

A photograph of two dolphins leaping from the water, creating a large splash. The dolphins are dark grey with lighter underbellies. The water is a greenish-blue color. The text 'Planning Commission Agenda' is overlaid in the upper right quadrant in a large, white, serif font with a blue outline.

# Planning Commission Agenda

August 11, 2021

The logo for the City of Virginia Beach, featuring a large blue 'VB' with a wave inside the 'B', followed by the text 'City of Virginia Beach' in a smaller, blue, serif font.

**VB** City of  
Virginia Beach

The Virginia Beach Planning Commission Public Hearing is carried LIVE on VBTv, which is available on Cox Cable Channel 48, Verizon Cable Channel 45 and on VBgov.com's Media Center webpage at <http://www.vbgov.com/media/pages/videos.aspx>. The meeting is recast on Cox Channel 48 and Verizon Channel 45 the following morning at 9 a.m. and on Cox Channel 47 and Verizon Cable Channel 47 at 7 p.m. on the two consecutive Fridays following the live meeting. The meeting will also be available on the Media Center webpage for two months beginning the Friday after the live hearing.

# Planning Commission Hearing Procedures

A Public Hearing of the Virginia Beach Planning Commission will be held on **Wednesday, August 11, 2021 at 12:00 p.m. in the Council Chamber at City Hall, Building 1, 2<sup>nd</sup> Floor at 2401 Courthouse Drive, Virginia Beach, VA 23456**. Members of the public will be able to observe the Planning Commission meeting through livestreaming on [www.vbgov.com](http://www.vbgov.com), broadcast on VBTv, and via WebEx. Citizens who wish to speak can sign up to speak either in-person at the Council Chamber or virtually via WebEx by completing the two-step process below. A Staff briefing session will be held at 9:00 a.m.. All interested parties are invited to observe.

If you wish to make comments virtually during the public hearing, please follow the **two-step process** provided below:

1. Register for the WebEx at:  
<https://vbgov.webex.com/vbgov/onstage/g.php?MTID=ec7781861f51f1286433002986ec2ae1a>
2. Register with the Planning Department by calling 757-385-4621 or via email at [niGarrido@vbgov.com](mailto:niGarrido@vbgov.com) prior to 5:00 p.m. on August 10, 2021.

Copies of the proposed plans, ordinances, amendments and/or resolutions are on file and may be examined by appointment in the Planning Department at 2875 Sabre St, Suite 500, Virginia Beach, VA 23452 or online at [www.vbgov.com/pc](http://www.vbgov.com/pc). For information call 757-385-4621. Staff Reports will be available on the webpage 5 days prior to the meeting.

If you require a reasonable accommodation for this meeting due to a disability, please call the Planning Department at 757-385-4621. If you are hearing impaired, you can contact Virginia Relay at 711 for TDD service. The meeting will be broadcast on cable TV, [www.vbgov.com](http://www.vbgov.com) and Facebook Live.

Please check our website at [www.vbgov.com/pc](http://www.vbgov.com/pc) for the most updated meeting information.

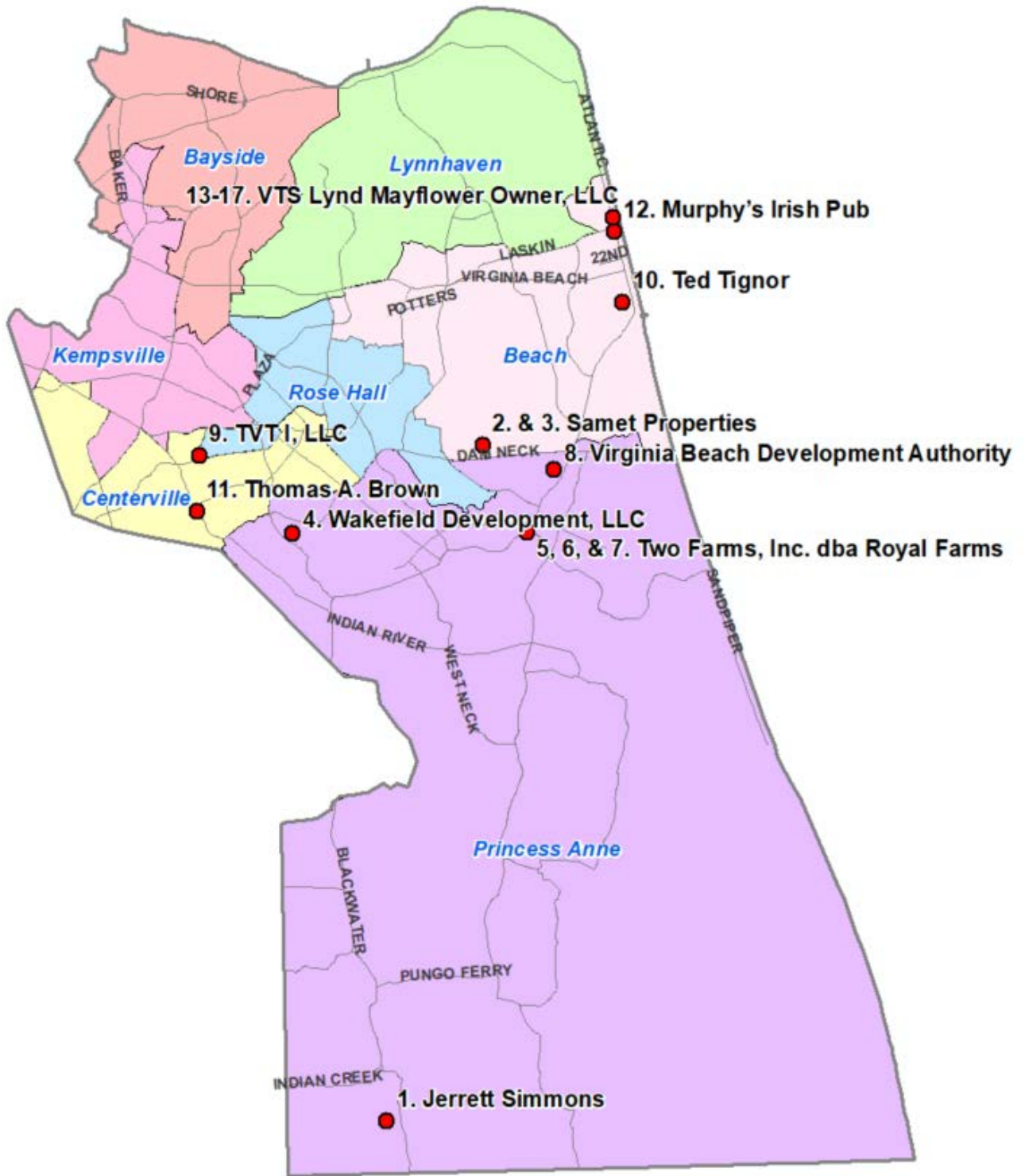
- \* Deferral
- \*\* Withdrawal

**The following describes the order of business for the Public Hearing.**

1. **Withdrawals and Deferrals:** The first order of business is the consideration of withdrawals or requests to defer an item. The Commission will ask those who are signed up to speak at the hearing if there are any requests to withdraw or defer an item that is on the agenda. **Please note the requests that are made, as one of the items being withdrawn or deferred may be the item that you have an interest in.** Please confine your remarks to the deferral or withdrawal request and do not address the issues of the application – in other words, please let the Commission know why deferring or withdrawing the application is unacceptable rather than discussing what your specific issue is with the application.
2. **Consent Agenda:** The second order of business is consideration of the “consent agenda.” The consent agenda contains those items that the Planning Commission believes are unopposed and which have a favorable Staff recommendation. If an item is placed on the Consent Agenda, that item will be heard with other items on the agenda that appear to be unopposed and have a favorable staff recommendation. The Commission will vote on all of the items at one time. Once the Commission has approved the item as part of the Consent Agenda, it is deemed approved and will not be discussed any further.
3. **Regular Agenda:** The Commission will then proceed with the remaining items on the agenda, according to the following process:
  - a. The applicant or applicant's representative will have 10 minutes to present its case.
  - b. Next, those who wish to speak in support to the application will have 3 minutes to present their case.
  - c. If there is a spokesperson for the opposition, he or she will have 10 minutes to present their case.
  - d. All other speakers not represented by the spokesperson in opposition will have 3 minutes.
  - e. The applicant or applicant's representative will then have 3 minutes for rebuttal of any comments from the opposition.
  - f. There is then discussion among the Commission members. No further public comment will be heard at that point.
  - g. The Commission does not allow slide or computer generated projections other than those prepared by the Planning Department Staff.
  - h. The Commission asks that speakers not be repetitive or redundant in their comments. Petitions may be presented and are encouraged. If you are part of a group, the Commission requests, in the interest of time, that you use a spokesperson.

**Planning Commission action is not a final determination regarding the application, but only a recommendation to the City Council of the viewpoint of the Planning Commission. Final determination of the application will be made by City Council at a later date after public notice in the Virginian Pilot/Beacon.**

AUGUST 11, 2021  
PLANNING COMMISSION AGENDA



\* Deferral  
\*\* Withdrawal

# AUGUST 11, 2021 PLANNING COMMISSION AGENDA

## A. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

### 12:00 P.M. – PUBLIC HEARING

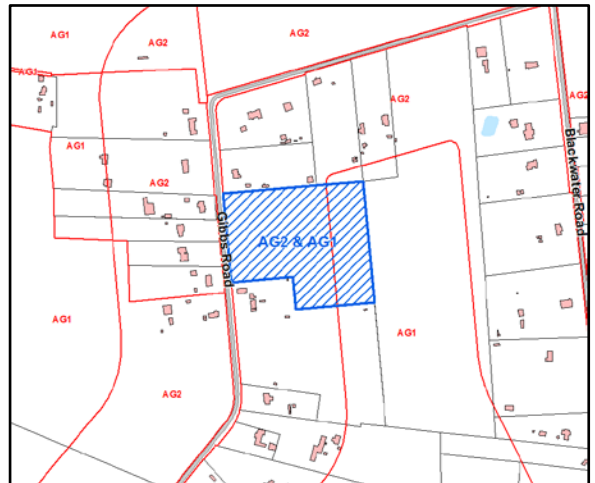
#### 1. **APPROVAL (COUNCIL on September 7)**

**Jerrett Simmons** (Applicant)  
**Jerrett Simmons & Marlena Begley-Simmons**  
(Property Owners)

**Conditional Use Permit** (Alternative Residential Development)

**Address:** 2841 W. Gibbs Road  
**GPIN(s):** 1397352303  
**Council District:** Princess Anne  
**Accela Record:** 2021-PCCC-00142  
**Staff Planner:** Marchelle Coleman

*Request to construct a dwelling on agricultural zoned property.*



#### 2. & 3. **APPROVAL (COUNCIL on September 7)**

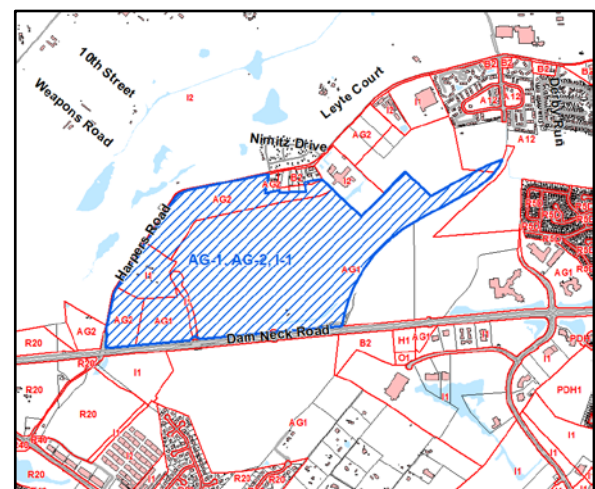
**Samet Properties** (Applicant)  
**Taylor Farms Land Company, LLC** (Property Owner)

**Conditional Rezoning** (AG-1 & AG-2 Agricultural District & Conditional I-1 Light Industrial to Conditional I-1 Light Industrial District)

**Conditional Use Permit** (Bulk Storage Yard)

**Address:** 2097 Harpers Road  
**GPIN(s):** 2405665160  
**Council District:** Beach  
**Accela Record:** 2021-PCCC-00124, 2021-PCCC-00135  
**Staff Planner:** Marchelle Coleman

*Rezoning required in order to construct and operate a distribution center, warehouse, and offices.*



- \* Deferral
- \*\* Withdrawal

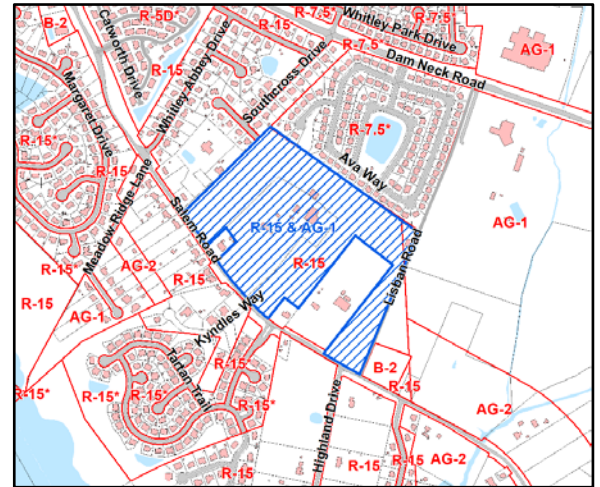


**4. APPROVAL (COUNCIL on September 21)**  
**Wakefield Development, LLC** (Applicant)  
**Merlin Beiler, Trustee of the Elva Y. Beiler Trust & of Elva Y. Beiler Land Trust** (Property Owner)

**Conditional Rezoning** (R-15 Residential District & AG-1 Agricultural District to Conditional R-10 Residential District)

**Addresses:** 2328 & 2264 Salem Road  
**GPIN(s):** 1484163140, 1484058862  
**Council District:** Princess Anne  
**Accela Record(s):** 2020-PCCC-00208  
**Staff Planner:** Marchelle Coleman

*Rezoning 2 lots totaling 40 acres to create up to 86 lots at least 10,000 sf in size and at a density of 2.14 units/acre.*



**5, 6, & 7. APPROVAL (COUNCIL on September 21)**

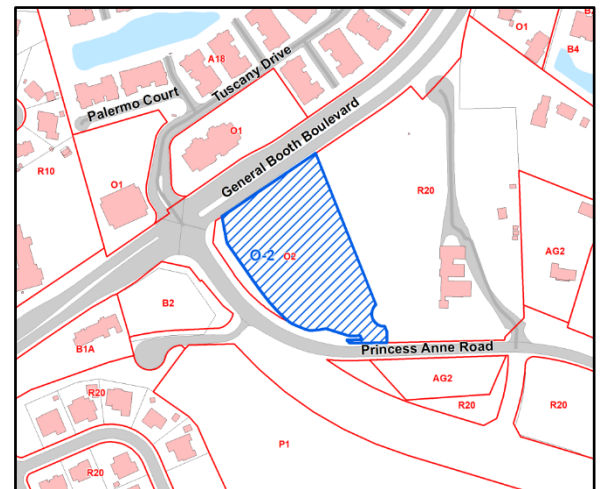
**Two Farms, Inc. dba Royal Farms** (Applicant)  
**Hollomon-Brown Funeral Home, Bayside Chapel, Inc.** (Property Owner)

**Conditional Rezoning** (O-2 Office to Conditional B-2 Community Business)

**Conditional Use Permits** (Automobile Service Station, Car Wash Facility)

**Address:** Parcel at the southeast corner of General Booth Boulevard & Princess Anne Road  
**GPIN(s):** 2414050844  
**Council District:** Princess Anne  
**Accela Records:** 2021-PCCC-00050, 2021-PCCC-00054, 2021-PCCC-00055  
**Staff Planner:** Hoa N. Dao

*Requests to rezone the parcel to B-2 for Car Wash, Fuel Sales & Convenience Store*



- \* Deferral
- \*\* Withdrawal

**8. APPROVAL (COUNCIL on September 7)**

**Virginia Beach Development Authority** (Applicant)  
**Virginia Beach Development Authority & FROB, LLC** (Property Owners)

**Modification of Proffers**

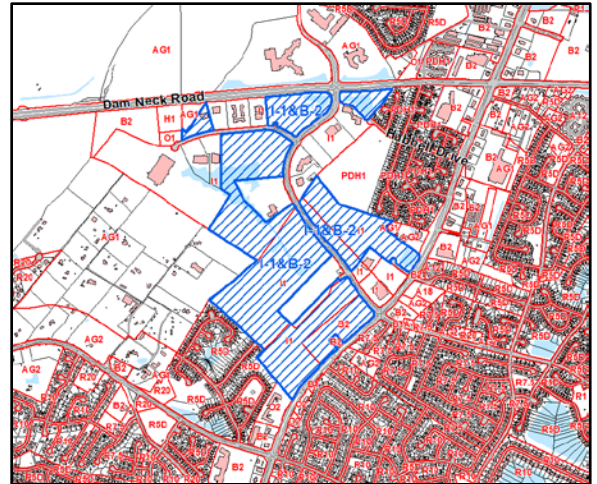
**Address:** Portion of Corporate Landing Business Park  
**GPIN(s):** 2415122650, 2415040770, 2415146859, 2415259170, 2415227788

**Council District:** Princess Anne

**Accela Record:** 2021-PCCC-00126

**Staff Planner:** Hoa N. Dao

*Proposal to update existing design criteria for the Corporate Landing Business Park*



**9. APPROVAL (COUNCIL on October 5)**

**TVT I, LLC, d/b/a Tower Ventures C/O Lou Katzerman** (Applicant)

**Pleasant Valley Associates, LLC** (Property Owner)

**Modification of Conditions** (Communication Tower)

**Address:** 4221 Pleasant Valley Road

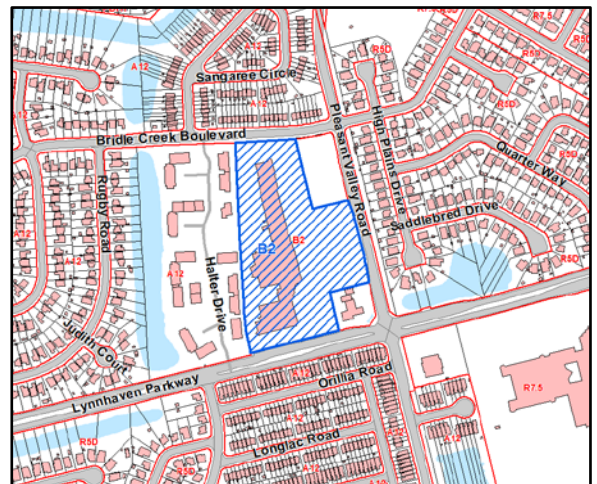
**GPIN(s):** 1475047711

**Council District:** Centerville

**Accela Record:** 2021-PCCC-00154

**Staff Planner:** Hoa N. Dao

*Request to modify previous communication tower with a 134 ft. monopine tower.*



**10. APPROVAL (COUNCIL on September 21)**

**Ted Tignor** (Applicant & Property Owner)

**Change in Nonconformity**

**Address:** 501 Carolina Avenue

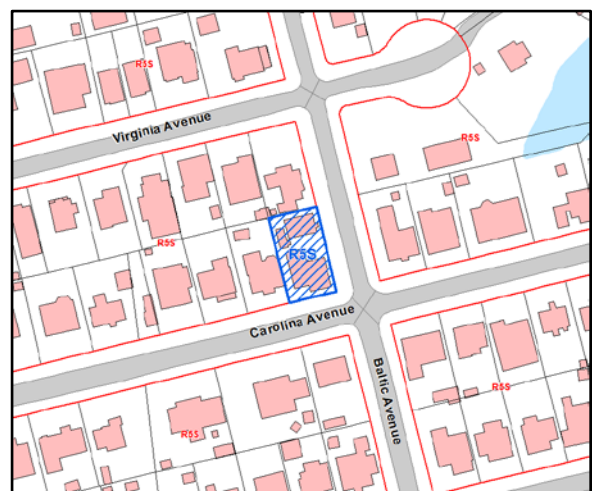
**GPIN(s):** 2427132281

**Council District:** Beach

**Accela Record:** 2021-PCCC-00141

**Staff Planner:** Grace Pullen/Hoa Dao

*Request to expand one of the two existing dwellings by 1,020 sf.*



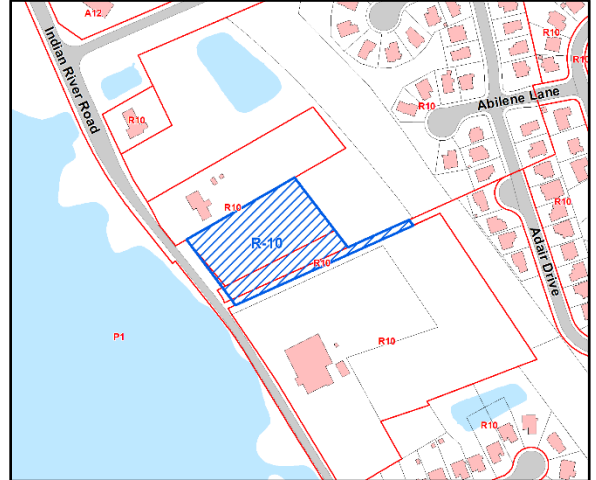
- \* Deferral
- \*\* Withdrawal

**11. APPROVAL (COUNCIL on September 21)**  
**Thomas A. Brown** (Applicant & Property Owner)

**Subdivision Variance** (Section 4.4(b) of the Subdivision Regulations)

**Address:** Indian River Road  
**GPIN(s):** 1474086452, 1474088386  
**Council District:** Centerville  
**Accela Record:** 2021-PCCC-00029  
**Staff Planner:** Aubrey Trebilcock

*Request to subdivide two lots in order to create three lots for residential development, where the proposed lots are deficient in lot width.*

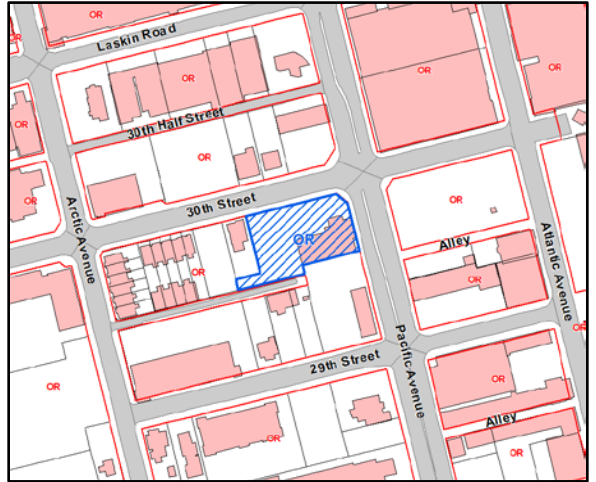


**12. DEFERRAL**  
**Murphy's of Virginia Beach** (Applicant)  
**Stephen Yuen Yee Family, LLC** (Property Owner)

**Alternative Compliance**

**Address:** 2914 Pacific Avenue  
**GPIN(s):** 2428013605  
**Council District:** Beach  
**Accela Record:** 2021-PCCC-00125  
**Staff Planner:** Hank Morrison

*Request for ability to host fundraisers, movie nights, and other reoccurring outdoor events.*



- \* Deferral
- \*\* Withdrawal



## SHORT TERM RENTALS

**13, 14, 15, 16, & 17. APPROVAL (COUNCIL on September 7)**

**VTS Lynd Mayflower Owner, LLC** (Applicant & Property Owner)

**Conditional Use Permits** (Short Term Rentals)

**Address:** 205 34<sup>th</sup> Street, Units 1601, 1602, 1603, 1604, & 1605

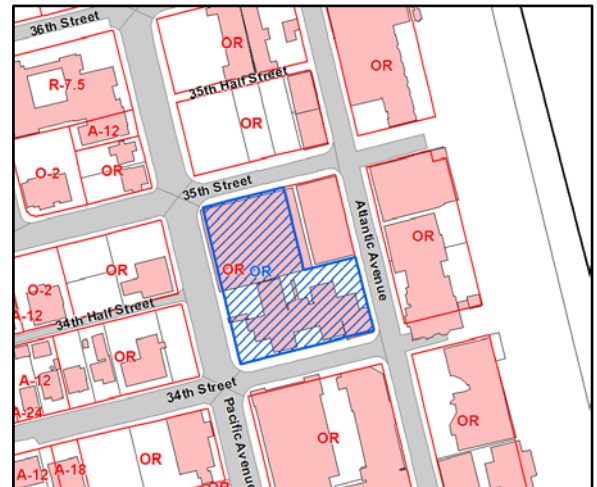
**GPIN(s):** 2428032311

**Council District:** Beach

**Accela Record(s):** 2020-PCCC-00253/254/255/256/257

**Staff Planner:** Will Miller

*A Short Term Rental request for 2 2-Bedrooms, 2 3-Bedrooms, and 1 4-Bedroom.*



- \* Deferral
- \*\* Withdrawal