



City of Virginia Beach Virginia Beach Planning Commission 2022-2023 Annual Report to City Council

Author: George Alcaraz, Chair
Date: August 9, 2023

Executive Summary

The Virginia Beach Planning Commission, City Council and staff liaisons have worked to compile the 2023 Annual Report to the City Council covering the period of July 1, 2022 – June 30, 2023. In the past fiscal year, the Virginia Beach Planning Commission met twelve (12) times and participated in public hearings and site visits.

Mission Statement

The Virginia Beach Planning Commission oversees all zoning and land use regulations regarding discretionary applications and provides recommendations to the City Council, which then takes the final action. Responsibilities of the Planning Commission include, but are not limited to, the following:

- Prepare/review, with the assistance of staff, the Comprehensive Plan
- Prepare/review, with the assistance of staff, the Subdivision and Site Plan Ordinances
- Provide recommendations to the City Council on land use applications and street closures
- Initiate and request staff to review the Zoning Ordinance regulations to make recommendations for ordinance amendments to the City Council

Accomplishment of Goals and Objectives

Over the past fiscal year, the Planning Commission, through its appointed volunteers and its Liaisons, worked on the following key matters in furtherance of its mission:

1. Land Use Applications Considered:

| Planning Commission Public Hearing <i>(July 2022 thru June 2023)</i> | | | | | | | | | | | | | |
|--|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-------|
| Application Types | Jul | Aug | Sept | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | TOTAL |
| ALT | 1 | | 1 | 1 | | | | 1 | 1 | | | | 5 |
| AMD | 1 | 1 | | | | 1 | 1 | | 1 | 1 | 3 | 3 | 12 |
| CRZ | 3 | 2 | 1 | 1 | | 2 | | 1 | | 1 | | | 11 |
| CUP | 7 | 10 | 7 | 3 | 3 | 6 | 3 | 4 | 4 | 5 | 4 | 3 | 59 |
| MDC | 1 | 1 | 2 | 1 | 2 | | | | 1 | 1 | 1 | | 10 |
| MDP | | 2 | | | 1 | 1 | 1 | 1 | 2 | 1 | | | 9 |
| NON | | | | | | | 1 | | 1 | | 1 | | 3 |
| REZ | | | | 1 | | | | | | 1 | | | 2 |

| Application Types | Jul | Aug | Sept | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | TOTAL |
|------------------------------|----------------------------------|-----|------|-----|-----|------------------------------|-----|-----|-----|----------------------------|-----|-----|------------|
| STC | | 1 | 1 | | | 1 | | | 1 | | | | 4 |
| STR | 5 | | 3 | 1 | 26 | | | | 6 | 4 | 3 | 3 | 51 |
| SVR | | | 1 | | 1 | | 1 | | | | 1 | | 4 |
| Total Applications | | | | | | | | | | | | | 170 |
| Application Types | | | | | | | | | | | | | |
| CUP – Conditional Use Permit | MDC – Modification of Conditions | | | | | STC – Street Closure | | | | SVR – Subdivision Variance | | | |
| REZ – Rezoning | MDP – Modification of Proffers | | | | | FVR – Floodplain Variance | | | | AMD – Ordinance Amendment | | | |
| CRZ – Conditional Rezoning | NON – Nonconforming Use | | | | | ALT – Alternative Compliance | | | | STR – Short Term Rental | | | |

2. Multi-Family Developments:

- Hunter's Mill Apartments, LLC – 36 additional units for a total of 216 units
- Witchduck Real Property, Inc – 438 units
- TFJG Canopy, LLC – 132 units
- Dam Neck Associates, LLC – 612 units
- Bonney's Corner Associates, LLP – 322 units
- Kempes Village Two, LLC – 16 additional units for a total of 186 units
- Princess Anne Village, LLC – 4 additional units for a total of 93 units

3. Resort Area Mobility Plan (RAMP):

The Resort Area Mobility Plan provides a comprehensive look at all transportation modes to support the movement of people and goods throughout the Resort Area and serves as a blueprint for how the community intends to transition from a dominant focus on moving cars to a more balanced focus on safely moving people in ways that reflect current needs and the community's desire for the future. The Plan includes 21 Multimodal Strategies and 26 Parking Strategies, as well as recommendations for network, corridor, and intersection improvements. The RAMP is a policy action of the Resort Area Strategic Action Plan (RASAP) which is adopted as part of the Comprehensive Plan and serves as the Strategic Growth Area (SGA) plan for the Oceanfront Resort area.

The RAMP was unanimously recommended for approval by the Planning Commission on December 14, 2022, and adopted by Council on January 17, 2023.

4. The Commercial Area Pattern Book and Flood Resiliency Toolkit:

The Commercial Area Pattern Book provides step-by-step visualizations for phased redevelopment of existing suburban commercial sites and aims to make the redevelopment process more predictable for both community members and developers.

The Flood Resiliency Toolkit provides guidance, flood resiliency strategies, and best practices for residents and homeowners to improve resiliency against flooding at their homes and within their communities. The toolkit includes low, medium, and high investment recommendations to provide residents with a variety of options to increase the resiliency of their home and property. Recommendations range from storing valuables above the base flood elevation, incorporating rain gardens or rain barrels, and elevating the home.

The Commercial Area Pattern Book and Flood Resiliency Toolkit were unanimously recommended for approval by the Planning Commission on May 10, 2023, and adopted by Council on June 6, 2023.

Membership and Attendance

| Planning Commission Public Hearing (July 2022 thru June 2023) | | | | | | | | | | | | | |
|--|------------|------------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------------------|
| | Jul | Aug | Sept | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | TOTAL TIME (hr) |
| Alcaraz, George | 4.75 | 4 | 4.75 | 3.5 | | 5.5 | 4 | 3.5 | 3.5 | 4.5 | 4.5 | 3.5 | 46 |
| Anderson, Michael | | | | | | | | | | | | 3.5 | 3.5 |
| Bradley, David | 4.75 | 4 | 4.75 | 3.5 | 4 | 5.5 | 4 | 3.5 | | | | | 34 |
| Byler, Kathryn | | | | | | | | | | | 4.5 | 3.5 | 8 |
| Clemons, Michael | 4.75 | 4 | 4.75 | 3.5 | 4 | 5.5 | 4 | | 3.5 | 4.5 | 4.5 | 3.5 | 46.5 |
| Coston, John | 4.75 | 4 | 4.75 | | | 5.5 | | 3.5 | 3.5 | 4.5 | 4.5 | 3.5 | 38.5 |
| Cuellar, Holly | 4.75 | 4 | 4.75 | 3.5 | 4 | 5.5 | | 3.5 | 3.5 | 4.5 | 4.5 | 3.5 | 46 |
| Estaris, Naomi | | | | | | | | | | 4.5 | 4.5 | | 9 |
| Frankenfield, Barry | 4.75 | 4 | 4.75 | 3.5 | 4 | 5.5 | 4 | | | | | | 30.5 |
| Horsley, Donald | 4.75 | 4 | | 3.5 | 4 | 5.5 | 4 | 3.5 | 3.5 | 4.5 | 4.5 | | 41.75 |
| Oliver, Dee | 4.75 | 4 | 4.75 | 3.5 | | | 4 | 3.5 | | | | | 24.5 |
| Parks, William | | | | | | | | | 3.5 | | 4.5 | 3.5 | 11.5 |
| Plumlee, Bryan | | | | | | | | | 3.5 | 4.5 | | 3.5 | 11.5 |
| Redmond, David | 4.75 | 4 | 4.75 | | 4 | 5.5 | 4 | 3.5 | | | | | 30.5 |
| Wall, Jack | 4.75 | | 4.75 | 3.5 | 4 | 5.5 | 4 | | | | | | 26.5 |
| Weiner, David | | 4 | 4.75 | 3.5 | 4 | 5.5 | 4 | 3.5 | | | | | 29.25 |
| Cumulative Total for PC Public Hearings | | | | | | | | | | | | | 437.5 |
| Planning Commission Site Visits (July 2022 thru June 2023) | | | | | | | | | | | | | |
| Alcaraz, George | | | | | | | | | | | | | 0 |
| Anderson, Michael | | | | | | | | | | | | | 0 |
| Bradley, David | 1 | .5 | .5 | .5 | .5 | | .5 | .5 | | | | | 4 |
| Byler, Kathryn | | | | | | | | | | | .5 | | .5 |
| Clemons, Michael | | | | | | | | | | | | | 0 |

| | Jul | Aug | Sept | Oct | Nov | Dec | Jan | Feb | Mar | Apr | May | Jun | TOTAL TIME (hr) |
|--|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----------------------|
| Coston, John | 1 | .5 | | .5 | | .5 | | .5 | .75 | .75 | .5 | | 5 |
| Cuellar, Holly | | .5 | | .5 | .5 | .5 | | .5 | .75 | .75 | .5 | | 4.5 |
| Estaris, Naomi | | | | | | | | | | .75 | | | .75 |
| Frankenfield, Barry | | | | | | | | | | | | | 0 |
| Horsley, Donald | | | | | | | | | | | | | 0 |
| Oliver, Dee | | | .5 | | .5 | | | | | | | | 1 |
| Parks, William | | | | | | | | | | | | | 0 |
| Plumlee, Bryan | | | | | | | | | .75 | .75 | | | 1.5 |
| Redmond, David | | | | | | | | | | | | | 0 |
| Wall, Jack | | | .5 | .5 | | .5 | | | | | | | 1.5 |
| Weiner, David | | | | | | .5 | .5 | | | | | | 1 |
| Cumulative Total for PC Site Visits | | | | | | | | | | | | | 19.75 |

Goals and Objectives for the Coming Year

- Prepare/review, with the assistance of staff, the Comprehensive Plan
- Provide recommendations to the City Council on land use applications

Recommendations to City Council

- Appointment of Planning Commission representative for District 7

City of Virginia Beach Planning Commission 2022 Attendance Record

| Name | Term Expires on: | Jul 13, 2022 | Aug 10, 2022 | Sept 14, 2022 | Oct 12, 2022 | Nov 09, 2022 | Dec 14, 2022 | | | | | | | Total Present |
|---|------------------|--------------|--------------|---------------|--------------|--------------|--------------|--|--|--|--|--|--|---------------|
| Alcaraz, George | 02/28/2027 | P | P | P | P | E | P | | | | | | | 5/6 |
| Bradley, David | 02/28/2023 | P | P | P | P | P | P | | | | | | | 6/6 |
| Clemons, Michael | 01/31/2024 | P | P | P | P | P | P | | | | | | | 6/6 |
| Coston, John | 01/31/2024 | P | P | P | E | E | P | | | | | | | 4/6 |
| Cuellar, Holly | 02/28/2027 | P | P | P | P | P | P | | | | | | | 6/6 |
| Frankenfield, Barry | 02/28/2023 | P | P | P | P | P | P | | | | | | | 6/6 |
| Horsley, Donald | 12/31/2023 | P | P | E | P | P | P | | | | | | | 5/6 |
| Oliver, Dee | 02/28/2023 | P | P | P | P | E | E | | | | | | | 4/6 |
| Redmond, David | 02/28/2023 | P | P | P | E | P | P | | | | | | | 5/6 |
| Wall, Jack | 02/28/2023 | P | E | P | P | P | P | | | | | | | 5/6 |
| Weiner, David | 02/28/2023 | E | P | P | P | P | P | | | | | | | 5/6 |
| This row indicates if there was a quorum; total number of members in person/total number of appointed members | | 10/11 | 10/11 | 10/11 | 9/11 | 8/11 | 10/11 | | | | | | | |
| City Council Liaisons/Department Staff Liaisons | | | | | | | | | | | | | | |
| Dao, Hoa - Staff Liaison | | P | P | P | P | P | P | | | | | | | 6/6 |

Key: Present (P) Present/Virtually (P/V) Absent (A) Resigned (R) Excused Absence (E) Cancelled (C)

City Council and Staff Liaisons should be marked either P or P/V, if not in attendance, the block should be blank

If Commissioners participate P/V, it must be annotated in the Minutes where they remotely participated from and the reason – does not apply to City Council or Staff Liaisons.

Meetings lacking a quorum of Members attending in-person should be designated with an asterisk (*)

City of Virginia Beach

Planning Commission

2023 Attendance Record

| Name | Term Expires on: | Jan 11, 2023 | Feb 08, 2023 | Mar 08, 2023 | Apr 12, 2023 | May 10, 2023 | Jun 14, 2023 | | | | | | | Total Present |
|---|------------------|--------------|--------------|--------------|--------------|--------------|--------------|--|--|--|--|--|--|---------------|
| Alcaraz, George | 02/28/2027 | P | P | P | P | P | P | | | | | | | 6/6 |
| Anderson, Michael | 03/31/2027 | N/A | N/A | N/A | P | E | P | | | | | | | 2/3 |
| Bradley, David | 02/28/2023 | P | P | N/A | N/A | N/A | N/A | | | | | | | 2/2 |
| Byler, Kathryn | 04/30/2027 | N/A | N/A | N/A | N/A | P | P | | | | | | | 2/2 |
| Clemons, Michael | 01/31/2024 | P | E | P | P | P | P | | | | | | | 5/6 |
| Coston, John | 01/31/2024 | E | P | P | P | P | P | | | | | | | 5/6 |
| Cuellar, Holly | 02/28/2027 | E | P | P | P | P | P | | | | | | | 5/6 |
| Estaris, Naomi | 02/28/2027 | N/A | N/A | N/A | P | P | E | | | | | | | 2/3 |
| Frankenfield, Barry | 02/28/2023 | P | R | N/A | N/A | N/A | N/A | | | | | | | 2/2 |
| Horsley, Donald | 12/31/2023 | P | P | P | P | P | E | | | | | | | 5/6 |
| Oliver, Dee | 02/28/2023 | P | P | N/A | N/A | N/A | N/A | | | | | | | 2/2 |
| Parks, William | 02/28/2027 | N/A | N/A | P | E | P | P | | | | | | | 3/4 |
| Plumlee, Bryan | 02/28/2027 | N/A | N/A | P | P | E | P | | | | | | | 3/4 |
| Redmond, David | 02/28/2023 | P | P | N/A | N/A | N/A | N/A | | | | | | | 2/2 |
| Wall, Jack | 02/28/2023 | P | E | N/A | N/A | N/A | N/A | | | | | | | 1/2 |
| Weiner, David | 02/28/2023 | P | P | N/A | N/A | N/A | N/A | | | | | | | 2/2 |
| This row indicates if there was a quorum; total number of members in person/total number of appointed members | | 9/11 | 8/10 | 7/7 | 8/9 | 8/10 | 8/10 | | | | | | | |

City of Virginia Beach Planning Commission 2023 Attendance Record

| City Council Liaisons/Department Staff Liaisons | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|--|--|--|--|--|--|-----|
| Dao, Hoa – Staff Liaison | P | P | E | P | P | P | | | | | | | 5/6 |

Key: Present (P) Present/Virtually (P/V) Absent (A) Resigned (R) Excused Absence (E) Cancelled (C)

City Council and Staff Liaisons should be marked either P or P/V, if not in attendance, the block should be blank

If Commissioners participate P/V, it must be annotated in the Minutes where they remotely participated from and the reason – does not apply to City Council or Staff Liaisons.

Meetings lacking a quorum of Members attending in-person should be designated with an asterisk (★)