

The background of the entire page is a close-up photograph of pink flowers, likely azaleas, with soft, out-of-focus petals and green stems. The text is overlaid on this image.

Planning Commission Agenda

May 10, 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, May 10, 2023 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/j.php?MTID=m2b6f0cedee36cd51c0e8f928fc761536>
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 May 9, 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. 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.

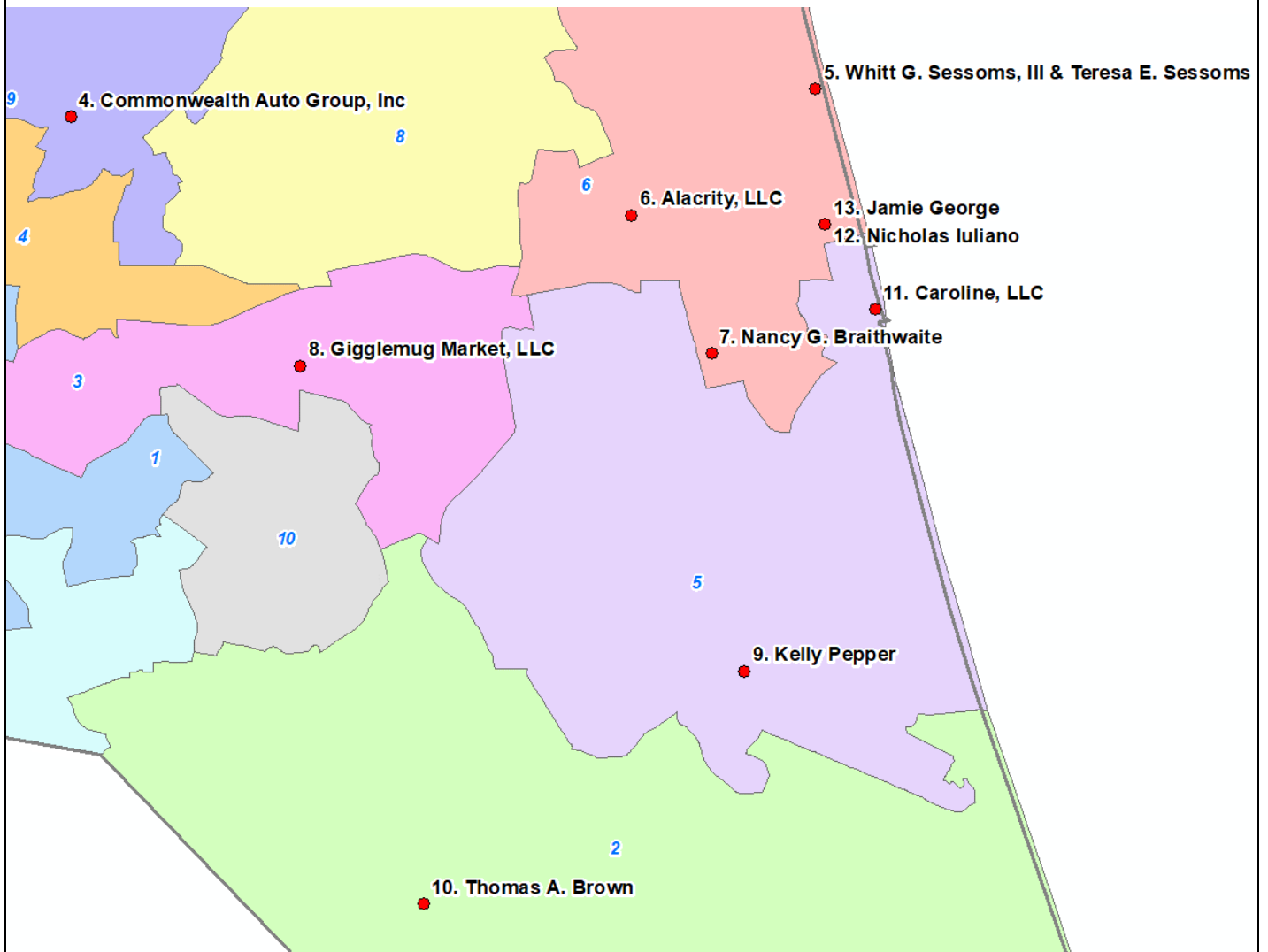
Planning Commission Hearing Procedures

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.

MAY 10, 2023 PLANNING COMMISSION AGENDA



PLANNING COMMISSION AGENDA

A. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

B. BREIFINGS

1. STR Overhaul, Hannah Sabo, Zoning Administrator
2. Legislative Changes, Beverly K. Wilson, Deputy City Attorney

12:00 P.M. – PUBLIC HEARING

1. City of Virginia Beach

An Ordinance to amend Section 102 of the City Zoning Ordinance establishing the Pembroke SGA Overlay District-Western Campus and an Ordinance to add Title 24 to the City Zoning Ordinance to add the Pembroke SGA Overlay District-Western Campus.

2. City of Virginia Beach

An Ordinance to amend Section 202 of the City Zoning Ordinance pertaining to flood zone height requirements.

3. City of Virginia Beach

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.

4. Commonwealth Auto Group, Inc (Applicant) Bayside Properties, LLC (Property Owner) **Modification of Conditions** (Motor Vehicle Sales & Rentals)

Addresses: 4873 Haygood Road

GPIN(s):1478142890

City Council: District 9, formerly Bayside

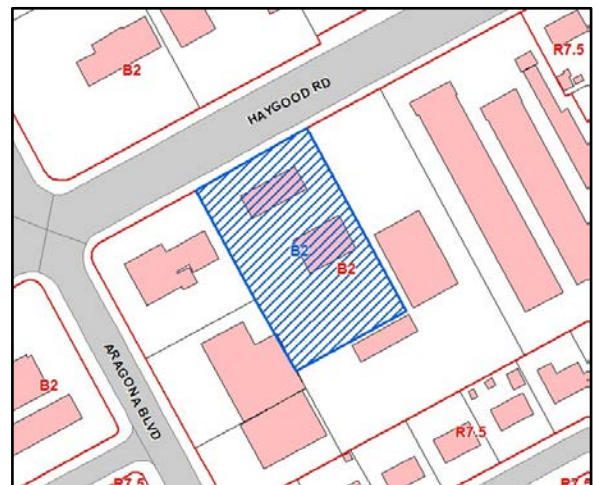
Accela Record(s): 2023-PCCC-00036

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman

Request to amend previous approval to construct a 1,950 square foot storage building on site.



5.

Whitt G. Sessoms, III & Teresa E. Sessoms

(Applicants & Property Owners)

Change in Nonconformity (Expansion to Principal Dwelling)

Address: 109 43rd Street

GPIN(s): 2418963673

City Council: District 6, formerly Beach

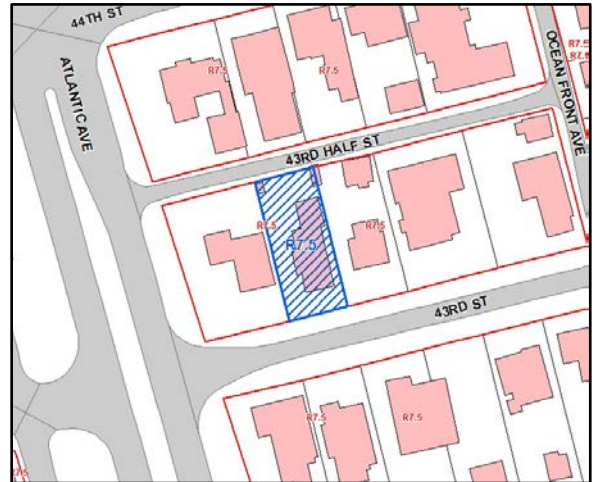
Accela Record(s): 2022-PCCC-00289

SGA: No

Overlay: No

Staff Planner: Elizabeth Nowak

Request to expand the footprint of the principal dwelling on site. There will be no changes to the attached 1-bedroom apartment.



6.

Alacrity, LLC (Applicant)

Old Brandon First Colonial Associates, LLC

(Property Owner)

Conditional Use Permit (Body Piercing Establishment)

Address: 1721 Laskin Road

GPIN(s): 2407784497

City Council: District 6, formerly Beach

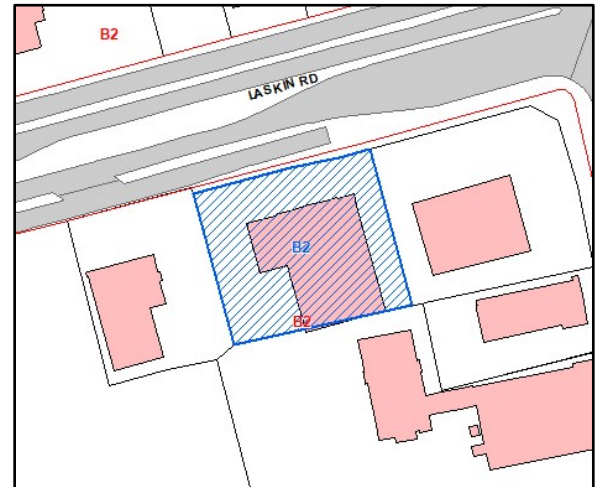
Accela Record(s): 2023-PCCC-00027

SGA: Hilltop

Overlay: No

Staff Planner: Elizabeth Nowak

Request to operate a body piercing establishment within a unit of an existing shopping center.



7.

Nancy G. Braithwaite (Applicant)

Nancy F. Braithwaite (Property Owner)

Conditional Use Permit (Bulk Storage Yard)

Address: 520 Oceana Boulevard

GPIN(s): 2416296553

City Council: District 6, formerly Beach

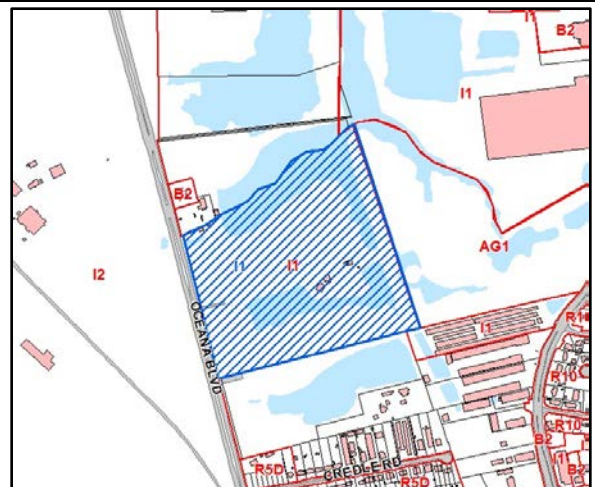
Accela Record(s): 2023-PCCC-00035

SGA: No

Overlay: No

Staff Planner: Elizabeth Nowak

Request to operate a Bulk Storage Yard for the temporary storage of licensed and operable recreational vehicles, trailers, boats, and motor vehicles.



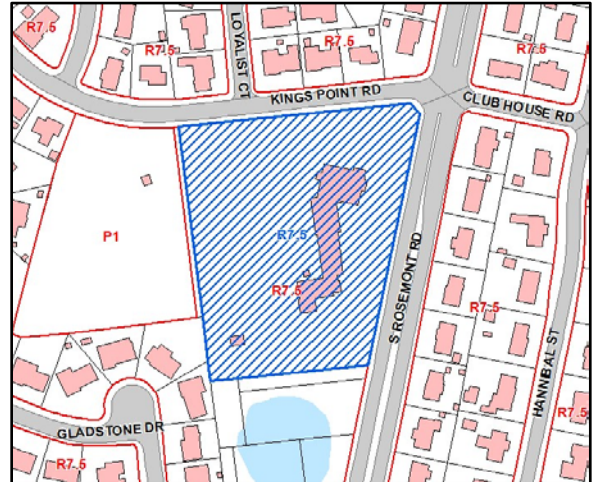
8.

Gigglemug Market, LLC (Applicant)
St. Francis Episcopal Church (Property Owner)

Conditional Use Permit (Open-Air Market)

Address: 509 S Rosemont Road
GPIN(s): 1486680782
City Council: District 3, formerly Rose Hall
Accela Record(s): 2023-PCCC-00042
SGA: No
Overlay: No
Staff Planner: Elizabeth Nowak

Request to operate an Open-Air Market on an existing religious use property.



9.

Kelly Pepper (Applicant)
Kelly & David Pepper (Property Owners)
Conditional Use Permit (Family Day-Care Home)

Address: 2132 Teasdale Drive
GPIN(s): 2414498012
City Council: District 5, formerly Princess Anne
Accela Record(s): 2023-PCCC-00038
SGA: No
Overlay: No
Staff Planner: Madison Eichholz

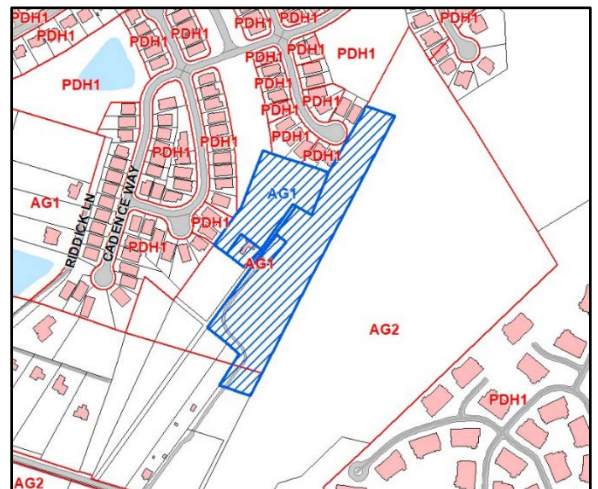
Request to care for up to 12 children within a single-family dwelling.



10.

Thomas A. Brown (Applicant & Property Owner)
Subdivision Variance (Section 4.4(b) & (d) of the Subdivision Regulations)
Address: 2888 Indian River Road, parcel north of 2888 Indian River Road, and two parcels on the east side of a 15-foot wide private Lane, north of Indian River Road
GPIN(s): 1493339800, 1493440002, 1493348082, 1493440216
Council District: District 2, formerly Princess Anne
Accela Record(s): 2020-PCCC-00293
SGA: No
Overlay: No
Staff Planner: Aubrey Trebilcock

Request to reconfigure 4 parcels to create 4 new parcels that are more similar in size and shape.



SHORT TERM RENTALS

11.

Caroline, LLC (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 303 Atlantic Avenue, Unit 605

GPIN(s): 24273224031800

Council District: District 5, formerly Beach

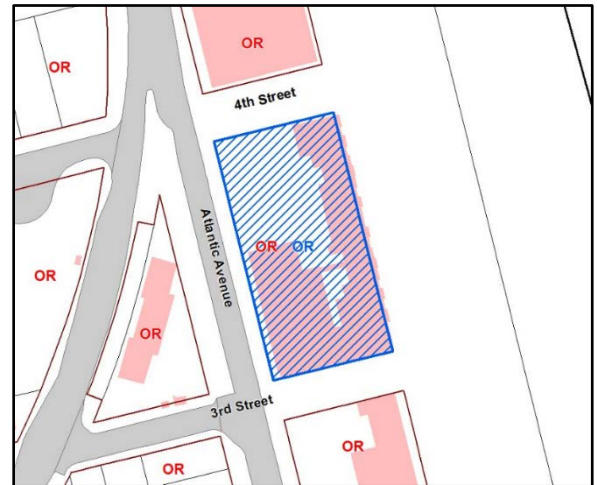
Accela Record(s): 2023-PCCC-00037

SGA: Yes – Resort Area

Overlay: OR Overlay

Staff Planner: Garek Hannigan

Request for a 2-bedroom Short Term Rental.



12.

Nicholas Iuliano (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 505 20th ½ Street

GPIN(s): 24270709520002

City Council: District 6, formerly Beach

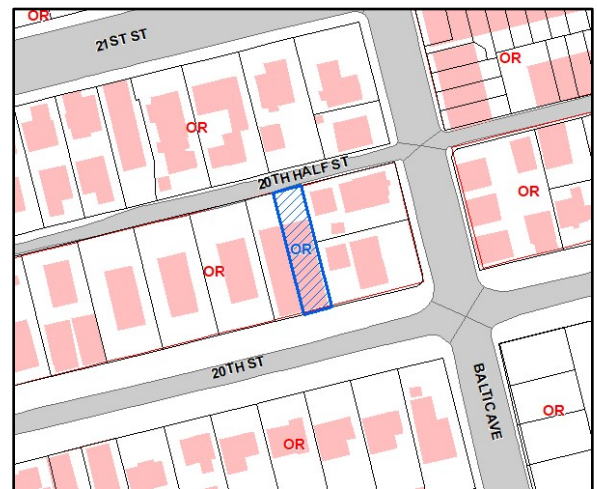
Accela Record(s): 2023-PCCC-00022

SGA: Yes – Resort Area

Overlay: OR Overlay

Staff Planner: Garek Hannigan

Request for a 3-bedroom Short Term Rental.



13.

Jamie George (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 507 20th ½ Street

GPIN(s): 242707091300002

City Council: District 6, formerly Beach

Accela Record(s): 2023-PCCC-00021

SGA: Yes – Resort Area

Overlay: OR Overlay

Staff Planner: Garek Hannigan

Request for a 3-bedroom Short Term Rental.

