



Planning Commission Agenda

November 9, 2022



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, November 9, 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=ec0f0e5b8f46f76c9ae1d88fa17fca014>
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 November 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.

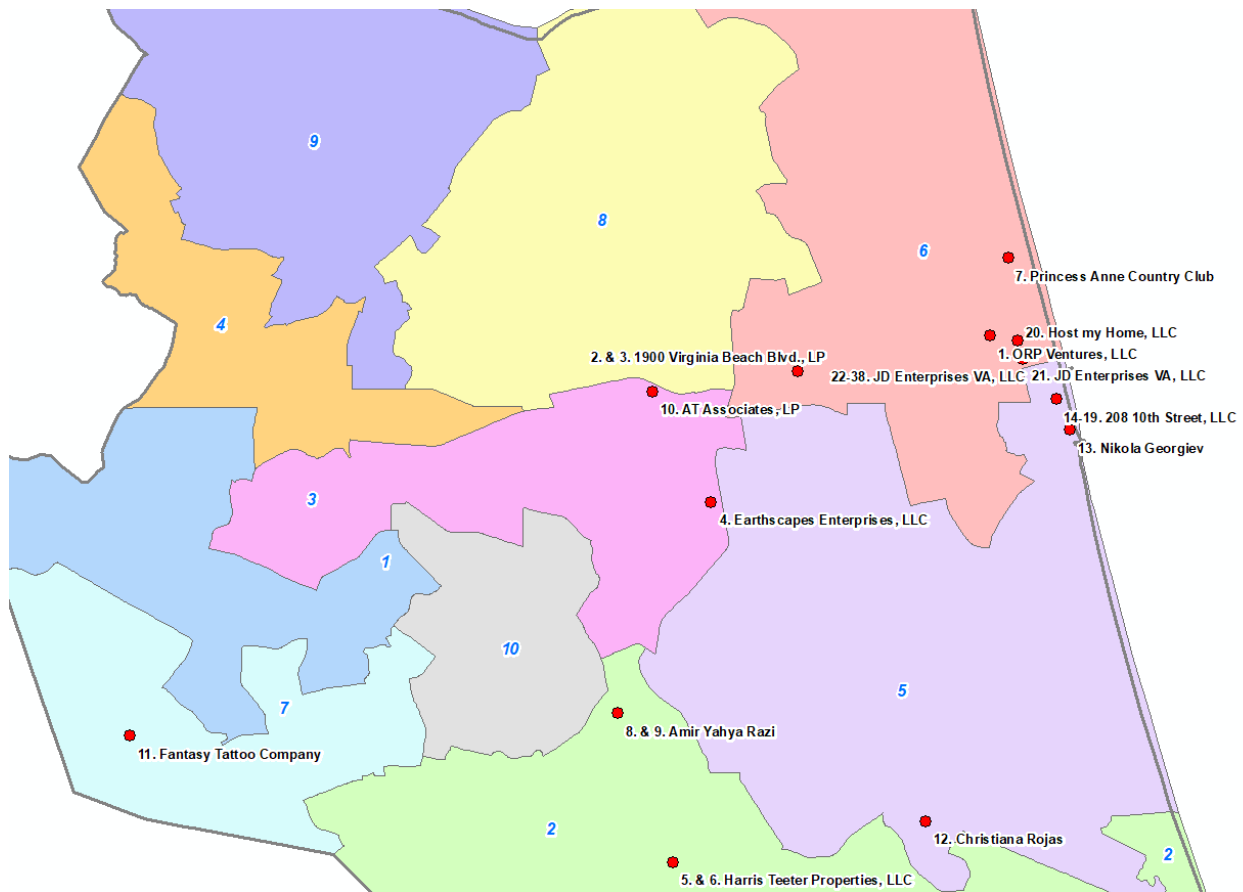
Planning Commission Hearing Procedures

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.

NOVEMBER 9, 2022 PLANNING COMMISSION AGENDA



NOVEMBER 9, 2022 PLANNING COMMISSION AGENDA

A. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

B. BRIEFINGS

1. Resort Area Mobility Plan (RAMP) - Kathy Warren, Deputy Director – Department of Economic Development & Kyle Williams, Kimley Horn - Project Consultant
2. Ordinance Amendment to allow Ice Vending Machine in commercial zoning districts - Hannah Sabo, Zoning Administrator (Sponsor by Vice Mayor Wilson)

12:00 P.M. – PUBLIC HEARING

1. **APPROVAL (COUNCIL on December 13)** **ORP Ventures, LLC** (Applicant & Property Owner)

Subdivision Variance (Section 4.4(b) of the Subdivision Regulations)

Address: 820 24th Street

GPIN(s): 2417787863

City Council: District 6, formerly Beach

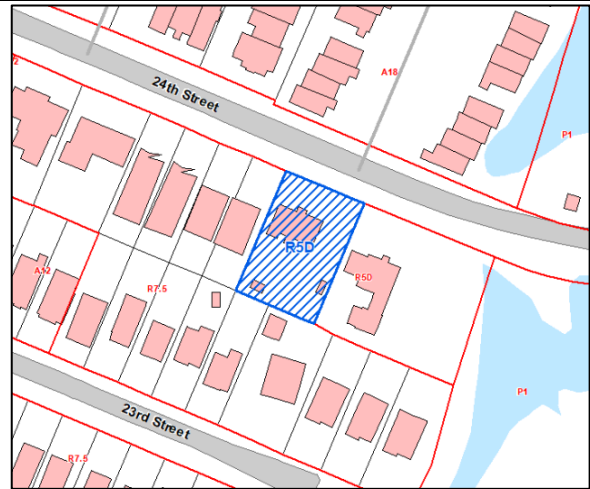
Accela Record(s): 2022-PCCC-00216

SGA: No

Overlay: No

Staff Planner: Hoa N. Dao

Request to create two lots that are deficient in lot width to redevelop the site with two single-family dwellings.



2. & 3.

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: Northern portion of 1900, 1902, 1904, 1906 Virginia Beach Boulevard & 309, 307, 309, 311, 313 and 315 Maxey Drive

GPIN(s): Portion of 2407467406

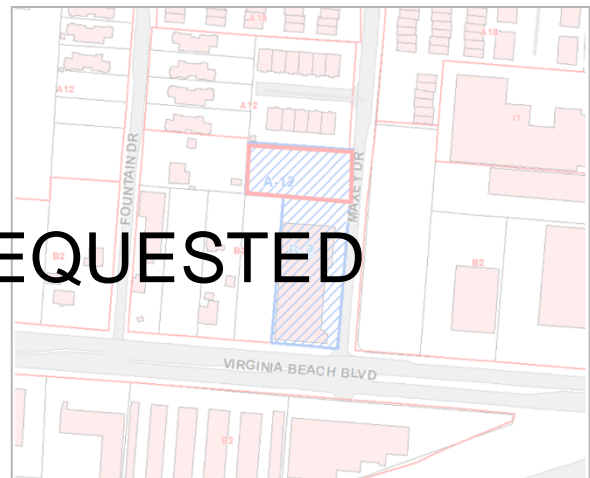
City Council: District 6, formerly Beach

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

SGA: Yes – Hilltop

Overlay: No

Staff Planner: Marchelle Coleman



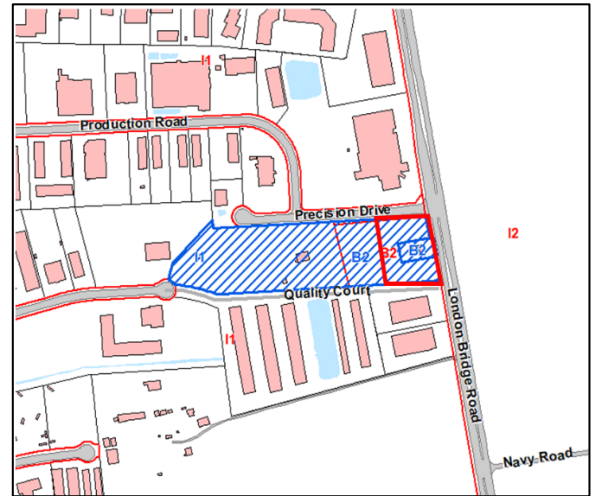
DEFERRAL REQUESTED

Request to rezone 23,100 square feet from A-12 to B-2 and a Conditional Use Permit request for a Bulk Storage Yard.

4. APPROVAL (COUNCIL on December 6)
Earthscapes Enterprises, LLC (Applicant)
Valianos Properties, LLC & JEM, LLC (Property Owner)

Conditional Use Permit (Bulk Storage Yard)

Addresses: 619 & 623 London Bridge Road
GPIN(s): Portion of 1496878501, 1496974509
City Council: District 3, formerly Beach
Accela Record(s): 2022-PCCC-00148
SGA: No
Overlay: No
Staff Planner: Marchelle Coleman



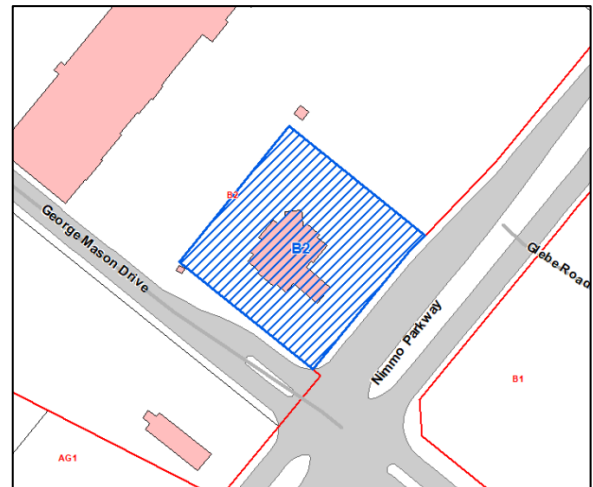
Requests to operate a bulk storage yard to store landscaping materials and equipment.

5. & 6. APPROVAL (COUNCIL on December 13)
Harris Teeter Properties, LLC & Courthouse Marketplace Station, LLC (Applicants)
Courthouse Marketplace Station, LLC (Property Owner)

Modification of Proffers

Conditional Use Permit (Automobile Service Station)

Address: 2500 Nimmo Parkway
GPIN(s): 1494632180
City Council: District 2, formerly Princess Anne
Accela Record(s): 2022-PCCC-00215, 2022-PCCC-00234
SGA: No
Overlay: Historic and Cultural District
Staff Planner: Elizabeth Nowak



Request to modify proffers and a conditional use permit to operate a fueling station with 14 pumps.

7. APPROVAL (COUNCIL on December 6)

Princess Anne Country Club (Applicant)
Princess Anne Country Club & Expansion One, LLC (Property Owners)

Modification of Conditions (Expansion of Non-Conforming Use)

Addresses: 3800 Pacific Avenue, 3901 Holly Road, 488 Linkhorn Drive

GPIN(s): 2418942388, 2418659235 & 2418848645

City Council: District 6, formerly Beach

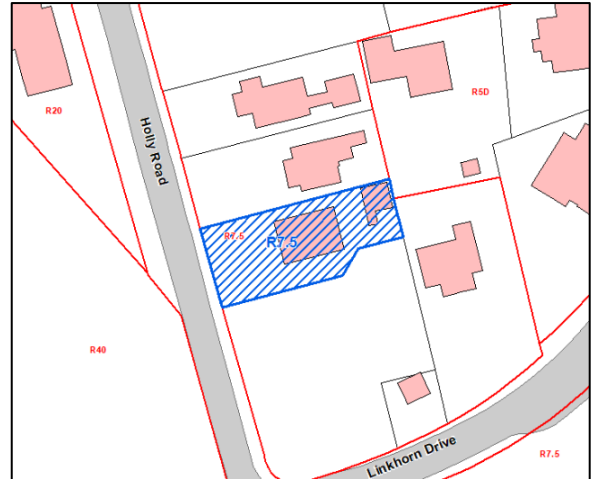
Accela Record(s): 2022-PCCC-00225

SGA: No

Overlay: No

Staff Planner: Elizabeth Nowak

Request to add a 7,654 square foot parcel into the boundary of the country club.



8. & 9.

Amir Yahya Razi (Applicant & Property Owner)

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

Conditional Use Permit (Automobile Repair Garage)

Address: Parcel on Holland Road, between 2980 & 3005 Holland Road

GPIN(s): 1495235225

City Council: District 2, formerly Princess Anne

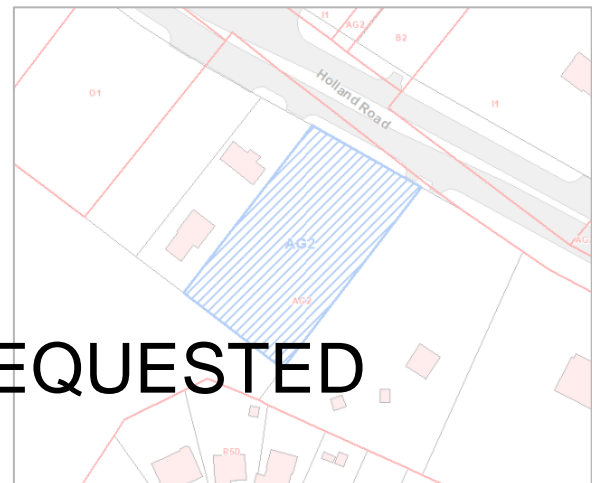
Accela Record(s): 2022-PCCC-00225 & 2022-PCCC-00224

SGA: No

Overlay: No

Staff Planner: Elizabeth Nowak

Request to rezoning 0.92 acres from AG-2 to B-2 along with a Conditional Use Permit request to operate an Automobile Repair Garage.



DEFERRAL REQUESTED

10. APPROVAL (COUNCIL on December 13)

AT Associates, LLP (Applicant & Property Owner)

Modification of Conditions (Motor Vehicle Sales, Rental, & Service)

Address: 2717 Virginia Beach Boulevard

GPIN(s): 1497447924

City Council: District 3, formerly Beach

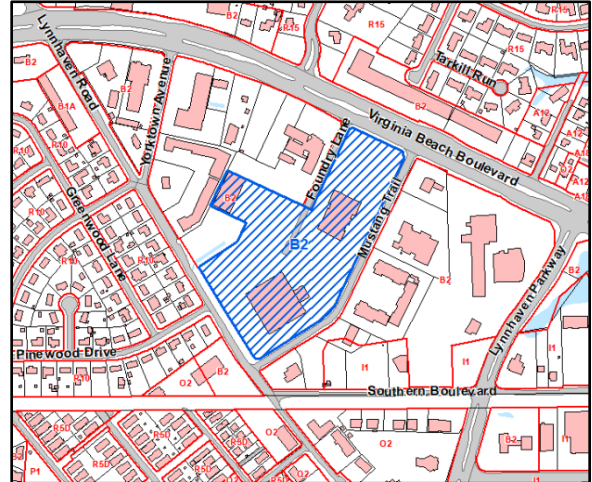
Accela Record(s): 2022-PCCC-00209

SGA: Yes – Lynnhaven

Overlay: No

Staff Planner: Michaela D. McKinney

Request to add 50,000 square feet building for maintenance in conjunction with the existing dealership.



11. APPROVAL (COUNCIL on December 6)

Fantasy Tattoo Company (Applicant)

WCSC, LLC (Property Owner)

Conditional Use Permit (Tattoo Parlor)

Address: 1920 Centerville Turnpike, Suite 118

GPIN(s): 1455914345

City Council: District 7, formerly Centerville

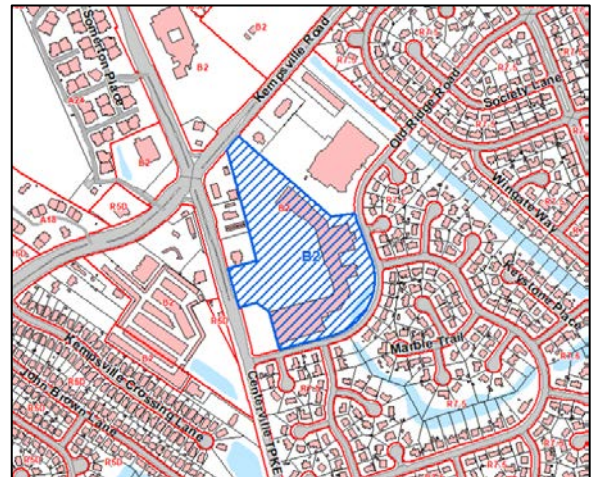
Accela Record(s): 2022-PCCC-00210

SGA: Yes – Centerville

Overlay: No

Staff Planner: Michaela D. McKinney

Request to operate a tattoo parlor within a unit at the Woods Corner Shopping Center.



12.

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 Cross Creek

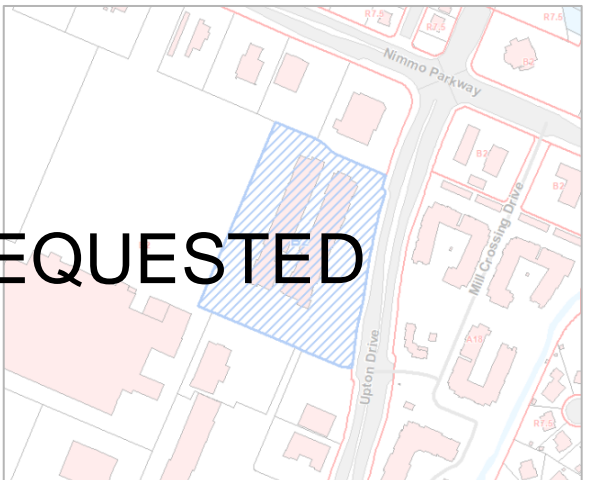
Accela Record(s): 2022-PCCC-00213

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.



DEFERRAL REQUESTED

SHORT TERM RENTALS

13. **APPROVAL (COUNCIL on December 13)** **Nikola Georgiev** (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 303 Atlantic Avenue, Unit 1305

GPIN(s): 24273224032370

City Council: District 5, formerly Beach

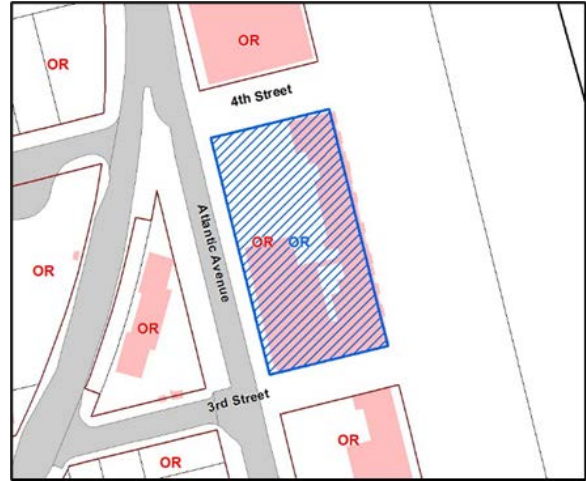
Accela Record(s): 2022-PCCC-00205

SGA: Yes – Resort Area

Overlay: OR STR

Staff Planner: Brandon Hackney

Request for a 2-bedroom Short Term Rental.



14-19. **APPROVAL (COUNCIL on December 13)**

208 10th Street, LLC (Applicant & Property Owner)

Conditional Use Permits (Short Term Rentals)

Addresses: 945, 965, 961, 957, 953, 949 Pacific Avenue

GPIN(s): 2427242573

City Council: District 5, formerly Beach

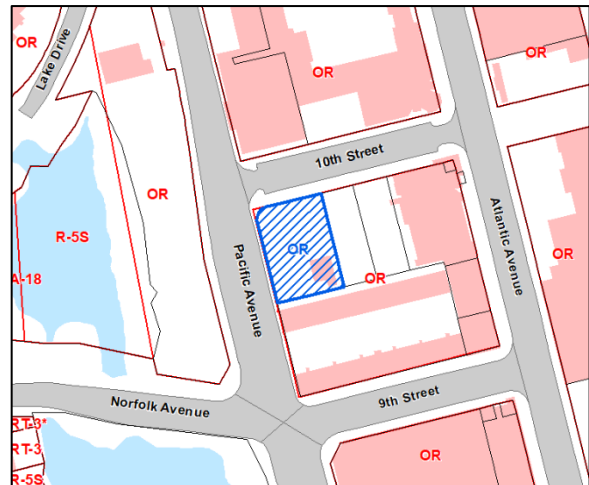
Accela Record(s): 2022-PCCC-00217 thru 2022-PCCC-00222

SGA: Yes – Resort Area

Overlay: OR STR

Staff Planner: Brandon Hackney

Request for six, 4-bedroom Short Term Rentals.



20. **APPROVAL (COUNCIL on December 13)**

Host My Home, LLC (Applicant)
David Dowdy (Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 529 22nd Street

GPIN(s): 2417986545

City Council: District 6, formerly Beach

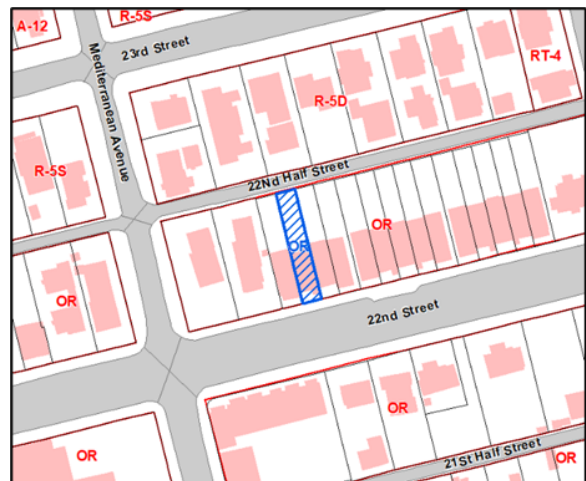
Accela Record(s): 2022-PCCC-00201

SGA: Yes – Resort Area

Overlay: OR STR

Staff Planner: Garek Hannigan

Request for a 5-bedroom Short Term Rental.



21. APPROVAL (COUNCIL on December 13)

JD Enterprises VA, LLC (Applicant)

LOROM, Inc (Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 512 19th Street

GPIN(s): 2427070312

City Council: District 6, formerly Beach

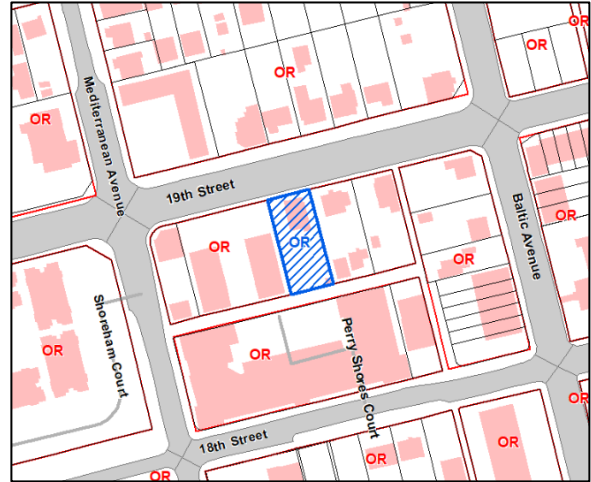
Accela Record(s): 2022-PCCC-00203

SGA: Yes – Resort Area

Overlay: OR STR

Staff Planner: Garek Hannigan

Request for a 2-bedroom Short Term Rental.



22-38. APPROVAL (COUNCIL on December 13)

JD Enterprises VA, LLC (Applicant)

LOROM, Inc (Property Owner)

Conditional Use Permits (Short Term Rentals)

Address: 516 19th Street - Units A1, A2, A3, A4, B1, B2, B3, B4 & 518 19th Street, Units A1, A2, A3, A4, B1, B2, B3, B4

GPIN(s): 2417979219

Council District: District 6, formerly Beach

Accela Record(s): 2022-PCCC-00158, 2022-PCCC-00159, 2022-PCCC-00160, 2022-PCCC-00161, 2022-PCCC-00162, 2022-PCCC-00163, 2022-PCCC-00202, 2022-PCCC-00245, 2022-PCCC-00246, 2022-PCCC-00252, 2022-PCCC-00253, 2022-PCCC-00254, 2022-PCCC-00255, 2022-PCCC-00256, 2022-PCCC-00257, 2022-PCCC-00258

SGA: Yes – Resort Area

Overlay: OR STR

Staff Planner: Garek Hannigan

Requests for 15, 2-bedroom Short Term Rentals & 1, 1-bedroom Short Term Rental.

