any conditions of this Use Permit shall constitute a violation of the provisions of Chapter 14 of the Zoning Ordinance and shall be cause for revocation of the use permit by City Council.

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11. Compliance with Laws

The Permitholder shall comply with all applicable federal, state, and local laws and regulations.

Site Plan

