

Planning Commission Agenda

November 10, 2021



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, November 10, 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=e9a6943f5f94a6d55941dc159e4a9a059>
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 November 9, 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.

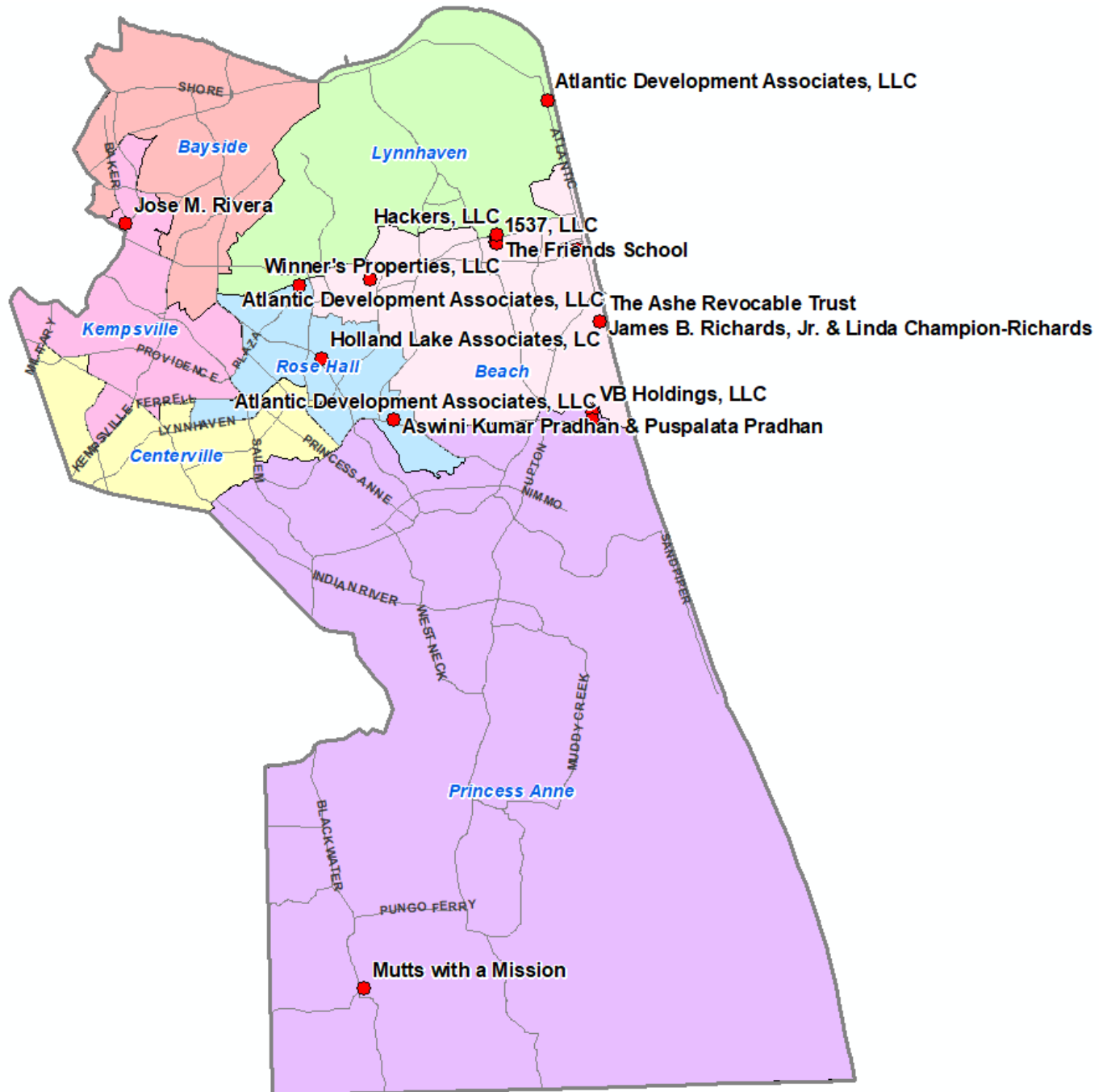
Please check our website at www.vbgov.com/pc for the most updated meeting information.

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.

NOVEMBER 10, 2021 PLANNING COMMISSION AGENDA



NOVEMBER 10, 2021 PLANNING COMMISSION AGENDA

A. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

B. BRIEFINGS

Historic and Cultural District Design Guidelines – Mark Reed, Historic Preservation Planner

12:00 P.M. – PUBLIC HEARING

1. **DENIAL (COUNCIL on December 14)**

City of Virginia Beach – A Resolution to amend the City of Virginia Beach Comprehensive Plan, 2016 to address City-wide stormwater impacts for discretionary land use applications.

2. **APPROVAL (COUNCIL on December 7)**

The Friends School (Applicant & Property Owner)

Modification of Conditions

Address: 1537 Laskin Road

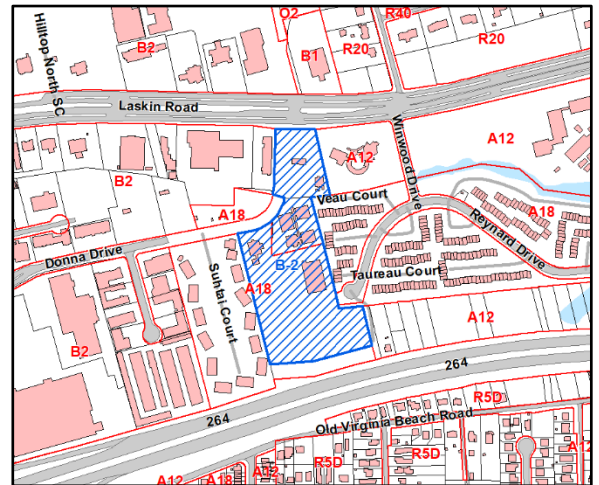
GPIN(s): 2417081307, 2417081734, 2417081031

Council District: Beach

Accela Record: 2021-PCCC-00222

Staff Planner: Marchelle Coleman

Proposal to reduce acreage associated with existing Private School and perform renovations to existing buildings and add additional buildings and improvements to the property.



3. **APPROVAL (COUNCIL on December 7)**

1537, LLC (Applicant & Property Owner)

Modification of Conditions

Address: 1537 Laskin Road

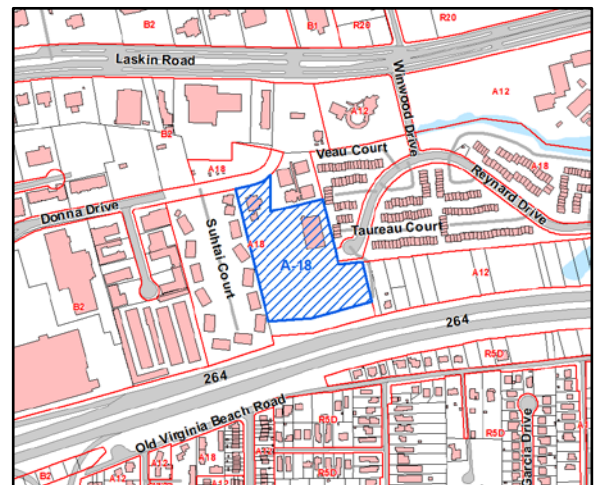
GPIN(s): 2417081031

Council District: Beach

Accela Record: 2021-PCCC-00203

Staff Planner: Marchelle Coleman

Modification to existing Conditional Use Permit for Private School to remove property from Permit in order to construct apartments in up to 5 buildings which is consistent with the existing zoning of property of A-18 Apartment District.

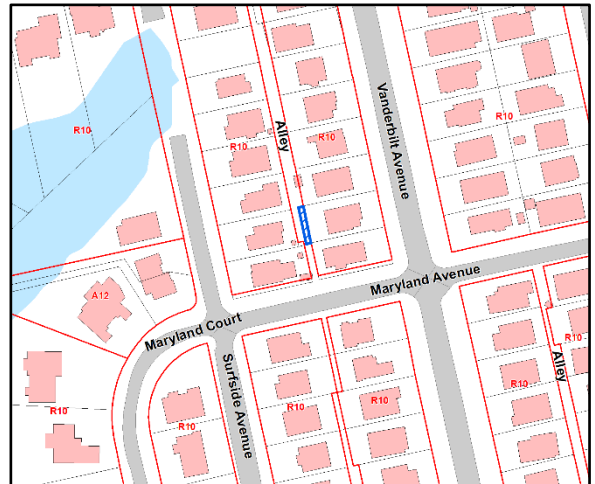


4. APPROVAL (COUNCIL on December 14)
James B. Richards, Jr. & Linda Champion-Richards (Applicants & Property Owners)

Street Closure

Adjacent Address: 7.5-foot by 50-foot portion of an unimproved alley adjacent to 733 Vanderbilt Avenue
Adjacent GPIN(s): 2426385075
Council District: Beach
Accela Record: 2021-PCCC-00218
Staff Planner: Marchelle Coleman

Proposal to close half (375 square feet) of 15-foot wide unimproved alley.

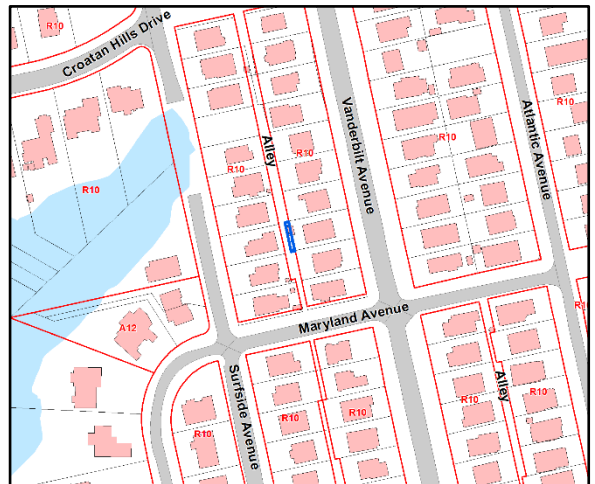


5. APPROVAL (COUNCIL on December 14)
The Ashe Revocable Trust (Applicant)
Michael I. & Mitzi S. Ashe (Property Owners)

Street Closure

Adjacent Address: 7.5-foot by 50-foot portion of an unimproved alley adjacent to 729 Vanderbilt Avenue
Adjacent GPIN(s): 2426385180
Council District: Beach
Accela Record: 2021-PCCC-00219
Staff Planner: Marchelle Coleman

Proposal to close half (375 square feet) of a 15-foot wide unimproved alley.

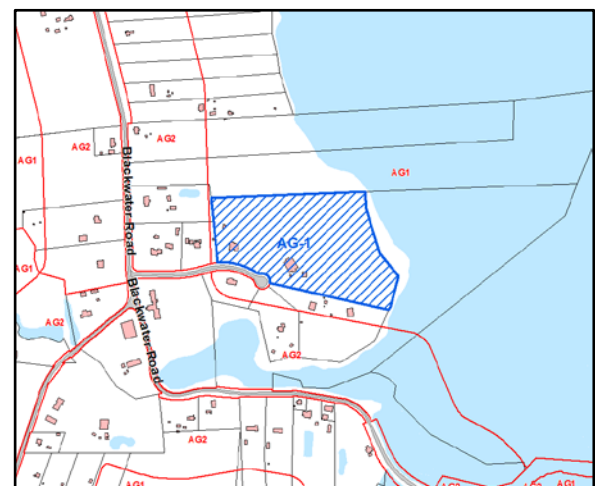


6. APPROVAL (COUNCIL on December 14)
Mutts with a Mission (Applicant & Property Owner)

Conditional Use Permit (Commercial Kennel)

Address: 2700 Shirley Landing Drive
GPIN(s): 1398326447
Council District: Princess Anne
Accela Record: 2021-PCCC-00177
Staff Planner: Marchelle Coleman

Request to operate a commercial kennel for over 50 dogs.

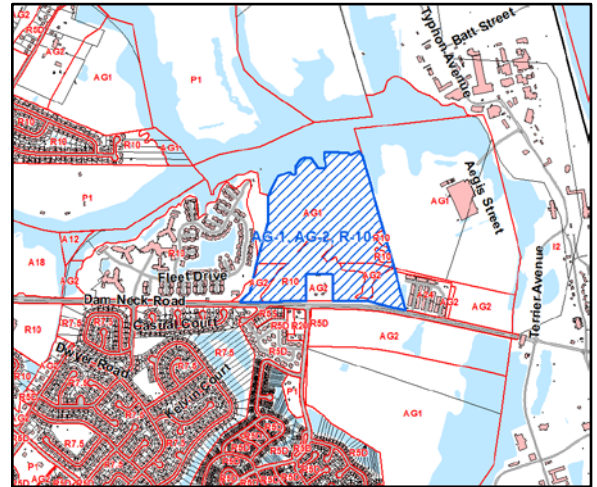


7. APPROVAL (COUNCIL on December 14)
VB Holdings, LLC (Applicant & Property Owner)

Modification of Conditions

Address: 608 Dam Neck Road
GPIN(s): 2425266489
Council District: Princess Anne
Accela Record: 2020-PCCC-00333
Staff Planner: Marchelle Coleman

Request to remove a portion of the property associated with an existing Conditional Use Permit for a Retirement Community and to rezone the property to Conditional A-12 in order to construct up to 92 townhouse units at a density of 1.2 units/acre.

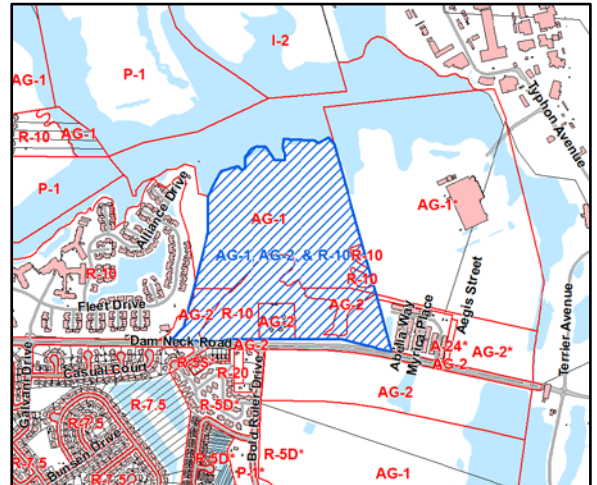


8. APPROVAL (COUNCIL on December 14)
Atlantic Development Associates, LLC (Applicant)
 Martha Fisher Huerta, VB Holdings, LLC (Property
 Owners)

Conditional Rezoning (AG-1 & AG-2 Agricultural & R-10 Residential District to Conditional A-12 Apartment District to construct 92 units at a density of approximately 1.2 units per acre)

Address: 580 & 608 Dam Neck Road
GPIN(s): 2425255531, 2425266489
Council District: Princess Anne
Accela Record(s): 2019-PCCC-00221, 2020-PCCC-00213
Staff Planner: Marchelle Coleman

A request to conditionally rezone the property to construct a 92 unit residential condominium community.



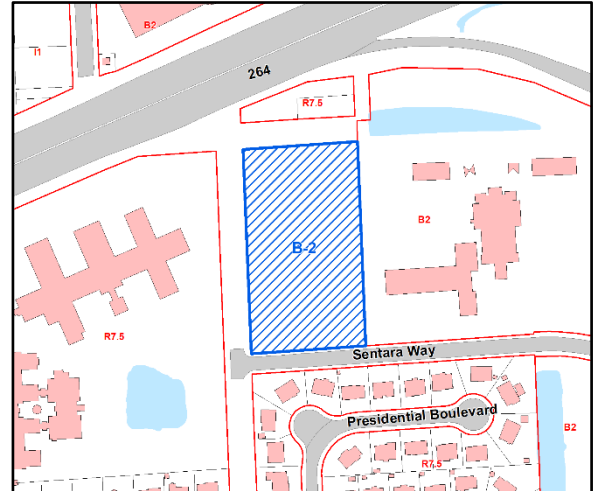
9. APPROVAL (COUNCIL on December 7)

Winner's Properties, LLC (Applicant)
The Runnymede Corporation (Property Owner)

Conditional Use Permit (Motor Vehicle Sales & Service)

Address: 3736 Sentara Way
GPIN(s): 1487428775
Council District: Beach
Accela Record: 2021-PCCC-00220
Staff Planner: Hoa N. Dao

Request to operate car sales dealership and service facility.



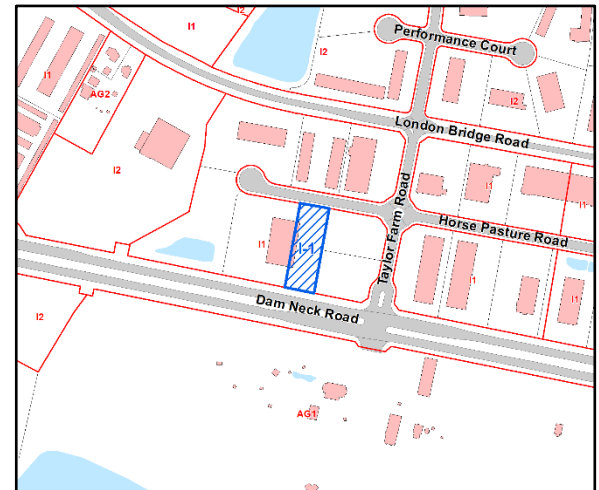
10. DEFERRAL

Aswini Kumar Pradhan & Puspallata Pradhan
(Applicants & Property Owners)

Modification of Proffers

Address: Along Horse Pasture Road, between 1521 Taylor Farm Road and 2617 Horse Pasture Road
GPIN(s): 1495750349
Council District: Rose Hall
Accela Record: 2021-PCCC-00233
Staff Planner: Hoa N. Dao

Proposal to change side yard setback requirement in proffers of 30 feet to 15 feet, exclusively for this site.



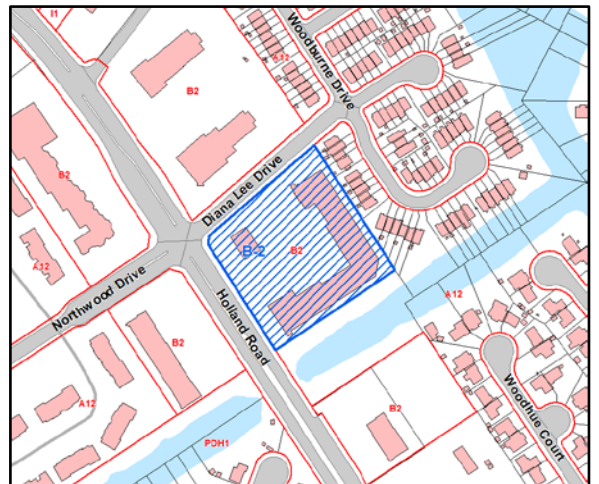
11. APPROVAL (COUNCIL on December 14)

Holland Lakes Associates, LC (Applicant & Property Owner)

Conditional Use Permit (Mini-Warehouse/Self-Storage)

Address: 3478 Holland Road
GPIN(s): 1486737186
Council District: Rose Hall
Accela Record: 2021-PCCC-00195
Staff Planner: Hoa N. Dao

Request to construct a 3-story, 130,284 sq. ft., climate controlled storage facility.



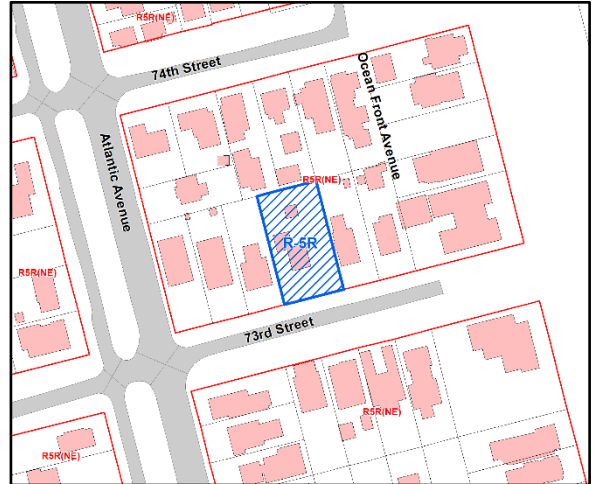
12. **WITHDRAWAL**

Atlantic Development Associates, LLC (Applicant)
The Sara T. Atherholt Revocable Trust (Property Owner)

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

Address: 111 73rd Street
GPIN(s): 2419667586
Council District: Lynnhaven
Accela Record: 2021-PCCC-00223
Staff Planner: Aubrey Trebilcock

Request to construct 2 single-family dwellings rather than 1 duplex with 2 units on existing site.



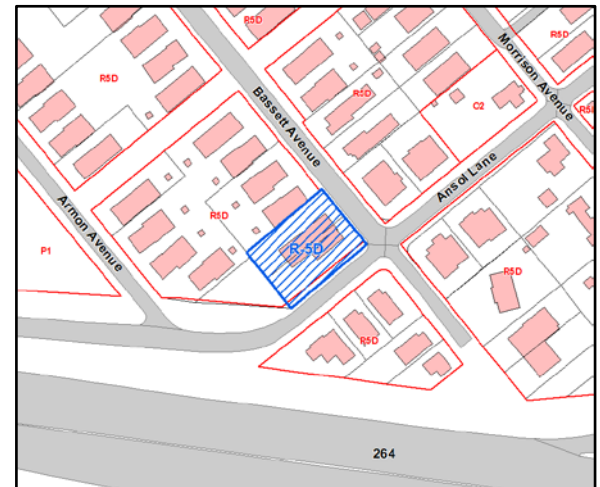
13. **APPROVAL (COUNCIL on December 14)**

Atlantic Development Associates, LLC (Applicant & Property Owner)

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

Address: 2744 Ansol Lane & 153 Basset Avenue
GPIN(s): 1497430562, 1497430478
Council District: Beach
Accela Record: 2021-PCCC-00224
Staff Planner: Aubrey Trebilcock

Request to construct 3 single-family dwellings on 3 separate lots, 1 lot which will not meet lot area for a corner lot or lot width, where potentially 2 duplexes with 4 units could be constructed by-right.



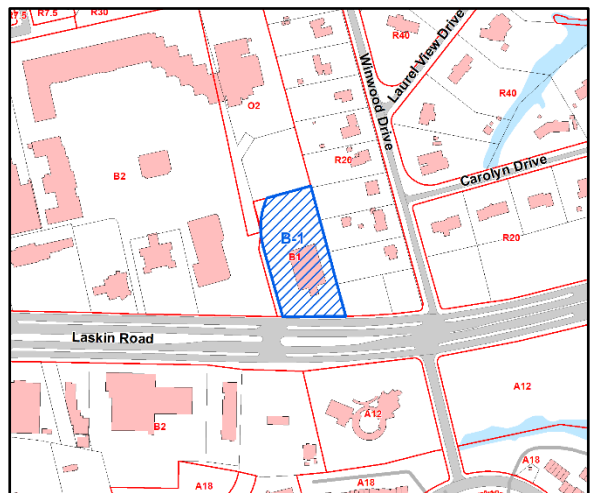
14. **APPROVAL (COUNCIL on December 7)**

Hackers, LLC (Applicant)
Potter Properties Group, LLC (Property Owner)

Conditional Rezoning (B-1 Business District to Conditional B-2 Business District)

Address: 1532 Laskin Road
GPIN(s): 2417091256
Council District: Lynnhaven
Accela Record: 2021-PCCC-00225
Staff Planner: Hank Morrison

Request to rezone the property in order to renovate existing building and add indoor golf simulators within the restaurant.



15. APPROVAL (COUNCIL on December 7)

Jose M. Rivera (Applicant)

K & P Enterprises, LLC (Property Owner)

Conditional Use Permit (Tattoo Parlor)

Address: 549 Newtown Road, Suite 109

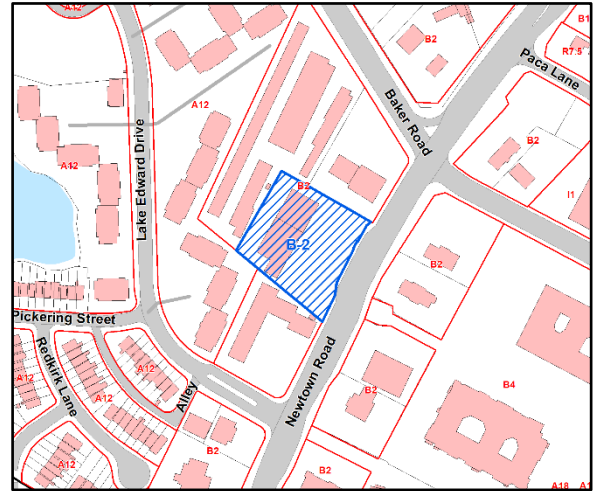
GPIN(s): 1468206651

Council District: Kempsville

Accela Record: 2021-PCCC-00229

Staff Planner: Antionette Fowlkes

Request for microblading services for permanent make up application in unit 109 (1,500 sf) within existing shopping center.



SHORT TERM RENTALS

16. APPROVAL (COUNCIL on January 18)

James D. White Revocable Living Trust (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 407 18th Street, Unit A

GPIN(s): 24270763310001

Council District: Beach

Accela Record(s): 2021-PCCC-00146

Staff Planner: Brandon Hackney

Request for a 3-bedroom Short Term Rental.

