

A person with blonde hair, wearing a red t-shirt and blue shorts, is surfing on a wave. The surfer is in a dynamic pose, leaning back with arms outstretched. The wave is breaking, creating white foam. The background is a clear blue sky.

Planning Commission Agenda

August 10, 2022

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 10, 2022 at 12:00 p.m. in the Council Chamber at City Hall, 2nd Floor at 2401 Courthouse Drive, Building 1, 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=e11fb38c13855bd66c18727157af1d872>
2. Register with the Planning Department by calling 757-385-4621 or via email at mbHarris@vbgov.com prior to 5:00 p.m. on August 9, 2022.

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.

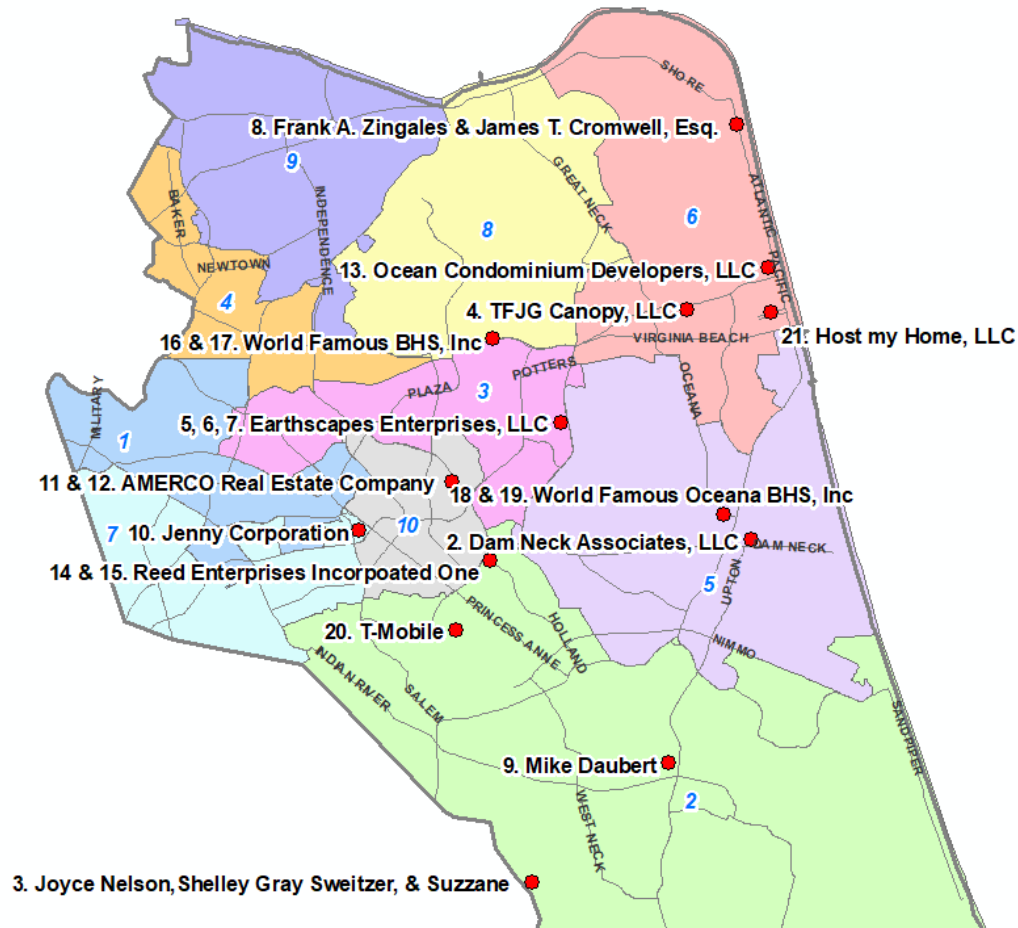
Planning Commission Hearing Procedures

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 10, 2022 PLANNING COMMISSION AGENDA



AUGUST 10, 2022 PLANNING COMMISSION AGENDA

A. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

B. BRIEFINGS

Virginia Beach Commercial Areas Pattern Book & Bow Creek Area Neighborhood Resiliency Guidelines – Ross Cannon & Peter Johnston with Work Program Architects

12:00 P.M. – PUBLIC HEARING

1. **APPROVAL (COUNCIL on September 20)** **City of Virginia Beach**

An Ordinance to add Sections 250, 251, 252, 253, and 254 to the City Zoning Ordinance pertaining to lighting requirements.

2. **APPROVAL (COUNCIL on September 20)** **Dam Neck Associates, LLC** (Applicant & Property Owner)

Modification of Proffers

Address: 872 Dam Neck Road

GPIN(s): 2415757941

Council District: District 5, formerly Princess Anne

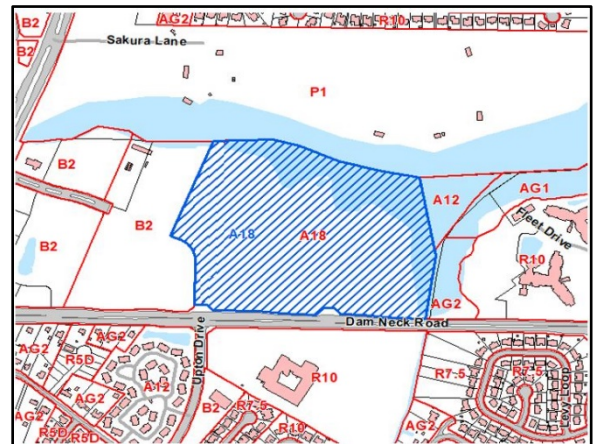
Accela Record(s): 2022-PCCC-00151

SGA: No

Overlay: No

Staff Planner: Hoa N. Dao

Request to modify previously approved plan for development of 612 apartment units at a density of 18 units per acre.



3. **APPROVAL (COUNCIL on September 6)** **Joyce Nelson, Shelley Gray Sweitzer & Suzanne Gray** (Applicants & Property Owners)

Conditional Rezoning (Conditional B-2 Community Business District to Conditional AG-2 Agricultural District)

Address: 2748 West Landing Road

GPIN(s): 1492620072

Council District: District 2, formerly Princess Anne

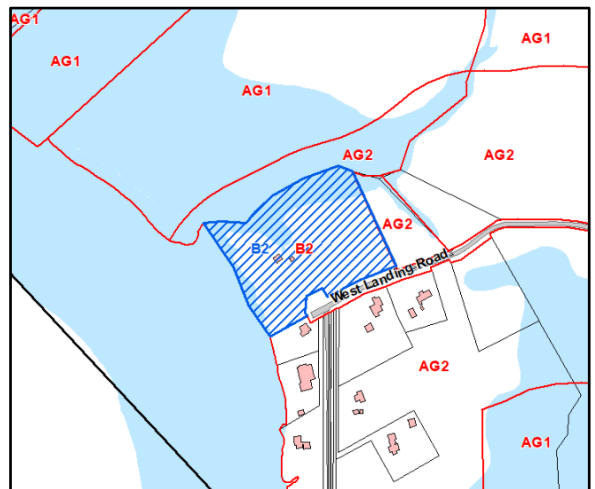
Accela Record(s): 2022-PCCC-00168

SGA: No

Overlay: No

Staff Planner: Hoa N. Dao

Request to rezone a 6.23-acre parcel from Conditional B-2 to Conditional AG-2.



4. APPROVAL (COUNCIL on September 6)

TFJG Canopy, LLC (Applicant)

School Board of the City of Virginia Beach, Virginia
(Property Owner)

Conditional Rezoning (A-12 Apartment District to
Conditional B-4 Mixed-Use District)

Address: 1413 Laskin Road

GPIN(s): 2417183772

Council District: District 6, formerly Beach

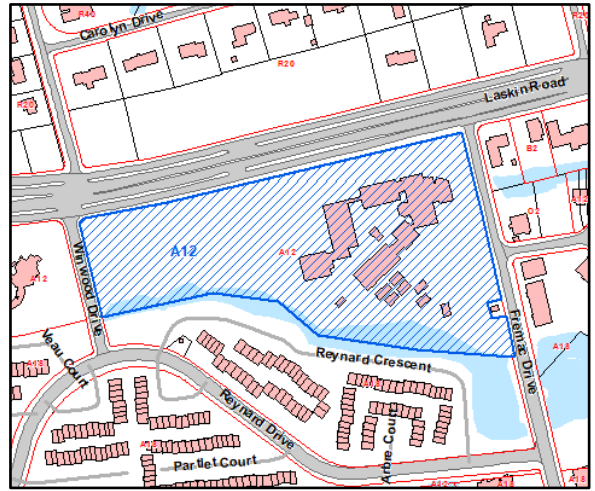
Accela Record(s): 2022-PCCC-00094

SGA: Yes – Hilltop

Overlay: No

Staff Planner: Hoa N. Dao

*Request to rezone 12.41 acres from A-12 to Conditional B-4
for development of mixed retail, office, & up to 132
apartment units at a density of 11.96 units per acre.*



5, 6, & 7.

Earthscapes Enterprises, LLC (Applicant)

Valianos Properties, LLC & JEM, LLC (Property
Owners)

Conditional Rezoning (I-1 Light Industrial District &
B-2 Community Business District to Conditional B-2
Community Business District)

Conditional Use Permits (Mini-Warehouse & Bulk
Storage Yard)

Address: 619 & 623 London Bridge Road

GPIN(s): Portion of 1496878501, 1496974509

Council District: District 3, formerly Beach

Accela Record(s): 2022-PCCC-00146, 2022-PCCC-
00147, 2022-PCCC-00148

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman

*Requests to rezone 1.46 acres from I-1 & B-2 to Conditional
B-2 for development of a self-storage facility and bulk
storage yard.*



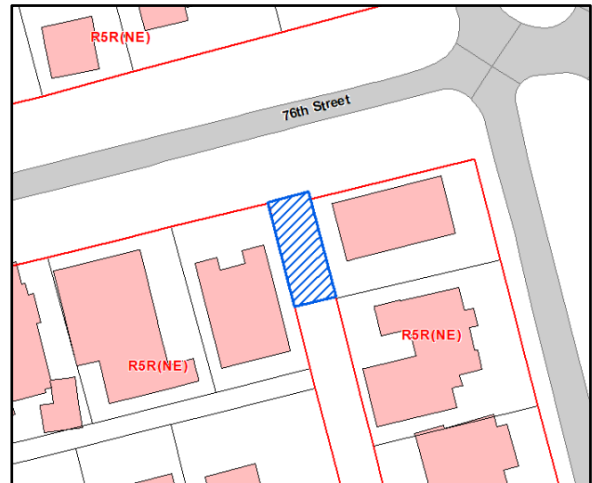
DEFERRAL REQUESTED

8. APPROVAL (COUNCIL on September 20)
Frank A. Zingales & James T. Cromwell, Esq.
Receiver for Shore Realty Corporation, a Defunct Corporation (Applicant)

Street Closure

Address: Portion of the unimproved right-of-way between 200, 202 & 204 76th Street
Adjacent GPIN(s): 2419672161, 24196710781840, 24196710781850
Council District: District 6, formerly Lynnhaven
Accela Record(s): 2022-PCCC-00140
SGA: No
Overlay: No
Staff Planner: Marchelle Coleman

Request for closure of 750 square feet of an unimproved right-of-way.



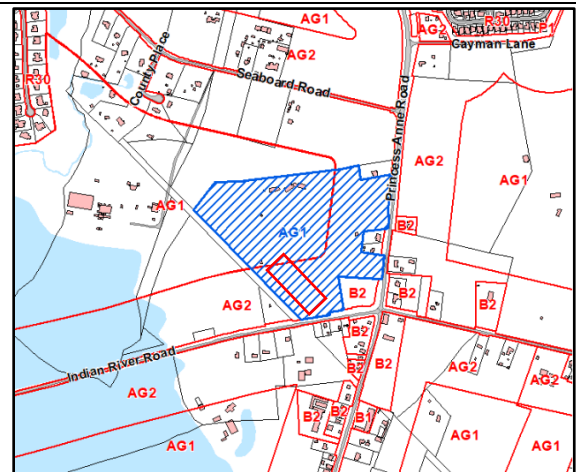
9. APPROVAL (COUNCIL on September 20)

Mike Daubert (Applicant)
Back Bay Farms, Inc (Property Owner)

Conditional Use Permit (Assembly Use)

Address: 1833 Princess Anne Road
GPIN(s): Portion of 240393733
Council District: District 2, formerly Princess Anne
Accela Record(s): 2022-PCCC-00092
SGA: No
Overlay: No
Staff Planner: Elizabeth Nowak

A request to operate an event venue for events such as weddings, etc.



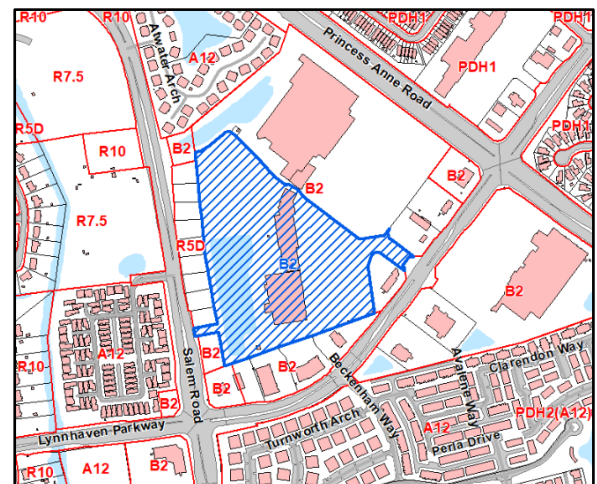
10. APPROVAL (COUNCIL on September 6)

Jenny Corporation (Applicant)
Elias Property Salem Crossing, LLC (Property Owner)

Conditional Use Permit (Tattoo Parlor)

Address: 2029 Lynnhaven Parkway, Suite 200
GPIN(s): 1475868600
Council District: District 7, formerly Rose Hall
Accela Record(s): 2022-PCCC-00136
SGA: No
Overlay: No
Staff Planner: Elizabeth Nowak

Request to operate a tattoo parlor for permanent makeup known as microblading within a unit of the Salem Crossing Shopping Center.



11. & 12. APPROVAL (COUNCIL on September 20)
AMERCO Real Estate Company (Applicant)
Thomas Brill Trust (Property Owner)

Conditional Use Permits (Truck & Trailer Rentals & Mini-Warehouse)

Address: Parcel on the southern corner of Holland Road & Stoneshore Road, directly west of 3427 Holland Road

GPIN(s): 1486810742

Council District: District 10, formerly Rose Hall

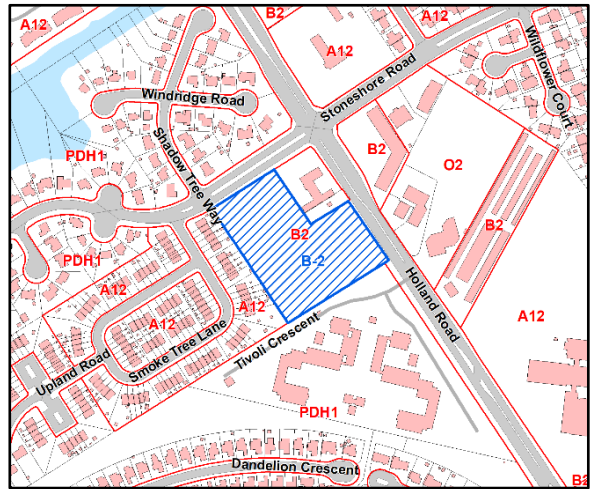
Accela Record: 2022-PCCC-00003, 2022-PCCC-00004

SGA: No

Overlay: No

Staff Planner: Elizabeth Nowak

Requests to operate a mini-warehouse/self-storage facility & a truck & trailer rental business.



13. APPROVAL (COUNCIL on September 20)
Ocean Condominium Developers, LLC, a Virginia Limited Liability Company (Applicant)
ORP Ventures, LLC (Property Owner)

Modification of Conditions (Non-Conforming Use)

Address: 404 34th Street

GPIN(s): 2418923981

Council District: District 6, formerly Beach

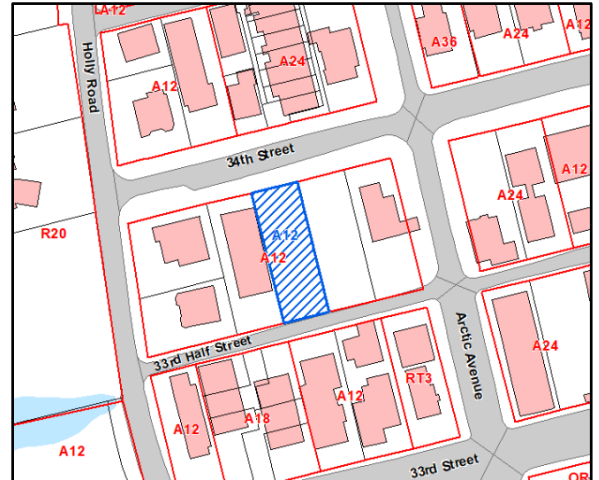
Accela Record(s): 2022-PCCC-00143

SGA: No

Overlay: No

Staff Planner: Elizabeth Nowak

Request to modify previously approved plan to change the building design from a quad-plex to two duplexes.



14. & 15. APPROVAL (COUNCIL on September 6)
Reed Enterprises Incorporated One, a Virginia Corporation & Liberty Transmission & Auto Care, Inc, a Virginia Corporation (Applicants)
Reed Enterprises Incorporated One, a Virginia Corporation (Property Owner)

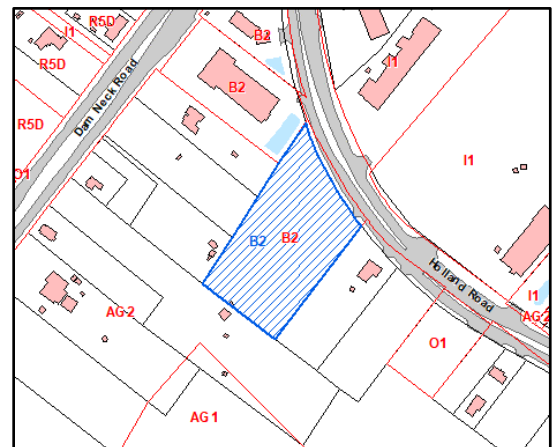
Modification of Proffers

Conditional Use Permit (Automobile Repair Garage)

Address: 3041 Holland Road

GPIN(s): 1495138628

Council District: District 2, formerly Princess Anne



Accela Record: 2022-PCCC-00157, 2022-PCCC-00098
SGA: No
Overlay: No
Staff Planner: Elizabeth Nowak

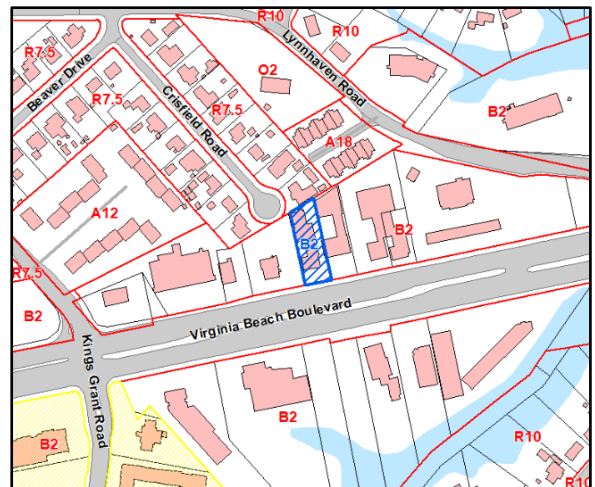
Requests to amend proffers that were approved in 2013 and 2015 and to operate an automobile repair garage.

16 & 17. APPROVAL (COUNCIL on September 6)
World Famous BHS, Inc (Applicant)
Lynnhaven Investment Partners (Property Owner)

Conditional Use Permits (Tattoo Parlor & Body Piercing Establishment)

Address: 2980 Virginia Beach Boulevard
GPIN(s): 1497251963
Council District: District 8, formerly Lynnhaven
Accela Record(s): 2022-PCCC-00134, 2022-PCCC-00156
SGA: Yes – Lynnhaven
Overlay: No
Staff Planner: Michaela D. McKinney

Request to operate a tattoo parlor for both traditional tattooing as well as permanent makeup known as microblading. Request to also operate a body piercing establishment.

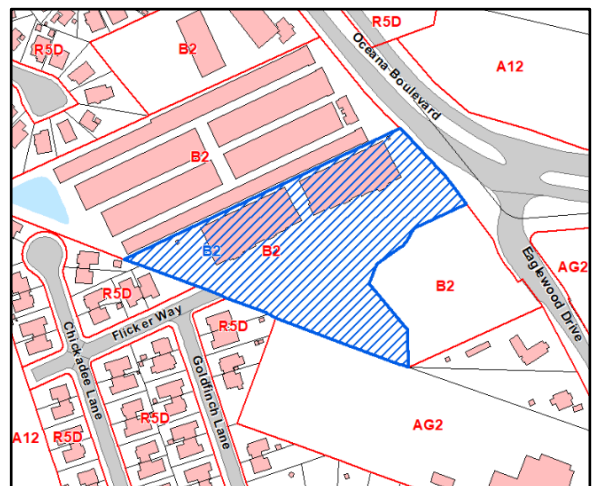


18 & 19. APPROVAL (COUNCIL on September 6)
World Famous Oceana BHS, Inc (Applicant)
Oceana Crossings, LLC (Property Owner)

Conditional Use Permits (Tattoo Parlor & Body Piercing Establishment)

Address: 1375 Oceana Boulevard, Unit 118
GPIN(s): 2415489273
Council District: District 5, formerly Beach
Accela Record(s): 2022-PCCC-00135, 2022-PCCC-00166
SGA: No
Overlay: No
Staff Planner: Michaela D. McKinney

Request to operate a tattoo parlor for both traditional tattooing as well as permanent makeup known as microblading. Request to also operate a body piercing establishment.



20. APPROVAL (COUNCIL on September 6)

T- Mobile (Applicant)

City of Virginia Beach (Property Owner)

Conditional Use Permit (Communication Tower)

Address: 2068 Landstown Centre Way

GPIN(s): Portion of 1484869245

Council District: District 2, formerly Princess Anne

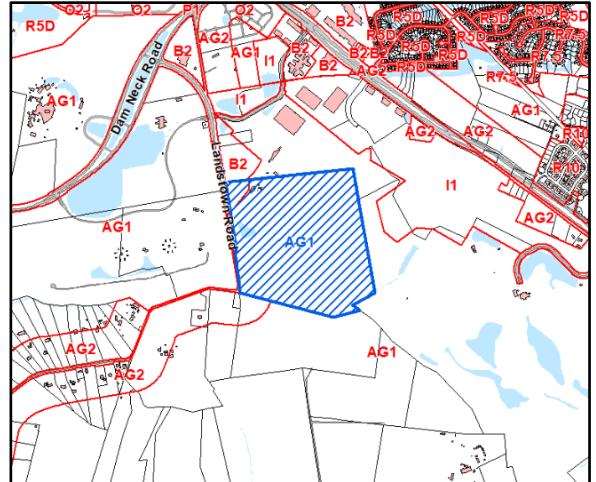
Accela Record(s): 2022-PCCC-00129

SGA: No

Overlay: No

Staff Planner: Michaela D. McKinney

Request to add antennas to an existing 126-foot-tall light pole with equipment at the base.



SHORT TERM RENTALS

21.

Host my Home, LLC (Applicant)

David Dowdy (Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 529 22nd Street

GPIN(s): 2417986545

Council District: District 2, formerly Beach

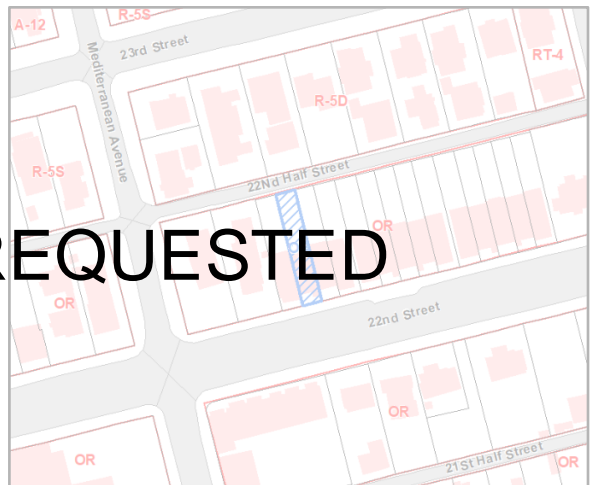
Accela Record(s): 2022-PCCC-00133

SGA: Yes – Resort Area

Overlay: OR STR

Staff Planner: Levi Luckenbach

Request for a 4-bedroom Short Term Rental.



WITHDRAWAL REQUESTED