



Planning Commission Agenda

June 8, 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, June 8, 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=e1e4dd6c7153ab01e643e4ff5346c22c9>
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 June 7, 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.

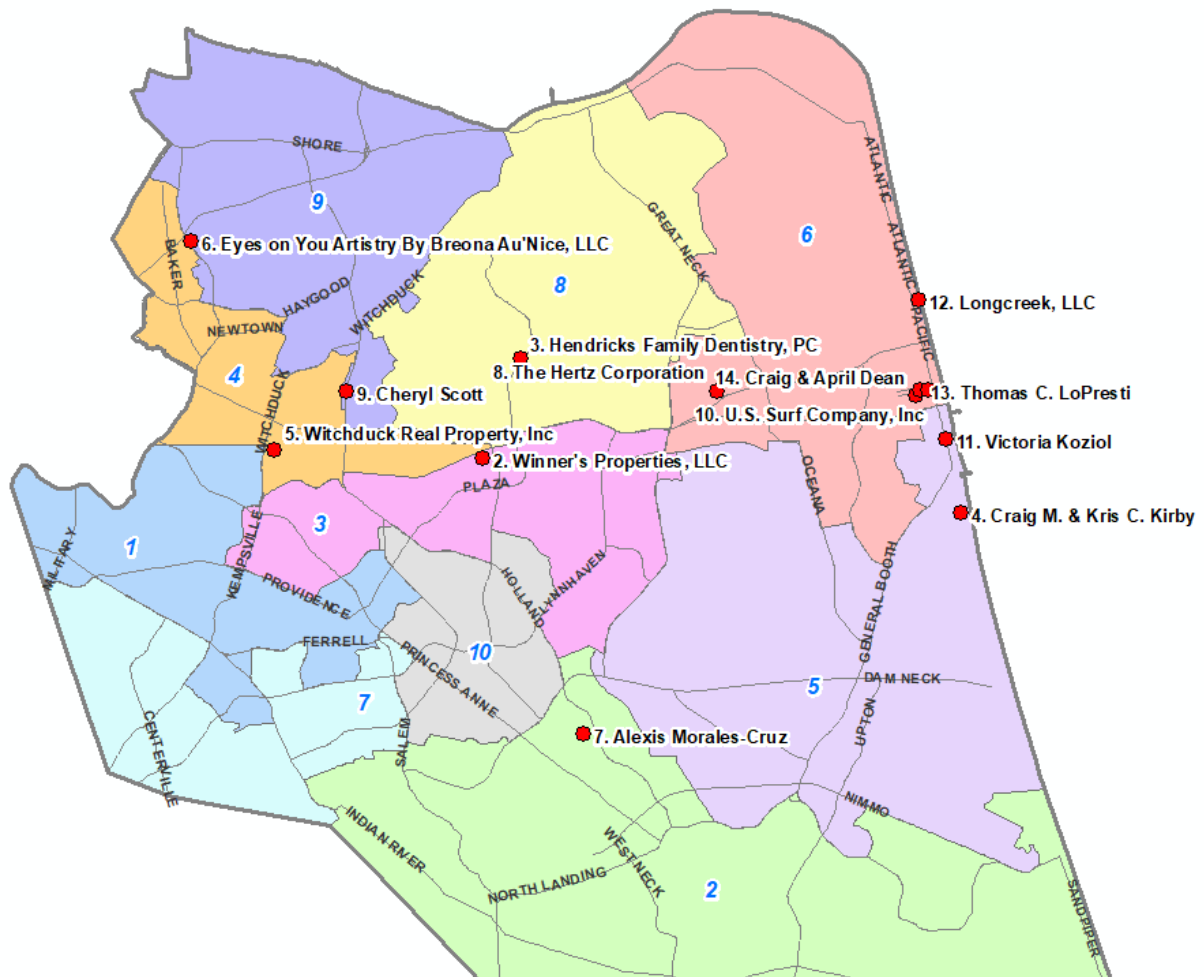
Planning Commission Hearing Procedures

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.

JUNE 8, 2022 PLANNING COMMISSION AGENDA



JUNE 8, 2022 PLANNING COMMISSION AGENDA

A. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

B. BRIEFINGS

Lighting Ordinance by Hannah Sabo, Zoning Administrator

12:00 P.M. – PUBLIC HEARING

1. DEFERRED

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): 1492620072

Council District: District 2, formerly Princess Anne

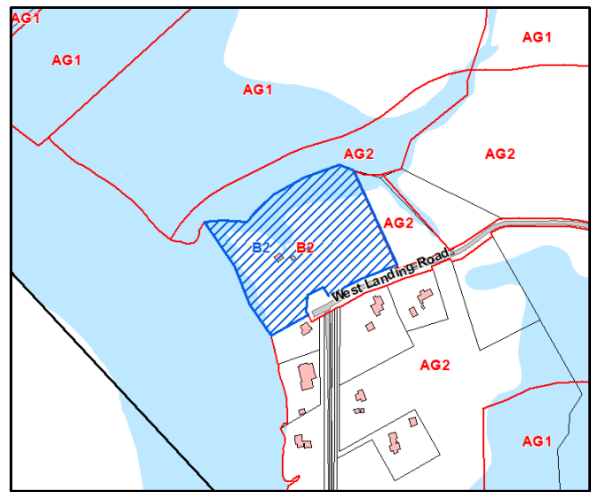
Accela Record(s): 2022-PCCC-00088

SGA: No

Overlay: No

Staff Planner: Hoa N. Dao

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



2.

Winner's Properties, LLC (Applicant)

Evergreen Virginia, LLC (Property Owner)

Modification of Conditions

Address: 3700 Sentara Way

GPIN(s): 1487523853

Council District: District 2, formerly Rosemont

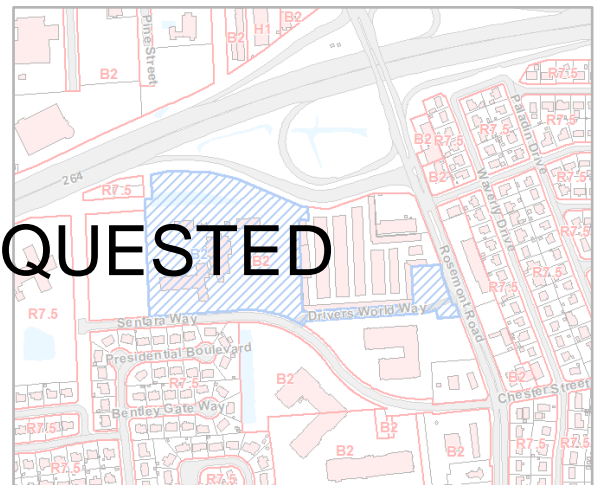
Accela Record: 2022-PCCC-00065

SGA: Yes – Rosemont

Overlay: No

Staff Planner: Hoa N. Dao

Request to modify an existing Conditional Use Permit to add a 12,000 sf sales showroom to the site.



DEFERRAL REQUESTED

3. APPROVAL (COUNCIL on July 5)

Hendricks Family Dentistry, PC (Applicant)
Clayborn Properties, LLC (Property Owner)

Change in Nonconformity

Address: 737 Little Neck Road

GPIN(s): 1488803791

Council District: District 8, formerly Lynnhaven

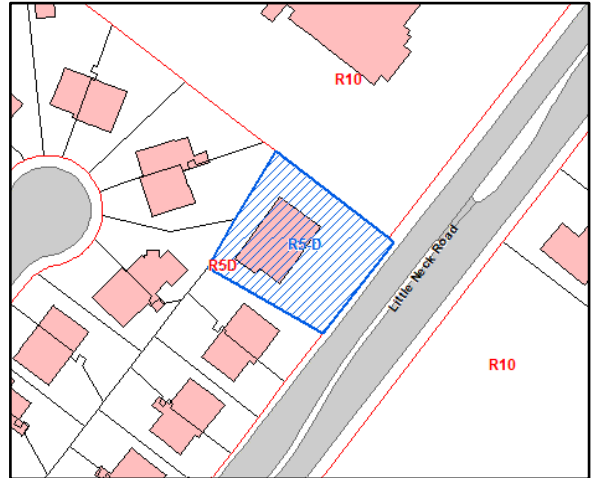
Accela Record(s): 2022-PCCC-00059

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman

Request to expand an existing nonconforming dental office by approximately 533 square feet.



4. APPROVAL (COUNCIL on July 12)

Craig M. & Kris C. Kirby (Applicants)

Street Closure

Address: 7.5-foot by 75-foot of an unimproved alley adjacent to 631 Vanderbilt Avenue

Adjacent GPIN(s): 2426384565

Council District: District 5, formerly Beach

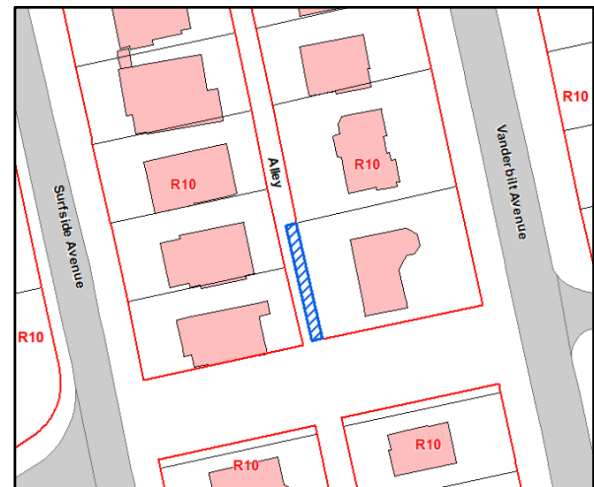
Accela Record(s): 2022-PCCC-00084

SGA: Yes – Resort Area

Overlay: No

Staff Planner: Marchelle Coleman

Request to close approximately 562.5 square feet of the 15-foot-wide alley in the Croatan Beach Subdivision.



5. DEFERRED

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

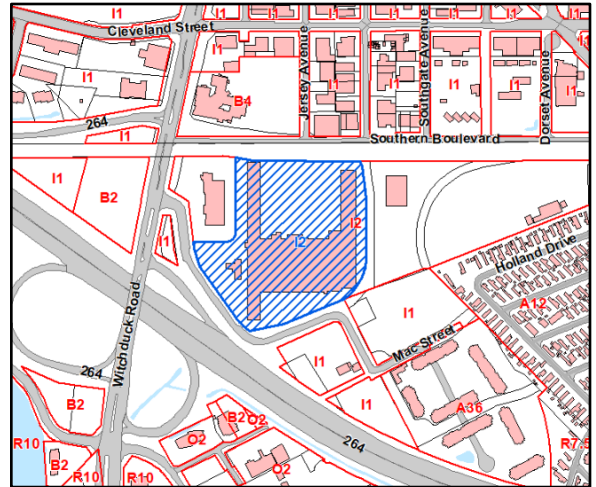
Accela Record(s): 2022-PCCC-00095

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.



6. APPROVAL (COUNCIL on July 5)

Eyes On You Artistry By Breona Au'nice, LLC (Applicant)

Diamond Springs Shoppes Associates, LLP (Property Owner)

Conditional Use Permit (Tattoo Parlor)

Address: 1270 Diamond Springs Road, Suite 113

GPIN(s): 1469201140

Council District: District 9, formerly Kempsville

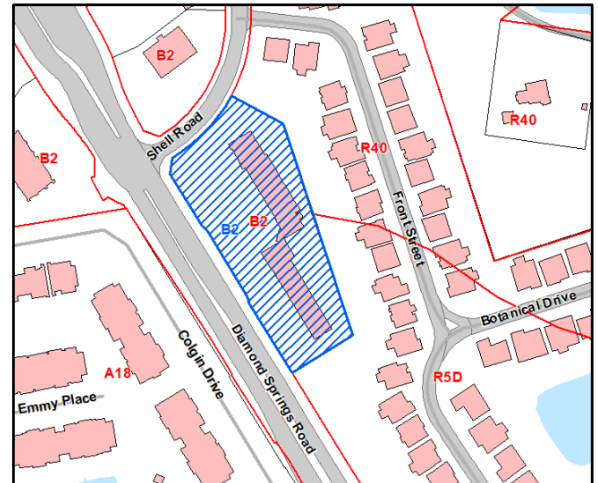
Accela Record(s): 2022-PCCC-00090

SGA: No

Overlay: No

Staff Planner: Elizabeth Nowak

Request to operate a Tattoo Parlor within an 800 square foot unit in the Diamond Springs shopping center.



7. APPROVAL (COUNCIL on July 5)

Alexis Morales-Cruz (Applicant)

Edwin & Alexis Cruz (Property Owners)

Conditional Use Permit (Family Day-Care Home)

Address: 3049 Barberry Lane

GPIN(s): 1495304965

Council District: District 2, formerly Princess Anne

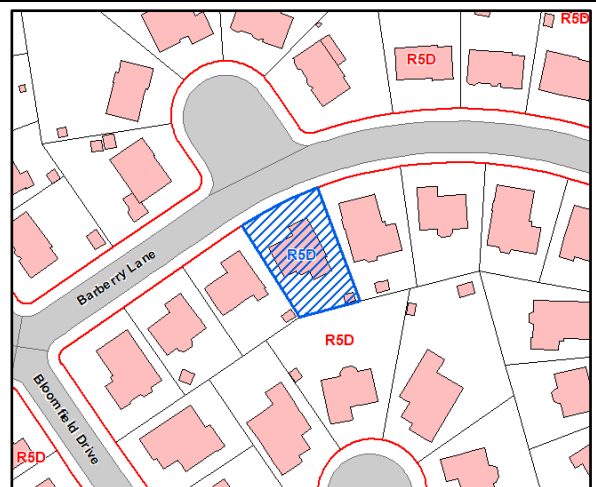
Accela Record(s): 2022-PCCC-00085

SGA: No

Overlay: No

Staff Planner: Michaela McKinney

Request to operate a Family Day-Care within a residential home.



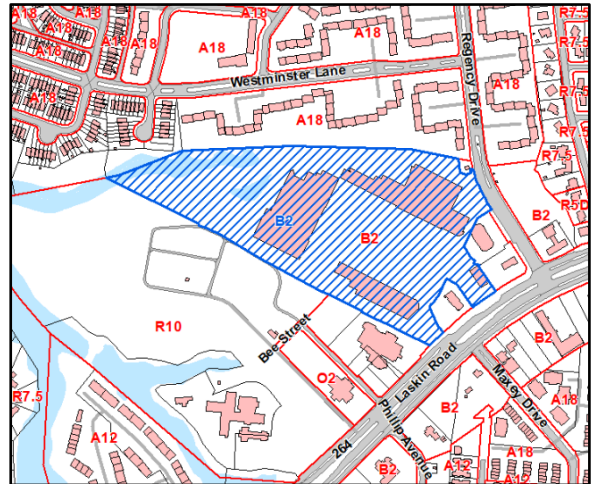
8. APPROVAL (COUNCIL on July 5)

The Hertz Corporation (Applicant)
Regency Hilltop Associates (Property Owner)

Conditional Use Permit (Motor Vehicle Rentals)

Addresses: 1940 Laskin Road, Suite 308
GPIN(s): 2407387103
Council District: District 6, formerly Beach
Accela Record(s): 2022-PCCC-00089
SGA: Yes – Hilltop
Overlay: No
Staff Planner: Michaela McKinney

Request to operate a vehicle rental business within a unit of the Regency Shopping Center.



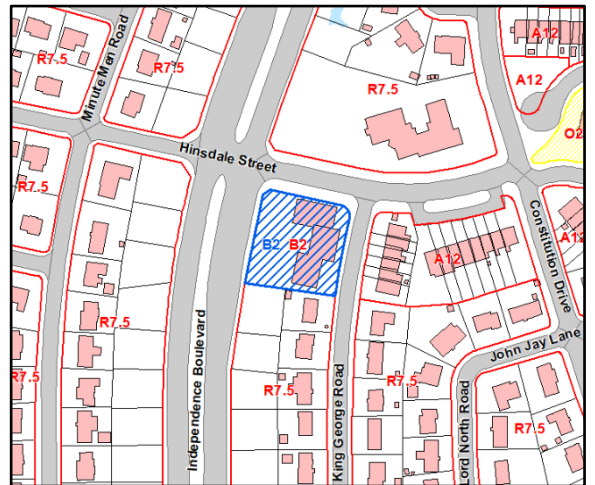
9. APPROVAL (COUNCIL on July 5)

Cheryl Scott (Applicant)
Pembroke North Associates, LLC (Property Owner)

Conditional Use Permit (Tattoo Parlor)

Address: 544 Independence Boulevard
GPIN(s): 1477485260
Council District: District 9, formerly Bayside
Accela Record(s): 2022-PCCC-00080
SGA: No
Overlay: No
Staff Planner: Michaela McKinney

Request to operate a Tattoo Parlor for microblading (application of permanent make up) within an existing hair salon.



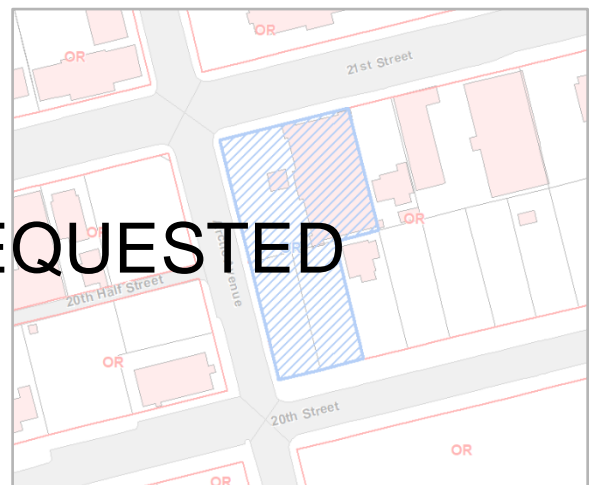
10.

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

Alternative Compliance (Outdoor Recreational Facility & Recurring Special Events)

Addresses: 2017 Arctic Avenue, 317 20th Street
GPIN(s): 2427088204, 2427055351, 2424308180
Council District: District 6, formerly Beach
Accela Record(s): 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.



DEFERRAL REQUESTED

SHORT TERM RENTALS

11. **APPROVAL (COUNCIL on July 12)**

Victoria Koziol (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 901 Pacific Avenue, Unit C

GPIN(s): 24272444110950

Council District: District 6, formerly Beach

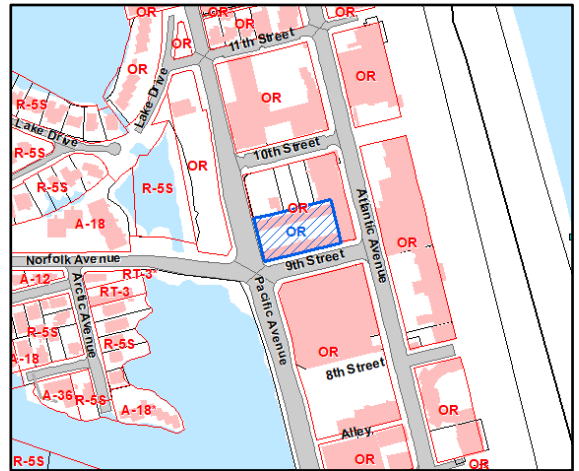
Accela Record(s): 2022-PCCC-00069

SGA: Yes – Resort Area

Overlay: OR STR

Staff Planner: Hank Morrison

Request for a 2-bedroom Short Term Rental.



12. **APPROVAL (COUNCIL on July 12)**

Longcreek, LLC (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 4005 Atlantic Avenue, Unit 218

GPIN(s): 2428051448

Council District: District 6, formerly Beach

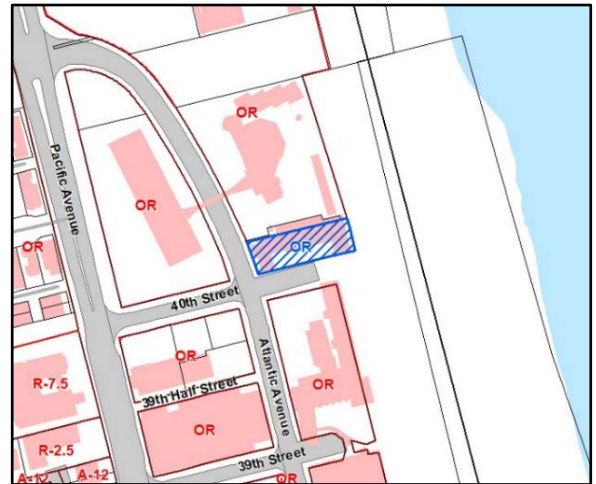
Accela Record(s): 2022-PCCC-00079

SGA: Yes – Resort Area

Overlay: OR STR

Staff Planner: Hank Morrison

Request for a 1-bedroom Short Term Rental.



13. **APPROVAL (COUNCIL on July 12)**

Thomas C. LoPresti (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 425 21st Street

GPIN(s): 2427082313

Council District: District 6, formerly Beach

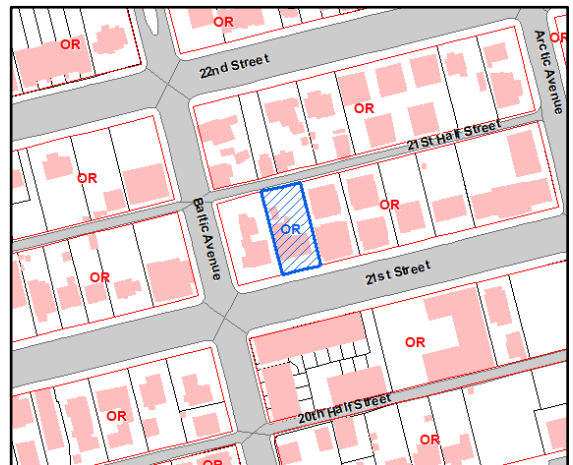
Accela Record(s): 2022-PCCC-00066

SGA: Yes – Resort Area

Overlay: OR STR

Staff Planner: Levi Luckenbach

Request for a 4-bedroom Short Term Rental.



14. APPROVAL (COUNCIL on July 12)

Craig & April Dean (Applicants & Property Owners)

Conditional Use Permit (Short Term Rental)

Address: 515 20th Street

GPIN(s): 2417979808

Council District: District 6, formerly Beach

Accela Record(s): 2022-PCCC-00082

SGA: Yes – Resort Area

Overlay: OR STR

Staff Planner: Levi Luckenbach

Request for a 2-bedroom Short Term Rental.

