



Planning Commission Agenda

September 13, 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 www.virginiabeach.gov - Media Center webpage. 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, September 13, 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.virginiabeach.gov, 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=m6a88d9129a86871936b30b213aa25200>
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 September 12, 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. 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.virginiabeach.gov and Facebook Live.

Please check our website at www.virginiabeach.gov/planningcommission for the most updated meeting information.

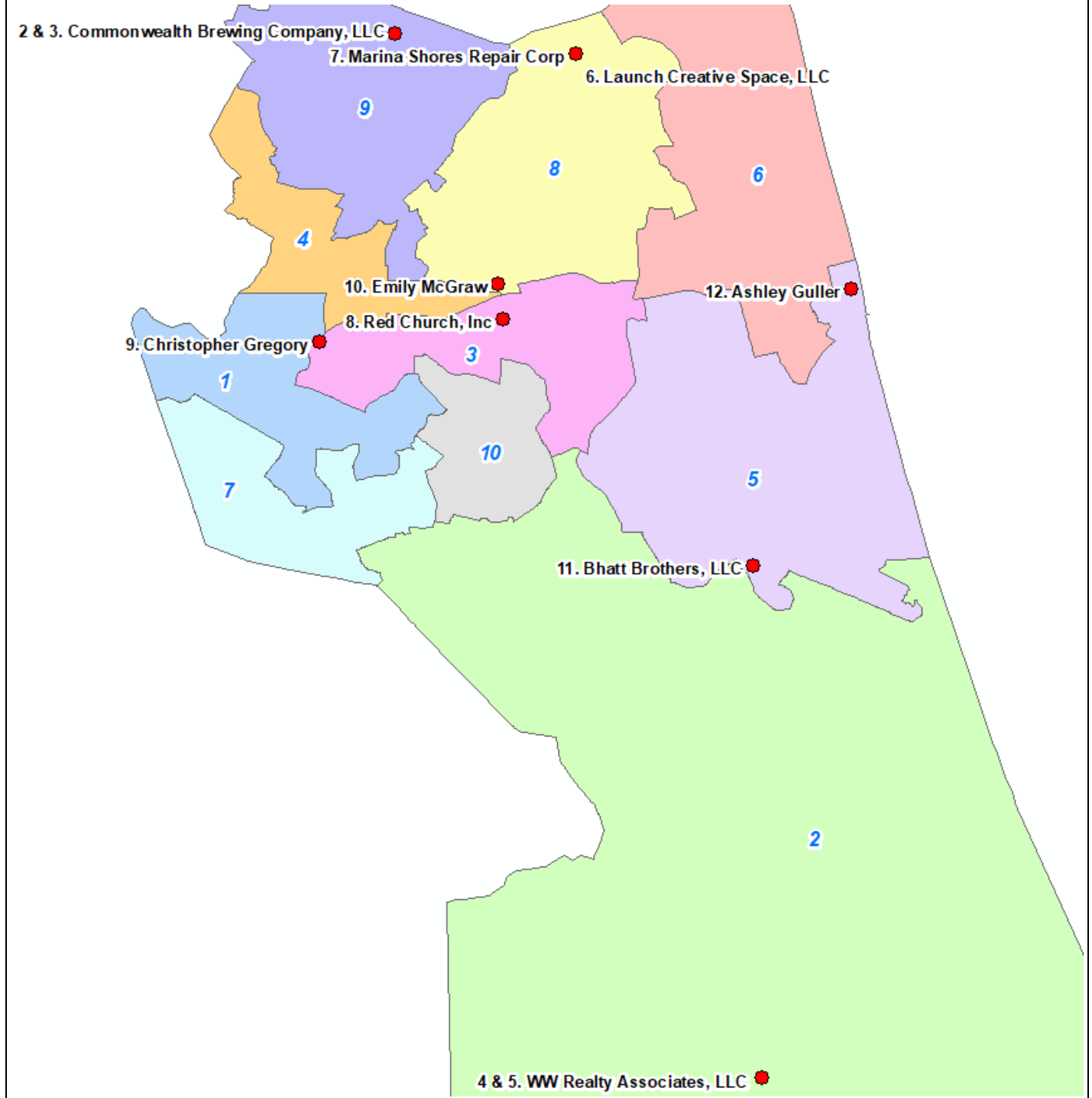
Planning Commission Hearing Procedures

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.

SEPTEMBER 13, 2023 PLANNING COMMISSION AGENDA



PLANNING COMMISSION AGENDA

A. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

B. BRIEFINGS

Family Day-Care Home Licensing Process, Patricia Meyer, Licensing Administrator, Virginia Department of Education

12:00 P.M. – PUBLIC HEARING

1. City of Virginia Beach

A Resolution to adopt and incorporate into the Virginia Beach Comprehensive Plan, 2016, the Virginia Beach Historic Preservation Plan, 2023 which will supersede the Historic Resources Management Plan, 1994

2. Commonwealth Brewing Company, LLC (Applicant) **Commonwealth Brewing Company, LLC & City of Virginia Beach** (Property Owners)

Street Closure

Adjacent Address: Portion of the 50-foot right-of-way of Lake Drive, east of Pleasure House Road

Adjacent GPIN(s): 1570502725

City Council: District 9

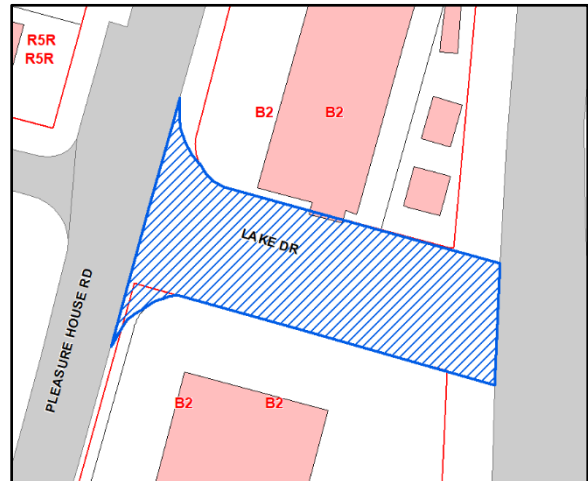
Accela Record(s): 2023-PCCC-00067

SGA: No

Overlay: Shore Drive

Staff Planner: Hoa N. Dao

Request for closure of a portion of the improved Lake Drive that is east of Pleasure House Road.



3.

Commonwealth Brewing Company, LLC

(Applicant & Property Owner)

Modification of Conditions

Addresses: 2440 & 2444 Pleasure House Road

GPIN(s): 1570501631, 1570502725

City Council: District 9

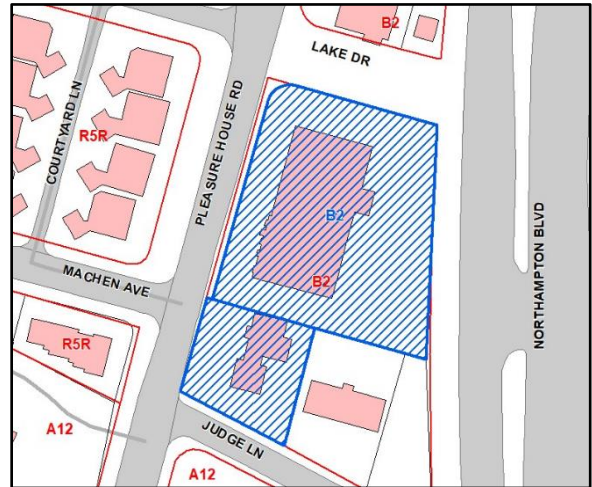
Accela Record(s): 2023-PCCC-00066

SGA: No

Overlay: Shore Drive

Staff Planner: Hoa N. Dao

Request to modify previous approval to expand the brewery and associated parking area.



4. & 5.

W.W. Realty Associates, LLC & Frank T. Williams

(Applicants & Property Owners)

Modification of Conditions

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

Addresses: 5309 Morris Neck Road & adjoining western parcel

GPIN(s): 2319321690, 2319223560

City Council: District 2

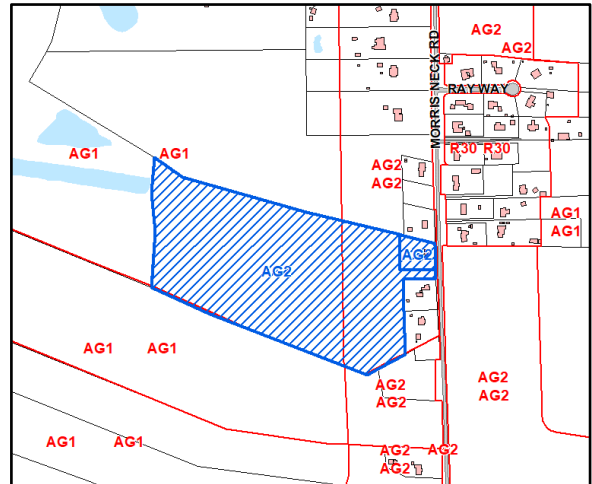
Accela Record(s): 2023-PCCC-00113, 2023-PCCC-00114

SGA: No

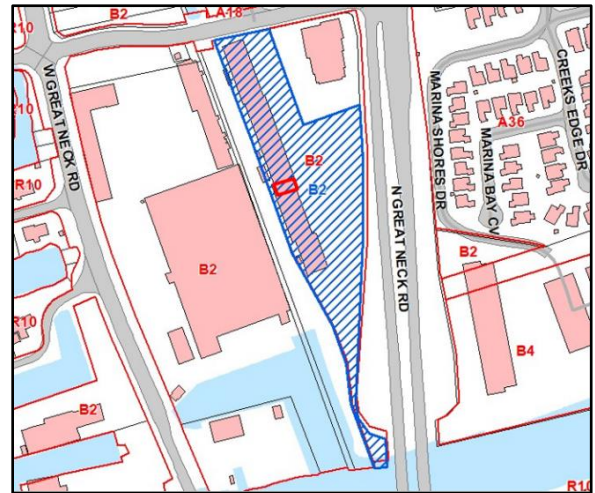
Overlay: No

Staff Planner: Marchelle Coleman

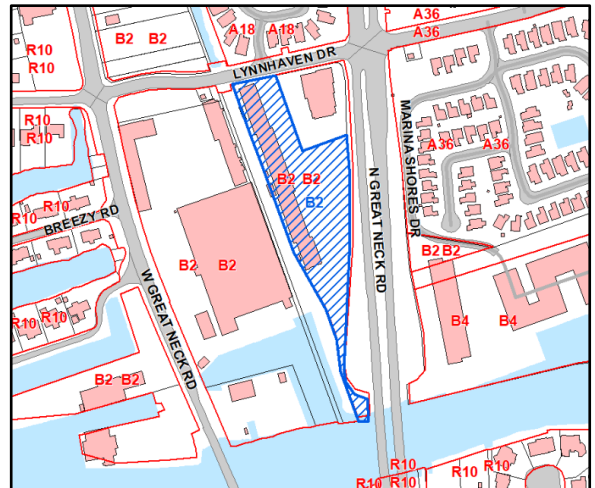
Request to modify the previous CUP approved in 2001 and reconfigure the property lines of two existing parcels.



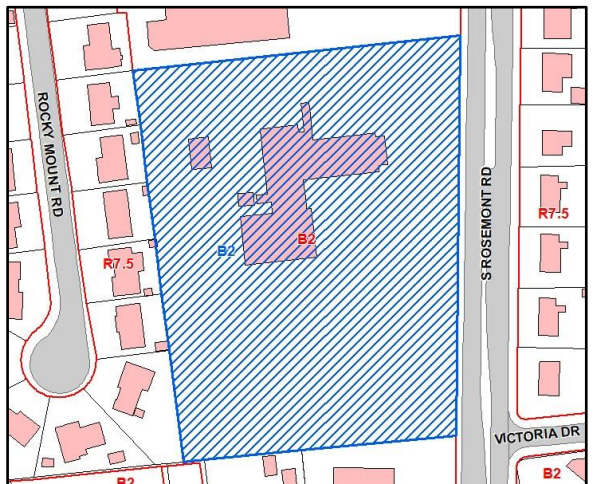
6.
Launch Creative Space, LLC (Applicant)
Maria Shores Repair Corp (Property Owners)
Conditional Use Permit (Assembly Use)
Address: 2865 Lynnhaven Drive, Suite C1
GPIN(s): Portion of 1499389741
City Council: District 8
Accela Record(s): 2023-PCCC-00062
SGA: No
Overlay: Shore Drive
Staff Planner: Marchelle Coleman
Request to operate an event venue within a unit at the Marina Shores Shoppes.



7.
Marina Shores Repair Corp (Applicant & Property Owner)
Conditional Use Permit (Bulk Storage Yard)
Address: 2865 Lynnhaven Drive
GPIN(s): 1499389741
City Council: District 8
Accela Record(s): 2023-PCCC-00122
SGA: No
Overlay: Shore Drive
Staff Planner: Elizabeth Nowak
A Bulk Storage Yard request for landscaping materials associated with Taylors Do It Center.



8.
Red Church, Inc (Applicant & Property Owner)
Modification of Conditions (Religious Use)
Address: 245 South Rosemont Road
GPIN(s): 1487614114
City Council: District 3
Accela Record(s): 2023-PCCC-00065
SGA: No
Overlay: No
Staff Planner: Elizabeth Nowak
Request to modify previous approval to expand the existing church by 15,750 square feet.



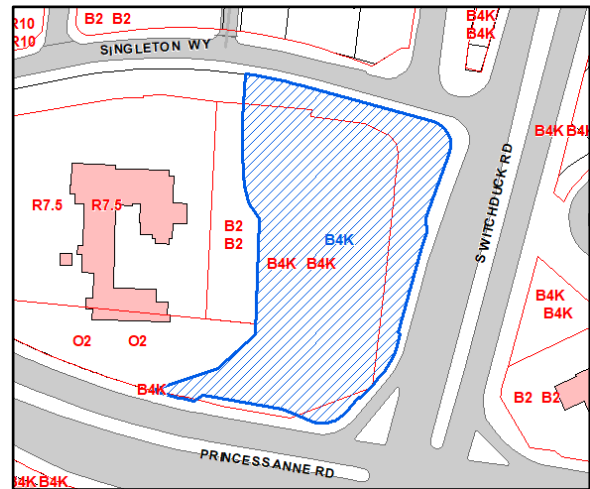
9.

Christopher Gregory (Applicant)
Princess Anne/Witchduck Associates 1, LC
c/o Robinson Development Group (Property Owner)

Modification of Conditions

Addresses: 5152 Princess Anne Road & 5168 Princess Anne Road
GPIN(s): 1466783953
City Council: District 3
Accela Record(s): 2023-PCCC-00116
SGA: No
Overlay: No
Staff Planner: Elizabeth Nowak

Request to install two freestanding monument signs at the Shoppes at Kemps Landing.



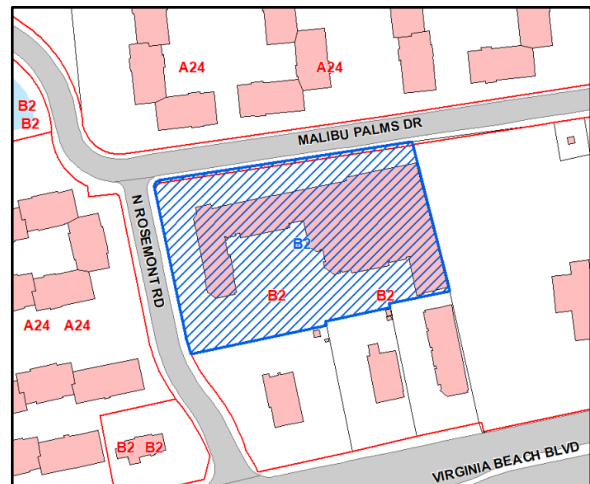
10.

Emily McGraw (Applicant)
VB Regatta Center Associates, LLC (Property Owner)

Conditional Use Permit (Tattoo Parlor)

Addresses: 3636 Virginia Beach Boulevard, Suite 110
GPIN(s): 1487548860
City Council: District 8
Accela Record(s): 2023-PCCC-00119
SGA: Rosemont
Overlay: No
Staff Planner: Michaela McKinney

Request to operate a Tattoo Parlor for the application of permanent makeup within the Regatta Bay shoppes.



11.

Bhatt Brothers, LLC (Applicant)
Red Mill West, LLC (Property Owner)

Conditional Use Permit (Tattoo Parlor)

Address: 1169 Nimmo Parkway, Suite 224

Adjacent GPIN(s): 2414261130

City Council: District 5

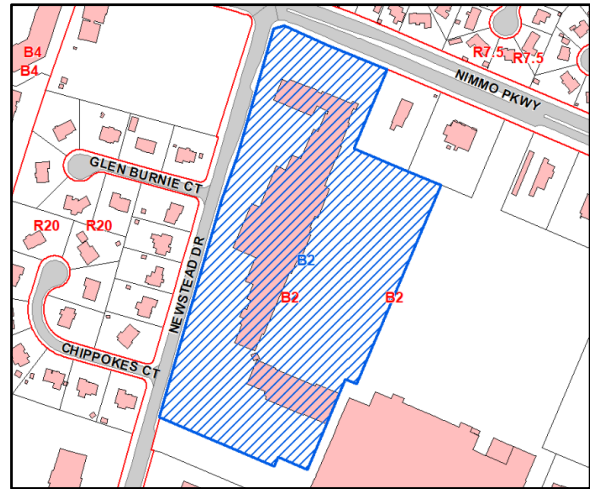
Accela Record(s): 2023-PCCC-00123

SGA: No

Overlay: No

Staff Planner: Michaela McKinney

Request to operate a Tattoo Parlor for the application of permanent makeup within an existing salon at the Red Mill Commons Shopping Center.



SHORT TERM RENTALS

12.

Ashley Guller (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 921 Pacific Avenue, Unit B

GPIN(s): 24272444111130

City Council: District 5

Accela Record(s): 2023-PCCC-00125

SGA: Yes – Resort Area

Overlay: OR Overlay

Staff Planner: Pamela Witham

Request to operate a 1-bedroom Short Term Rental.

