



Planning Commission Agenda

January 13, 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

In accordance with Virginia Code § 2.2-3708.2, Virginia Code § 15.2-1413 and the City's Continuity of Government Ordinance adopted on September 15, 2020, and Chapter 1289 of the 2020 Acts of Assembly as amended, a Virtual Public Hearing of the Virginia Beach Planning Commission will be held on Wednesday, January 13, 2021 at 12:00 p.m. A Staff briefing session will be held at 9:00 a.m. This public hearing will be held by electronic communication means. Citizens are encouraged to submit comments to the Planning Commission prior to the public hearing via email to hdao@vbgov.com or via United States Postal Service to Hoa N. Dao, 2875 Sabre Street, Suite 500, Virginia Beach, VA 23452. All interested parties are invited to participate by following the two-step process provided below. Due to the ongoing Covid-19 Pandemic, please check our website at www.vbgov.com/pc for the most updated meeting information.

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=ecd62a01dc00615d8affc321fdfe88832>

2. Register with the Planning Department by calling (757) 385-7634 or via email at nigarrido@vbgov.com prior to 5:00 p.m. on January 12, 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 <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, and Facebook Live.

- * Deferral
- ** Withdrawal

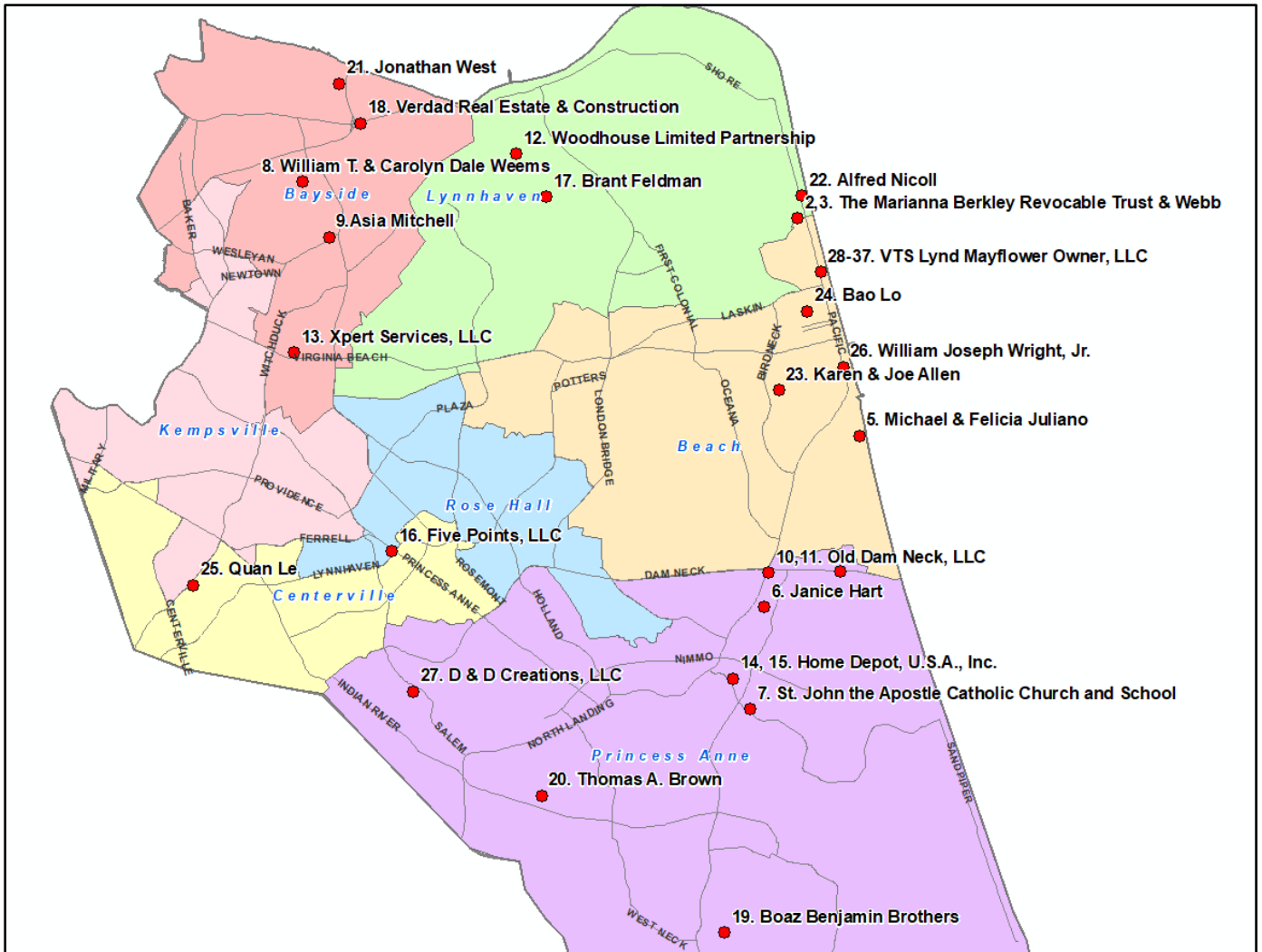
The following describes the order of business for the Public Hearing.

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.

- * Deferral
- ** Withdrawal

JANUARY 13, 2020 PLANNING COMMISSION AGENDA



* Deferral
** Withdrawal

JANUARY 13, 2021
PLANNING COMMISSION AGENDA

A.
COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

12:00 P.M. – PUBLIC HEARING

Resolution of 2021 Planning Commission Public Hearing Dates

1. City of Virginia Beach APPROVAL (COUNCIL on February 16) – An Ordinance to Adopt and Incorporate into the Virginia Beach Comprehensive Plan the Virginia Beach Active Transportation Plan 2021 which will supersede the Virginia Beach Bikeways and Trails Plan 2011 and to Amend Section 2.1 (Master Transportation Plan) and text pertaining to Active Transportation.

2. WITHDRAWAL

The Marianna Berkley Revocable Trust (Applicant & Property Owner)

Street Closure

Address: 50-foot wide by 125-foot long portion of Holly Road between 319 49th Street & 401 49th Street

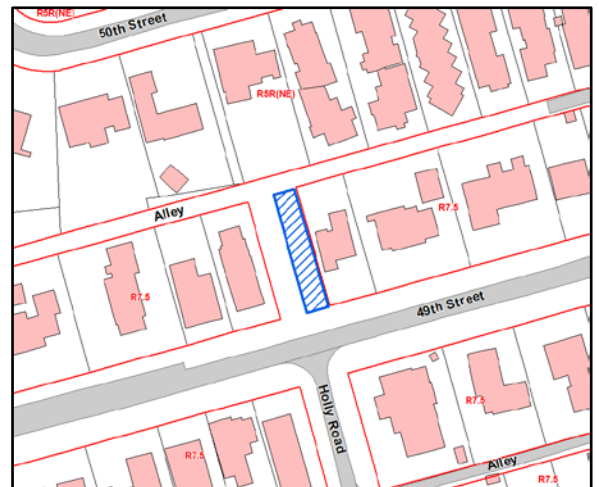
GPIN(s): Adjacent to 2418789386

Council District: Lynnhaven

Accela Record: 2020-PCCC-0028

Staff Planner: Marchelle Coleman

Proposed closure of 6,250 sf of unimproved right-of-way and combine with adjacent parcels.



3. DEFERRAL

George Randolph Webb & Lelia Graham Webb (Applicants & Property Owners)

Street Closure

Address: 50-foot wide by 125-foot long portion of Holly Road between 319 49th Street & 401 49th Street

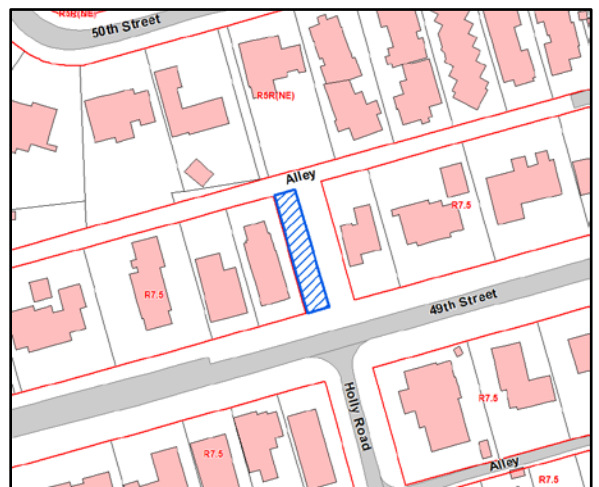
GPIN(s): Adjacent to 2418788383

Council District: Lynnhaven

Accela Record: 2020-PCCC-00024

Staff Planner: Marchelle Coleman

Proposed closure of 6,250 sf of unimproved right-of-way and combine with adjacent parcels.



- * Deferral
- ** Withdrawal

4. APPROVAL (COUNCIL on February 16)

Wilson R. Ballance, Jr (Applicant & Property Owner)

Conditional Rezoning (AG-2 Agricultural District to Conditional R-5D Residential District)

Address: 621 Dam Neck Road

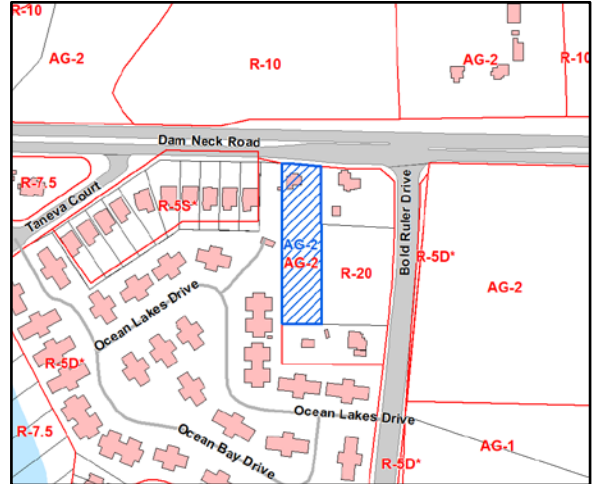
GPIN(s): 2425250061

Council District: Princess Anne

Accela Record: 2020-PCCC-00298

Staff Planner: Marchelle Coleman

Proposal to rezone property to allow development of 2 residential dwelling units.



5. APPROVAL (COUNCIL on February 16)

Michael & Felicia Juliano (Applicants & Property Owners)

Street Closure

Address: 7.5-foot by 50-foot portion of an unimproved alley adjacent to 804 Vanderbilt Avenue

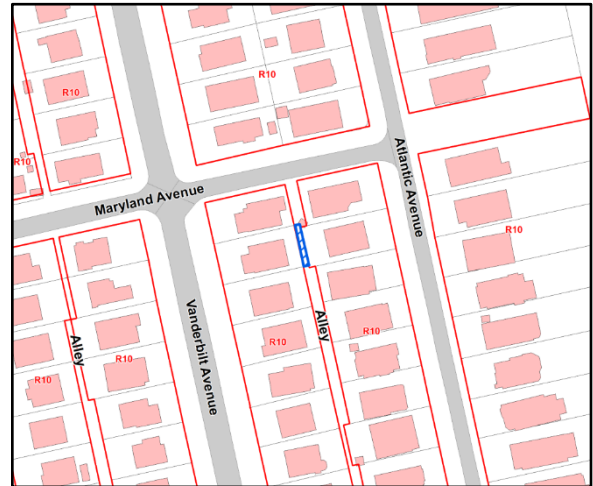
GPIN(s): Adjacent to 2426377899

Council District: Beach

Accela Record: 2020-PCCC-00303

Staff Planner: Marchelle Coleman

Request to close half of 15-foot wide unimproved alley and combine it with applicant's property.



6. APPROVAL (COUNCIL on February 16)

Janice Hart (Applicant & Property Owner)

Conditional Use Permit (Home-Based Wildlife Rehabilitation Facility)

Address: 1203 Gunn Hall Drive

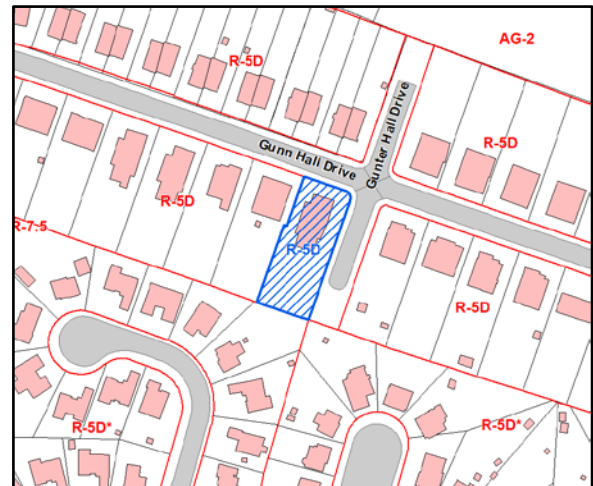
GPIN(s): 2415418733

Council District: Princess Anne

Accela Record: 2020-PCCC-00282

Staff Planner: Marchelle Coleman

Request to temporarily care for orphaned baby mammals until released at appropriate location off-site.



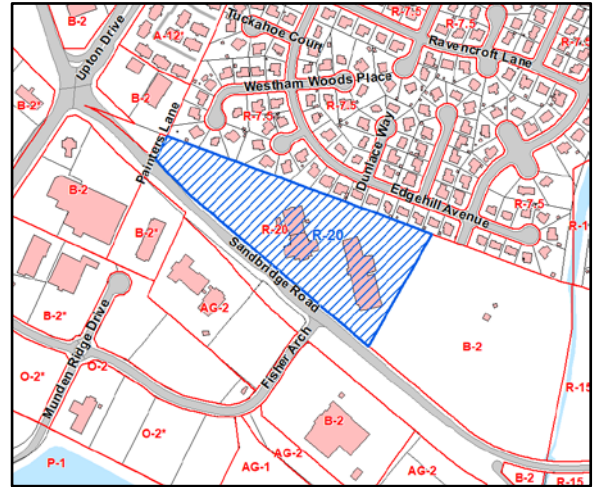
- * Deferral
- ** Withdrawal

7. APPROVAL (COUNCIL on February 16)
St. John the Apostle Catholic Church and School
 (Applicant)
The Roman Catholic Diocese of Richmond
 (Property Owner)

Modification of Conditions (Religious Use and Private School)

Address: 1968 Sandbridge Road
GPIN(s): 2414325261
Council District: Princess Anne
Accela Record(s): 2020-PCCC-00107
Staff Planner: Marchelle Coleman

A request to expand campus facilities including a social hall addition to the existing Church structure, a classroom addition to the existing school, expansion of onsite parking and vehicular circulation, a Columbarium wall, a Veteran's memorial area, and additions to the substantial stormwater management infrastructure.

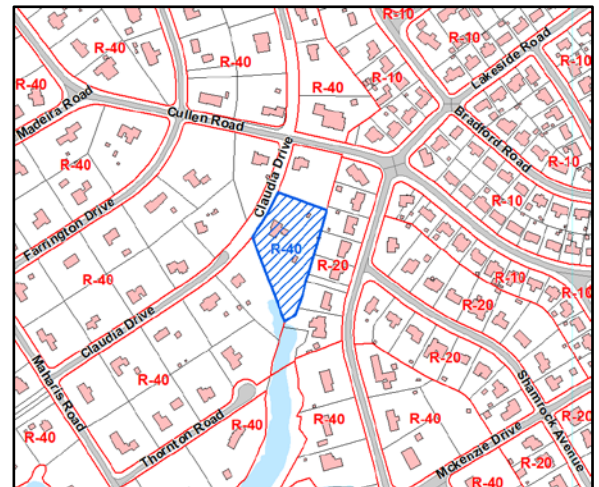


8. APPROVAL (COUNCIL on February 16)
William T. & Carolyn Dale Weems (Applicants & Property Owners)

Conditional Use Permit (Outdoor Recreation Facility)

Address: 1420 Claudia Drive
GPIN(s): 1479114730
Council District: Bayside
Accela Record: 2020-PCCC-00301
Staff Planner: Jonathan Sanders

Request for a batting machine with netting.



- * Deferral
- ** Withdrawal

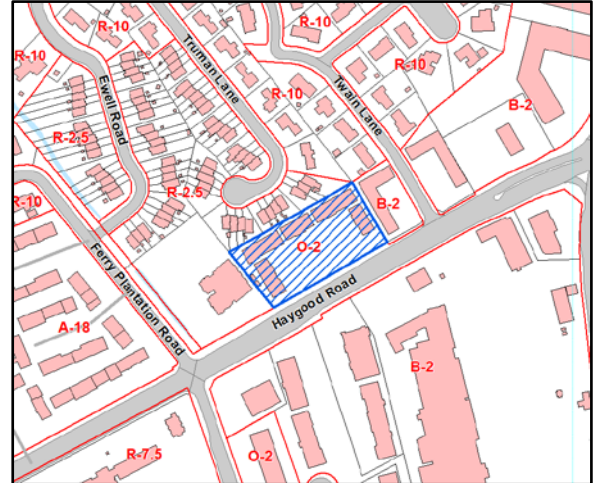
9. APPROVAL (COUNCIL on February 16)

Asia Mitchell (Applicant)
Touzos Family LP (Property Owner)

Conditional Use Permit (Beauty Salon)

Address: 4654 Haygood Road, Suite D
GPIN(s): 1478368597
Council District: Bayside
Accela Record: 2020-PCCC-00304
Staff Planner: Jonathan Sanders

Request to operate a beauty salon in the Office District, which requires a Conditional Use Permit.



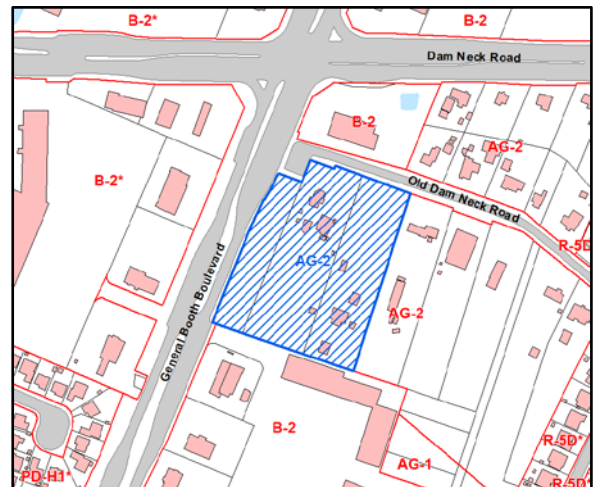
10. & 11. APPROVAL (COUNCIL on February 16)

Old Dam Neck, LLC (Applicant)
Old Dam Neck, LLC, Frances G. Willis, William E. Gilbert, Bonnie J. Garrett, Catherine D. Meredith, & John J. Weinbrecht, Jr. (Property Owners)

Conditional Rezoning (AG-2 Agricultural District to Conditional B-2 Community Business District)
Conditional Use Permit (Mini-Warehouse)

Addresses: 1081, 1087, 1089 Old Dam Neck Road & adjacent parcel west of 1089 Old Dam Neck Road
GPIN(s): 2415540866, 2415541885, 2415543854
Council District: Princess Anne
Accela Record(s): 2020-PCCC-00006, 2020-PCCC-00337
Staff Planner: Hoa N. Dao

Requesting to rezone from AG-2 to Conditional B-2 to assemble 3 parcels into a self-storage facility and a stormwater retention pond.



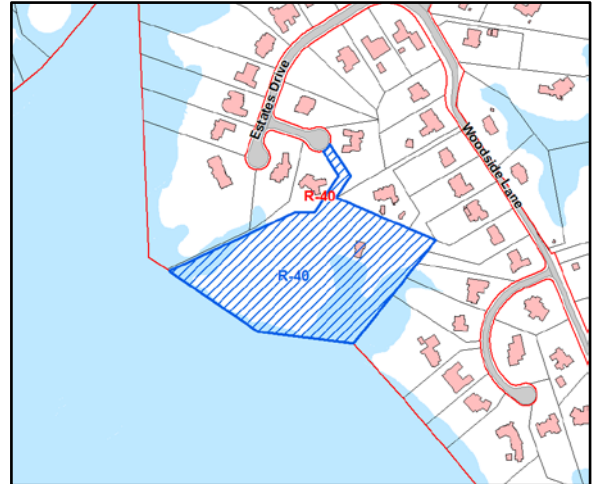
- * Deferral
- ** Withdrawal

12. APPROVAL (COUNCIL on February 16)
Woodhouse Limited Partnership (Applicant & Property Owner)

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

Address: 1805 Estates Court
GPIN(s): 1499145390
Council District: Lynnhaven
Accela Record: 2020-PCCC-00296
Staff Planner: Hoa N. Dao

Request to subdivide 8.34-acre site into 3 new lots for development of single-family homes. Lots do not meet minimum required lot width or street frontage dimensions, so variance required.

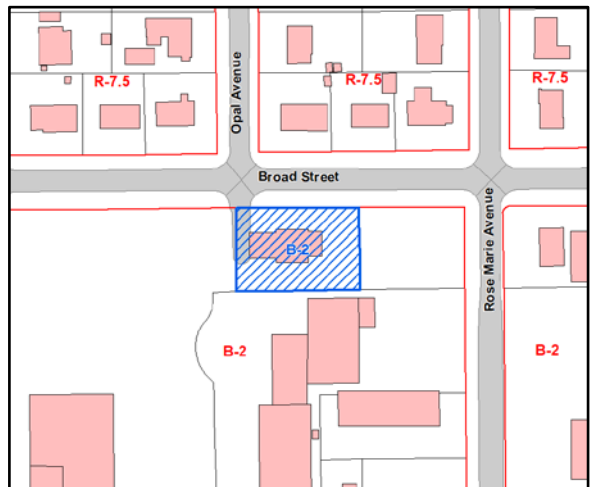


13. APPROVAL (COUNCIL on February 16)
Xpert Services, LLC (Applicant)
VB Investments, LLC (Property Owner)

Conditional Use Permit (Car Wash Facility)

Address: 4937 Broad Street
GPIN(s): 1477055792
Council District: Bayside
Accela Record: 2020-PCCC-00295
Staff Planner: Hoa N. Dao

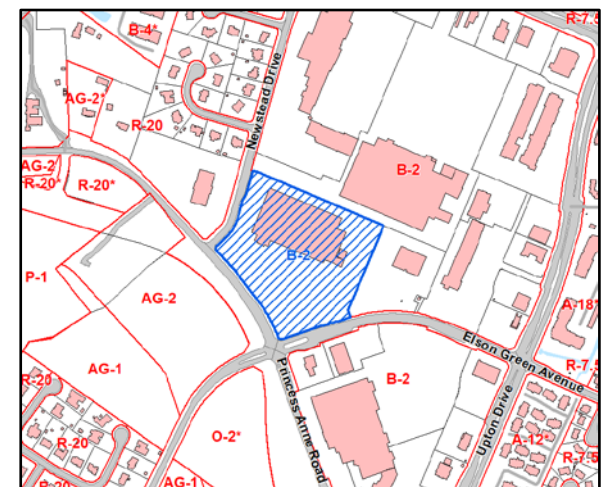
Request to relocate automotive detailing business onto this operation, using up to 800 sf of the existing building and the remainder is storage.



14. & 15. APPROVAL (COUNCIL on February 16)
Home Depot, U.S.A., Inc. (Applicant & Property Owner)

Conditional Use Permits (Bulk Storage Yard & Truck & Trailer Rentals)

Address: 2324 Elson Green Avenue
GPIN(s): 2414159035
Council District: Princess Anne
Accela Record(s): 2020-PCCC-00101, 2020-PCCC-00136
Staff Planner: Hoa N. Dao



- * Deferral
- ** Withdrawal

Request for truck and trailer rentals and adding outdoor display areas for seasonal garden and landscaping materials.

16. APPROVAL (COUNCIL on February 16)
Five Points, LLC (Applicant & Property Owner)

Modification of Proffers

Address: 2005 Lynnhaven Parkway

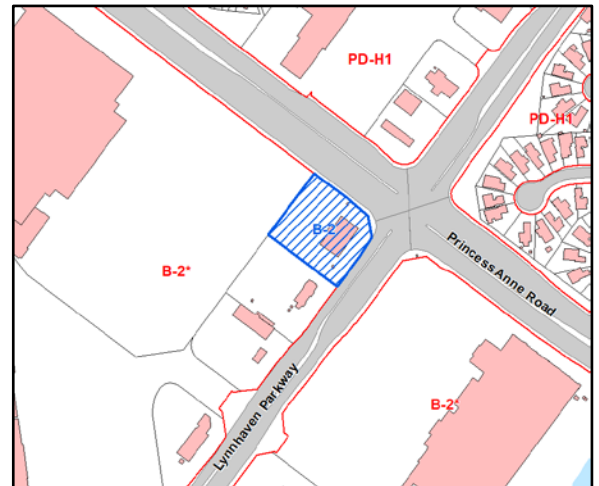
GPIN(s): 1475977081

Council District: Rose Hall

Accela Record: 2020-PCCC-00272

Staff Planner: Hoa N. Dao

Request to modify existing proffers in order to construct a drive through and encroach 200 square feet into landscape buffer.



17. APPROVAL (COUNCIL on February 16)
Brant Feldman (Applicant & Property Owner)

Conditional Use Permit (Outdoor Recreation Facility)

Address: 1708 River Court

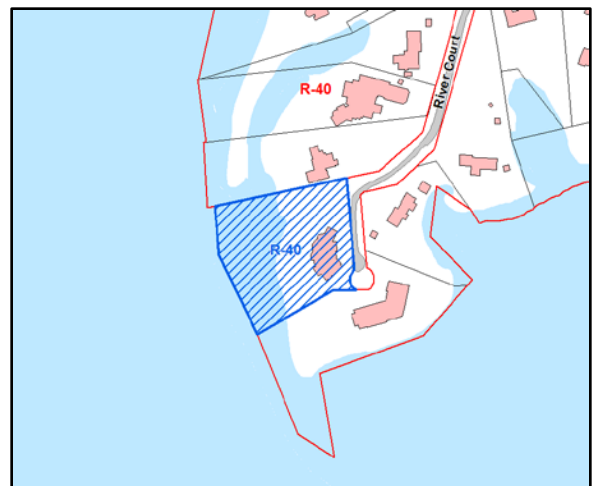
GPIN(s): 1499402453

Council District: Lynnhaven

Accela Record: 2020-PCCC-00262

Staff Planner: Hoa N. Dao

After-the-fact request for skateboard ramp 4' high, 16'X23'.



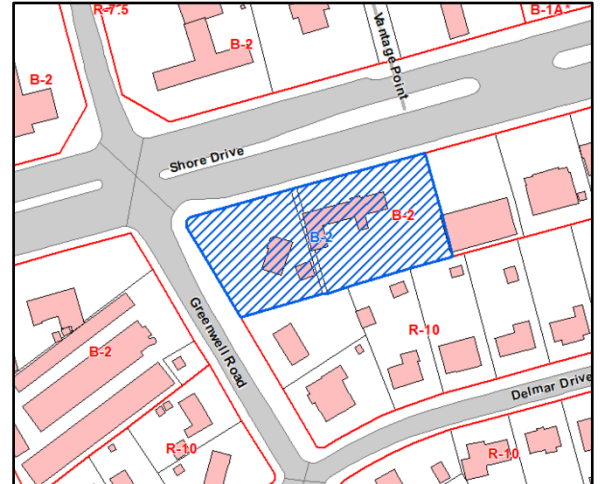
- * Deferral
- ** Withdrawal

18. APPROVAL (COUNCIL on February 16)
Verdad Real Estate & Construction (Applicant)
SRGS, LLC, Penny R. Pitts Revocable Living Trust,
& Adams Outdoor Limited Partnership (Property
 Owners)

Conditional Use Permit (Automobile Service Station)

Address: 4493 Shore Drive
GPIN(s): 1479678256, 1479679311, 1479770345
Council District: Bayside
Accela Record(s): 2020-PCCC-00233
Staff Planner: Hoa N. Dao

Request for a 4,088 sq. ft. convenience store with 10 fuel pumps.

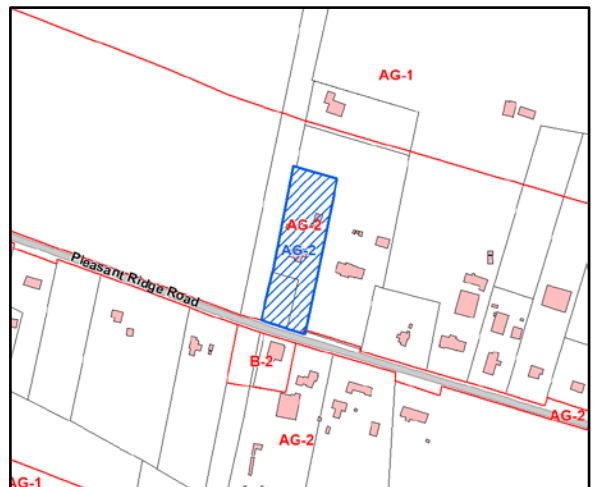


19. APPROVAL (COUNCIL on February 16)
Boaz Benjamin Brothers (Applicant &
 Property Owner)

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

Address: 1944 Pleasant Ridge Road
GPIN(s): 2412111118, 2412100959
Council District: Princess Anne
Accela Record: 2020-PCCC-00283
Staff Planner: Aubrey Trebilcock

*Proposal results in combining 3 lots into 1; however, 2 of
 existing lots were never legally created by plat so variance
 required.*

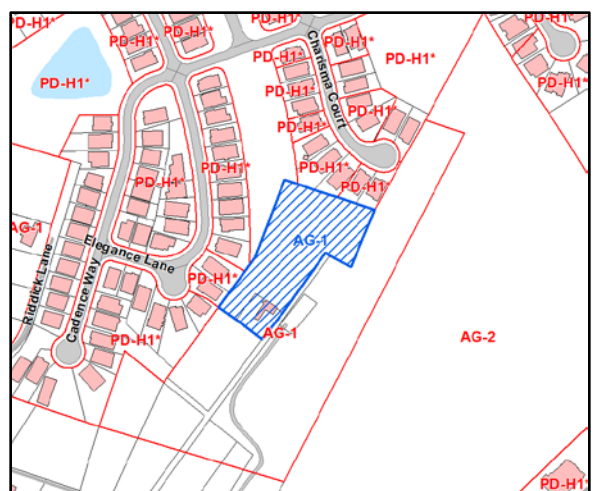


20. APPROVAL (COUNCIL on February 16)
Thomas A. Brown (Applicant & Property Owner)

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

Address: 2888 Indian River Road
GPIN(s): 1493348082, 1493440216
Council District: Princess Anne
Accela Record: 2020-PCCC-00293
Staff Planner: Aubrey Trebilcock

*Proposal to reconfigure 2 parcels to create 2 new parcels
 that are more similar in size and shape.*



- * Deferral
- ** Withdrawal

SHORT TERM RENTALS

21. **APPROVAL (COUNCIL on March 2)** **Jonathan West** (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 4814 Lake Drive

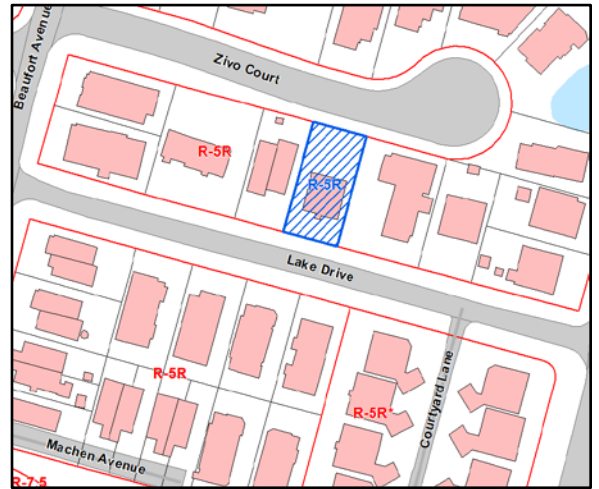
GPIN: 15704190144814

Council District: Bayside

Accela Record(s): 2020-PCCC-00285

Staff Planner: Will Miller

Request for a 2-bedroom Short Term Rental.



22. **APPROVAL (COUNCIL on March 2)** **Alfred Nicoll** (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 113 55th Street Unit A

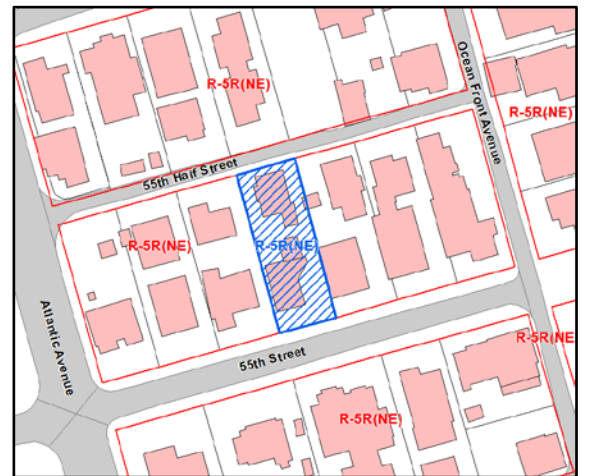
GPIN: 24198034800001

Council District: Lynnhaven

Accela Record(s): 2020-PCCC-00292

Staff Planner: Will Miller

Request for a 3-bedroom Short Term Rental.



23. **APPROVAL (COUNCIL on March 2)** **Karen & Joe Allen** (Applicant) **Old Hickory Investments, LLC** (Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 1361 Goose Landing

GPIN: 2417622261

Council District: Beach

Accela Record(s): 2020-PCCC-00286

Staff Planner: Summer Peebles

Request for a 2-bedroom Short Term Rental.



- * Deferral
- ** Withdrawal

24. DENIAL (COUNCIL on March 2)

Bao Lo (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 619 25th Street

GPIN: 2417898644

Council District: Beach

Accela Record(s): 2020-PCCC-00302

Staff Planner: Summer Peebles

Request for a 4-bedroom Short Term Rental.



25. APPROVAL (COUNCIL on March 2)

Quan Le (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 1612 Tallwood Manor Court

GPIN: 1465130874

Council District: Centerville

Accela Record(s): 2020-PCCC-00306

Staff Planner: Summer Peebles

Request for a 6-bedroom Short Term Rental.



26. APPROVAL (COUNCIL on March 2)

William Joseph Wright, Jr. (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 911 Pacific Avenue Unit B

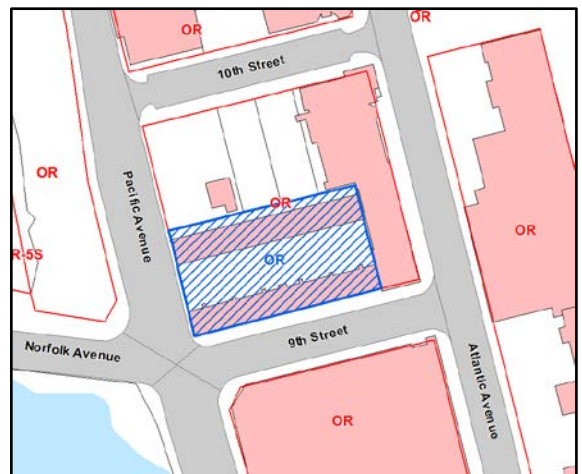
GPIN: 24272444111030

Council District: Beach

Accela Record(s): 2020-PCCC-00294

Staff Planner: Jenizza Badua

Request for a 2-bedroom Short Term Rental.



- * Deferral
- ** Withdrawal

27. APPROVAL (COUNCIL on March 2)

D & D Creations, LLC (Applicant)

Daniel David and Kellie David Revocable Trust
(Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 2621 Highland Meadows Way

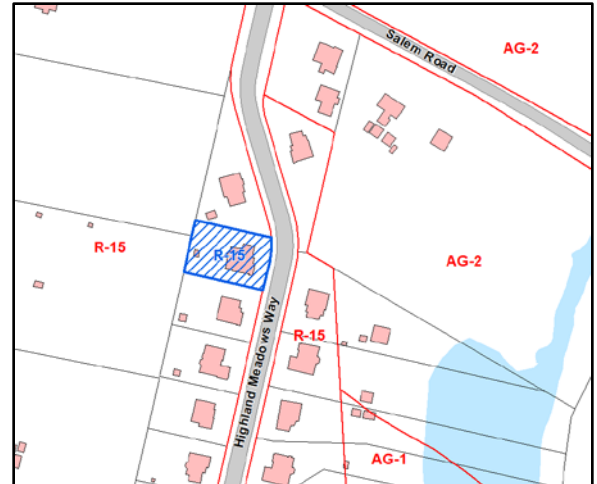
GPIN: 1484138836

Council District: Princess Anne

Accela Record(s): 2020-PCCC-00284

Staff Planner: Antionette Fowlkes

Request for a 4-bedroom Short Term Rental.



28, 29, 30, 31, 32, 33, 34, 35, 36, & 37. DEFERRAL

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

Conditional Use Permits (Short Term Rentals)

Address: 205 34th Street, Units 617, 719, 905, 1005, 1102, 1601 thru 1605

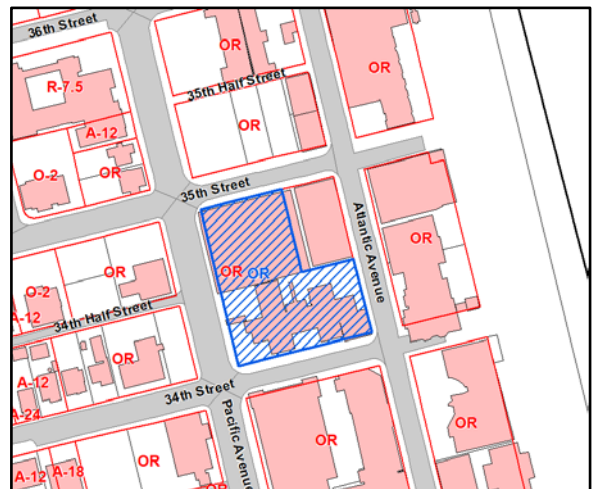
GPIN(s): 2428032311

Council District: Beach

Accela Record(s): 2020-PCCC-00248/249/250/251/252/253/254/255/256/257

Staff Planner: Will Miller

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



- * Deferral
- ** Withdrawal