



Planning Commission Agenda

December 8, 2021

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, December 8, 2021 at 12:00 p.m. in the Council Chamber at City Hall, Building 1, 2nd 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, 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=ebc554744b8b0fc4cc20c545e0851d112>
2. Register with the Planning Department by calling 757-385-4621 or via email at niGarrido@vbgov.com prior to 5:00 p.m. on December 7, 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. 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 and Facebook Live.

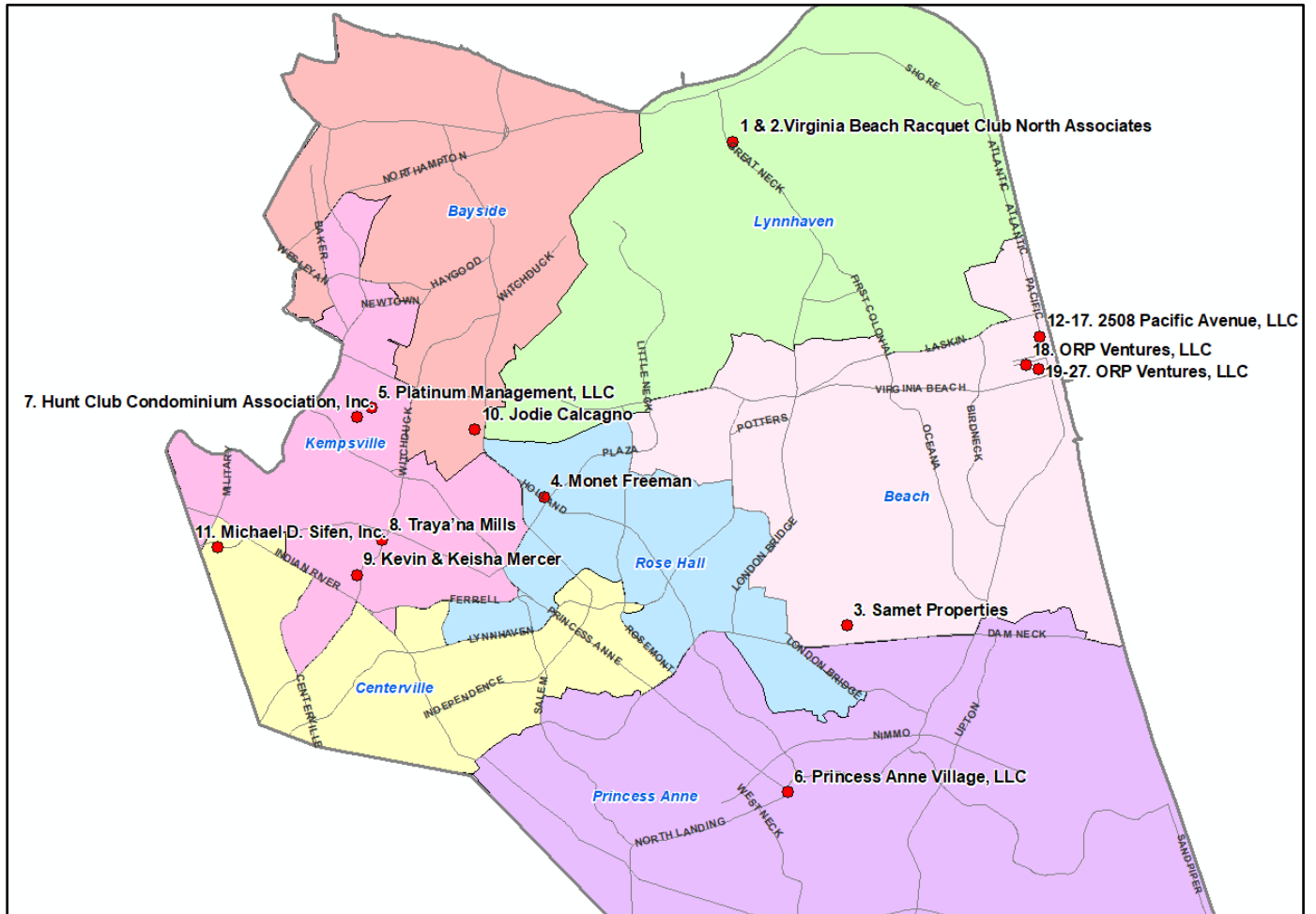
Please check our website at www.vbgov.com/pc for the most updated meeting information.

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.

DECEMBER 8, 2021
PLANNING COMMISSION AGENDA



DECEMBER 8, 2021 PLANNING COMMISSION AGENDA

A. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

B. BRIEFINGS

Resort Area Mobility Plan - Kathy Warren, SGA Manager & Kyle Williams, Kimley-Horn
Community Revitalization Guidelines – Bobby Tajan, Planning Director

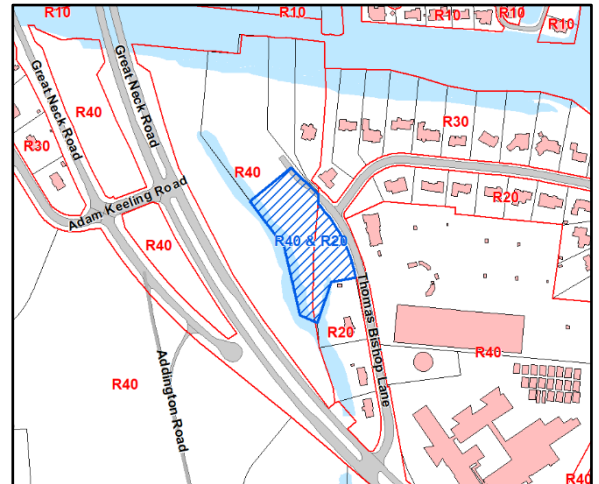
12:00 P.M. – PUBLIC HEARING

1. & 2. **APPROVAL (COUNCIL on January 4)** **Virginia Beach Racquet Club North Associates, LP** (Applicant & Property Owner)

Rezoning (R-20 Residential District to R-40 Residential District)
Subdivision Variance (Section 4.4(b) of the Subdivision Regulations)

Address: 1951 Thomas Bishop Lane
GPIN(s): 1499469576
Council District: Lynnhaven
Accela Record(s): 2021-PCCC-00293, 2021-PCCC-00294
Staff Planner: Marchelle Coleman

Requests to rezone a portion of the property to R-40 and create three new residential lots and a variance request to minimum requirements to street frontage for 1 of the 3 lots.

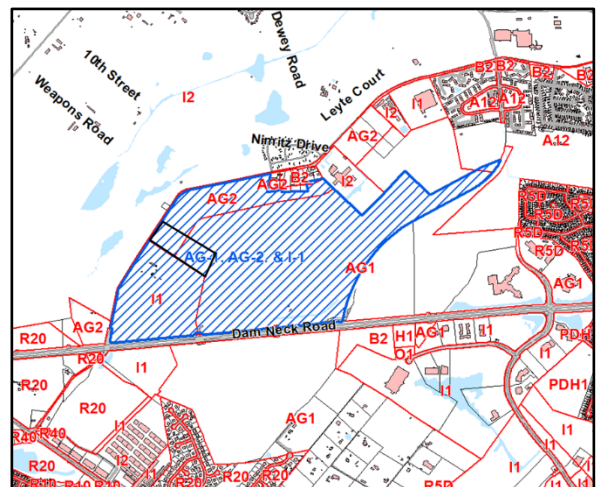


3. **APPROVAL (COUNCIL on January 4)** **Samet Properties, LLC** (Applicant) **Taylor Farms Land Company, LLC** (Property Owner)

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

Address: 2097 Harpers Road
GPIN(s): Portion of 2405665160
Council District: Beach
Accela Record(s): 2021-PCCC-00305
Staff Planner: Marchelle Coleman

Request to rezone 10 acres to I-1 for stormwater management related to the distribution center.



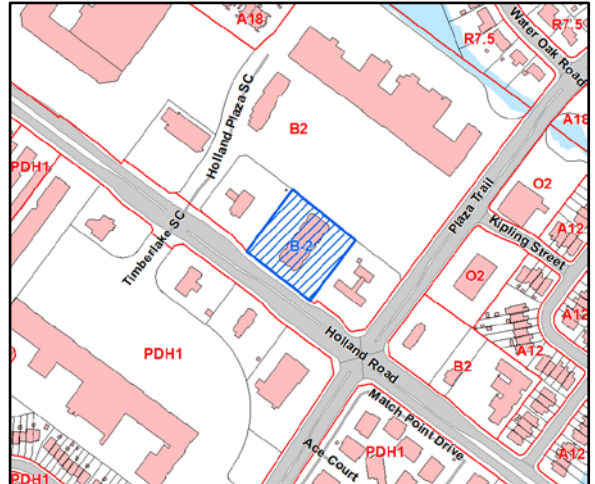
4. APPROVAL (COUNCIL on January 4)

Monet Freeman (Applicant)
Shoppes I, LLC (Property Owner)

Conditional Use Permit (Tattoo Parlor)

Address: 4380 Holland Plaza Shopping Center
GPIN(s): 1476963891
Council District: Rose Hall
Accela Record(s): 2021-PCCC-00323
Staff Planner: Marchelle Coleman

Request for a Tattoo Parlor for permanent makeup known as microblading.



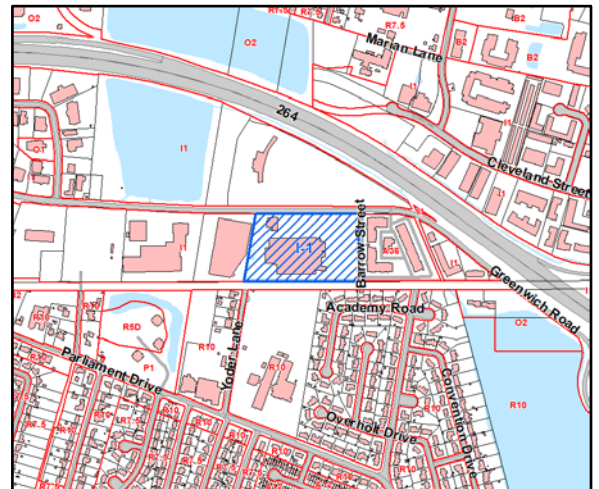
5. APPROVAL (COUNCIL on January 4)

Platinum Management, LLC (Applicant)
5429 Greenwich Road, VA, LLC (Property Owner)

Conditional Rezoning (I-1 Light Industrial to Conditional A-36 Apartment for construction of 315 dwelling units at a density of approximately 29.41 units per acre)

Address: 5429 Greenwich Road
GPIN(s): 1467449257
Council District: Kempsville
Accela Record: 2021-PCCC-00168
Staff Planner: Marchelle Coleman

Request to rezone 10.71 acres from I-1 to Conditional A-36 for development of 315 apartment units at a density of 29.41 units/acre.

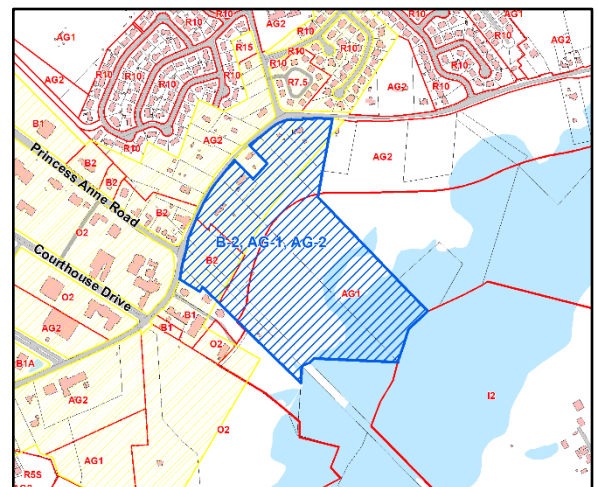


6. APPROVAL (COUNCIL on January 18)

Princess Anne Village, LLC (Applicant)
Susan Kellam, David E Kellam Revocable Trust, Kellam & Eaton, Inc, Sisters II, LLC, Charles F Burroughs III, City of Virginia Beach (Property Owners)

Conditional Rezoning (B-2 Community Business, AG-1 & AG-2 Agricultural Districts to Conditional PD-H2 Planned Unit Development (R-10 Residential District) & Conditional B-2 Community Business Districts)

Address: 2369, 2373, 2375, 2381, 2385 Princess Anne Road & 2393, 2401, 2413 North Landing Road,



Parcel between 2393 North Landing Road & 2385 Princess Anne Road
GPIN(s): 1494926240, 2404012707, 1494927384, 2403293752, 1494928455, 2404023254, 2404030056, 2404024848, 2404035242, 2404036378
Council District: Princess Anne
Accela Record(s): 2018-PCCC-00091
Staff Planner: Hoa N. Dao

Request to rezoning 55.57 acres from B-2 & AG-1 to Conditional PD-H2 & Conditional B-2 for development of 73 residential lots with a total of 89 dwelling units at a density of 2.45 units/acre.

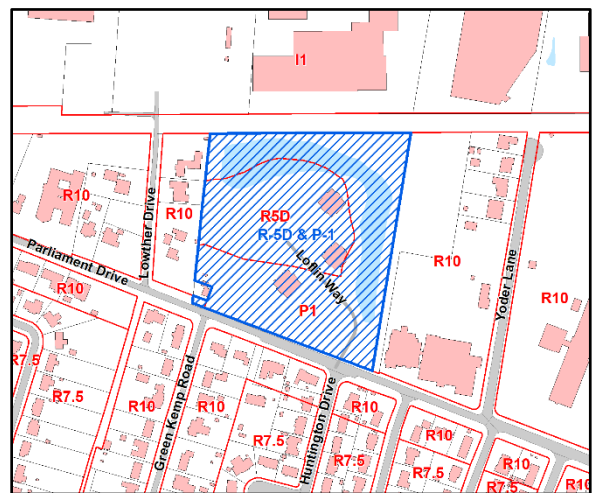
7. APPROVAL (COUNCIL on January 18)

Hunt Club Condominium Association, Inc.
(Applicant & Property Owner)

Modification of Conditions

Address: 120 Loflin Way Drive
GPIN(s): 1467337519
Council District: Kempsville
Accela Record(s): 2021-PCCC-00296
Staff Planner: Elizabeth Nowak

Request to increase the number of multi-family units by 11 at a density of 4.25 units per acre.



8. APPROVAL (COUNCIL on January 4)

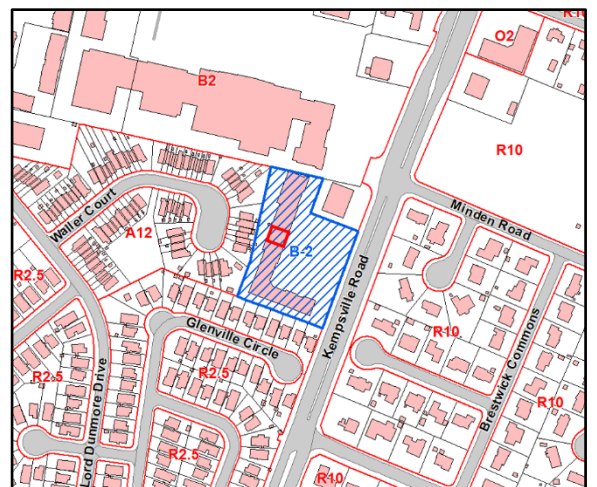
Traya'na Mills (Applicant)
Providence Square Office Park Associates
(Property Owner)

Conditional Use Permit (Tattoo Parlor)

Address: 1017 Kempsville Road

GPIN(s): 1466538222
Council District: Kempsville
Accela Record(s): 2021-PCCC-00268
Staff Planner: Michaela McKinney

Request for a Tattoo Parlor for permanent makeup known as microblading.



9. APPROVAL (COUNCIL on January 4)

Kevin & Keisha Mercer (Applicants)
RT Virginia Holdings, LLC (Property Owner)

Conditional Use Permit (Assembly Use)

Address: 5300 Kempsriver Drive, Suite 126

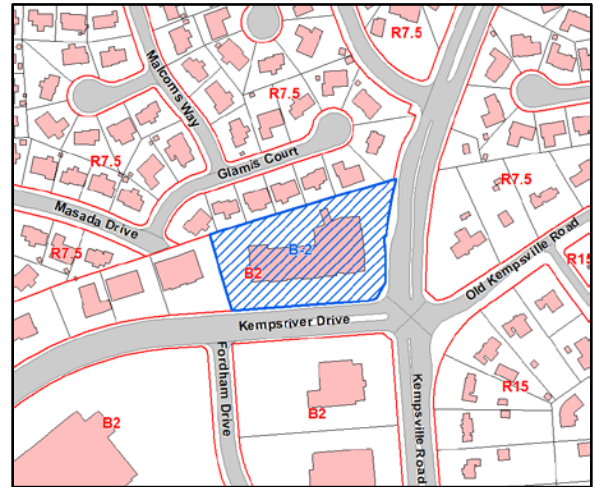
GPIN(s): 1466306381

Council District: Kempsville

Accela Record(s): 2021-PCCC-00298

Staff Planner: Michaela McKinney

Request to hold events within a unit of the shopping center.



10. APPROVAL (COUNCIL on January 4)

Jodie Calcagno (Applicant)
H C D Properties, LC (Property Owner)

Conditional Use Permit (Assembly Use)

Address: 4752 Euclid Road

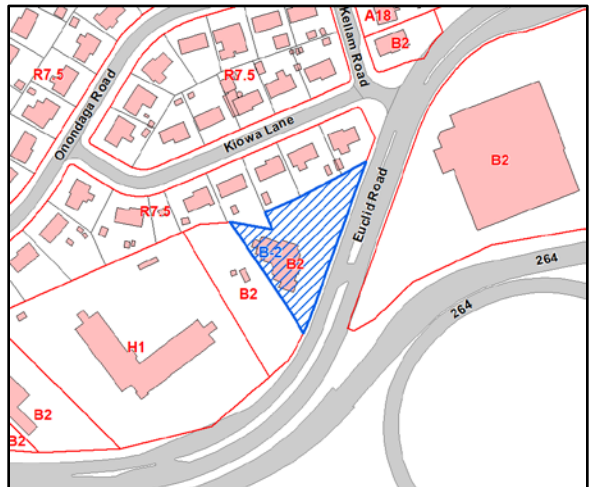
GPIN(s): 1477325444

Council District: Bayside

Accela Record(s): 2021-PCCC-00304

Staff Planner: Michaela McKinney

Request to hold events within the 1st floor of the office building.



11. APPROVAL (COUNCIL on January 4)

Michael D. Sifen, Inc. (Applicant)
Virginia Beach Investment Co. (Property Owner)

Conditional Use Permit (Self Storage/Mini Warehouse)

Address: Parcel at the southwest intersection of Providence Road & College Park Boulevard

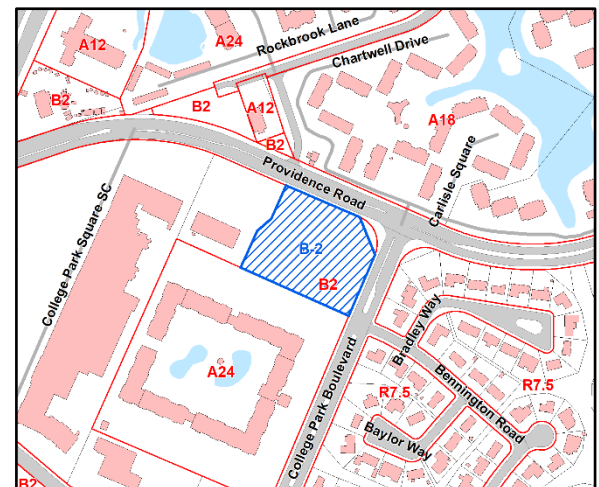
GPIN(s): 1456221655

Council District: Centerville

Accela Record(s): 2021-PCCC-00297

Staff Planner: Michaela McKinney

Request for a 4-story, 162,480 square foot self storage facility.



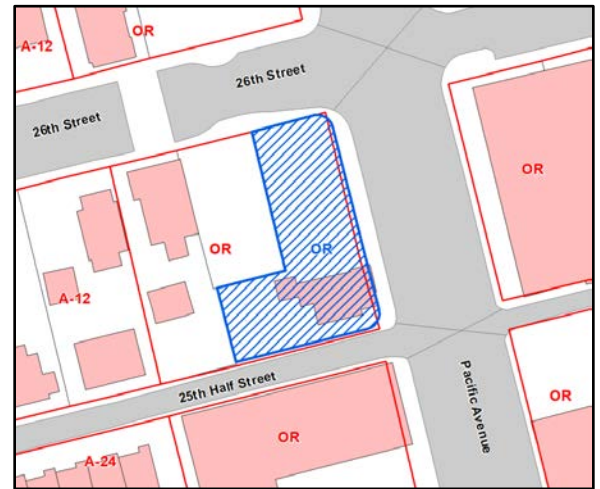
SHORT TERM RENTALS

12-17. APPROVAL (COUNCIL on January 18)
2508 Pacific Avenue, LLC (Applicant & Property Owner)

Conditional Use Permits (Short Term Rentals)

Addresses: 2510, 2514, 2518, 2522, 2526, 2530 Pacific Avenue
GPIN(s): 2428007216
Council District: Beach
Accela Record(s): 2021-PCCC-00238/ 00239/ 00240/ 00241/ 00242/ 00243
Staff Planner: Antionette Fowlkes

Request for six, three-bedroom Short Term Rentals.

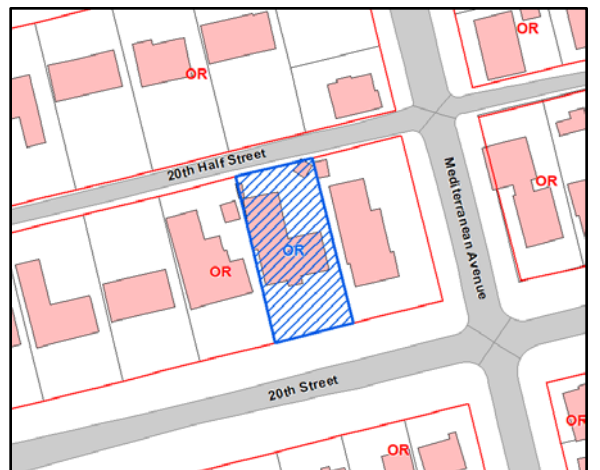


18. APPROVAL (COUNCIL on January 18)
ORP Ventures, LLC (Applicant and Property Owner)

Conditional Use Permits (Short Term Rentals)

Address: 603 20th Street
GPIN(s): 2417975708
Council District: Beach
Accela Record: 2021-PCCC- 00271
Staff Planner: Antionette Fowlkes

Request for a three-bedroom Short Term Rental.



19-27. APPROVAL (COUNCIL on January 18)
ORP Ventures, LLC (Applicant and Property Owner)

Conditional Use Permits (Short Term Rentals)

Addresses: 410 19th Street, Unit 101,102,103, 201, 202 & 412 19th Street, Unit 101,102, 201, 202
GPIN(s): 2427080000, 2427075475
Council District: Beach
Accela Records(s): 2021-PCCC-00272/00273/ 00275/00276/00277/00278/00280/00281/00282
Staff Planner: Brandon Hackney

Request for nine, one-bedroom Short Term Rentals.

