



# Planning Commission Agenda

## December 14, 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, December 14, 2022 at 12:00 p.m. in the Council Chamber at City Hall, 2<sup>nd</sup> 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](http://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=e0c0a857a9919393fb4424a975ccf2e74>
2. Register with the Planning Department by calling 757-385-4621 or via email at [mbharris@vbgov.com](mailto:mbharris@vbgov.com) prior to 5:00 p.m. on December 13, 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](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](http://www.vbgov.com) and Facebook Live.

Please check our website at [www.vbgov.com/pc](http://www.vbgov.com/pc) for the most updated meeting information.

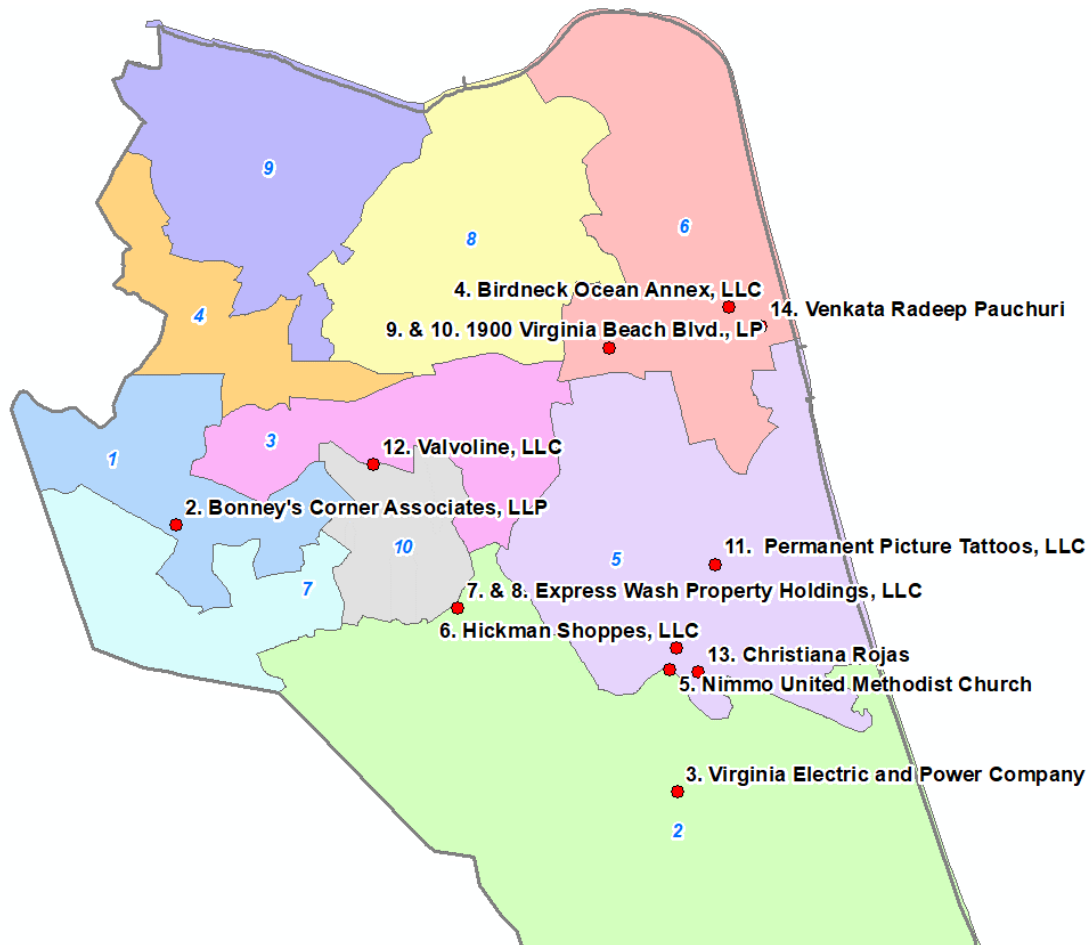
# Planning Commission Hearing Procedures

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.**

DECEMBER 14, 2022  
PLANNING COMMISSION AGENDA



# DECEMBER 14, 2022 PLANNING COMMISSION AGENDA

## A. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

12:00 P.M. – PUBLIC HEARING

### 1. City of Virginia Beach

Resolution to amend the City of Virginia Beach Comprehensive Plan 2016 by incorporating the Resort Area Mobility Plan into the “Documents Adopted by Reference” section of the Reference Handbook.

### 2. Bonney’s Corner Associates, LLP (Applicant & Property Owner)

**Conditional Rezoning** (B-2 Community Business District to Conditional B-4 Mixed Use District)

**Address:** 1385 Fordham Drive

**GPIN(s):** 1465392458

**City Council:** District 1, formerly Kempsville

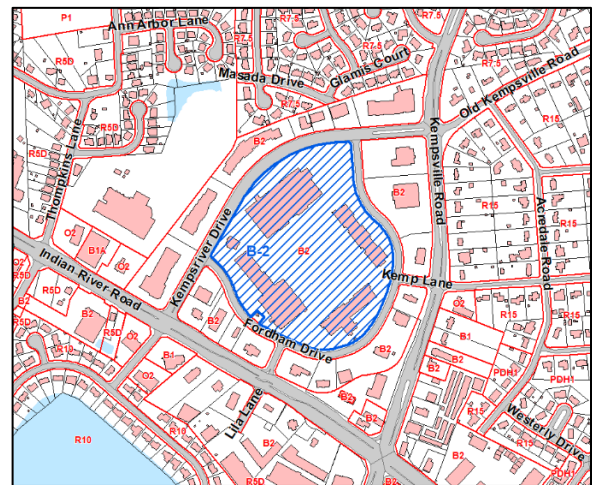
**Accela Record(s):** 2021-PCCC-00028

**SGA:** No

**Overlay:** No

**Staff Planner:** Hoa N. Dao

*Request to rezone 20.76 acres from B-2 to B-4 for redevelopment of the Kemps River Crossing Shopping Center to include 52,000 square feet retail, 25,000 square feet fitness facility, and up to 322 residential units at a density of 15.51 units per acre.*



### 3. Virginia Electric and Power Company d/b/a Dominion Energy Virginia (Applicant) Pungo Airfield, LLC (Property Owner)

**Conditional Use Permit** (Public Utility Transformer Stations & Major Transmission Lines & Towers)

**Address:** 1848 Princess Anne Road

**GPIN(s):** 2413142116

**City Council:** District 2, formerly Princess Anne

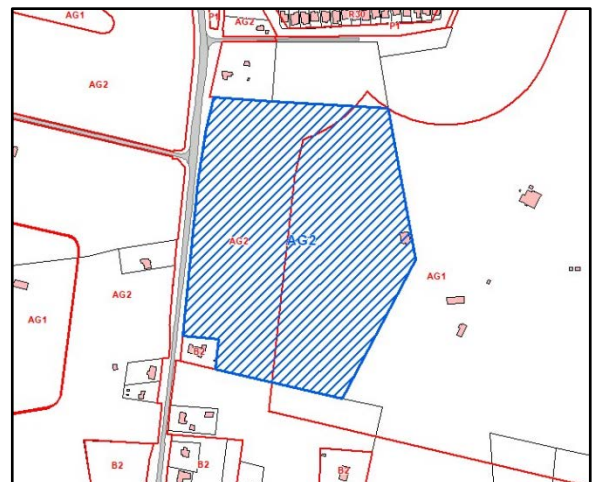
**Accela Record(s):** 2022-PCCC-00243

**SGA:** No

**Overlay:** No

**Staff Planner:** Hoa N. Dao

*Request to occupy the site as a temporary laydown site for the Coastal Virginia Offshore Wind project.*





**Birdneck Ocean Annex, LLC** (Applicant)  
**Pitsilides Land Trust** (Property Owner)

**7. & 8.**

**Express Wash Property Holdings, LLC**

(Applicant)

**Les S. Kushner, Trustee of the Irene G. Schwartz Qualified Terminable Interest Property Marital Trust, Steven B. Sandler, Arthur B. Sandler, Estate of Morton Bresenoff & Virginia Electric and Power Company** (Property Owners)

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

**Conditional Use Permit** (Car Wash Facility)

**Addresses:** 3503 Dam Neck Road, a portion of a 66-foot VEPCO right-of-way east of 3503 Dam Neck Road and the western portion of the parcel on the corner of Dam Neck Road & Monet Drive

**GPIN(s):** 1495012832, 1485841210, 1495024374

**City Council:** District 2, formerly Princess Anne

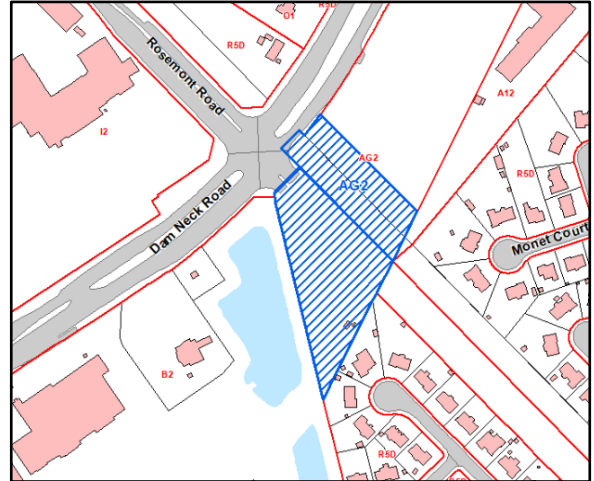
**Accela Record(s):** 2021-PCCC-00230, 2021-PCCC-00231

**SGA:** No

**Overlay:** No

**Staff Planner:** Marchelle Coleman

*Proposal to rezone site from AG-2 Agricultural District to Conditional B-2 Community Business District to operate a car wash facility.*



**9. & 10.**

**1900 Virginia Beach Blvd., LP** (Applicant & Property Owner)

**Conditional Rezoning** (A-12 Apartment District to Conditional B-2 Community Business District)

**Conditional Use Permit** (Bulk Storage Yard)

**Addresses:** 1900, 1902, 1904, 1906, & 1912 Virginia Beach Boulevard; 303, 305, 307, 309, 311, 313 and 315 Maxey Drive

**GPIN(s):** 2407467469, 2407465332

**City Council:** District 6, formerly Beach

**Accela Record(s):** 2022-PCCC-00211, 2022-PCCC-00239

**SGA:** Yes – Hilltop

**Overlay:** No

**Staff Planner:** Marchelle Coleman

*Request to rezone portion of property from A-12 to B-2 and a Conditional Use Permit request for a Bulk Storage Yard.*



**DEFERRAL REQUESTED**

11.

**Permanent Picture Tattoos, LLC** (Applicant)  
**Dam Neck Square, LLC** (Property Owner)

**Conditional Use Permit** (Tattoo Parlor)

**Address:** 1581 General Booth Boulevard, Suite 104

**GPIN(s):** 2415458709

**City Council:** District 5, formerly Beach

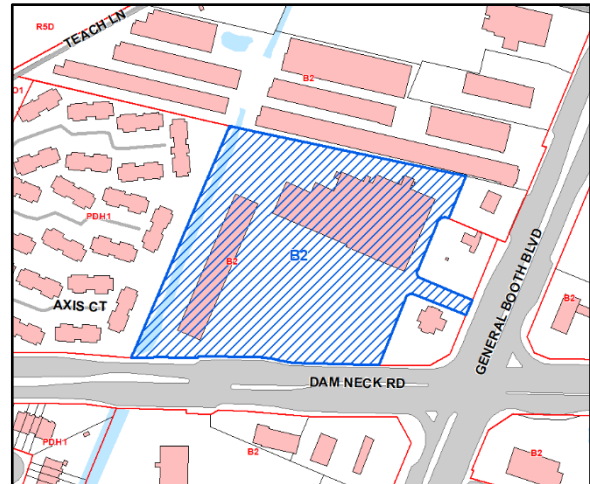
**Accela Record(s):** 2022-PCCC-00244

**SGA:** No

**Overlay:** No

**Staff Planner:** Elizabeth Nowak

*Request to operate a tattoo parlor within an existing shopping center.*



12.

**Valvoline, LLC** (Applicant)  
**Holland Century Associates, LLP** (Property Owner)

**Conditional Use Permit** (Automobile Repair Garage)

**Address:** Portion of 3949 Holland Road

**GPIN(s):** Portion of 1486252370

**City Council:** District 10, formerly Rose Hall

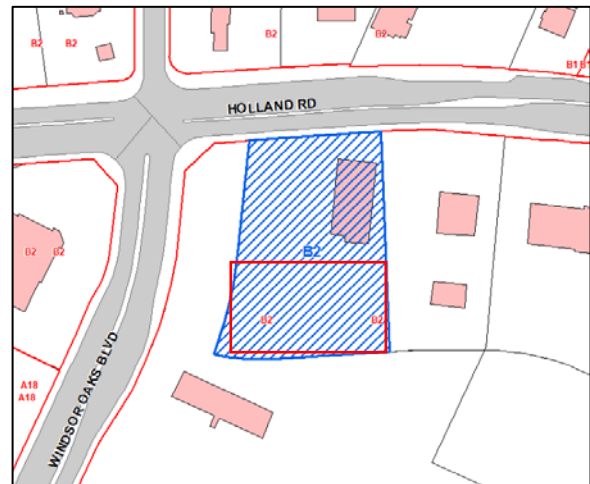
**Accela Record(s):** 2022-PCCC-00248

**SGA:** No

**Overlay:** No

**Staff Planner:** Michaela D. McKinney

*Request to construct a 2,100 square foot building to operate an automobile repair garage.*



13.

**Christiana Rojas** (Applicant)  
**Red Mill North, LLC** (Property Owner)

**Conditional Use Permit** (Tattoo Parlor)

**Address:** 2133 Upton Drive, Suite 120

**GPIN(s):** 2414352667

**City Council:** District 5, formerly Princess Anne

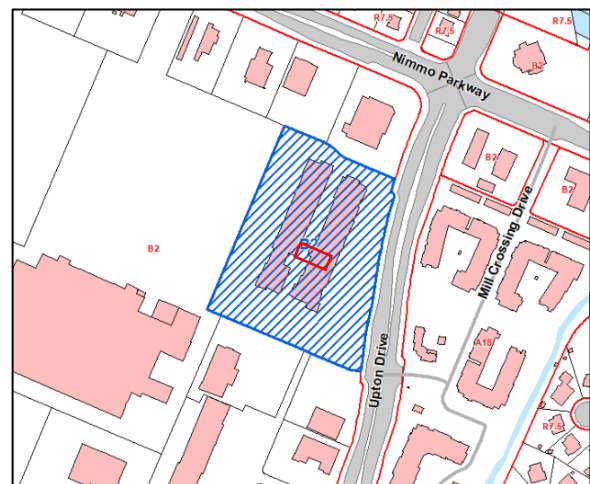
**Accela Record(s):** 2022-PCCC-00213

**SGA:** No

**Overlay:** No

**Staff Planner:** Michaela D. McKinney

*Request to operate a tattoo parlor within a unit at the Red Mill Commons Shopping Mall.*





## SHORT TERM RENTALS

14.

**Venkata Pradeep Pauchuri** (Applicant & Property Owner)

**Conditional Use Permit** (Short Term Rental)

**Address:** 619 22<sup>nd</sup> Street

**GPIN(s):** 24179814540001

**City Council:** District 6, formerly Beach

**Accela Record(s):** 2022-PCCC-00235

**SGA:** Yes – Resort Area

**Overlay:** OR

**Staff Planner:** Garek Hannigan

*Request to operate a three-bedroom Short Term Rental.*

