

# Planning Commission Agenda

June 14, 2023



**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 14, 2023 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/j.php?MTID=m75baff1a44c2dab71aa647d30fa6adbc>
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 June 13, 2023.

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.

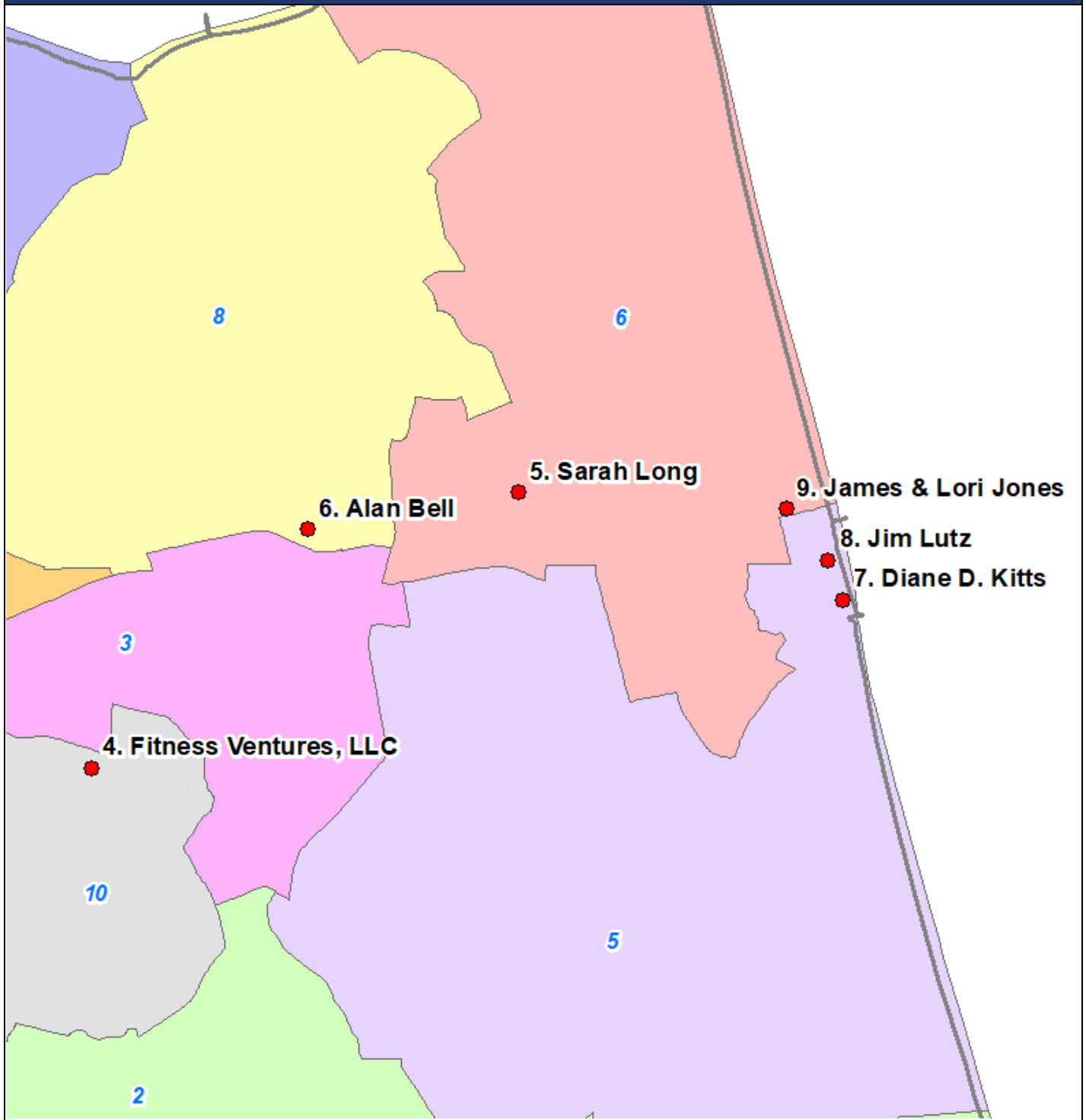
# Planning Commission Hearing Procedures

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.**

JUNE 14, 2023  
PLANNING COMMISSION AGENDA





## PLANNING COMMISSION AGENDA

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

### B. BRIEFINGS

1. An Ordinance to Amend Section 232 of the City Zoning Ordinance pertaining to Telecommunications Siting Requirements, Beverly K. Wilson, Deputy City Attorney

## 12:00 P.M. – PUBLIC HEARING

### 1. **APPROVAL (COUNCIL ON JULY 11)** **City of Virginia Beach**

An Ordinance to Amend Section 106 of the City Zoning Ordinance pertaining to notice by the Board of Zoning Appeals.

### 2. **APPROVAL (COUNCIL ON JULY 11)** **City of Virginia Beach**

An Ordinance to Amend Sections 1605 & 1609 of the City Zoning Ordinance pertaining to notice and permits for Coastal Primary Sand Dune Applications.

### 3. **APPROVAL (COUNCIL ON JULY 11)** **City of Virginia Beach**

An Ordinance to Amend Sections 1405 & 1409 of the City Zoning Ordinance pertaining to notice and permits for Wetlands Applications.

### 4. **APPROVAL (COUNCIL ON JULY 11)** **Fitness Ventures, LLC** (Applicant) **Chimney Hill Center Virginia Beach, Va.** **Limited Partnership** (Property Owner) **Conditional Use Permit** (Indoor Recreational Facility)

**Address:** 799 Chimney Hill Shopping Center

**GPIN(s):** Portion of 1486542283

**City Council:** District 10

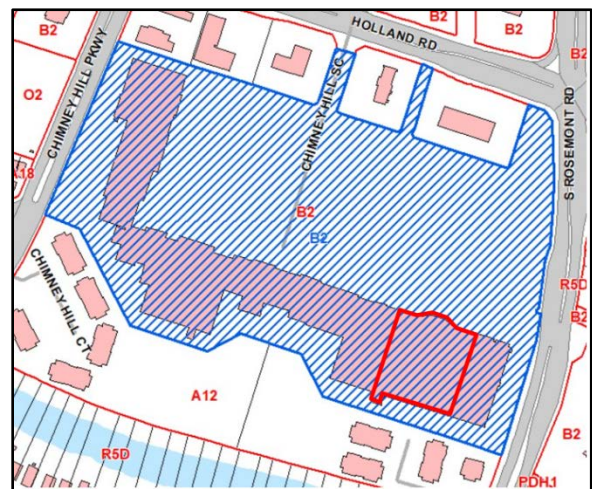
**Accela Record(s):** 2023-PCCC-00069

**SGA:** No

**Overlay:** No

**Staff Planner:** Marchelle Coleman

*Request to operate a fitness facility within the Chimney Hill Shopping Center.*



**5. APPROVAL (COUNCIL ON JULY 11)**

**Sarah Long** (Applicant)

**Bixmor GA Hilltop Plaza, LLC** (Property Owner)

**Conditional Use Permit** (Tattoo Parlor)

**Addresses:** 523 Hilltop Plaza Shopping Center

**GPIN(s):** Portion of 2407678925

**City Council:** District 6

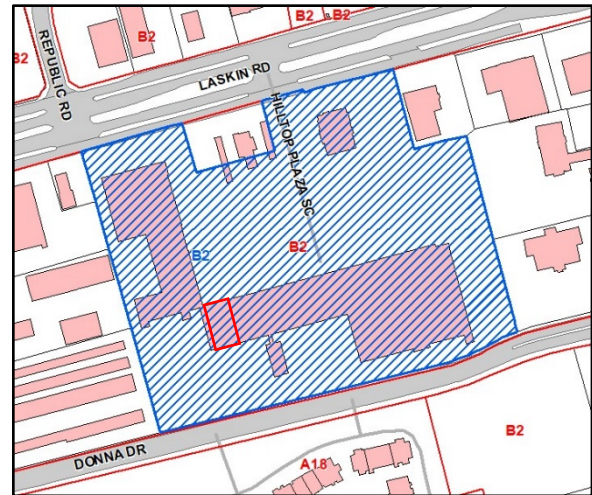
**Accela Record(s):** 2023-PCCC-00063

**SGA:** Hilltop

**Overlay:** No

**Staff Planner:** Michaela D. McKinney

*Request to operate a Tattoo Parlor for the application of permanent make with an existing salon at the Hilltop Plaza Shopping Center.*



**6. APPROVAL (COUNCIL ON JULY 11)**

**Alan Bell** (Applicant)

**Alan & Karen Bell** (Property Owners)

**Conditional Use Permit** (Home Occupation – Retail Sales)

**Address:** 2624 South Kings Road

**GPIN(s):** 1497660064

**City Council:** District 8

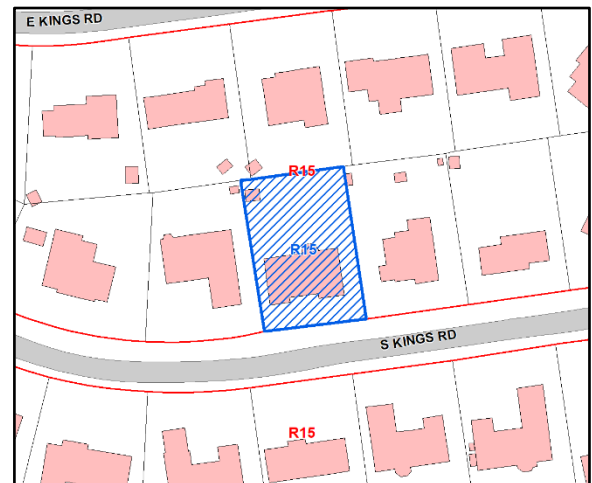
**Accela Record(s):** 2023-PCCC-00068

**SGA:** No

**Overlay:** No

**Staff Planner:** Michaela D. McKinney

*Request to operate a consulting business on firearms within a single-family residence. No customer or exchange of firearms will be done on the premise.*



## SHORT TERM RENTALS

### 7. **APPROVAL (COUNCIL ON JULY 11)**

**Diane D. Kitts** (Applicant & Property Owner)

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

**Address:** 303 Atlantic Avenue, Unit 1405

**GPIN(s):** 24273224032450

**City Council:** District 5

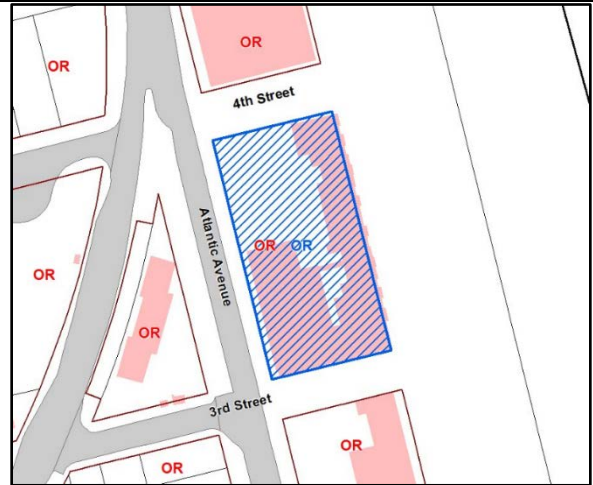
**Accela Record(s):** 2023-PCCC-00053

**SGA:** Yes – Resort Area

**Overlay:** OR Overlay

**Staff Planner:** Pamela Witham

*Request to operate a 2-bedroom Short Term Rental.*



### 8. **APPROVAL (COUNCIL ON JULY 11)**

**Jim Lutz** (Applicant)

**Melvin Eaton** (Property Owner)

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

**Address:** 917 Pacific Avenue, Unit D

**GPIN(s):** 24272444111100

**City Council:** District 5

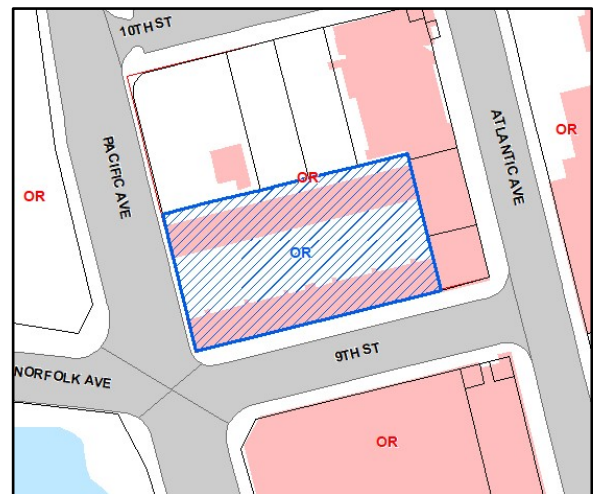
**Accela Record(s):** 2023-PCCC-00060

**SGA:** Yes – Resort Area

**Overlay:** OR Overlay

**Staff Planner:** Pamela Witham

*Request to operate a 2-bedroom Short Term Rental.*



### 9. **APPROVAL (COUNCIL ON JULY 11)**

**James & Lori Jones** (Applicants & Property Owners)

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

**Address:** 1722 Baltic Avenue

**GPIN(s):** 24270730526770

**City Council:** District 6

**Accela Record(s):** 2023-PCCC-00055

**SGA:** Yes – Resort Area

**Overlay:** OR Overlay

**Staff Planner:** Pamela Witham

*Request to operate a 2-bedroom Short Term Rental.*

