



Planning Commission Agenda

November 8, 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, November 8, 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=m3e9348b3eef0fcde1e96b5a9d8a6d95d>
2. Register with the Planning Department by calling 757-385-4621 or via email at mbharriseichholz@vbgov.com prior to 5:00 p.m. on November 8, 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.

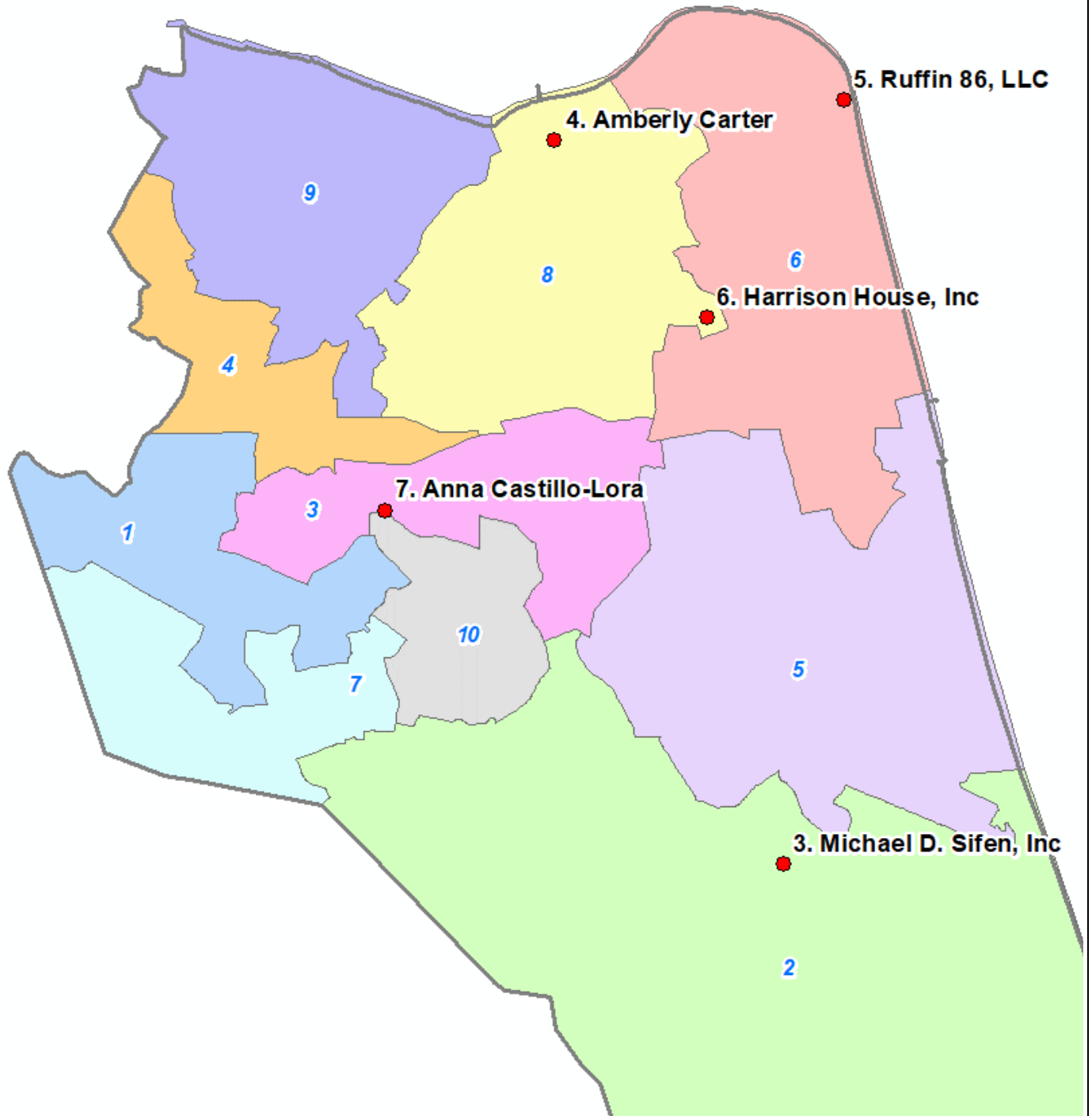
Planning Commission Hearing Procedures

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.

NOVEMBER 8, 2023
PLANNING COMMISSION AGENDA



PLANNING COMMISSION AGENDA

A. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

B. BRIEFINGS

1. Active Transportation Committee, Walter Camp, Chair

12:00 P.M. – PUBLIC HEARING

1. City of Virginia Beach

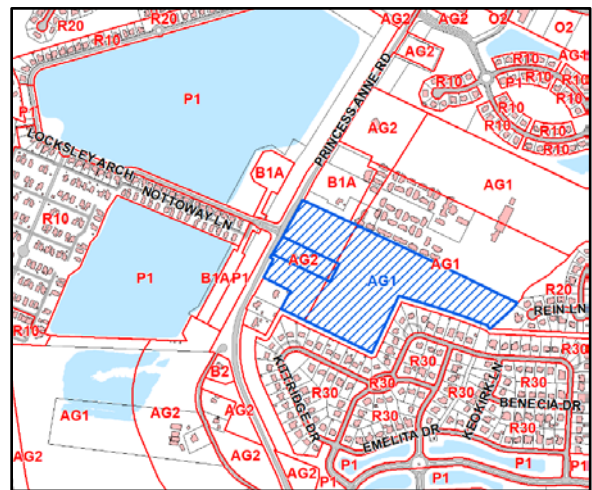
An Ordinance to amend Section 1804 of the City Zoning Ordinance pertaining to discretionary development applications

2. City of Virginia Beach

An Ordinance to add Sections 237 and 901 of the City Zoning Ordinance pertaining to the use of Mini-warehouses in the B-4C Zoning District

3.
Michael D. Sifen, Inc (Applicant)
Robert W. White, Jr. & et al, Robert W. White, Jr. (Property Owners)
Conditional Rezoning (AG-1 & AG-2 Agricultural Districts to Conditional R-10 Residential District
Addresses: 2000 & 2004 Princess Anne Road
GPIN(s): 2413088768, 2413093020
City Council: District 2
Accela Record(s): 2023-PCCC-00101
SGA: No
Overlay: Yes – TA/ITA
Staff Planner: Hoa N. Dao

Request to rezone ~38.57 acres from AG-1 & AG-2 to Conditional R-10 to develop a 38 single-family lot subdivision at a density of 0.98 units per acre.



4.

Amberly Carter (Applicant)

Longbay Point Partners, LLC (Property Owner)

Modification of Conditions (Assembly Use)

Address: 2105 West Great Neck Road

GPIN(s): 1499382174

City Council: District 8

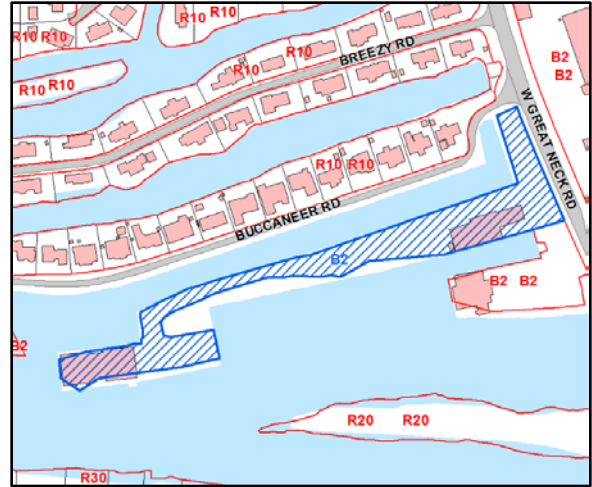
Accela Record(s): 2023-PCCC-00157

SGA: No

Overlay: Yes - Shore Drive Corridor Overlay
District

Staff Planner: Marchelle Coleman

Request to amend previous approval to include the outdoor terrace space for events & to allow speakers to be used outdoors.



5.

Ruffin 86, LLC (Applicant & Property Owner)

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

Addresses: 109A & 109B 86th Street, 8600
Ocean Front Avenue

GPIN(s): 2510517095 & 2510518047

City Council: District 6

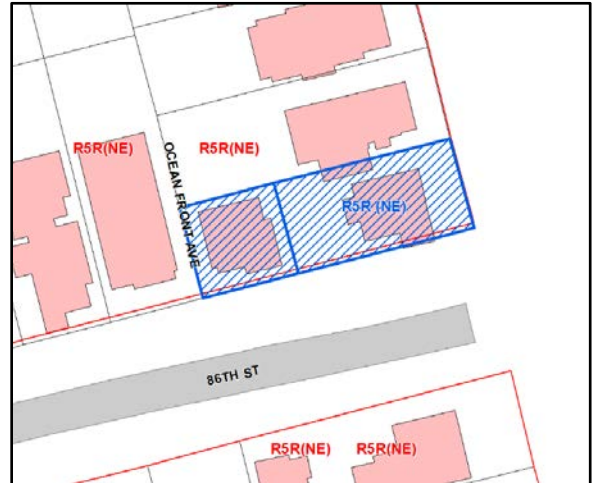
Accela Record(s): 2023-PCCC-00155

SGA: No

Overlay: North End Overlay

Staff Planner: Marchelle Coleman

Request to deviate from the required lot width for a corner lot to redevelop the existing parcels with one single-family dwelling.



6.

Harrison House, Inc (Applicant)
The Regent of Virginia Beach, LLC (Property Owner)

Modification of Conditions

Address: 1851 Old Donation Parkway

GPIN(s): 24084334511851

City Council: District 8

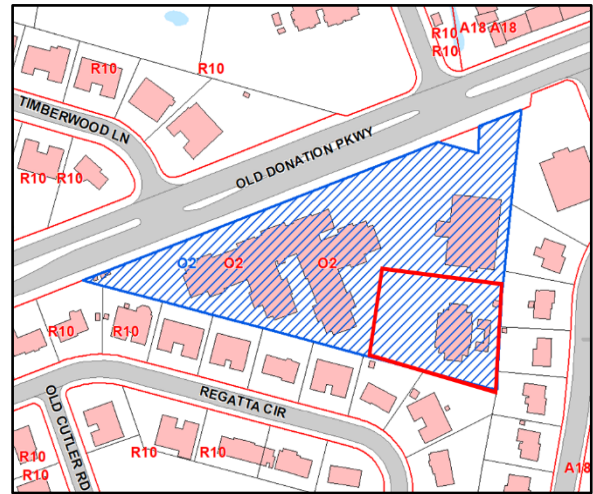
Accela Record(s): 2023-PCCC-00130

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman

Request to amend previously approved condition to allow treatment of substance abuse patients.



7.

Anna Castillo-Lora (Applicant)
Windsor Oaks West Parcel 3, LLC (Property Owner)

Conditional Use Permit (Assembly Use)

Address: 4356 Holland Road, Suite 101

GPIN(s): 1476873632

City Council: District 3

Accela Record(s): 2023-PCCC-00151

SGA: No

Overlay: No

Staff Planner: Michaela D. McKinney

Request to operate an event venue within a unit of the Holland Plaza Shopping Center.

