



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:

January 15, 2026

Case Number: UP **26-00001**

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 1 Bayport Way, Ste 100 City Newport News State VA Zip 23606

Phone (757) 873-34445 Email veronica.waller@thalhimer.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. Shepero, Its (title) Managing Member

Signature *Donald L. Shepero* Date 1/10/26

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		
<input type="checkbox"/> Application Form	<input type="checkbox"/> Narrative Statement	<input type="checkbox"/> Supplemental Form (if required)
<input type="checkbox"/> Application Fee	<input type="checkbox"/> Survey Plat	<input type="checkbox"/> Additional materials (if required)



Supplemental Information for Restaurant 3

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

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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

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

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-12am Wed 11am-12am
Thu 11am-12am Fri 11am-2am Sat 11am-2am Sun 11am-12am

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 leases two adjoining but distinct spaces within the shopping center:

- 2163 Cunningham Drive (approximately 2,220 square feet), which houses the Southern Comfort restaurant and SoCo Lounge; and
- 2165 Cunningham Drive (approximately 13,343 square feet), which houses the Access 2.0 Banquet Hall.

Access 2.0 is a private banquet and event space and is not open for daily operations. This space is used only a few times per month for pre-booked private events. When not in use, Access 2.0 is fully secured, locked, and closed to the public.

Additionally, Access 2.0 & SoCo do not share public access points during normal restaurant operations. When customers enter Southern Comfort and the SoCo Lounge, the Access 2.0 banquet hall is not visible or accessible. Physical barriers and locked entryways ensure separation at all times.

There are currently 14 other businesses' that exist within the shopping center. Only Southern Comfort & UR Pizzeria would be open after 6:00pm 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.

FLOOR PLAN

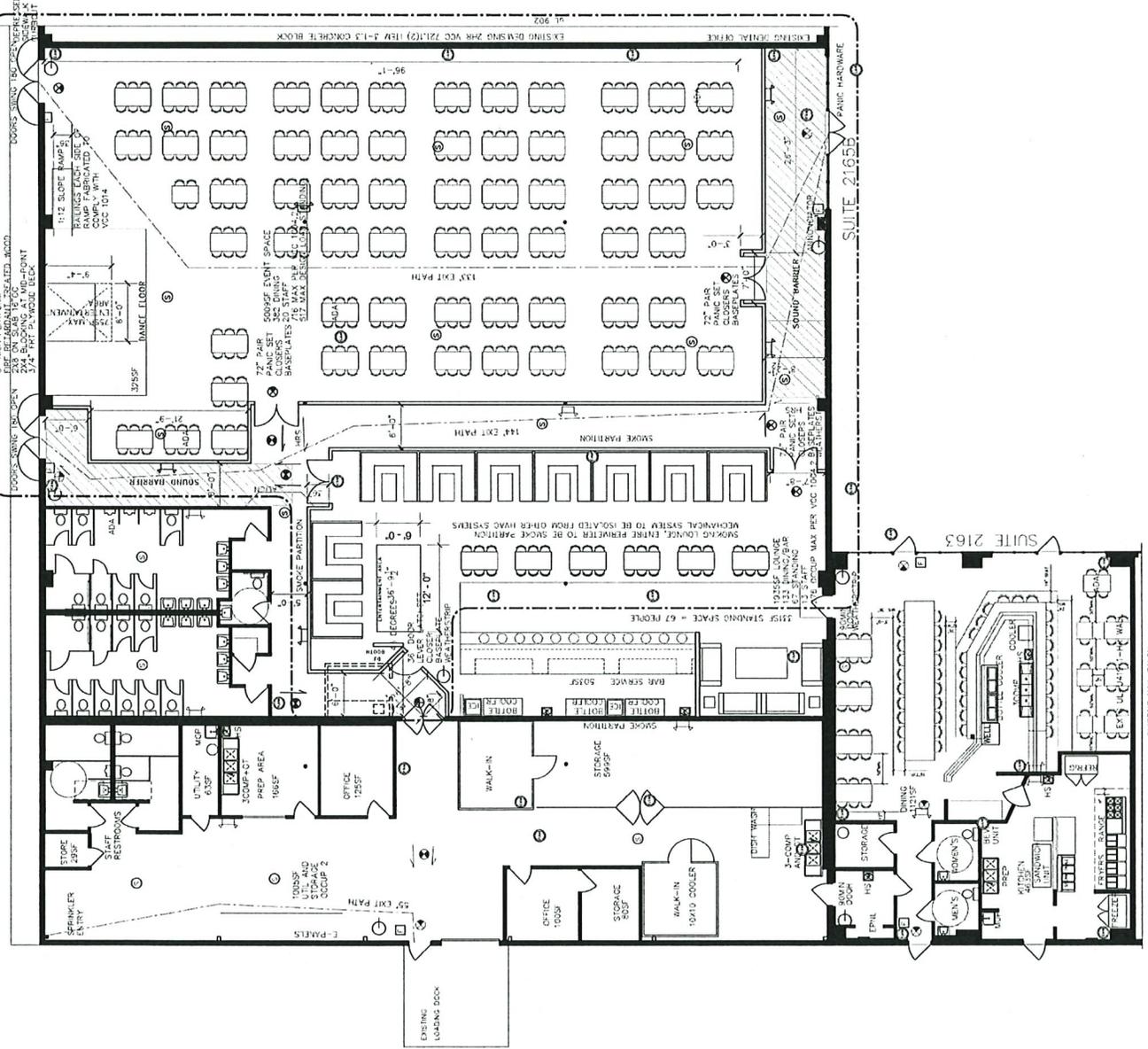
SUIT 2166 - 13,350 SF
 BUILDING IS SPRINKLED
 OCCUPANCY TYPE IS 2B
 COMPLIANCE: PRESCRIPTIVE
 TOTAL OCCUPANCY: 694 TO FULL DESIGN OCCUPANCY 517
 517 OCCUPANCY/40 = 7 TOILET/SHRINK/GENDER, PLUS 1 FAMILY
 1000'S OF BUILDING PERMITS ARE OPEN FOR CONSTRUCTION
 ALL WORK SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE
 EXITS: 51740; 51743; 51746 PER EXIT 72' PROVIDED

Total maximum capacity is
 517 people.

PARTITION LEGEND
 ===== WALL TO BE DEMOLISHED
 ===== WALLS TO REMAIN
 ===== CONSTRUCT NEW WALLS

- EMER. LIGHTS
- EXIT SIGN W/ BACK LIGHT
- MANUAL ALARM ACTIVATION
- ALARM SPEAKERS W/ STROBES
- FIRE EXTINGUISHER
- CAMERA
- SOUND BARRIER

DANCE FLOOR - 325 SQ FT
 ENTERTAINMENT AREA - 72 SQ FT



PROJECT ADDRESS: 2153 CUNNINGHAM DRIVE, HAMPTON, VA

PROJECT NAME: SOCO LOUNGE

DATE: 07/01/2026

NOTES:

SHEET NAME: FLOOR PLAN

SHEET NO: A002

