

Planning Commission Agenda

July 13, 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, July 13, 2022 at 12:00 p.m. in the Council Chamber at City Hall, 2nd Floor at 2403 Courthouse Drive (Old City Hall), Building 3, 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=ebc63573bcee76aa69b317f70696cab48>
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 July 12, 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.

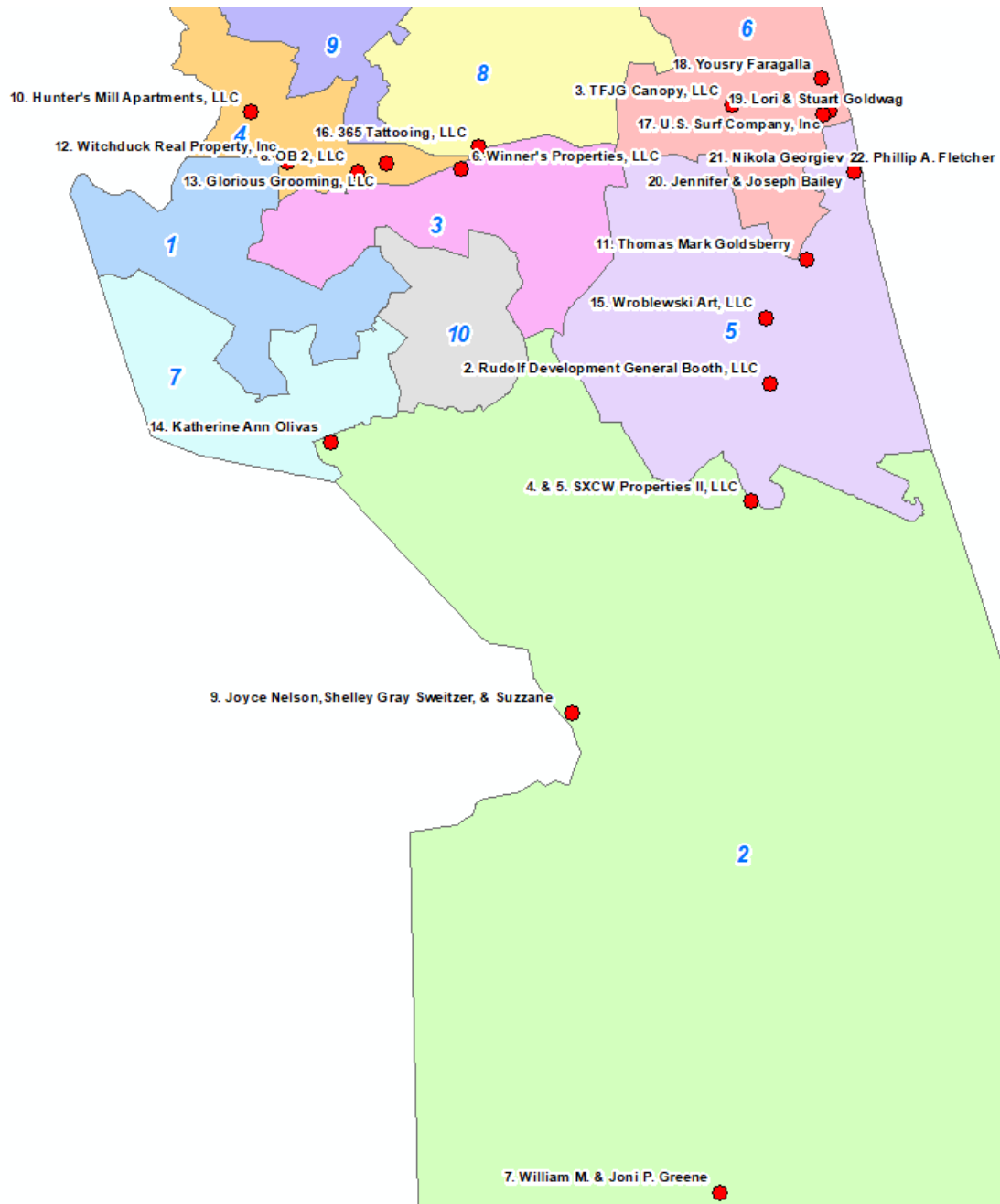
Planning Commission Hearing Procedures

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.

JULY 13, 2022 PLANNING COMMISSION AGENDA



JULY 13, 2022 PLANNING COMMISSION AGENDA

A. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

B. BRIEFINGS

Legislative Management Presentation - Tiffany-Gardner-Smith, Planning Tech Lead

12:00 P.M. – PUBLIC HEARING

1. **APPROVAL (COUNCIL on August 16)** **City of Virginia Beach**

An Ordinance to amend Section 401 of the City Zoning Ordinance pertaining to Small Scale Agricultural Processing as permitted uses in the Agricultural Zoning Districts.

2. **Rudolf Development General Booth, LLC** (Applicant & Property Owner)

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

Address: Parcel directly east of 1700 General Booth Boulevard, north of Edison Road

GPIN(s): 2415532272

Council District: District 5, formerly Princess Anne

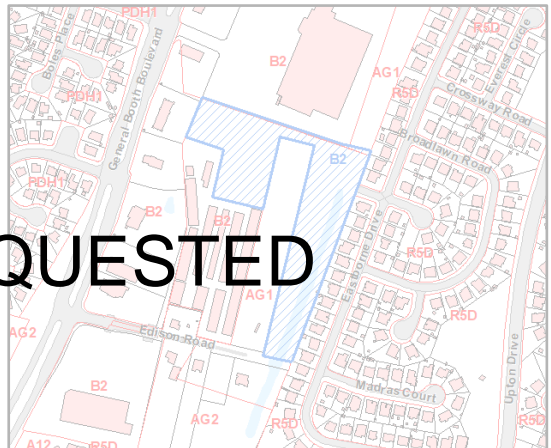
Accela Record(s): 2022-PCCC-00124

SGA: No

Overlay: No

Staff Planner: Hoa N. Dao

A rezoning request of 6.46 acres for development of three commercial office/warehouse buildings, consisting of seven units.



DEFERRAL REQUESTED

3. **DEFERRED** **TFJG Canopy, LLC** (Applicant & 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

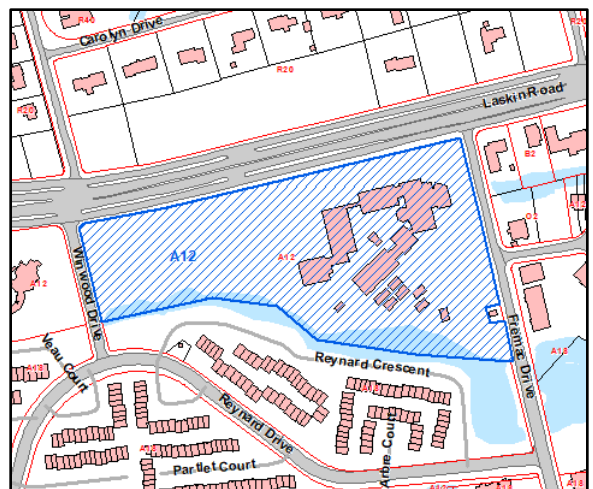
Accela Record(s): 2022-PCCC-00094

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 10.64 units per acre.



4. & 5. APPROVAL (COUNCIL on August 9)

SXCW Properties II, LLC (Applicant)

Tract No. 8, LLC (Property Owner)

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

Conditional Use Permit (Car Wash Facility)

Address: Parcel on the southwest corner of Sandbridge Road & Fisher Arch, east of 1973 Sandbridge Road

GPIN(s): 2414312772

Council District: District 2, formerly Princess Anne

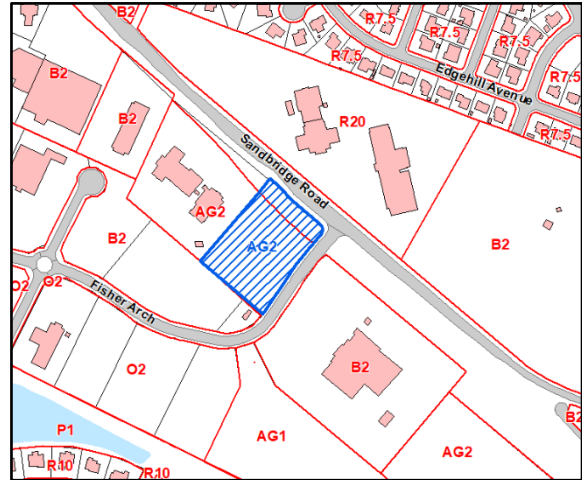
Accela Record(s): 2022-PCCC-00122, 2022-PCCC-00123

SGA: No

Overlay: No

Staff Planner: Hoa N. Dao

Request to rezone 2.60 acres from AG-2 to Conditional B-2 in conjunction with a Conditional Use Permit request to operate a car wash facility.



6. APPROVAL (COUNCIL on August 16)

Winner's Properties, LLC (Applicant)

The Runnymede Corporation & Evergreen Virginia, LLC (Property Owners)

Modification of Conditions

Address: 3700 & 3736 Sentara Way

GPIN(s): 1487523853, 1487428775

Council District: District 3, formerly Rose Hall

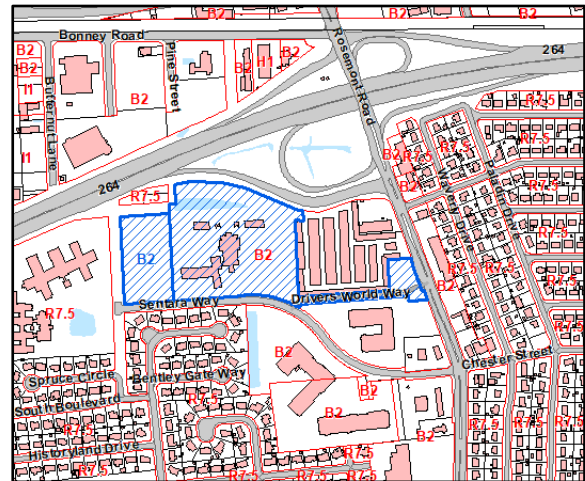
Accela Record(s): 2022-PCCC-00062

SGA: Yes - Rosemont

Overlay: No

Staff Planner: Hoa N. Dao

Request to modify existing Conditional Use Permit for Auto Sales & Service & subsequent modifications to add an additional 12,000 square foot dealership & expand the parking lot onto adjacent parcel & incorporate into operation.



7. APPROVAL (COUNCIL on August 16)

William M. & Joni P. Greene Co-Trustees of the William M. Greene Revocable Trust & Co-Trustees of the Joni P. Greene Revocable Trust (Applicants & Property Owners)

Conditional Use Permit (Alternative Residential Development)

Address: 1900 Landing Road

GPIN(s): 2317072265

Council District: District 2, formerly Princess Anne

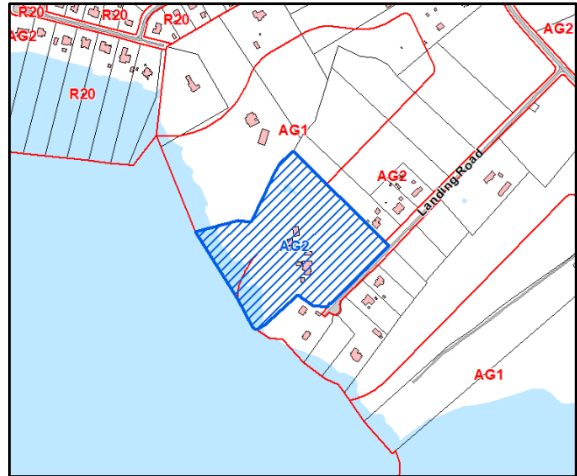
Accela Record(s): 2022-PCCC-00100

SGA: No

Overlay: No

Staff Planner: Hoa N. Dao

Request to create an additional lot from the existing 18.12-acre parcel.



8.

OB 22, LLC (Applicant & Property Owner)

Conditional Rezoning (I-1 Light Industrial District & O-2 Office District to Conditional A-36 Apartment District)

Addresses: Parcel between 4548 & 4600 Bonney Road

GPIN(s): 1477524516

Council District: District 4, formerly Lynnhaven

Accela Record: 2022-PCCC-00065

SGA: Yes - Pembroke

Overlay: No

Staff Planner: Hoa N. Dao

Request to conditionally rezone 11.77 acres from I-1 & O-2 to Conditional A-36 for development of 242 apartment units at a density of 24.93 units/acre.



9.

Joyce Nelson, Shelley Gray Sweitzer & Suzanne Gray (Applicants & Property Owners)

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

Address: 2748 West Landing Road

GPIN(s): 149262000

Council District: District 2, formerly Princess Anne

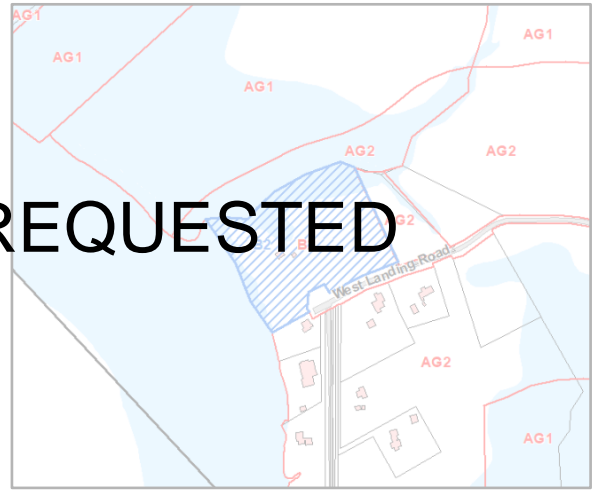
Accela Record(s): 2022-PCCC-00088

SGA: No

Overlay: No

Staff Planner: Hoa N. Dao

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



WITHDRAWAL REQUESTED

10. APPROVAL (COUNCIL on August 9)

Hunter's Mill Apartments, LLC (Applicant)

Hunter's Mill Apartments, LLC & Laderberg Square, LLC (Property Owners)

Conditional Rezoning (A-18 Apartment District & B-2 Community Business District to Conditional A-18 Apartment District)

Addresses: 397 Brixton Drive, parcel west of 5444 Virginia Beach Boulevard, & triangular parcel between 397 Brixton Drive & 500 Aylesbury Drive

GPIN(s): 1467488322, 1467582138, 1467487008

Council District: District 4, formerly Kempsville

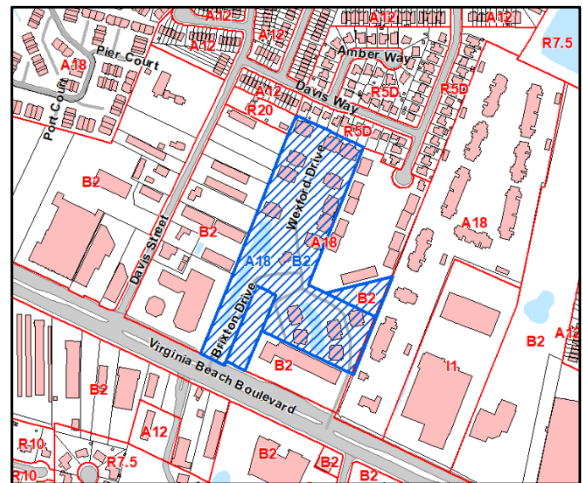
Accela Record(s): 2022-PCCC-00125

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman

A rezoning request of 12.12 acres to incorporate 1.48 acres into the existing apartment complex for construction of 36 additional units (180 units existing) resulting in a density of 17.82 units/acre.



11. APPROVAL (COUNCIL on August 9)

Thomas Mark Goldsberry (Applicant & Property Owner)

Conditional Use Permit (Home Occupation)

Address: 1104 Treefern Place

GPIN(s): 2416846334

Council District: District 5, formerly Beach

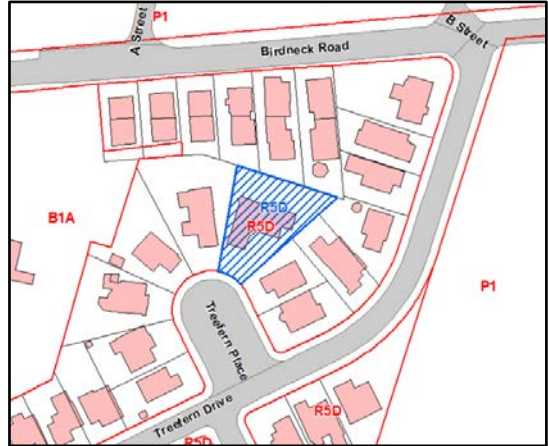
Accela Record(s): 2022-PCCC-00126

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman

Request to operate a gunsmithing business within a single-family residence by appointment



12. APPROVAL (COUNCIL on August 16)

Witchduck Real Property, Inc (Applicant & Property Owner)

Conditional Rezoning (I-2 Heavy Industrial District to Conditional A-36 Apartment District)

Address: 122 Mac Street

GPIN(s): 1467837448

Council District: District 4, formerly Bayside

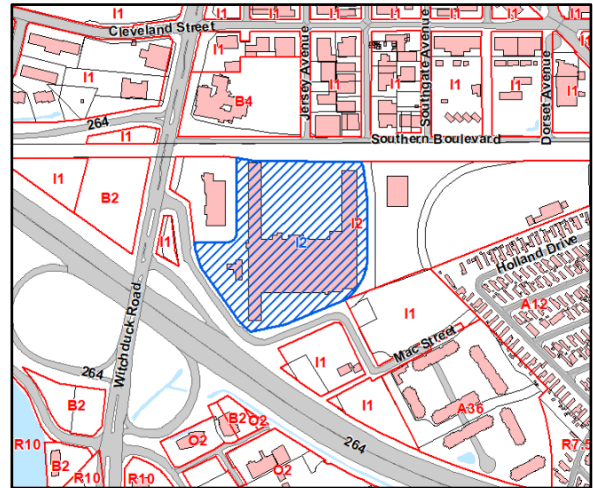
Accela Record(s): 2022-PCCC-00095

SGA: Yes – Pembroke

Overlay: No

Staff Planner: Marchelle Coleman

Request to rezone approximately 12.26 acres from I-2 to Conditional A-36 for development of 438 apartment units at a density of 35.72 units per acre.



13. APPROVAL (COUNCIL on August 9)

Glorious Grooming, LLC (Applicant)
Jodha M. Goodman Estate (Property Owner)

Conditional Use Permit (Home Occupation)

Address: 140 South Gum Avenue

GPIN(s): 1477832207

Council District: District 4, formerly Lynnhaven

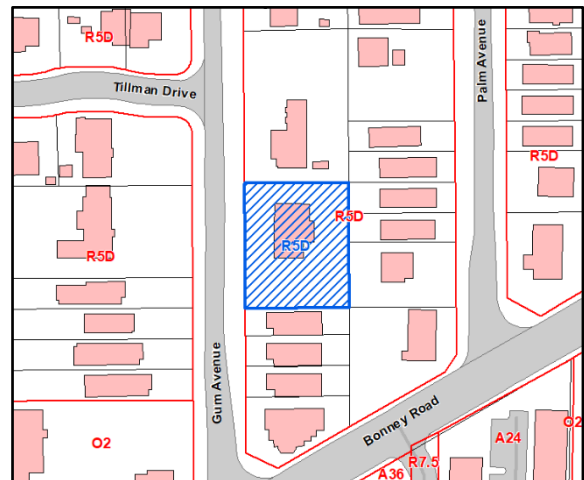
Accela Record(s): 2022-PCCC-00117

SGA: No

Overlay: No

Staff Planner: Michaela McKinney

Request to operate a pet grooming business within a single-family residence by appointment only and with one client at a time.



14. APPROVAL (COUNCIL on August 9)

Katherine Ann Olivas (Applicant)

Katherine Olivas & Jessica McGowan (Property Owners)

Conditional Use Permit (Family Day-Care Home)

Address: 2717 Inglewood Lane

GPIN(s): 1474278257

Council District: District 2, formerly Centerville

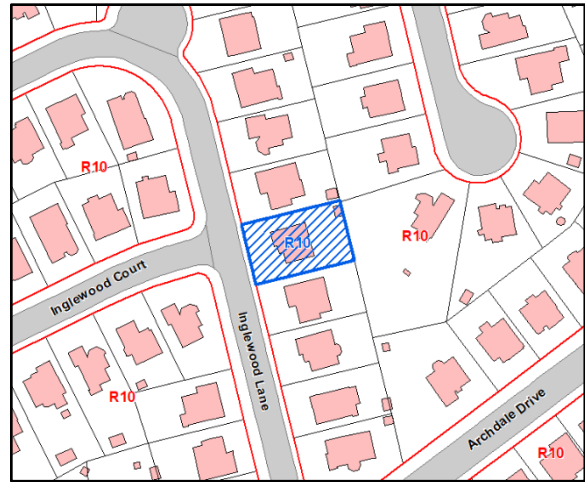
Accela Record(s): 2022-PCCC-00111

SGA: No

Overlay: No

Staff Planner: Michaela McKinney

Request to operate a Family Day-Care Home for up to 12 children within a single-family residence in the Glenwood neighborhood.



15. APPROVAL (COUNCIL on August 9)

Wroblewski Art, LLC (Applicant)

Oceana Partners, LLC (Property Owner)

Conditional Use Permit (Tattoo Parlor)

Address: 1329 Oceana Boulevard, Suite 110

GPIN(s): 2415486899

Council District: District 5, formerly Beach

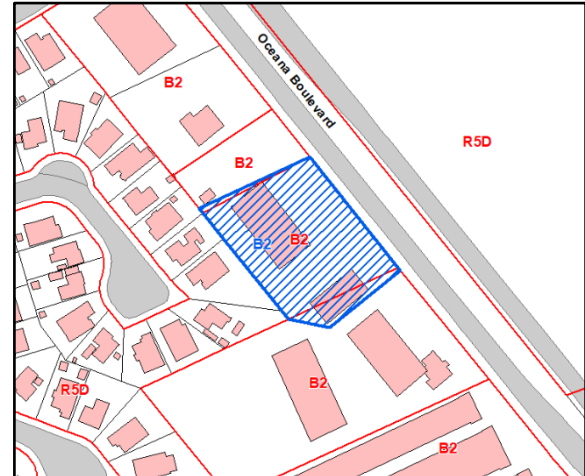
Accela Record(s): 2022-PCCC-00120

SGA: No

Overlay: No

Staff Planner: Michaela McKinney

Request to operate a Tattoo Parlor within a 1,268 square foot unit.



16. APPROVAL (COUNCIL on August 9)

365 Tattooing, LLC (Applicant)

Little Neck Towers, LLC (Property Owner)

Conditional Use Permit (Tattoo Parlor)

Address: 3500 Virginia Beach Boulevard, Suite 610

GPIN(s): 1487740899

Council District: District 8, formerly Lynnhaven

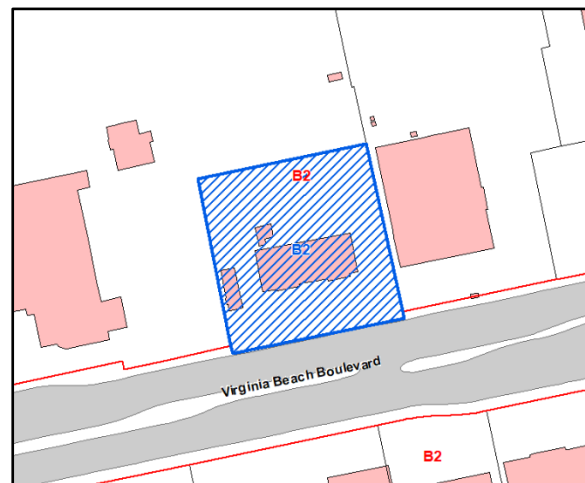
Accela Record(s): 2022-PCCC-00121

SGA: No

Overlay: No

Staff Planner: Michaela McKinney

Request to operate a Tattoo Parlor within an 1,875 square foot unit.



17. APPROVAL (COUNCIL on August 9)

U.S. Surf Company, Inc (Applicant)
Sunsations Reality, LLC (Property Owner)

Alternative Compliance (Recurring Special Events,
Outdoor Recreational Facility)

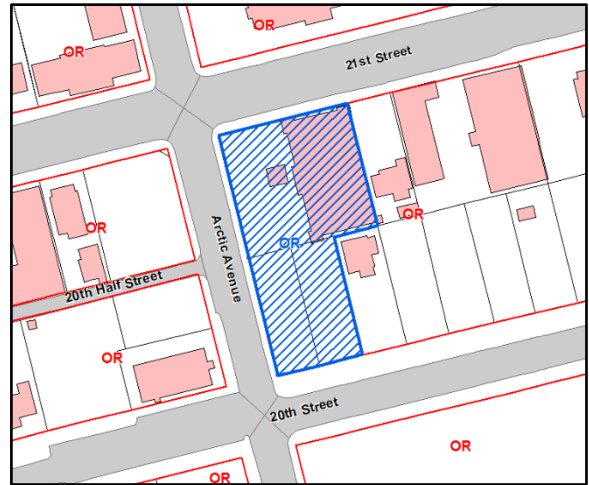
Addresses: 2017 Arctic Avenue, 317 20th Street
GPIN(s): 2427088204, 2427088131, 2427087180
Council District: District 6, formerly Beach
Accela Record(s): 2022-PCCC-00087, 2022-PCCC-00127

SGA: Yes – Resort

Overlay: No

Staff Planner: Brandon Hackney

An after-the-fact request to operate an Outdoor Recreation Facility (skate ramps) and Recurring Special Events.



SHORT TERM RENTALS

18. APPROVAL (COUNCIL on August 16)

Yousry Faragalla (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

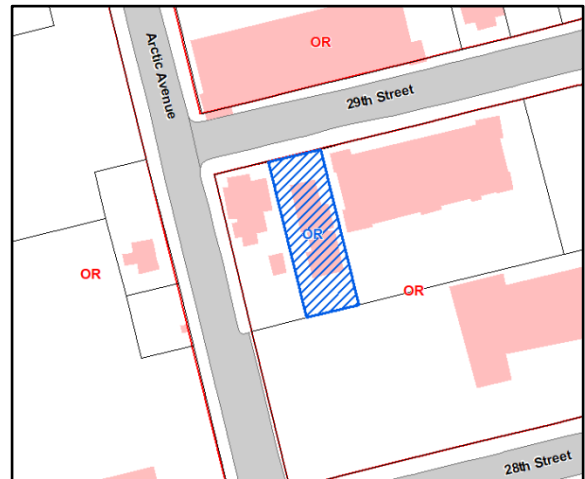
Address: 314-A 29th Street
GPIN(s): 24280102823141
Council District: District 6, formerly Beach
Accela Record(s): 2022-PCCC-00118

SGA: Yes – Resort Area

Overlay: OR STR

Staff Planner: Levi Luckenbach

Request for a 3-bedroom Short Term Rental.



19. APPROVAL (COUNCIL on August 16)

Lori & Stuart Goldwag (Applicants & Property Owners)

Conditional Use Permit (Short Term Rental)

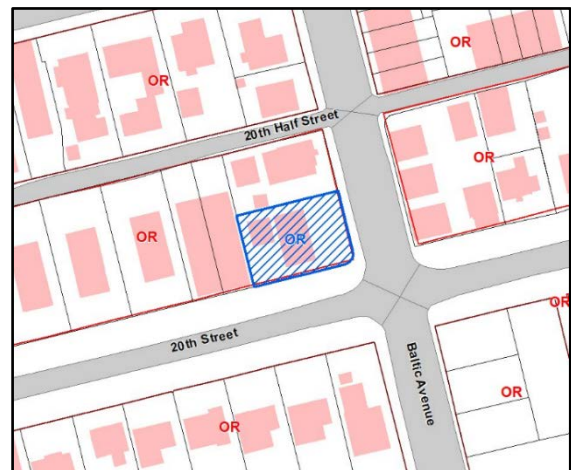
Address: 2002 Baltic Avenue
GPIN(s): 2427071911
Council District: District 6, formerly Beach
Accela Record(s): 2022-PCCC-00097

SGA: Yes – Resort Area

Overlay: OR STR

Staff Planner: Levi Luckenbach

Request for a 3-bedroom Short Term Rental.



20. APPROVAL (COUNCIL on August 16)

Jennifer & Joseph Bailey (Applicants & Property Owners)

Conditional Use Permit (Short Term Rental)

Address: 303 Atlantic Avenue, Unit 1404

GPIN(s): 24273224032440

Council District: District 5, formerly Beach

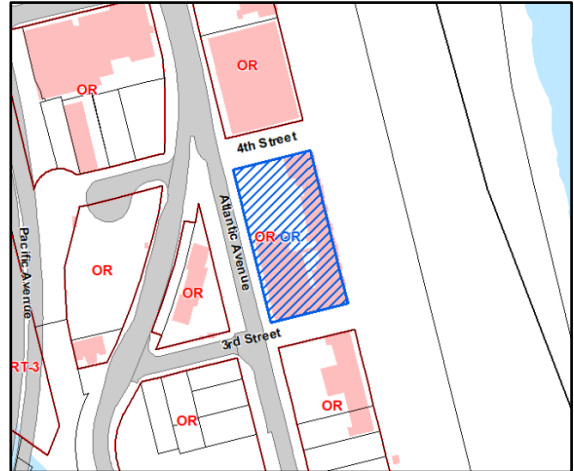
Accela Record(s): 2022-PCCC-00075

SGA: Yes – Resort

Overlay: OR STR

Staff Planner: Levi Luckenbach

Request for a 2-bedroom Short Term Rental.



21. APPROVAL (COUNCIL on August 16)

Nikola Georgiev (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 303 Atlantic Avenue, Unit 402

GPIN(s): 24273224031610

Council District: District 5, formerly Beach

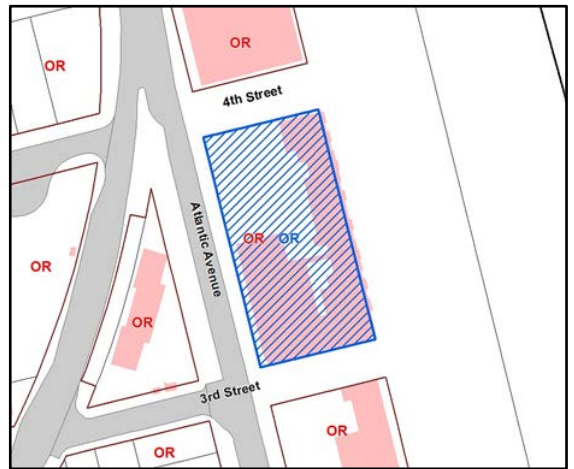
Accela Record(s): 2022-PCCC-00108

SGA: Yes – Resort Area

Overlay: OR STR

Staff Planner: Brandon Hackney

Request for a 2-bedroom Short Term Rental.



22. APPROVAL (COUNCIL on August 16)

Phillip A. Fletcher (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 303 Atlantic Avenue, Unit 1400

GPIN(s): 24273224032400

Council District: District 5, formerly Beach

Accela Record(s): 2022-PCCC-00096

SGA: Yes – Resort Area

Overlay: OR STR

Staff Planner: Brandon Hackney

Request for a 3-bedroom Short Term Rental.

