

Planning Commission Agenda

August 9th, 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, August 9, 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=mf47d437710350207891053159ef5948c>
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 August 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.

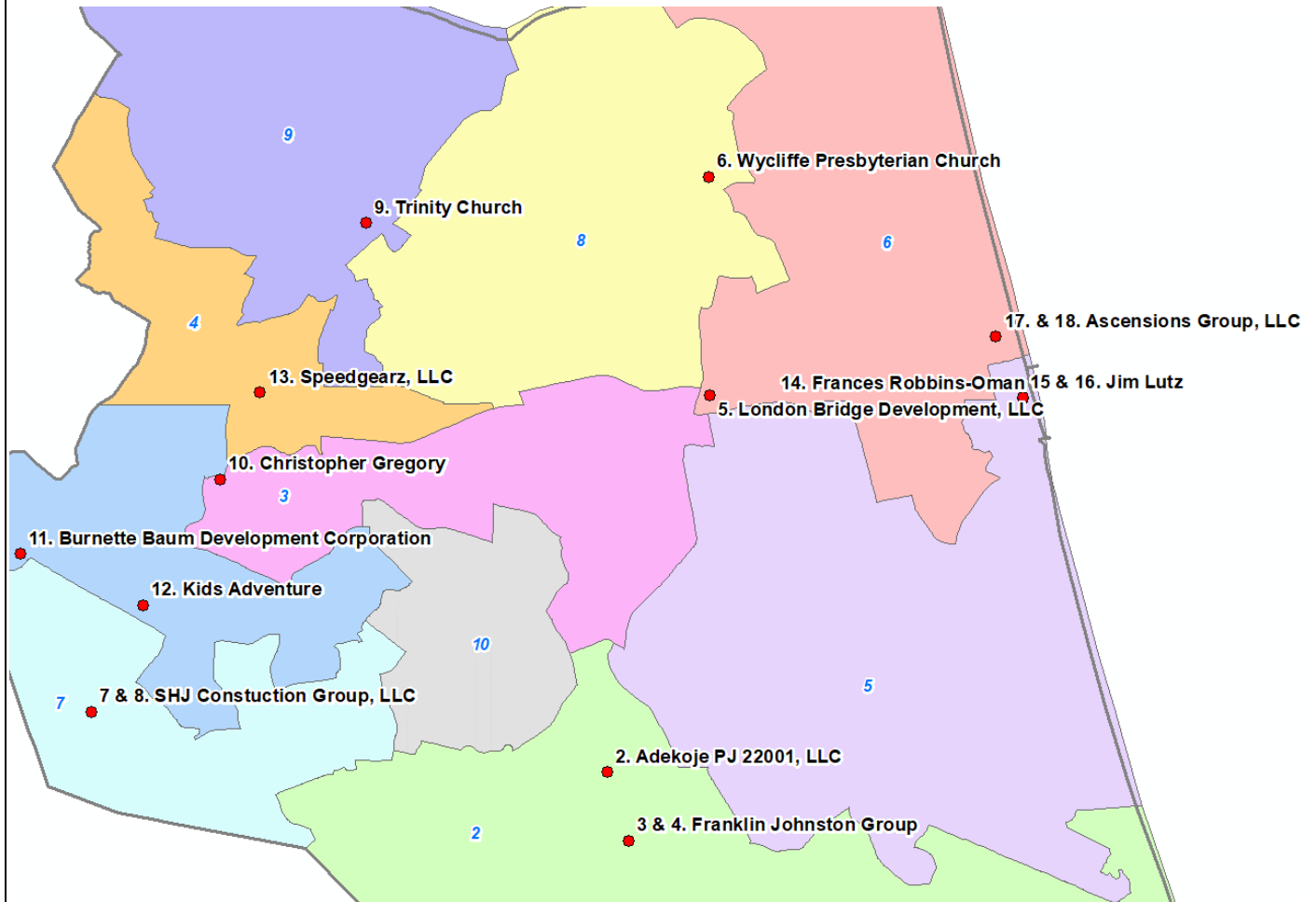
Planning Commission Hearing Procedures

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.

AUGUST 9, 2023 PLANNING COMMISSION AGENDA



PLANNING COMMISSION AGENDA

A. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

B. BRIEFINGS

1. Agricultural Advisory Commission, David Trimmer, Director of Department of Agriculture
2. Virginia Beach Historic Preservation Plan, Mark Reed, Historic Preservation Planner

12:00 P.M. – PUBLIC HEARING

1. **APPROVAL**

City of Virginia Beach

Vote on the 2022 – 2023 Annual Report.

2. **DEFERRED**

Adekoje PJ 22001, LLC (Applicant & Property Owner)

Conditional Rezoning (AG-1 Agricultural District to Conditional R-10 Residential District)

Addresses: Parcels west of Bluegrass Lane & east of 2044 Aloma Drive

GPIN(s): 1494389822, 1494389445, 1494480354

City Council: District 2

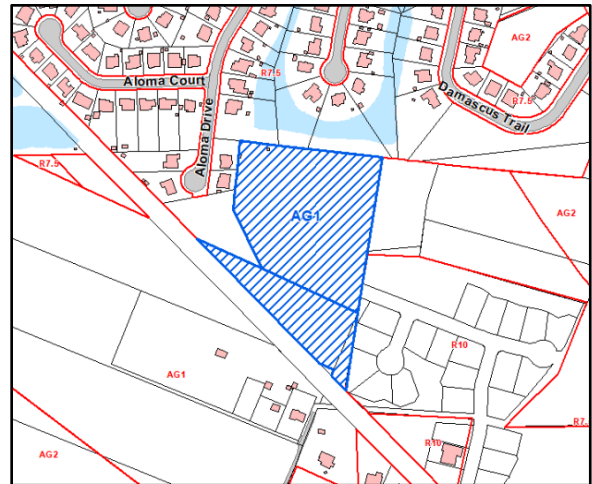
Accela Record(s): 2022-PCCC-00196

SGA: No

Overlay: No

Staff Planner: Hoa N. Dao

Request to rezone a 7.50-acre parcel for the construction of ten (10) single-family dwellings, resulting in a density of 1.69 units/acre.



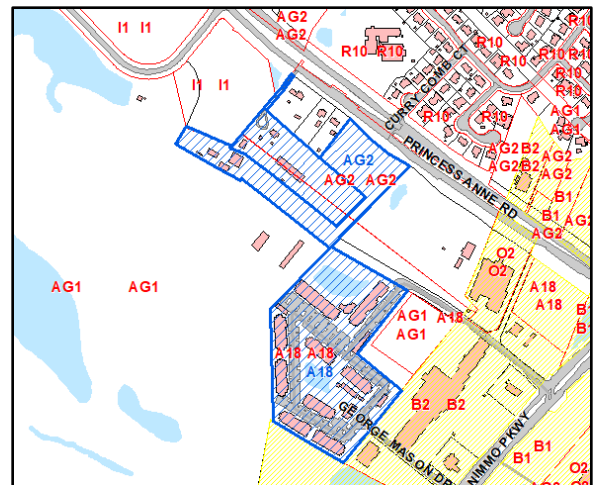
3. & 4. **APPROVAL (Council on September 5)** **Franklin Johnston Group Management & Development, LLC** (Applicant)

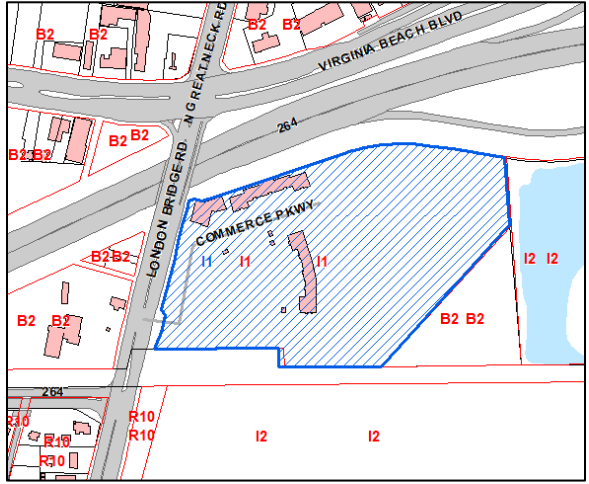
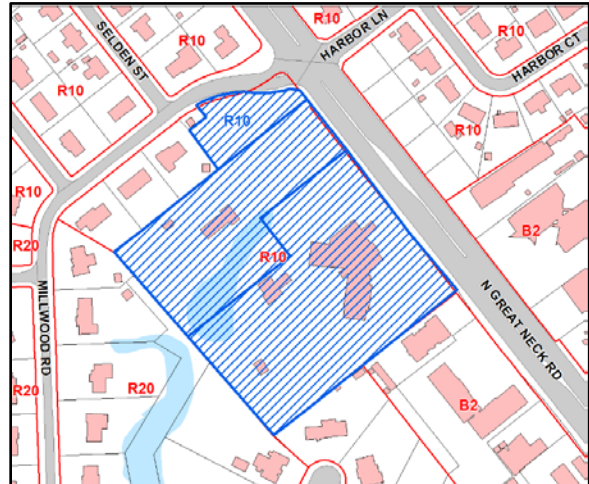
Addie S. Vandermel Revocable Trust & et al, William E. & Phyllis H. Sawyer, Keelingwood Apartments, LLC (Property Owners)

Conditional Rezoning (AG-1 & AG-2 Agricultural Districts to Conditional A-18 Apartment District w/ Workforce Housing Overlay District)

Modification of Proffers

Addresses: Portions of 2737 Princess Anne Road & eastern adjoining parcel, 2520 Allie Nicole Circle



<p>GPIN(s): Portion of 1494547938, portion of 1494543861, 1494534876 City Council: District 2 Accela Record(s): 2023-PCCC-00109, 2023-PCCC-00118 SGA: No Overlay: Yes – TA/ITA Staff Planner: Hoa N. Dao</p> <p><i>Request to rezone ~6.26 acres from AG-1 & AG-2 to Conditional A-18 and amend the previous rezoning request to add 176 apartment units, resulting in a overall density of 18.94 units per acre.</i></p>	
<p>5. APPROVAL (Council on September 5) <u>London Bridge Development, LLC</u> (Applicant & Property Owner)</p> <p>Conditional Use Permit (Bulk Storage Yard)</p> <p>Address: 130 London Bridge Road GPIN(s): 2407048646 City Council: District 6 Accela Record(s): 2023-PCCC-00117 SGA: Lynnhaven Overlay: No Staff Planner: Hoa N. Dao</p> <p><i>Request to operates a temporary laydown site for the Coastal Virginia Offshore Wind project.</i></p>	
<p>6. DENIAL (Council on September 19) <u>Wycliffe Presbyterian Church</u> (Applicant & Property Owner)</p> <p>Modification of Conditions (Religious Use)</p> <p>Addresses: 1445 North Great Neck Road, 2307 Millwood Road, parcel between 2307 & 2309 Millwood Road GPIN(s): 2408098544, 2408098375, 2408191128 City Council: District 8 Accela Record(s): 2023-PCCC-00108 SGA: No Overlay: No Staff Planner: Marchelle Coleman</p> <p><i>Request to reduce the boundary of the church.</i></p>	

7. & 8. APPROVAL (Council on September 5)

SHJ Construction Group, LLC (Applicant)
Atlantic Shores Baptist Church (Property Owner)

Modification of Conditions (Religious Use)

Conditional Use Permit (Car Wash Facility)

Address: 1861 Kempsville Road

GPIN(s): 1455825955

City Council: District 7

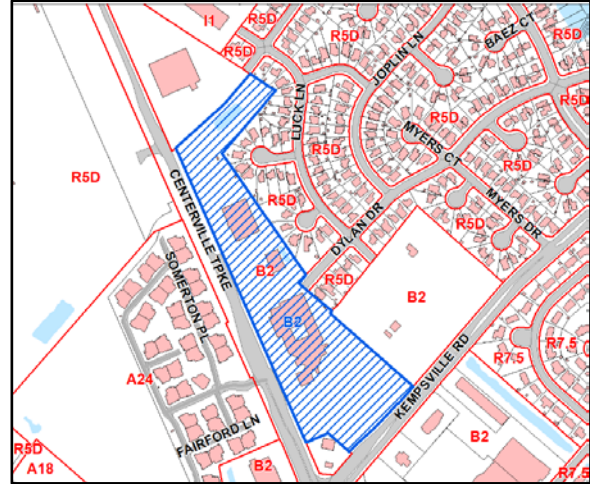
Accela Record(s): 2023-PCCC-00104, 2023-PCCC-00105

SGA: Yes – Centerville

Overlay: No

Staff Planner: Marchelle Coleman

Requests to reduce the boundary of the church site and to construct and operate a single-bay automated Car Wash Facility.



9. DEFERRED

Trinity Church (Applicant)

Brook Baptist Church, Inc (Property Owner)

Conditional Use Permit (Religious Use)

Address: 4397 Wishart Road

GPIN(s): 1478763388

City Council: District 9

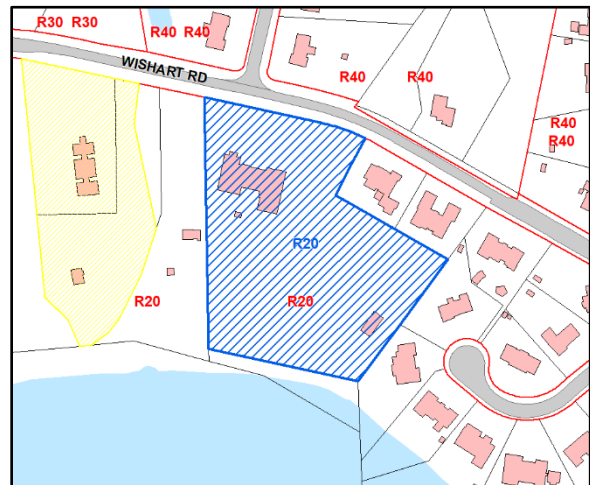
Accela Record(s): 2023-PCCC-00100

SGA: No

Overlay: No

Staff Planner: Elizabeth Nowak

Request to construct a church with ~515 seat.



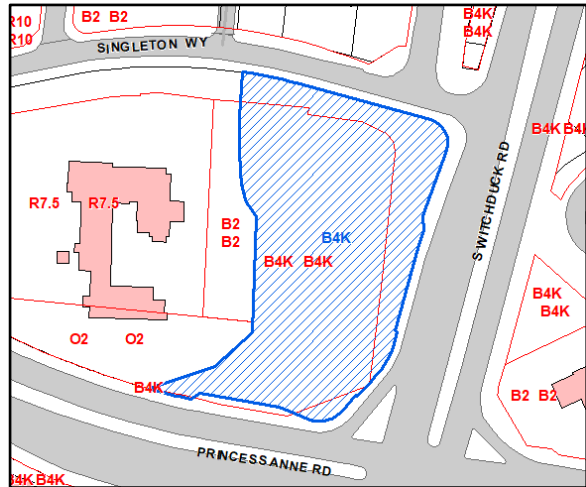
10. DEFERRED

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.



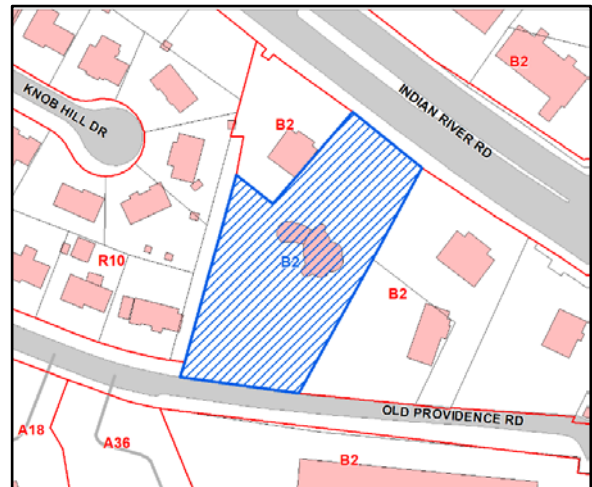
11 APPROVAL (Council on September 19).

Burnette Baum Development Corporation
(Applicant)
Virginia Beach Investment Company
(Property Owner)

Conditional Use Permit (Car Wash Facility)

Address: 6213 Indian River Road
GPIN(s): 1456336782
City Council: District 1
Accela Record(s): 2023-PCCC-00103
SGA: No
Overlay: No
Staff Planner: Elizabeth Nowak

Request to operate a single-bay automated Car Wash Facility.



12. APPROVAL (Council on September 19)

Kids Adventure (Applicant)

Sikiru Adedoyin (Property Owner)

Conditional Use Permit (Family Day-Care Home)

Address: 5408 Larissa Court

GPIN(s): 1466201213

City Council: District 1

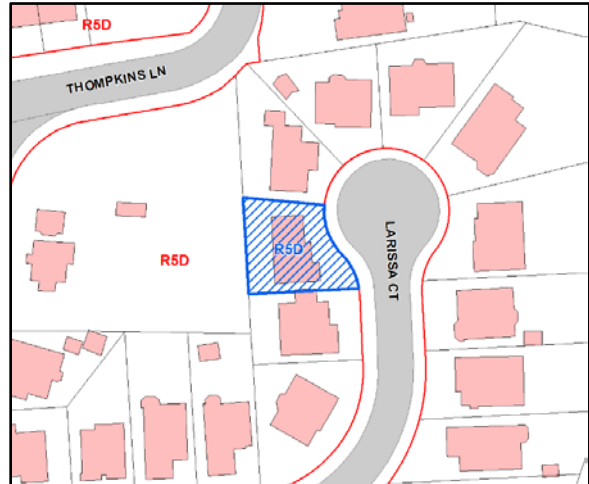
Accela Record(s): 2023-PCCC-00094

SGA: No

Overlay: No

Staff Planners: Michaela D. McKinney / Sadie McNaughton

Request to operate a Home Day-care with up to 12 children.



13. APPROVAL (Council on September 5)

Speedgearz, LLC (Applicant)

Covington Family Trust (Property Owner)

Conditional Use Permit (Automobile Repair Garage)

Address: 212 Dorset Ave

GPIN(s): 1477041749

City Council: District 4

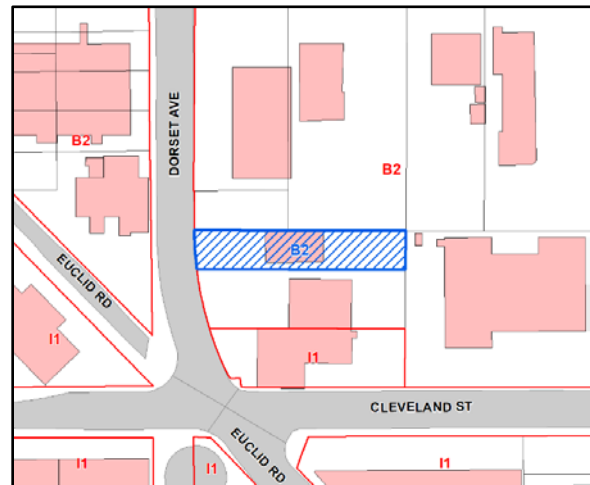
Accela Record(s): 2023-PCCC-00092

SGA: Pembroke

Overlay: No

Staff Planners: Michaela D. McKinney / Sadie McNaughton

Request to operate a repair & customization facility for motorcycle.



SHORT TERM RENTALS

14. **APPROVAL (Council on September 19)**

Frances Robbins-Oman (Applicant)

Frances Robbins-Oman & Kyle R. Oman
(Property Owners)

Conditional Use Permit (Short Term Rental)

Address: 907 Pacific Avenue

GPIN(s): 24272444111000

City Council: District 5

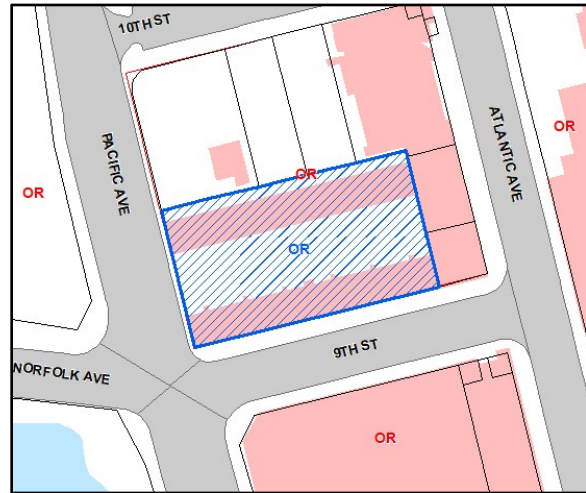
Accela Record(s): 2023-PCCC-00091

SGA: Yes – Resort Area

Overlay: OR Overlay

Staff Planner: Pamela Witham

Request to operate a 1-bedroom Short Term Rental.



15. & 16. **APPROVAL (Council on September 19)**

Jim Lutz (Applicant)

Lulu 1, LLC (Property Owner)

Conditional Use Permits (Short Term Rentals)

Addresses: 921 Pacific Avenue, Unit A & 915 Pacific Avenue, Unit B

GPIN(s): 24272444111125 & 2427444111070

City Council: District 5

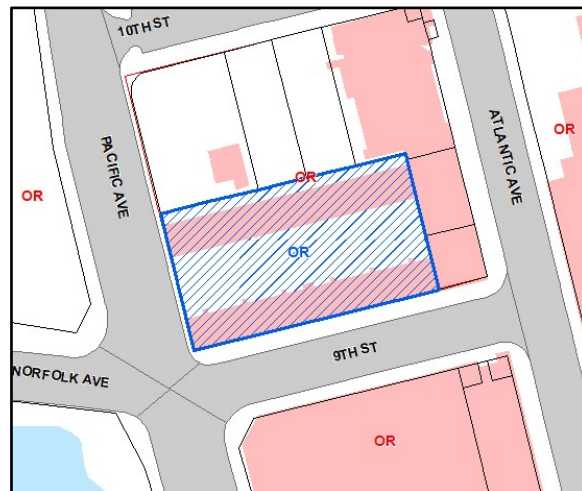
Accela Record(s): 2023-PCCC-00061, 2023-PCCC-00093

SGA: Yes – Resort Area

Overlay: OR Overlay

Staff Planner: Pamela Witham

Request to operate two, 1-bedroom Short Term Rentals.



17. & 18. APPROVAL (Council on September 19)

Ascensions Group, LLC (Applicant)
AG The Wave, LLC (Property Owner)

Conditional Use Permits (Short Term Rentals)

Addresses: 400 22nd 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.

