

STAFF EVALUATION

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Reviewed By: Cory Wolfe, Deputy City Attorney

Case No.: Use Permit No. 26-0154
Planning Commission Date: May 21, 2026

General Information

Applicant(s): Delwyn Cosby

Property Owner(s): DJC Land Nation LLC

Site Location 611 Copeland Drive [LRSN 1000432]



Requested Action Use Permit to allow vehicle repair, heavy

Description of Proposal The applicant is proposing to renovate an existing 11,900 square foot building on property containing .743 acres +/- into a vehicle paint and repair facility. This facility would operate as a Maaco automotive franchise.

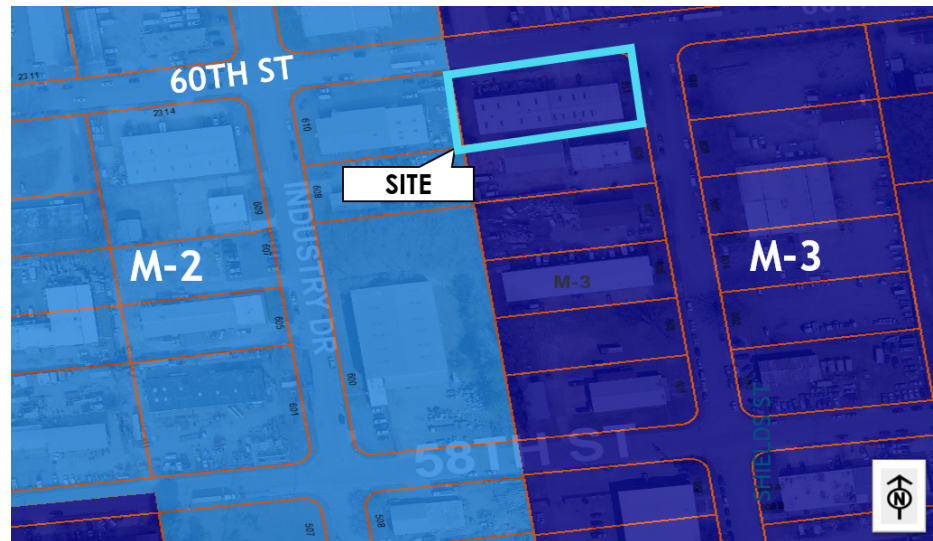
The building would contain offices for sales and management purposes. The remaining floor space would be converted to allow for general vehicle body and paint services to be performed. Additionally, a fenced outside area would be utilized to supplement the servicing of vehicles.

The proposed facility will employ between six (6) and eleven (11) employees in the following roles: General Manager, sales/estimator, technicians, and paint applicators.

Investments in equipment will consist of an automotive paint booth, compressors, filtration apparatus and related service accessories.

Existing Land Use	Warehouse
Applicable Regulations	See full list of recommended conditions.
Previous Violations/ Complaints	There are no open violations or complaints on this site.
Surrounding Zoning and Land Use	<p>North: Heavy Manufacturing (M-3) District; warehouse</p> <p>South: Heavy Manufacturing (M-3) District; warehouse</p> <p>East: Heavy Manufacturing (M-3) District; warehouse</p> <p>West: Light Manufacturing(M-2) District; warehouse</p>

Zoning Map:



*Public Policy***Hampton Community Plan**

The Hampton Community Plan (2006, as amended) future land use map recommends business and industrial uses for the subject property.

Listed below are additional policies related to this request:

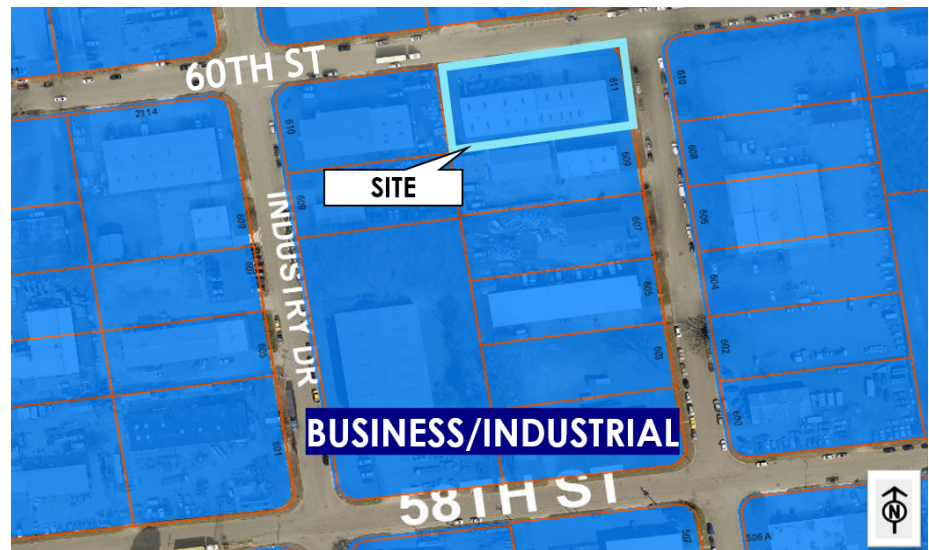
LU-CD Policy 1: Play an active role in the land development process

LU-CD Policy 6: Support the City's economic development priorities

ED Policy 2: Focus business expansion and attraction to strengthen industrial clusters

ED Policy 4: Nurture small and start-up businesses

Future Land Use Map:



<i>Parking/ Traffic</i>	There are 14 parking spaces available on site. The first parking lot, with 6 spaces, has a single access point to 60 th Street. This will serve as the primary entrance and exit to the property for customers and light deliveries. The second area available for parking, with 8 spaces, is provided within the fenced outdoor servicing area. This area will accommodate employee parking in addition to vehicles that are awaiting service or have completed service. Additionally, there are four (4) on-street parking spaces available on Copeland Drive, adjacent to the property.
<i>Environment, physical</i>	There are no Chesapeake Bay features or flood zones affecting this property or proposal.
<i>Community Meeting</i>	A community meeting was held on May 2, 2026, at the subject property. The applicant and staff were present. There were no additional community members in attendance.

Analysis

Use Permit Application No. 26-0154 is a request for a use permit for vehicle repair, heavy, in the Heavy Manufacturing, M-3, zoning district to allow the operation of a vehicle paint and repair facility at 611 Copeland Drive [LRSN: 100432]. The subject property is located at the intersection of 60th Street and Copeland Drive in the Copeland Industrial Park.

The applicant has submitted information describing the proposed operation of the facility including a business plan, concept plan, floor plan, material data safety sheets, and a health/safety and evacuation plan. The proposed site plan layout has been reviewed and meets all applicable zoning regulations. Additionally, the proposed equipment meets environmental protection and occupational safety standards.

As the proposed use involves paints, thinners, hardeners, grease removers and solvents, the proper handling, storage and disposal of these materials is critical to ensure compliance with environmental regulations and to prevent hazardous conditions on site. The applicant has submitted a Waste Management, Spill Response and Evacuation Plan to address this matter. This plan provides waste identification and labeling standards, storage, inspection and disposal, spill prevention and response including agency notifications, fire and explosion protection, evacuation plan, staff training, and post-incident reporting. Additionally, fire prevention and suppression measures are included with the proposal.

Staff does not anticipate any negative impacts to surrounding properties related to this use, as this area is designated for business and industry and has developed accordingly. The benefits to the community will include the renovation of the building for continued business use and will contribute to the local economy through additional employment and investments in equipment and materials.

The Hampton Community Plan (2006, as amended) future land use map recommends business and industrial uses on the subject site. The proposed use is consistent with the land use plan.

Other applicable policies related to this request involve:

- Playing an active role in the land development process
- Promoting economic development policies
- Enhancing uses in existing industrial clusters
- Nurturing small and start-up businesses

Should the use permit be granted, staff has identified seven (7) recommended conditions based upon the proposed use's operational and land use characteristics. The following conditions are highlighted below:

- Maximum duration-Vehicles to be serviced are limited to 30 days on site
- Vehicle storage is prohibited
- Provide an opaque barrier to screen the fenced parking/servicing area
- Obtain a Certificate of Occupancy
- Comply with applicable laws
- Nullification
- Revocation

Therefore, this application is supported by planning best practices and the policies identified above.

Staff recommends **APPROVAL** of Use Permit Application No. 26-0154 with seven (7) conditions. The full list of the conditions is attached for your reference.