

The background of the entire page is a photograph showing several dolphins leaping from the ocean's surface, creating white splashes. In the distance, a city skyline with various buildings is visible under a clear sky. The text 'Planning Commission Agenda' is overlaid on the upper right portion of the image in a large, white, serif font with a blue outline.

# Planning Commission Agenda

April 12, 2023



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, April 12, 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=maaf7820ae8939406de31a7680cf5fcf5>
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 April 11, 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.

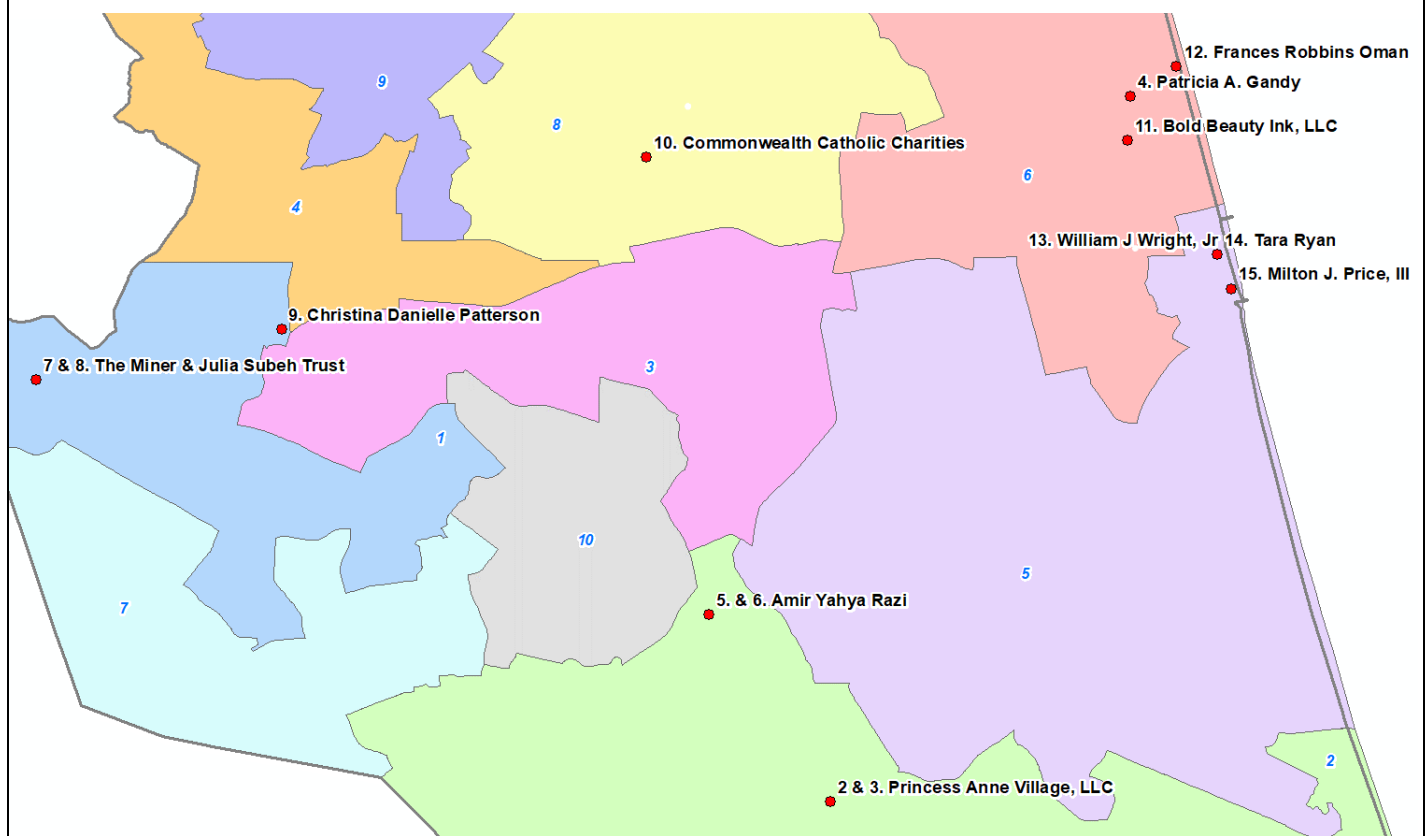
# Planning Commission Hearing Procedures

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.**

# APRIL 12, 2023 PLANNING COMMISSION AGENDA





## PLANNING COMMISSION AGENDA

### A.

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

### B.

### BRIEFINGS

1. Western Campus District Overlay – Hannah M. Sabo, Zoning Administrator
2. Zoning Ordinance Amendment for Measuring Height in the Flood Zone – Hannah M. Sabo, Zoning Administrator
3. Resolution to amend the City of Virginia Beach Comprehensive Plan 2016 by incorporating the Commercial Area Pattern Book and Flood Resiliency Toolkit into the “Documents Adopted by Reference” section of the Reference Handbook – Hank Morrison, Comprehensive Planning Administrator

## 12:00 P.M. – PUBLIC HEARING

### 1. **APPROVAL (COUNCIL ON May 16)**

#### **City of Virginia Beach**

An Ordinance to amend Section 5.3.7 of the Oceanfront Resort Form-Based Code Pertaining to Temporary Commercial Parking Lots.

### 2 & 3. **APPROVAL (COUNCIL ON May 16)**

#### **Princess Anne Village, LLC** (Applicant)

**Princess Anne Village, LLC, City of Virginia Beach**  
(Property Owners)

**Conditional Rezoning** (AG-2 Agricultural District to PD-H2 Planned Unit Development (R-10 Residential District))

#### **Modification of Proffers**

**Addresses:** 2369, 2373, 2375, 2377, 2381, 2385 Princess Anne Road & 2393, 2401, 2413 North Landing Road, Parcel between 2393 North Landing Road & 2385 Princess Anne Road

**GPIN(s):** 1494926240, 2404012707, 1494927384, 2404031158, 2403293752, 1494928455, 2404023254, 2404030056, 2404024848, 2404035242, 2404036378

**City Council:** District 2, formerly Princess Anne

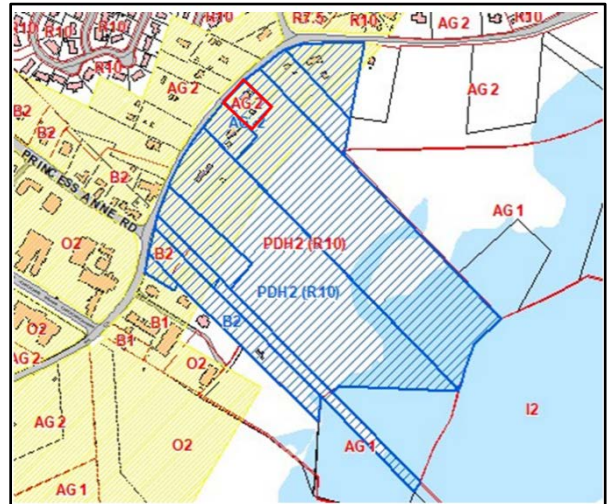
**Accela Record(s):** 2023-PCCC-00025, 2023-PCCC-00026

**SGA:** No

**Overlay:** Transition Area, Princess Anne County Courthouse/Whitehurst House

**Staff Planner:** Marchelle Coleman

*Requests to rezone an 0.88-acre parcel and incorporate it into the Planned Unit Development for a total of 77 single-family dwelling lots with up to 93 dwelling units, resulting in a density of 2.50 units/acre.*



**4. APPROVAL (COUNCIL ON May 16)**

**Patricia A. Gandy** (Applicant)

**Scott M. & Patricia A. Gandy** (Property Owners)

**Conditional Use Permit** (Home-Based Wildlife Rehabilitation Facility)

**Address:** 102 Willow Drive

**GPIN(s):** 2418733619

**City Council:** District 6, formerly Beach

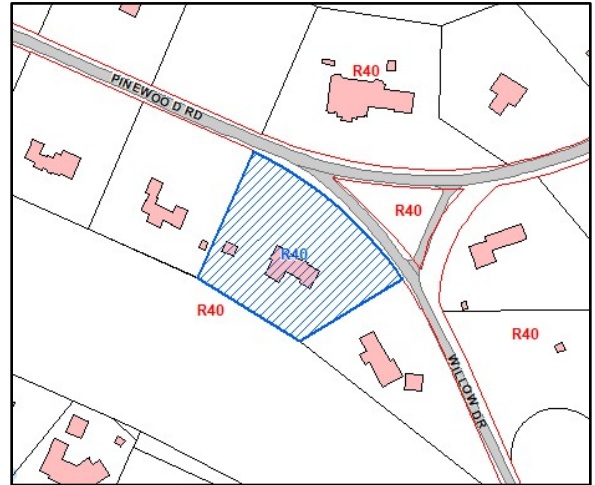
**Accela Record(s):** 2023-PCCC-00018

**SGA:** No

**Overlay:** No

**Staff Planner:** Elizabeth Nowak

*Request to operate a Home-Based Wildlife Rehabilitation Facility for young and infant mammals, birds, waterfowl, & reptiles until released at an appropriate location off-site.*



**5. & 6. APPROVAL (COUNCIL ON May 16)**

**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 2989 & 3005 Holland Road

**GPIN(s):** 1495235225

**City Council:** District 2, formerly Princess Anne

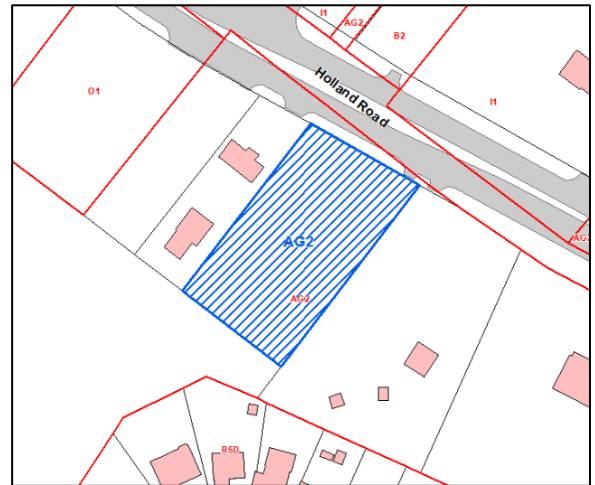
**Accela Record(s):** 2022-PCCC-00223 & 2022-PCCC-00224

**SGA:** No

**Overlay:** No

**Staff Planner:** Elizabeth Nowak

*Request to rezoning 0.9 acres from AG-2 to Conditional B-2 along with a Conditional Use Permit request to operate an Automobile Repair Garage.*



**7. & 8. APPROVAL (COUNCIL ON May 16)**  
**The Minwer & Julia Subeh Revocable Joint Trust**  
**dtd. 8/29/2013** (Applicant & Property Owner)

**Rezoning** (B-2 Community Business District to I-1 Light Industrial District)

**Conditional Use Permit** (Bulk Storage Yard)

**Address:** 728 S Military Highway

**GPIN(s):** 1456279020

**City Council:** District 1, formerly Kempsville

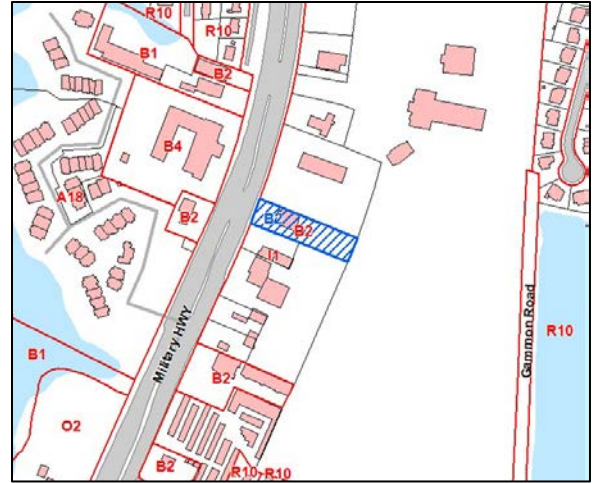
**Accela Record(s):** 2022-PCCC-00078, 2023-PCCC-00048

**SGA:** No

**Overlay:** No

**Staff Planner:** Elizabeth Nowak

*Request to rezone a property from B-2 Community Business to I-1 Light Industrial along with a Conditional Use Permit request to operate a Bulk Storage Yard.*



**9. APPROVAL (COUNCIL ON May 16)**  
**Christina Danielle Patterson** (Applicant)  
**JN & RBD, LLC** (Property Owner)

**Conditional Use Permit** (Tattoo Parlor)

**Address:** 328 Office Square Lane, Suite 203

**GPIN(s):** 1466793843

**City Council:** District 1, formerly Kempsville

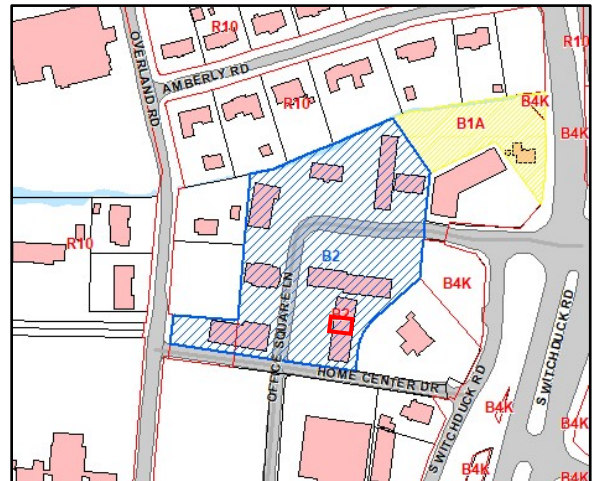
**Accela Record(s):** 2023-PCCC-00013

**SGA:** No

**Overlay:** Historic Kempsville

**Staff Planner:** Michaela D. McKinney

*Request to operate a Tattoo Parlor for the application of permanent make-up.*



**10. APPROVAL (COUNCIL ON May 16)**  
**Commonwealth Catholic Charities** (Applicant)  
**Catholic Diocese of Richmond** (Property Owner)

**Modification of Conditions** (Group Home)

**Address:** 642 North Lynnhaven Road

**GPIN(s):** 1488805079

**City Council:** District 8, formerly Lynnhaven

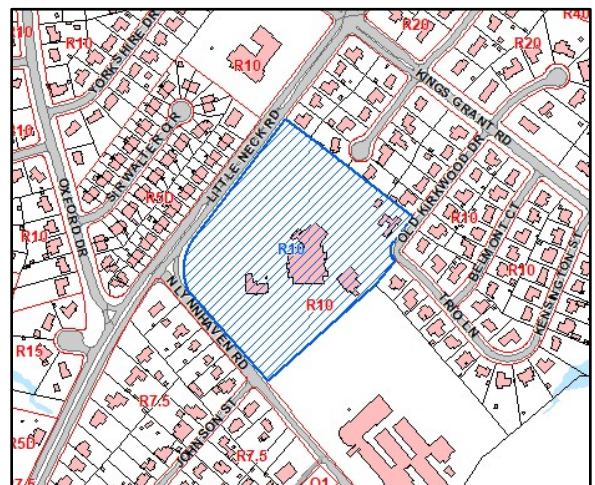
**Accela Record(s):** 2023-PCCC-00023

**SGA:** No

**Overlay:** No

**Staff Planner:** Michaela D. McKinney

*Request to amend previous approval to extend the length of time a resident can be housed on-site from two weeks to 90 days.*





**11. APPROVAL (COUNCIL ON May 16)**

**Bold Beauty Ink, LLC** (Applicant)  
**Alvin J. Lanese Trust** (Property Owner)

**Conditional Use Permit** (Tattoo Parlor)

**Address:** 968 South Oriole Drive, Suite 100

**GPIN(s):** 2418711141

**City Council:** District 6, formerly Beach

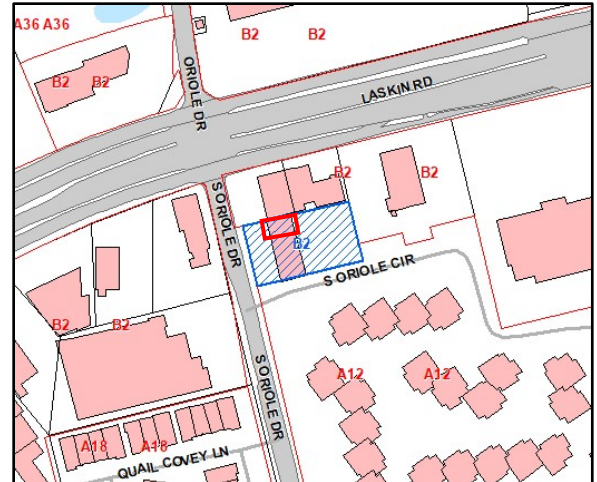
**Accela Record(s):** 2023-PCCC-00015

**SGA:** Yes - Resort Area

**Overlay:** No

**Staff Planner:** Madison B. Eichholz

*Request to operate a Tattoo Parlor for the application of permanent make-up.*



**SHORT TERM RENTALS**

**12. APPROVAL (COUNCIL ON May 16)**

**Frances Robbins Oman** (Applicant & Property Owner)

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

**Address:** 4005 Atlantic Avenue, Unit 217

**GPIN(s):** 24280514484090

**City Council:** District 6, formerly Beach

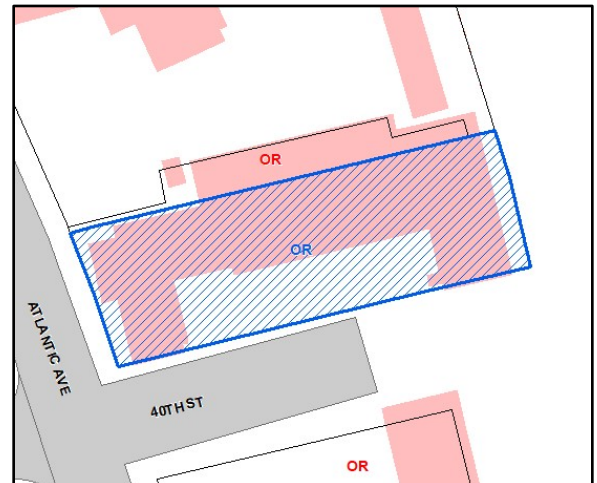
**Accela Record(s):** 2023-PCCC-00014

**SGA:** Yes – Resort Area

**Overlay:** OR Overlay

**Staff Planner:** Garek Hannigan

*Request for a 1-bedroom Short Term Rental.*



**13. APPROVAL (COUNCIL ON May 16)**

**William J Wright, Jr** (Applicant)  
**Beach Front Financing, LLC** (Property Owner)

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

**Address:** 911 Pacific Avenue, Unit C

**GPIN(s):** 24272444111035

**City Council:** District 5, formerly Beach

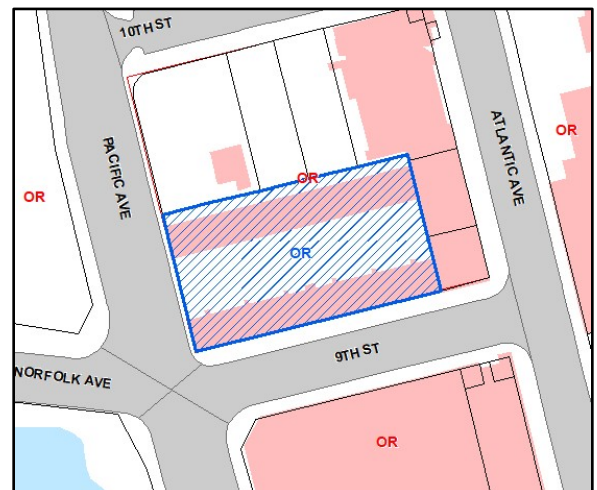
**Accela Record(s):** 2022-PCCC-00294

**SGA:** Yes – Resort Area

**Overlay:** OR Overlay

**Staff Planner:** Garek Hannigan

*Request for a 2-bedroom Short Term Rental.*





**14. APPROVAL (COUNCIL ON May 16)**

**Tara Ryan** (Applicant)

**Pacific Air 3, LLC** (Property Owner)

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

**Address:** 925 Pacific Avenue

**GPIN(s):** 24272444111145

**City Council:** District 5, formerly Beach

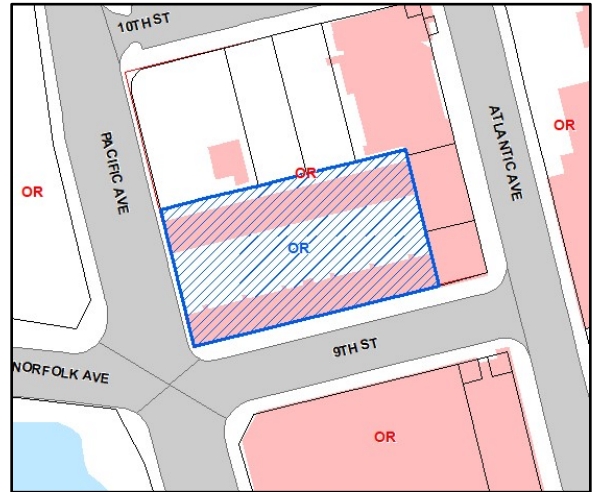
**Accela Record(s):** 2023-PCCC-00016

**SGA:** Yes – Resort Area

**Overlay:** OR Overlay

**Staff Planner:** Garek Hannigan

*Request for a 1-bedroom Short Term Rental.*



**15. APPROVAL (COUNCIL ON May 16)**

**Milton J. Price, III** (Applicant & Property Owner)

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

**Address:** 303 Atlantic Avenue, Unit 603

**GPIN(s):** 24273224031780

**City Council:** District 5, formerly Beach

**Accela Record(s):** 2022-PCCC-00295

**SGA:** Yes – Resort Area

**Overlay:** OR Overlay

**Staff Planner:** Garek Hannigan

*Request for a 2-bedroom Short Term Rental.*

