

STAFF EVALUATION

Case No.: Use Permit Application No. 26-0226

Planning Commission Date: July 16, 2026

City Council Date: August 12, 2026

Prepared By:	Valerie Taylor, City Planner	Phone: 727-6072
Reviewed By:	Milissa Story, Planning Manager	Phone: 728-5244
Reviewed By:	Cory Wolf, Assistant City Attorney III	Phone: 727-6284

General Information

Applicant L. Orlando Panka

Property Owner F. Craig Read

690 Bell St, [LRSN 1002400]

Aerial Map



Requested Use Vehicle Sales, Used within the General Commercial (C-3) District.

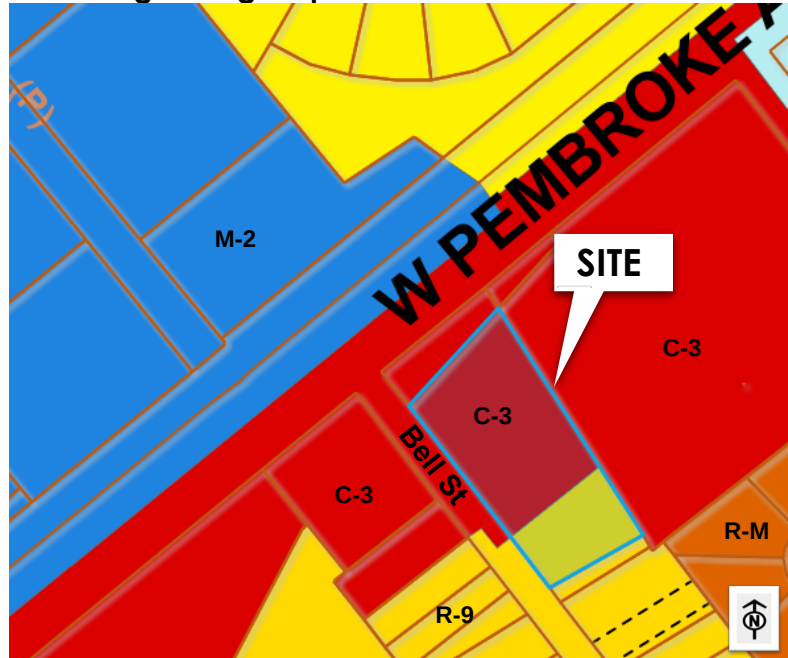
Description of Proposal This is a use permit application to operate a used vehicle sales business, known as Car Farmer & Sales to be located at 690 Bell Street, [LRSN 1002400]. This will be an additional use to the existing light vehicle repair business. The proposal consists of a +/-0.97acre lot and will utilize approximately 3,500 square feet of an existing 5,500 square foot building to contain office space, restrooms, storage, service bays and vehicle service operations. The proposed hours of operation, for both uses would be Monday through Saturday from 9:00 AM to 5:00 PM.

Existing Land-Use Commercial, previously Commercial Daycare

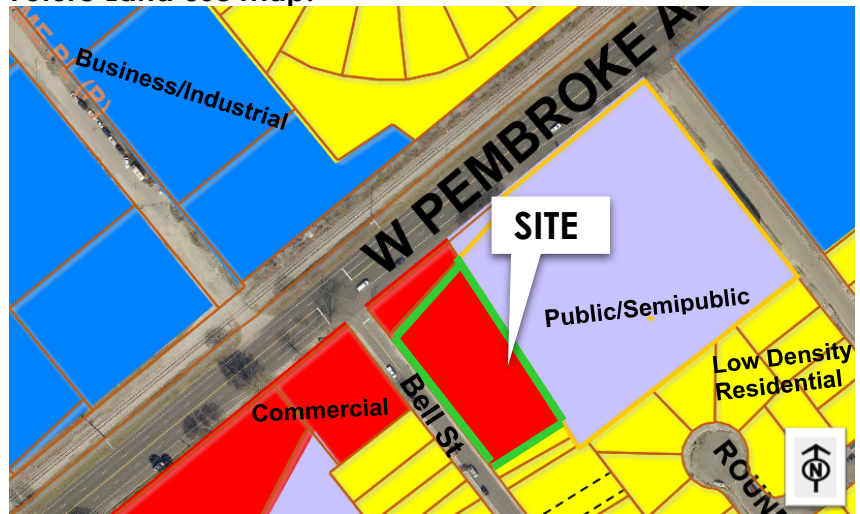
Zoning General Commercial (C-3) District

Surrounding Land Use and Zoning

North: General Commercial (C-3) District, Vehicle Sales
South: One Family Residential (R-9) District, Single Family Residential
Southeast: Multifamily Residential (R-M) District, Multiple Residential
East: General Commercial (C-3) District, Religious Facility
West: General Commercial (C-3) & One Family Residential (R-9),
 Auto Repair & Single Family Residential

Surrounding Zoning Map:*Public Policy*

The Hampton Community Plan (2006, as amended) recommends commercial use for the subject parcel, with Public/Semi-public, Low-Density Residential and Business/Industrial uses on surrounding parcels.

Future Land Use Map:

Additional policies from the Community Plan, related to this request are listed below:

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

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

ED Policy10: 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.

<i>Applicable Regulations</i>	The C-3 commercial zoning district allows used vehicle sales with an approved use permit.
<i>Traffic Impacts</i>	There are no anticipated traffic impacts on the existing street network relative to the proposed use.
<i>Community Meeting</i>	The applicant held a community meeting on June 16, 2026. There were no attendees from the public.

Analysis

Use Permit Application No.26-0226 is a request to operate vehicle sales of used vehicles at 690 Bell Street, within an existing facility that currently conducts light vehicle repair. The property is zoned General Commercial (C-3) District which allows for the desired use, subject to an approved use permit; and also allows the existing light vehicle repair use by right. The subject property is located in the direct vicinity of other automotive service-related establishments.

The Future Land Use Map of the Hampton Community Plan (2006, as amended) designates the subject property for commercial use. The Community Plan recognizes the importance of fostering small and start-up businesses while strengthening the capacity of established commercial and industrial areas to accommodate new investment and business expansion (p. ED-23).

To support continued investment and maintain the character of the W. Pembroke Corridor, staff has recommended conditions designed to minimize potential impacts associated with the proposed vehicle sales, used. If approved, the application would be subject to eleven (11) conditions that regulate the operation of the business, including prohibiting heavy vehicle repair, long-term

vehicle storage, and outdoor storage areas. With these conditions in place, staff finds the proposed used vehicle sales use to be consistent with the City's policies and compatible with surrounding uses.

Staff recommends approval of Use Permit Application No. 26-0226 with eleven (11) conditions.