

Planning Commission Agenda

February 9, 2022



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, February 9, 2022 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=e2421775892ec302634866e48fc2a3e09>

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 February 8, 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.

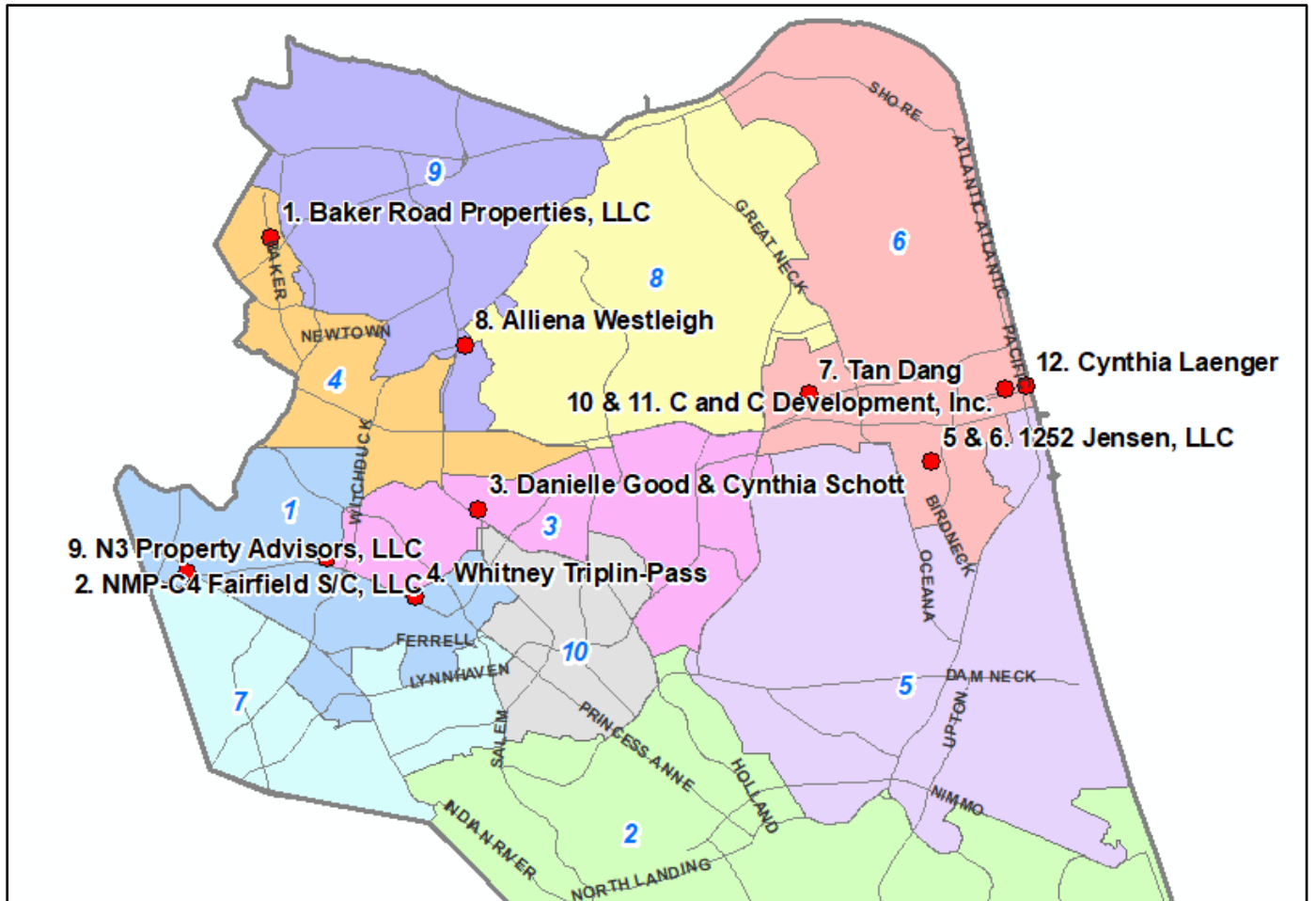
Please check our website at www.vbgov.com/pc for the most updated meeting information.

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.

FEBRUARY 9, 2022 PLANNING COMMISSION AGENDA



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A. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

B. BRIEFINGS

PC Training on Billboards by Kay Wilson, Deputy City Attorney
Solar and Battery Storage Facility by Hannah Sabo, Zoning Administrator

12:00 P.M. – PUBLIC HEARING

1.
Baker Road Properties, LLC (Applicant & Property Owner)

Conditional Rezoning (I-1 Light Industrial District to Conditional A-36 Apartment District for construction of 524 dwelling units at a density of approximately 35.67 units per acre)

Address: 1276 Baker Road

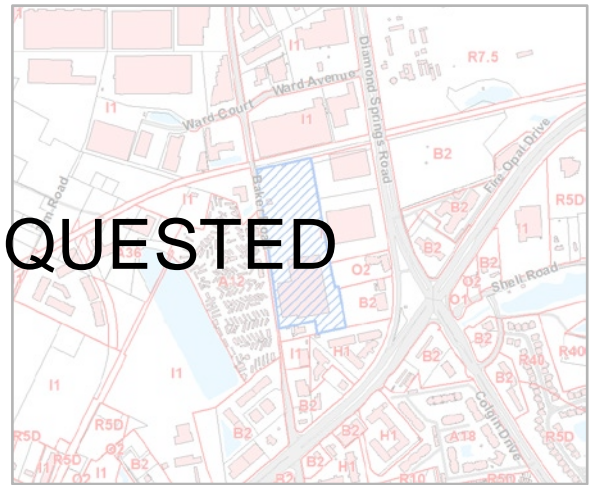
GPIN(s): 1469014169

Council District: District 4, formerly Bayside

Accela Record: 2021-PCCC-00346

Staff Planner: Marchelle Coleman

Request to redevelop property with up to 524 apartment units.



DEFERRAL REQUESTED

2. **APPROVAL (COUNCIL on March 15)**
NMP-C4 Fairfield S/C, LLC (Applicant & Property Owner)

Conditional Use Permit (Mini-Warehouse)

Address: 5312 Fairfield Shopping Center

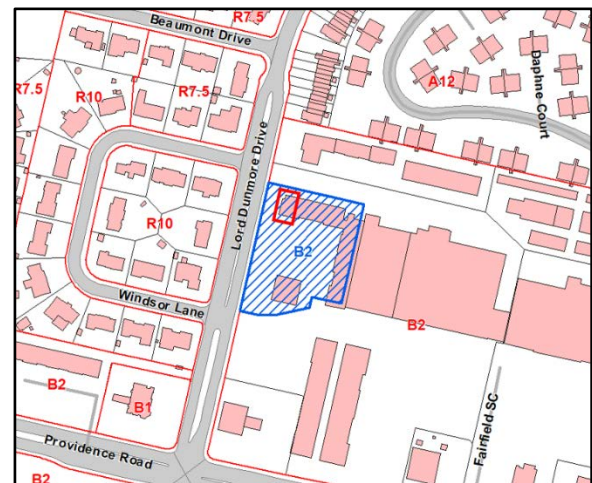
GPIN(s): 1466449952

Council District: District 3, formerly Kempsville

Accela Record: 2021-PCCC-00366

Staff Planner: Elizabeth Nowak

Request to redevelop the shopping center with a 3-story climate controlled self-storage facility.



3. APPROVAL (COUNCIL on March 15)

Danielle Good & Cynthia Schott (Applicants)
Byler Lakes, LLC (Property Owner)

Conditional Use Permit (Tattoo Parlor)

Address: 522 S Independence Boulevard

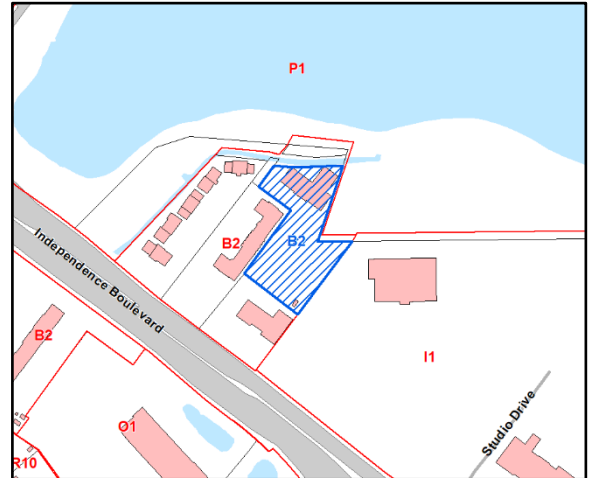
GPIN(s): 1476781796

Council District: District 3, formerly Rose Hall

Accela Record: 2021-PCCC-00368

Staff Planner: Elizabeth Nowak

Request to operate a Tattoo Parlor for microblading (application of permanent makeup) within a unit in the office building complex.



4. APPROVAL (COUNCIL on March 15)

Whitney Triplin-Pass (Applicant)

James Pass Jr. & Whitney Triplin-Pass (Property Owners)

Conditional Use Permit (Family Day-Care Home)

Address: 952 Timberlake Drive

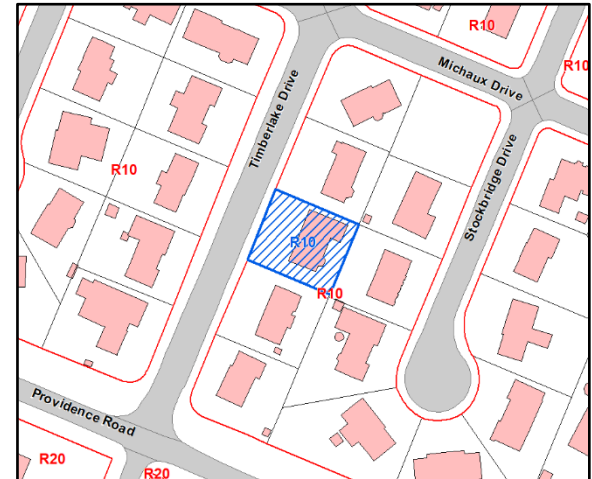
GPIN(s): 1476211890

Council District: District 1, formerly Kempsville

Accela Record: 2021-PCCC-00365

Staff Planner: Elizabeth Nowak

Request to operate a Family Day-Care Home for up to 12 children.



5. & 6. APPROVAL (COUNCIL on March 15)

1252 Jensen, LLC (Applicant & Property Owner)

Conditional Use Permit (Bulk Storage Yard)

Modification of Proffers

Address: 1252 Jensen Drive and a portion of 1228 Jensen Drive

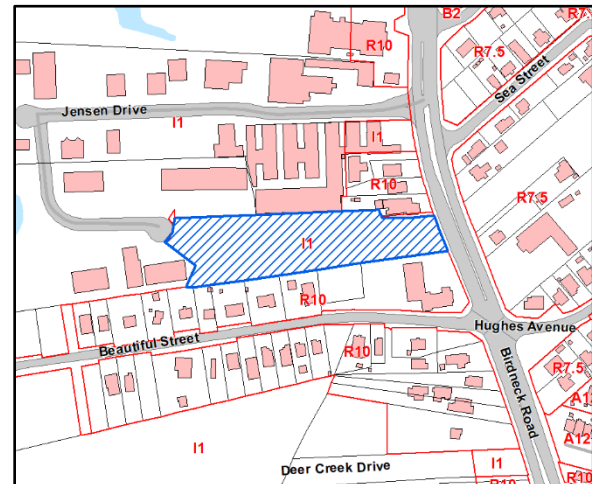
GPIN(s): 24173267690006 and a portion of 24173267690000

Council District: District 6, formerly Beach

Accela Record: 2021-PCCC-00343, 2022-PCCC-00007

Staff Planner: Elizabeth Nowak

Proposal for outdoor storage of swimming pools, raw materials for landscaping around pools, and vehicles associated with pool installation. Request to modify the proffers associated with a 2011 approved site plan for the property.



7. APPROVAL (COUNCIL on March 15)

Tan Dang (Applicant)

Regency Hilltop Associates (Property Owner)

Conditional Use Permit (Tattoo Parlor)

Address: 1940 Laskin Road, Suite 311

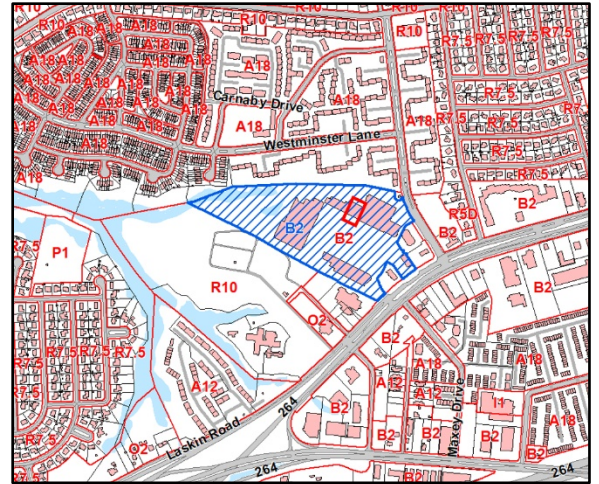
GPIN(s): 2407387103

Council District: District 6, formerly Beach

Accela Record: 2021-PCCC-00363

Staff Planner: Michaela McKinney

Request to operate a Tattoo Parlor for microblading (application of permanent makeup) within an existing nail salon.



8. APPROVAL (COUNCIL on March 15)

Alliena Westleigh (Applicant)

Alvin Westleigh & Cynthia Allie Westleigh (Property Owner)

Conditional Use Permit (Residential Kennel)

Address: 4512 Whitechapel Court

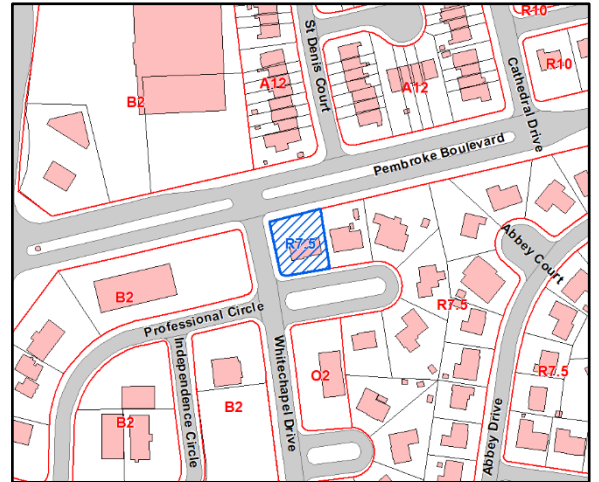
GPIN(s): 1478621197

Council District: District 4, formerly Bayside

Accela Record: 2021-PCCC-00364

Staff Planner: Michaela McKinney

Request for a Residential Kennel to allow for up to 10 dogs.



9. APPROVAL (COUNCIL on March 15)

N3 Property Advisors, LLC (Applicant)

Virginia Beach Investment Company, LLC (Property Owner)

Conditional Use Permit (Automobile Repair Garage)

Address: 6213 Indian River Road

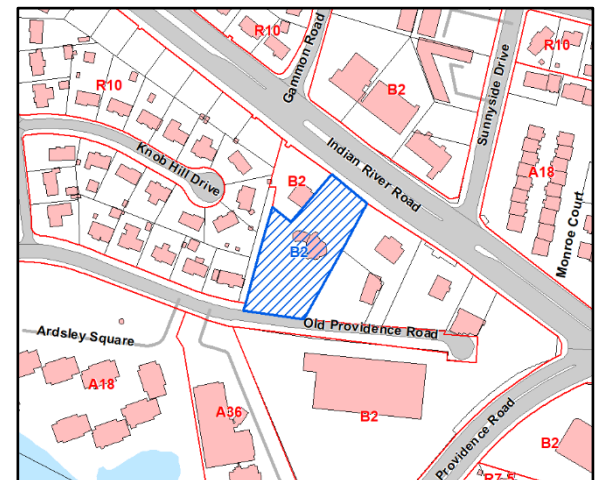
GPIN(s): 1456336782

Council District: District 1, formerly Centerville

Accela Record: 2021-PCCC-00367

Staff Planner: Michaela McKinney

Request to operate an Automobile Repair Garage.



SHORT TERM RENTALS

10. & 11. APPROVAL (COUNCIL on March 15)
C and C Development Company, Inc. (Applicant & Property Owner)

Conditional Use Permits (Short Term Rentals)

Address: 501 22nd Street, Units A & B

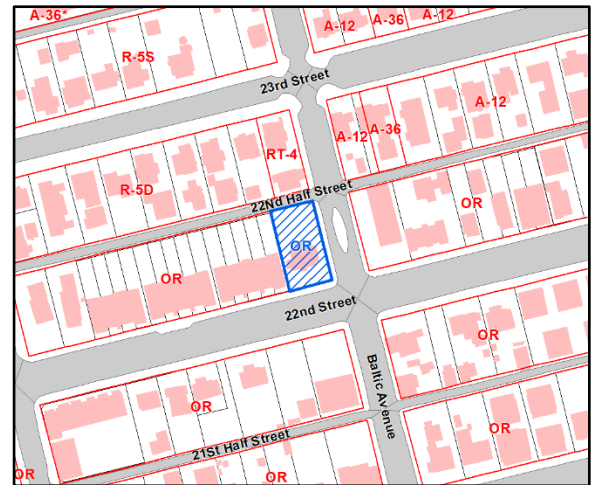
GPIN(s): 24179896550000

Council District: District 6, formerly Beach

Accela Record: 2021-PCCC-00370, 2021-PCCC-00371

Staff Planner: Hank Morrison

Request two, 3-bedroom short term rentals.



12. APPROVAL (COUNCIL on March 15)
Cynthia Laenger (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 2113 Atlantic Avenue, Unit 6C

GPIN(s): 24271868788360

Council District: District 6, formerly Beach

Accela Record: 2021-PCCC-00369

Staff Planner: Hank Morrison

Request for a 2-bedroom short term rental.

