

STAFF EVALUATION

Case No: Use Permit No. 25-0103

Planning Commission Date: April 17, 2025

City Council Date: May 14, 2025

Prepared By: Han Vu, City Planner

727-6252

Reviewed By: Donald Whipple, Chief Planner

728-5235

Reviewed By: Jessica Kraus, Assistant City Attorney

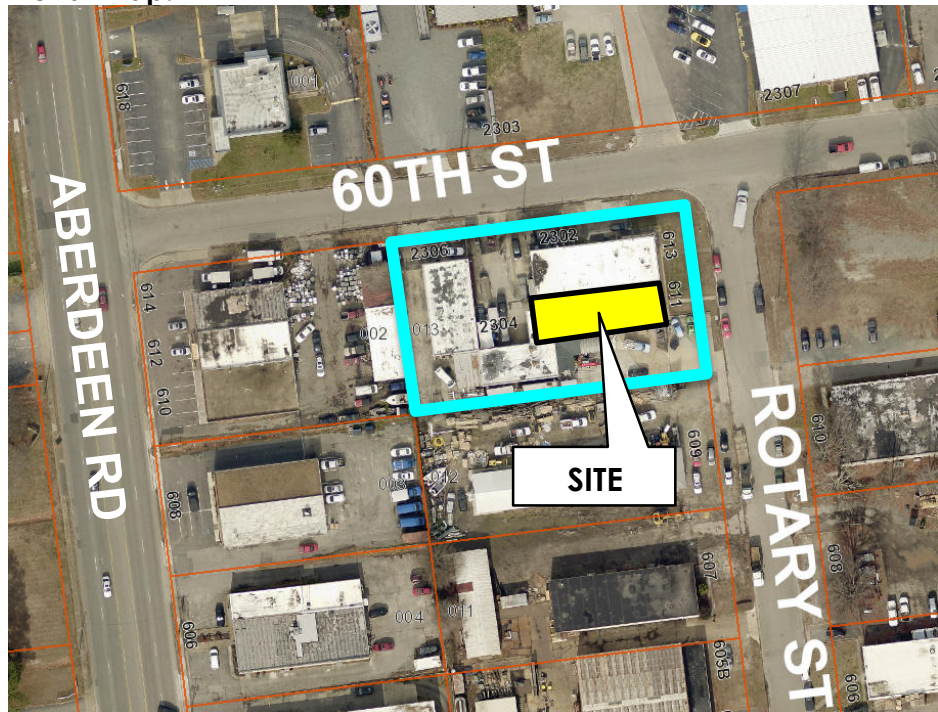
General Information

Applicant Jeffrey McLamb

Property Owner(s) Copeland Investment Properties, LLC

Site Location 611 Rotary St [LRSNs: Portion of 1000315]

Aerial Map:



Requested Action Use Permit to allow for a Funeral Home/Mortuary in an existing building within the Light Manufacturing (M-2) District.

Description of Proposal The property is situated in the Copeland Industrial Park. Specifically, the proposed crematorium will be exclusively available to serve funeral homes, the Police Department, medical examiners, medical institutions, and will not be accessible to the general public. The redevelopment as described in the application will be retrofitted to accommodate a preparation room, office space, warehouse, cremation retort, and a walk-in

refrigeration unit. The proposal does not include provisions for a chapel or public viewing area.

Existing Land Use Vacant suite

Zoning Light Manufacturing (M-2) District.

Surrounding Land Use and Zoning

North: Light Manufacturing (M-2) Districts; Storage of materials, indoor or outdoor, including equipment rental and contractor's storage

South: Light Manufacturing (M-2) District; Storage of materials, indoor or outdoor, including equipment rental and contractor's storage

East: Light Manufacturing (M-2) District; vacant.

West: Light Manufacturing (M-2) District; Retail Sales, general.

Surrounding Zoning Map:



Public Policy

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

Land Use and Community Design Policies:

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

LU-CD Policy 31: Encourage a mix of land uses that is appropriate for each district. Promote the efficient use of land and high-quality urban design.

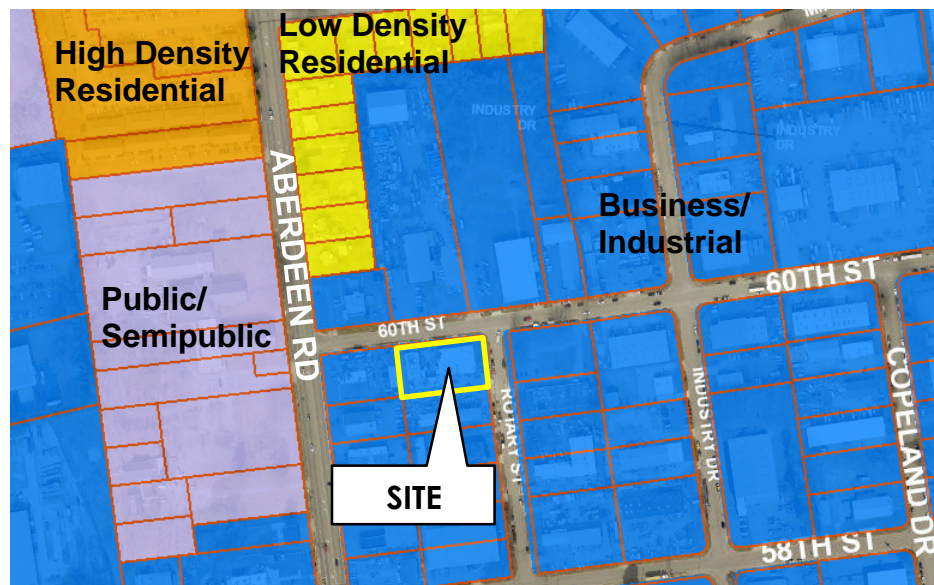
ED Policy 10: Foster the successful redevelopment of well-situated vacant and underutilized commercial and industrial properties within the city.

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.

Future Land Use Plan Map:



Traffic Impacts and Parking

The proposal includes existing on-site parking spaces for staff members. There are available spaces on the side of the building for loading purposes. With the existing parking spaces provided, no traffic or parking impacts are expected. Per Zoning Ordinance Section 11-2, one dedicated bicycle parking space will be required.

Environmental

No anticipated environmental impacts.

Conditions

Should this use permit be approved, staff has recommended **seven (7)** conditions to include:

1. Issuance of permit;
2. Parking;
3. Traffic Circulation;
4. Certificate of Occupancy;
5. Compliance with Laws;
6. Revocation; and
7. Nullification

The full set of recommended conditions can be found in the package.

Community Meeting

To date a community meeting has not been held.

Analysis

Use Permit No. 25-0103 is a request by Jeffrey McLamb to permit a crematorium at 611 Rotary St [LRSNs: Portion of 1000315]. The subject site is zoned Light Manufacturing (M-2) District, which permits the Funeral Home/Mortuary use subject to an approved use permit.

The subject property is located within the Copeland Industrial Park. The proposed crematorium is designed to serve specific clients, including funeral homes, the Police Department, medical examiners, and medical institutions. Access to the facility will be restricted to these entities, and the crematorium will not be open to the general public.

The proposed redevelopment, as outlined in the application, will involve retrofitting the interior of the existing structure to include a preparation room, office space, warehouse, cremation retort, and a walk-in refrigeration unit. Notably, the proposal does not include provisions for a chapel or a public viewing area, in line with the intended private and professional use of the facility.

The proposed business would operate on a 24-hour, seven-day-a-week basis, year-round. The hours of operation are consistent with those of similar establishments in the area. Services provided by the crematorium will include embalming, cremation, and the storage of human remains. This facility is proposed to address a specific and ongoing demand for such services in the surrounding areas, particularly as the Richmond branch of the applicant's company has secured many contracts in Hampton Roads over the years, serving clients in need of these specialized services.

The applicant must obtain and maintain all applicable licenses, including but not limited to those required by the Virginia Board of Funeral Directors and Embalmers and the Virginia Department of Environmental Quality, and ensure its business registration remains active if it is a legal entity.

The Hampton Community Plan (2006, as amended) recommends Business/Industrial land use for the subject property. The Plan calls for evaluating land use proposals from a regional, city-wide and neighborhood perspective. Furthermore, land-use and economic development policies related to this land use application include fostering the successful redevelopment of well-situate vacant and underutilized commercial and industrial properties, promoting the efficient use of land, and strengthening the ability of older commercial and industrial areas to support new and expanded business activity within the City.

Should this Use Permit be granted, staff has identified seven (7) recommended conditions based upon the proposed use's operational and land use characteristics as highlighted below:

1. Issuance of permit;
2. Parking;
3. Traffic Circulation;
4. Certificate of Occupancy;
5. Compliance with Laws;
6. Revocation; and
7. Nullification

The full set of conditions is included within the package.

The proposal aligns with the Community Plan's objectives of fostering business and industrial uses within the existing industrial park, while making efficient use of vacant suite. Furthermore, it addresses a demonstrated need for these services within the community.

Staff and Planning Commission recommend **APPROVAL** of Use Permit Application UP25-0103 with seven (7) conditions.