



Planning Commission Agenda

May 12, 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 March 2, 2021, and Chapter 1289 of the 2020 Acts of Assembly as amended, a Public Hearing of the Virginia Beach Planning Commission will be held on **Wednesday, May 12, 2021 at 12:00 p.m. in Suite 5 of the Virginia Beach Convention Center**. Due to physical distancing and safety precautions related to the pandemic, limited public seating will be available in Suite 5, with overflow seating in Suite 4. 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 Convention Center or virtually via WebEx by completing the two-step process below. Citizens signed up to speak in-person who cannot be seated in Suite 5 will wait in Suite 4 of the Convention Center until called into the meeting room to speak. In-person speakers will be required to follow physical distancing and safety protocols, including wearing a mask while in the Convention Center. Citizens requiring accommodations to these requirements are encouraged to participate through electronic means or to contact the Planning Department at 757-385-4621 to discuss accommodations. 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=e58d616056a089e4fd3e87f4c342c37bc>
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 May 11, 2021.

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.

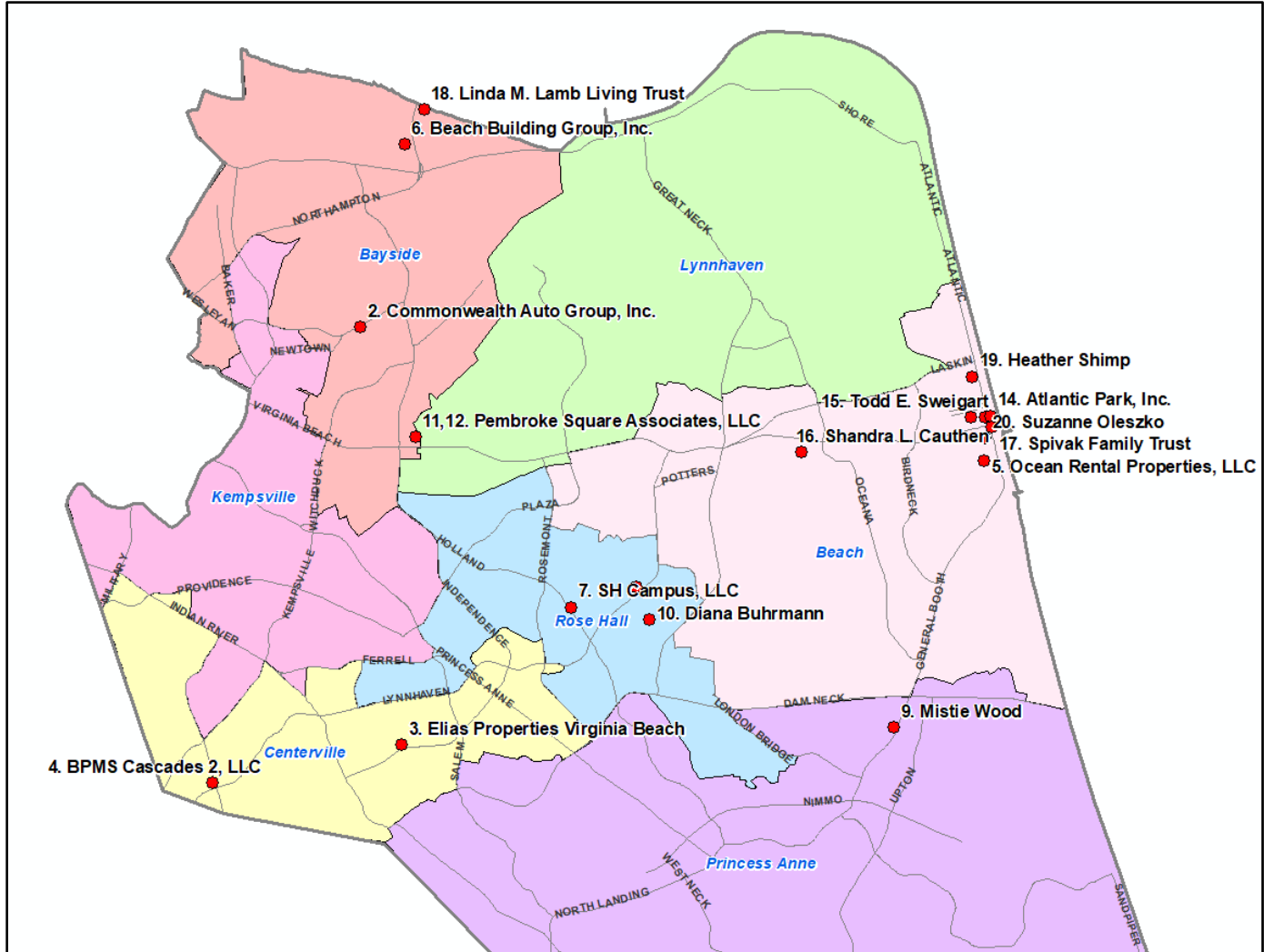
Due to the ongoing Covid-19 Pandemic, please check our website at www.vbgov.com/pc for the most updated meeting information.

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.

MAY 12, 2021 PLANNING COMMISSION AGENDA



* Deferral
** Withdrawal

MAY 12, 2021
PLANNING COMMISSION AGENDA

A.
COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

12:00 P.M. – PUBLIC HEARING

1. City of Virginia Beach APPROVAL (COUNCIL on June 15) – Zoning Ordinance Text Amendment to amend Article 2, Section B – Sign Regulations to comply with recent court decisions regarding the constitutionality of sign regulations.

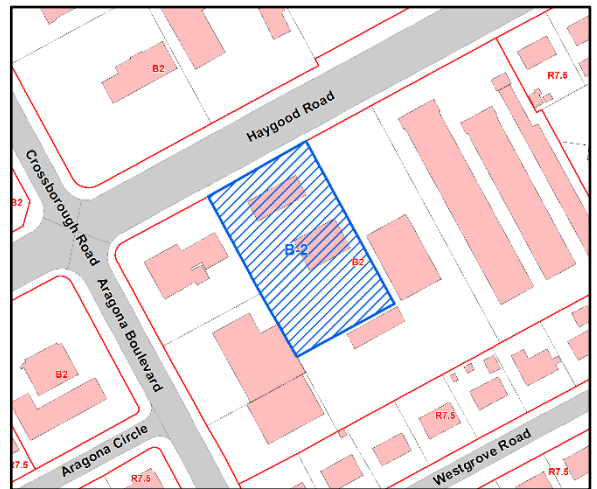
2. DEFERRAL

Commonwealth Auto Group, Inc. (Applicant)
WWMD Properties LP (Property Owner)

Conditional Use Permit (Motor Vehicle Sales & Rentals)

Address: 4873 Haygood Road
GPIN(s): 1478142890
Council District: Bayside
Accela Record: 2021-PCCC-00049
Staff Planner: Marchelle Coleman

Request for auto sales operation.



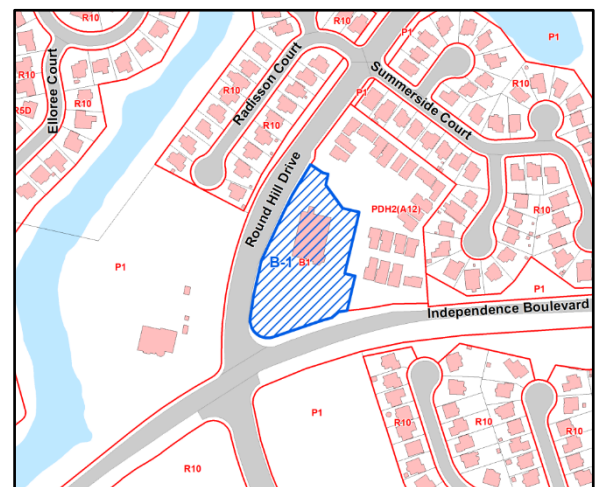
3. DEFERRAL

Elias Properties Virginia Beach Independence, LLC
(Applicant & Property Owner)

Conditional Rezoning (B-1 Neighborhood Business to Conditional B-2 Community Business)

Address: 2749 S. Independence Boulevard
GPIN(s): 1475416438
Council District: Centerville
Accela Record: 2017-PCCC-00172
Staff Planner: Marchelle Coleman

Rezoning to allow for retail business to occupy the site.



- * Deferral
- ** Withdrawal

4. APPROVAL (COUNCIL on June 15)

BPMS Cascades 2, LLC (Applicant & Property Owner)

Conditional Use Permit (Mini-Warehouses)

Address: 2121 Centerville Turnpike

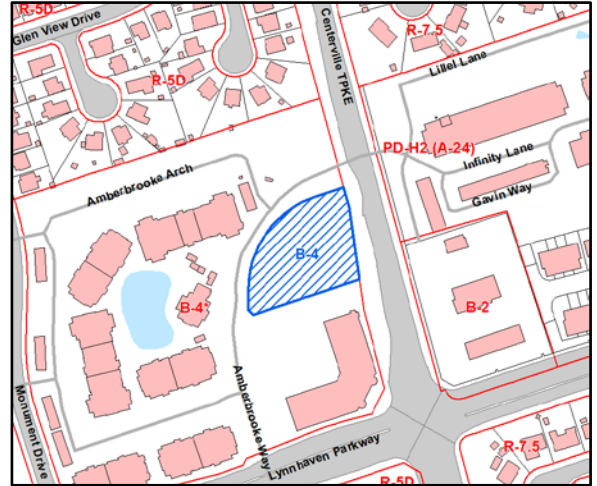
GPIN(s): 1454985427

Council District: Centerville

Accela Record(s): 2020-PCCC-00053

Staff Planner: Marchelle Coleman

Request for a three-story indoor self-storage facility and a reduction to the front yard setback.



5. APPROVAL (COUNCIL on June 15)

Ocean Rental Properties, LLC (Applicant & Property Owner)

Change in Nonconformity

Adjacent Addresses: 416 Norfolk Avenue

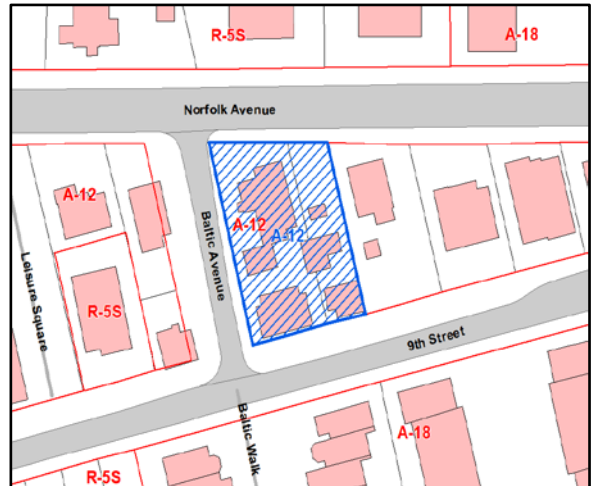
Adjacent GPIN(s): 2427141242, 2427142119

Council District: Beach

Accela Record: 2019-PCCC-00224

Staff Planner: Hoa N. Dao

Request to redevelop the site with eight new dwelling units, where nine exist today.



- * Deferral
- ** Withdrawal

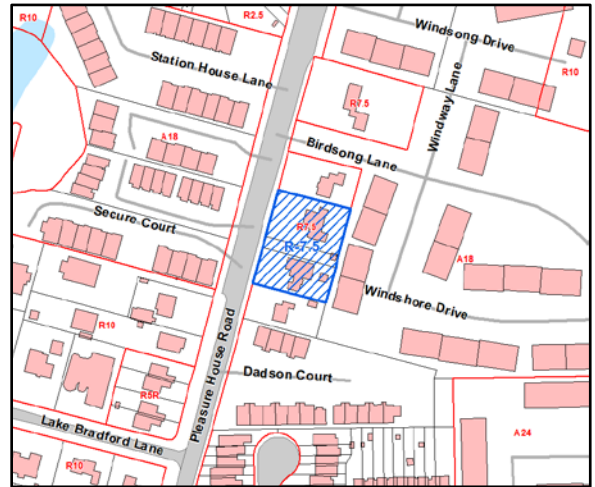
6. DEFERRAL

Beach Building Group, Inc. (Applicant)
David & Deborah McColgan, Kristin Worrell
(Property Owners)

Conditional Change of Zoning (R-7.5 Residential
District to Conditional A-18 Apartment District)

Address: 2332 & 2328 Pleasure House Road
GPIN(s): 1479498450, 1479498301, 1479498364
Council District: Bayside
Accela Record: 2020-PCCC-00328
Staff Planner: Hoa N. Dao

Request to rezone 0.58 acres from R-7.5 to Conditional A-18 to construct 8 condominium units at a density of 13.79 units/acre.



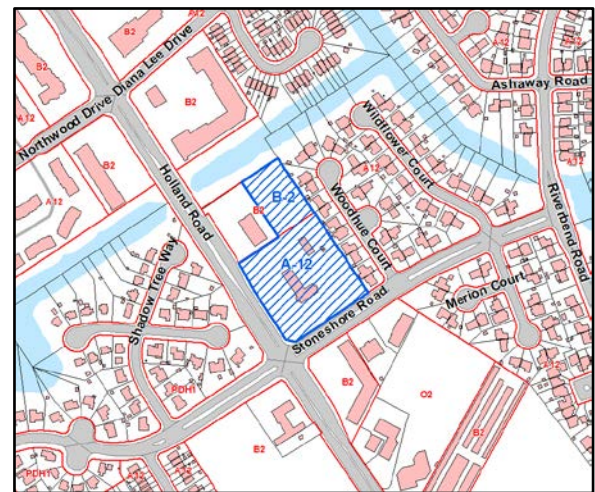
7. APPROVAL (COUNCIL on June 15)

SH Campus, LLC (Applicant)
St. Luke's United Methodist Church (Property Owner)

Conditional Use Permit (Group Home)

Address: 3396 Stoneshore Road
GPIN(s): 1486822513
Council District: Rose Hall
Accela Record: 2021-PCCC-00025
Staff Planner: Hoa N. Dao

Request to operate a Group Home for up to 20 children.



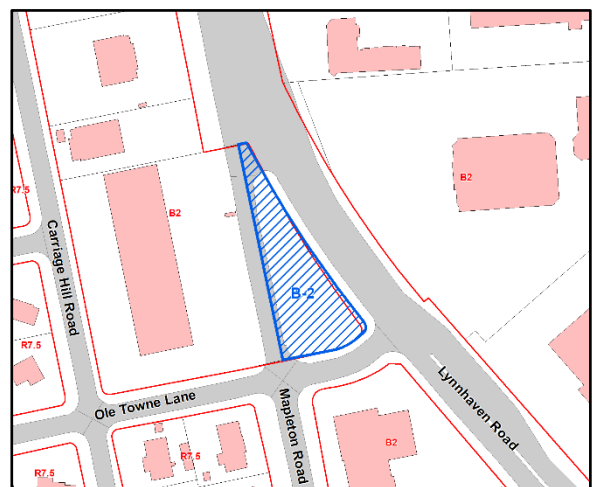
8. APPROVAL (COUNCIL on June 15)

South Lynnhaven, LLC (Applicant & Property Owner)

Modification of Conditions

Address: 877 S Lynnhaven Road
GPIN(s): 1496342200
Council District: Rose Hall
Accela Records: 2021-PCCC-00046
Staff Planner: Hank Morrison

Removal of easement associated with prior approved Street Closure



- * Deferral
- ** Withdrawal

9. APPROVAL (COUNCIL on June 15)

Mistie Wood (Applicant & Property Owner)

Conditional Use Permit (Family Day-Care Home)

Address: 1105 Voss Court

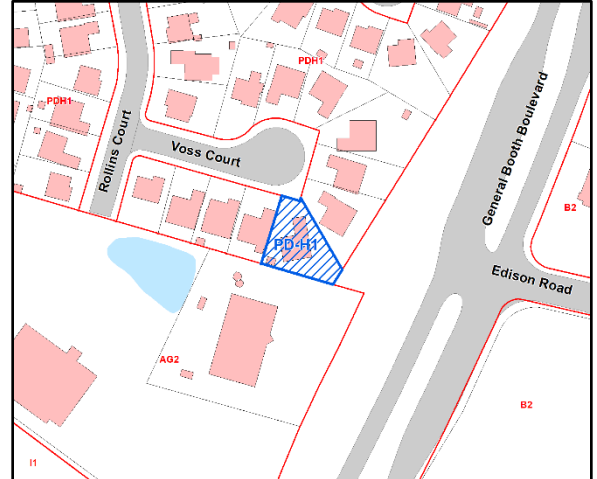
GPIN(s): 2415329877

Council District: Princess Anne

Accela Record: 2021-PCCC-00052

Staff Planner: Antionette Fowlkes

Request to care for up to 12 children in single-family home.



10. APPROVAL (COUNCIL on June 15)

Diana Buhrmann (Applicant)

Michael Kornoelje Jr. (Property Owner)

Conditional Use Permit (Family Day-Care Home)

Address: 998 Boughton Way

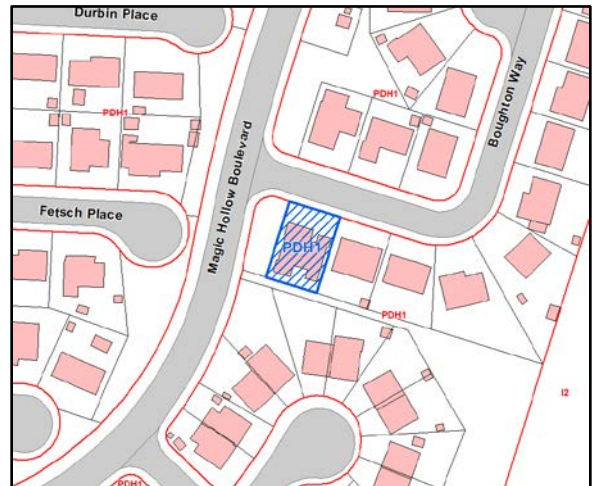
GPIN(s): 1496414416

Council District: Rose Hall

Accela Record: 2021-PCCC-00053

Staff Planner: Antionette Fowlkes

Request to care for up to 12 children in single-family home.



11. DEFERRAL

Pembroke Square Associates, LLC (Applicant & Property Owner)

Conditional Rezoning (B-3 Central Business to Conditional CBC Central Business Core)

Address: southeastern corner of intersection of Jeanne Street and Constitution Drive

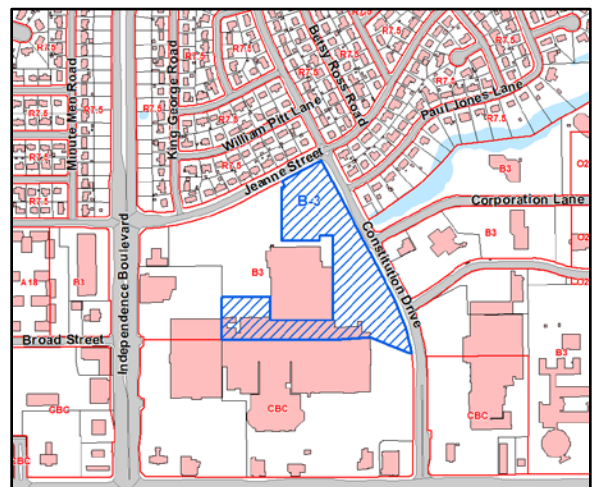
GPIN(s): part of 1477562034

Council District: Bayside

Accela Records: 2020-PCCC-00150

Staff Planner: Ashby Moss

Request for a Conditional Rezoning of a portion of an 26.89-acre parcel from B-3 to Conditional CBC (10.06 acres) to construct a 158-unit senior living community on 2.12 acres at a density of 74.53 units/acre.



- * Deferral
- ** Withdrawal

12. DEFERRAL

Pembroke Square Associates, LLC (Applicant & Property Owner)

Conditional Use Permit (Housing for Seniors)

Address: southeastern corner of intersection of Jeanne Street and Constitution Drive

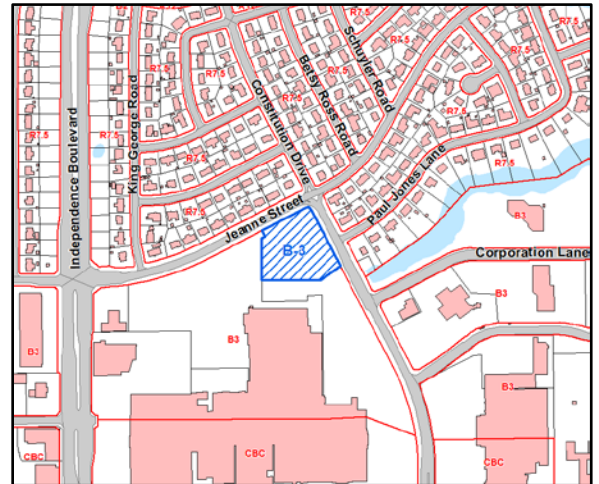
GPIN(s): part of 1477562034

Council District: Bayside

Accela Records: 2021-PCCC-00043

Staff Planner: Ashby Moss

Request for a Conditional Use Permit for housing for seniors to construct a 158-unit senior living community consisting of 126 independent units, 20 assisted living units, and 12 memory care rooms.



13. DEFERRAL

Atlantic Park, Inc. & City of Virginia Beach Development Authority (Applicants & Property Owners)

Street Closure

Address: Portion of 18th Street adjacent to 1880 & 1811 Pacific Avenue, 319 18th Street

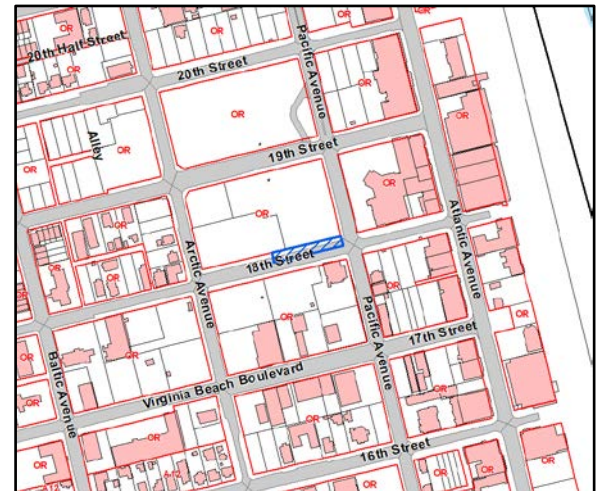
GPIN(s): Adjacent to 2427172611, 2427170516

Council District: Beach

Accela Records: 2021-PCCC-00033

Staff Planner: Ashby Moss

Request to close a portion of 18th Street between Arctic and Pacific Avenues.



- * Deferral
- ** Withdrawal

14. DEFERRAL

Atlantic Park, Inc. (Applicant)
City of Virginia Beach Development Authority
(Property Owner)

Alternative Compliance

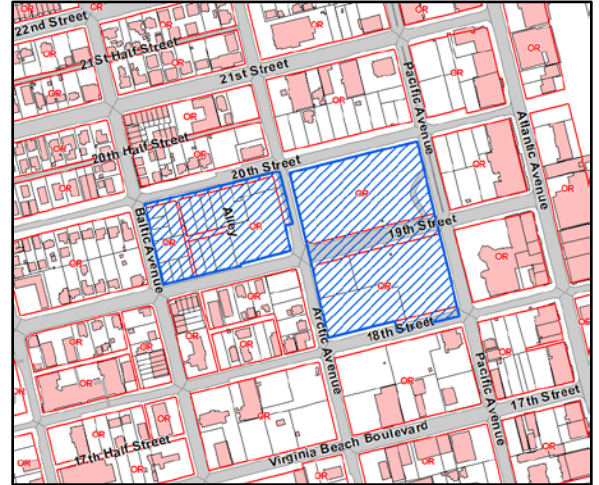
Address: 1880 & 1811 Pacific Avenue, 319 18th Street
GPIN(s): 2427079524, 2427074883,
2427073669, 2427170853, 2427073711, 2427075737,
2427073536, 2427074802, 2427073767, 2427073660,
2427074517, 2427076808, 2427076990, 2427073705,
2427074757, 2427077707, 2427072890, 2427170516,
2427172611

Council District: Beach

Accela Records: 2021-PCCC-00032

Staff Planner: Ashby Moss

Request for a Special Exception for Alternative Compliance to develop a multi-block, mixed-use residential and commercial development with structured parking, an indoor/outdoor entertainment venue (assembly use), open air surf park (outdoor recreation facility), open air markets, bars/nightclubs, craft breweries/distilleries/wineries, and recurring outdoor special events.



SHORT TERM RENTALS

15. APPROVAL (COUNCIL on July 6)

Todd E. Sweigart (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 507 19th Street

GPIN(s): 2427070575

Council District: Beach

Accela Record(s): 2021-PCCC-00036

Staff Planner: Will Miller

Request for a 3-bedroom Short Term Rental.



- * Deferral
- ** Withdrawal

16. WITHDRAWAL

Shandra L. Cauthen (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 1816 N. Streamline Drive

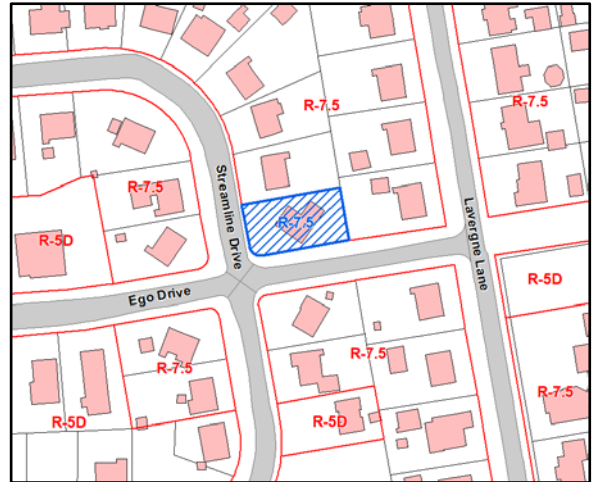
GPIN(s): 2407645876

Council District: Beach

Accela Record(s): 2021-PCCC-00044

Staff Planner: Will Miller

Request for a 4-bedroom Short Term Rental.



17. APPROVAL (COUNCIL on July 6)

Spivak Family Trust (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 229 16th Street

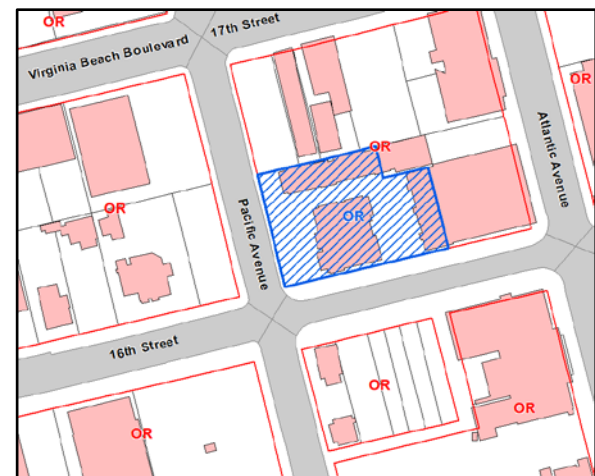
GPIN(s): 24271678310229

Council District: Beach

Accela Record(s): 2021-PCCC-00047

Staff Planner: Will Miller

Request for a 3-bedroom Short Term Rental.



18. DENIAL (COUNCIL on July 6)

Linda M. Lamb Living Trust (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 4615 Ocean View Avenue

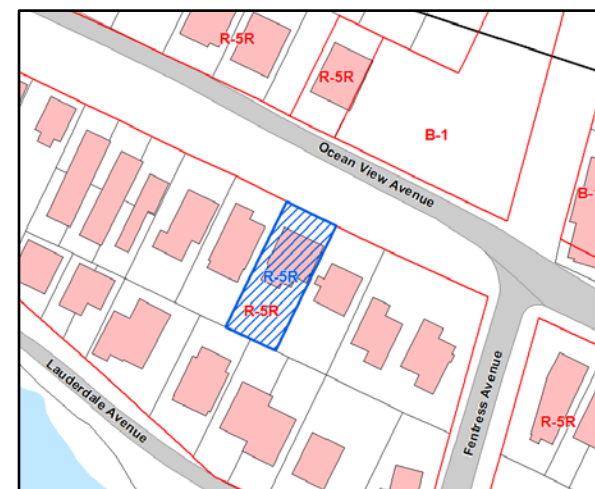
GPIN(s): 15706241244615

Council District: Bayside

Accela Record(s): 2021-PCCC-00057

Staff Planner: Will Miller

Request for a 4-bedroom Short Term Rental.



- * Deferral
- ** Withdrawal

19. WITHDRAWAL

David & Nancy Droqus (Applicants & Property Owners)

Conditional Use Permit (Short Term Rental)

Address: 117 73rd Street Unit A

GPIN(s): 24196664250001

Council District: Lynnhaven

Accela Record(s): 2021-PCCC-00018

Staff Planner: Will Miller

Request for a 3-bedroom Short Term Rental.



20. APPROVAL (COUNCIL on July 6)

Heather Shimp (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 304 28th Street Unit 307

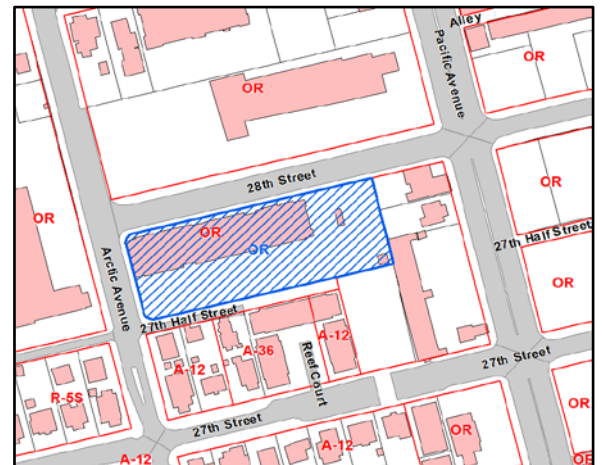
GPIN(s): 24280028663007

Council District: Beach

Accela Record(s): 2021-PCCC-00060

Staff Planner: Summer Peebles

Request for a 2-bedroom Short Term Rental.



21. DENIAL (COUNCIL on July 6)

Suzanne Oleszko (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 312 Arctic Crescent

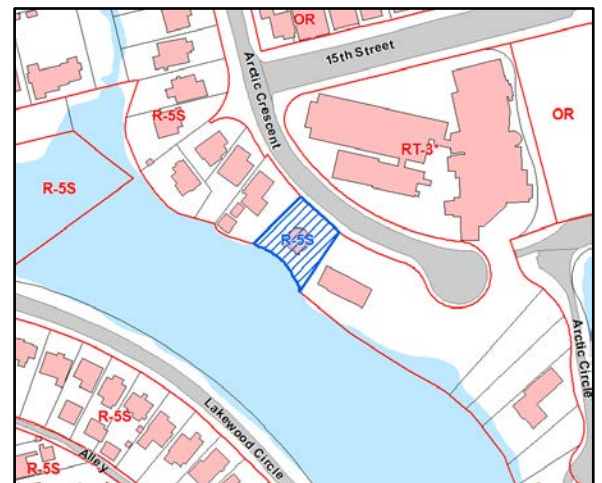
GPIN(s): 2427152967

Council District: Beach

Accela Record(s): 2021-PCCC-00059

Staff Planner: Summer Peebles

Request for a 2-bedroom Short Term Rental.



- * Deferral
- ** Withdrawal