



# Planning Commission Agenda

## July 12, 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, July 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=m02417c177570645556a5b03e9b82e626>
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 July 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.virginiabeach.gov/planningcommission](http://www.virginiabeach.gov/planningcommission). 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.virginiabeach.gov/planningcommission](http://www.virginiabeach.gov/planningcommission) for the most updated meeting information.

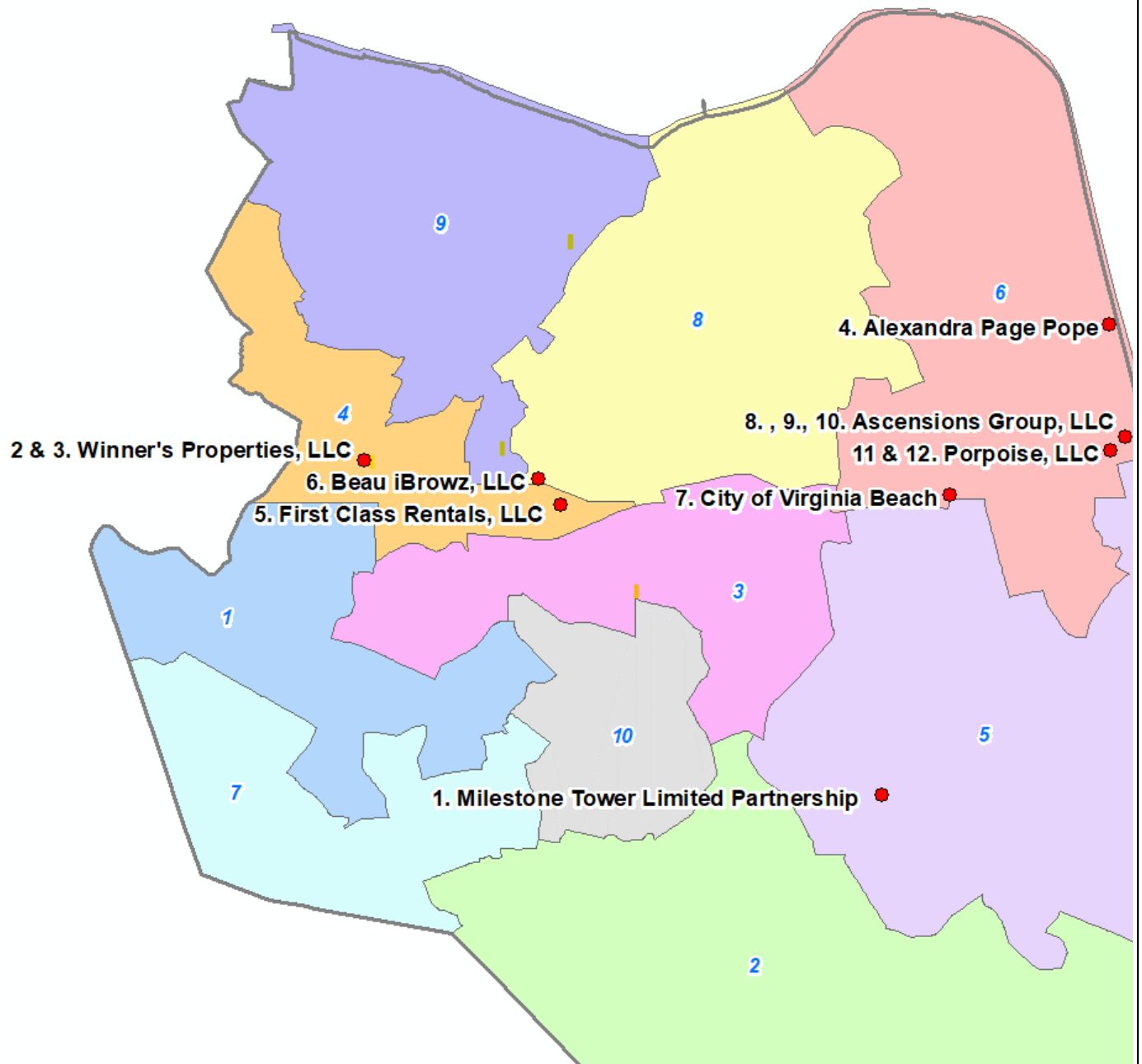
# Planning Commission Hearing Procedures

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.**

JULY 12, 2023  
PLANNING COMMISSION AGENDA



## PLANNING COMMISSION AGENDA

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

### B. BRIEFINGS

1. Annual Report of the Planning Commission – FY 2023, Kaitlen Alcock, Interim Planning Administrator
2. Comprehensive Plan Updates, Hank Morrison, Comprehensive Planning Administrator
3. FOIA & COIA – Roderick Ingram, Deputy City Attorney

### 12:00 P.M. – PUBLIC HEARING

#### 1. **APPROVAL (Council on August 15)**

**Milestone Tower Limited Partnership-IV, a Delaware limited partnership (d/b/a Milestone Towers)** (Applicant)

**Paul S. Brown Family, LLC** (Property Owner)

**Conditional Use Permit** (Communication Tower)

**Address:** Portion of parcel on the east side of Harpers Road & north of London Bridge Road

**GPIN(s):** 2405332394

**City Council:** District 5

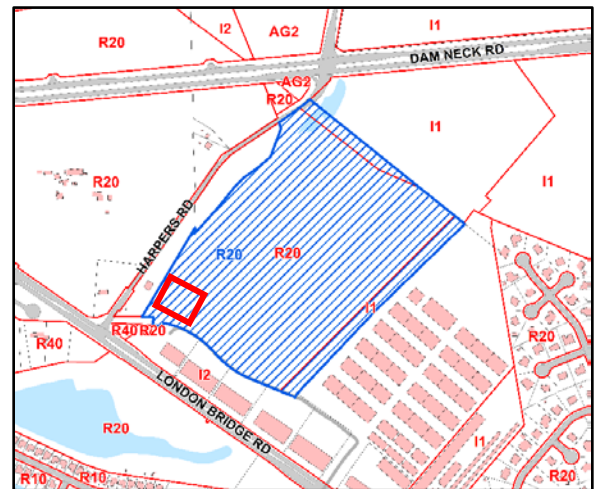
**Accela Record(s):** 2023-PCCC-00075

**SGA:** No

**Overlay:** No

**Staff Planner:** Marchelle Coleman

*Request to construct a 152-foot monopole communication tower.*



#### 2. & 3. **APPROVAL (Council on August 15)**

**Winner's Properties, LLC** (Applicant & Property Owner)

**Modification of Proffers** (to 2015 CRZ)

**Modification of Conditions** (Motor Vehicle Sales & Service)

**Address:** 5200 Virginia Beach Boulevard

**GPIN(s):** 1467760828

**City Council:** District 4

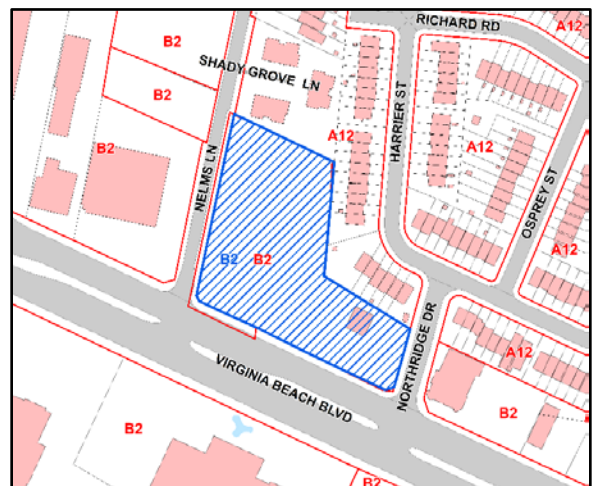
**Accela Record(s):** 2023-PCCC-00081

**SGA:** No

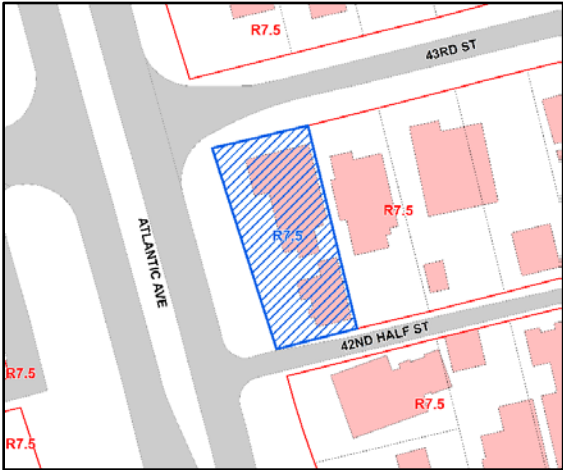
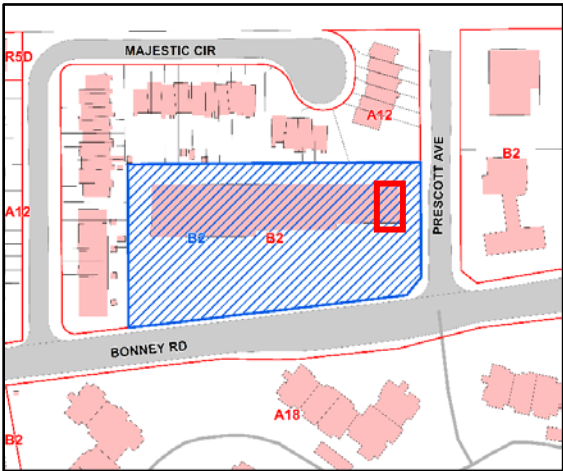
**Overlay:** No

**Staff Planner:** Marchelle Coleman

*Request to amend previous proffers and conditions associated with the 2015 Conditional Rezoning &*





<p><i>Conditional Use Permit approvals to modify the site layout and building design.</i></p>	
<p><b>4. APPROVAL (Council on August 15)</b>  <b><u>Alexandra Page Pope, Trustee of the Alexandra Pope Trust, dated October 30, 2017</u></b>          (Applicant &amp; Property Owner)</p> <p><b>Change in Nonconformity</b> (Modification to the Principal Dwelling)</p> <p><b>Address:</b> 4205 &amp; 4207 Atlantic Avenue  <b>GPIN(s):</b> 2418963455  <b>City Council:</b> District 6  <b>Accela Record(s):</b> 2023-PCCC-00082  <b>SGA:</b> No  <b>Overlay:</b> No  <b>Staff Planner:</b> Elizabeth Nowak</p> <p><i>Request to modify &amp; expand the footprint of the principal dwelling.</i></p>	
<p><b>5. APPROVAL (Council on August 15)</b>  <b><u>First Class Event Rentals, LLC</u></b> (Applicant)  <b>W. E. Sams Properties, LLC</b> (Property Owner)</p> <p><b>Conditional Use Permit</b> (Assembly Use)</p> <p><b>Address:</b> 4020 Bonney Road, Suite 101  <b>GPIN(s):</b> 1487038750  <b>City Council:</b> District 4  <b>Accela Record(s):</b> 2023-PCCC-00079  <b>SGA:</b> Rosemont  <b>Overlay:</b> No  <b>Staff Planner:</b> Michaela McKinney</p> <p><i>Request to operate an event venue within a unit at the Thalia Bay Shoppes.</i></p>	

**6. APPROVAL (Council on August 15)**

**Beau iBrowz, LLC** (Applicant)

**Willis Realty Corporation** (Property Owner)

**Conditional Use Permit** (Tattoo Parlor)

**Address:** 4224 Virginia Beach Boulevard, Suite 104

**GPIN(s):** 1477953769

**City Council:** District 8

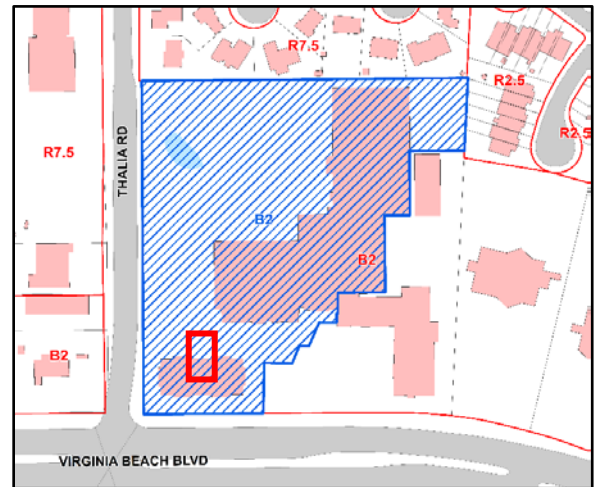
**Accela Record(s):** 2023-PCCC-00080

**SGA:** No

**Overlay:** No

**Staff Planner:** Michaela McKinney

*Request to operate a Tattoo Parlor for the application of permanent make-up within a suite at the Wayside Village Shoppes.*



**7. APPROVAL (Council on August 15)**

**City of Virginia Beach** (Applicant)

**Street Closure**

**Address:** Portion of New York Avenue between S First Colonial Road & Oceana Boulevard

**Adjacent GPIN(s):** 2407841479, 2407842571, 2407843468, 2407844543, 2407845500, 2407845543, 2407845498, 2407845609, 2407844644, 2407843689, 2407843731, 2407842602

**City Council:** District 6

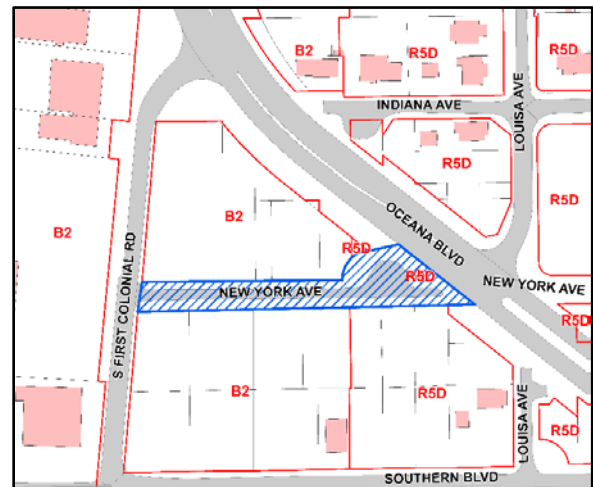
**Accela Record(s):** 2023-PCCC-00086

**SGA:** No

**Overlay:** Hilltop

**Staff Planner:** Michaela McKinney

*Request to close approximately 21,072 square feet portion of New York Avenue.*



## SHORT TERM RENTALS

### 8. & 9. **DEFERRED**

**Ascensions Group, LLC** (Applicant)  
**GJD, LLC** (Property Owner)

**Conditional Use Permits** (Short Term Rentals)

**Addresses:** 400 22<sup>nd</sup> Street, 2106 Arctic Avenue

**GPIN(s):** 2427085567

**City Council:** District 6

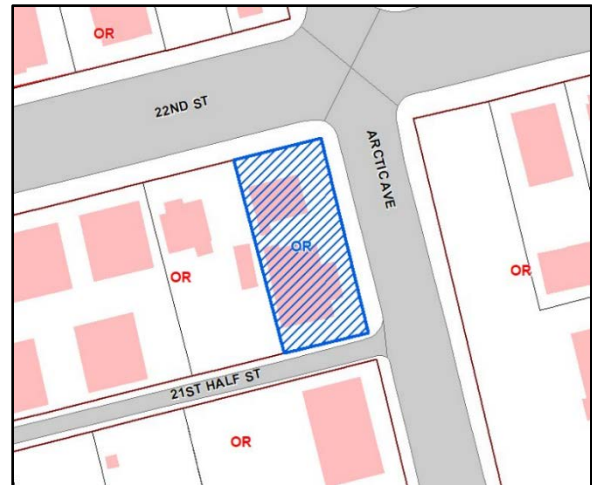
**Accela Record(s):** 2023-PCCC-00083, 2023-PCCC-00085

**SGA:** Yes – Resort Area

**Overlay:** OR Overlay

**Staff Planner:** Pamela Witham

*Request to operate two, 4-bedroom Short Term Rentals.*



### 10. **APPROVAL (Council on August 15)**

**Ascensions Group, LLC** (Applicant)  
**George & Joan Georghiou** (Property Owners)

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

**Address:** 402 22<sup>nd</sup> Street

**GPIN(s):** 2427085505

**City Council:** District 6

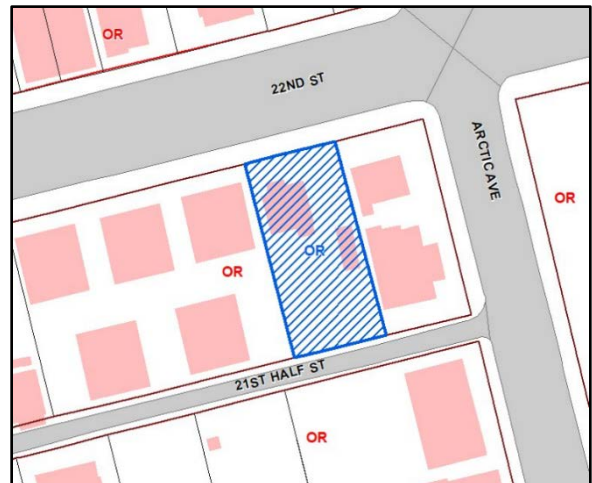
**Accela Record(s):** 2023-PCCC-00084

**SGA:** Yes – Resort Area

**Overlay:** OR Overlay

**Staff Planner:** Pamela Witham

*Request to operate a 3-bedroom Short Term Rental.*



### 11. **APPROVAL (Council on August 15)**

**Porpoise, LLC** (Applicant & Property Owner)

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

**Address:** 604 20<sup>th</sup> Street

**GPIN(s):** 2417974595

**City Council:** District 6

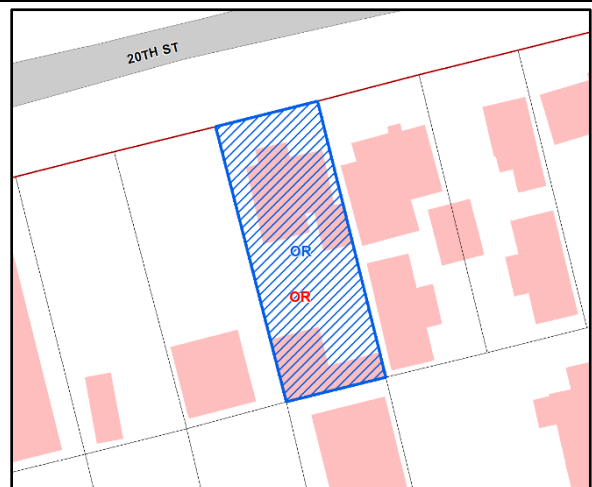
**Accela Record(s):** 2023-PCCC-00090

**SGA:** Yes – Resort Area

**Overlay:** OR Overlay

**Staff Planner:** Pamela Witham

*Request to operate a 3-bedroom Short Term Rental.*





**12. APPROVAL (Council on August 15)**

**Porpoise, LLC** (Applicant & Property Owner)

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

**Address:** 606 20<sup>th</sup> Street, Unit A

**GPIN(s):** 2417974544

**City Council:** District 6

**Accela Record(s):** 2023-PCCC-00095

**SGA:** Yes – Resort Area

**Overlay:** OR Overlay

**Staff Planner:** Pamela Witham

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

