

A photograph of a winter landscape. In the foreground, there is a large, snow-covered bank. A river or stream flows through the center, with some ice visible. The banks are lined with trees and bushes heavily laden with snow. The sky is overcast and grey. The overall scene is serene and cold.

Planning Commission Agenda

February 14, 2024

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, February 14, 2024 at 12:00 p.m. in the Council Chamber at City Hall, Building 1, 2nd Floor at 2401 Courthouse Drive, 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=m9983c57f33a0d647a577c22fc617512f>
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 February 13, 2024.

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.

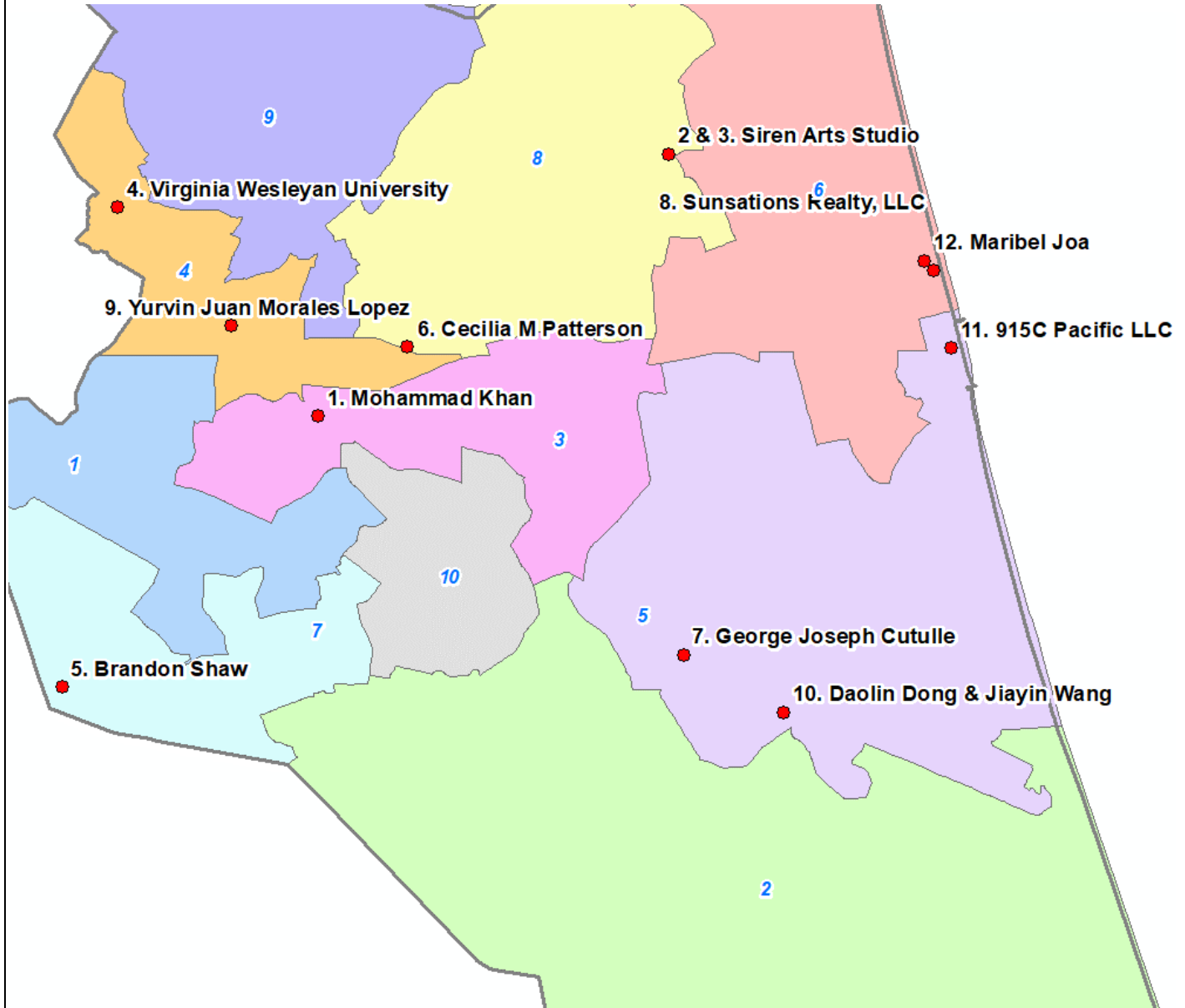
Planning Commission Hearing Procedures

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.

FEBRUATY 14, 2024 PLANNING COMMISSION AGENDA



PLANNING COMMISSION AGENDA

A.
COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

B. BRIEFING

- | |
|--|
| 1. Short Term Rental Updates, Kevin Kemp, Zoning Administrator |
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12:00 P.M. – PUBLIC HEARING

1.

Mohammad Khan (Applicant)

Direct Independence Group, LLC (Property Owner)

Modification of Proffers

Addresses: 449, 457, 465 S. Independence Boulevard

GPIN(s): 1476594453, 1476595337, 1476596300

City Council: District 3

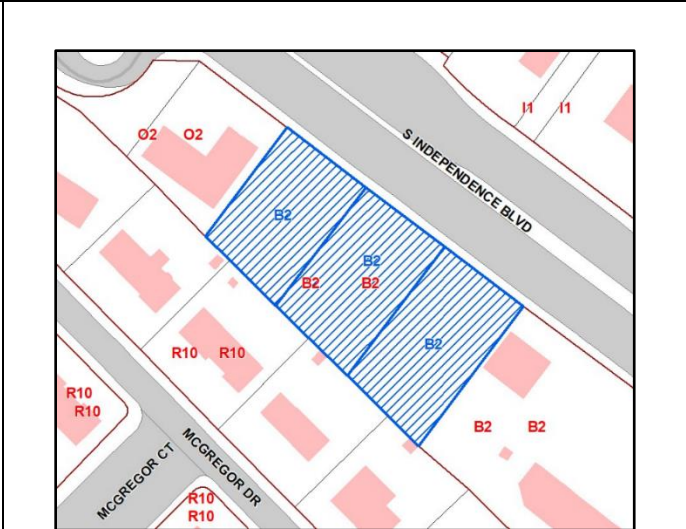
Accela Record(s): 2023-PCCC-00205

SGA: No

Overlay: No

Staff Planner: Hoa N. Dao

Request to amend previous proffers to allow for the development of a fast-food restaurant.



2 & 3.

Siren Arts Studio (Applicant)

RT Virginia Holdings, LLC (Property Owner)

Conditional Use Permits (Tattoo Parlor & Body Piercing Establishment)

Address: 1423 Great Neck Road, Suite 105A

GPIN(s): 2408184833

City Council: District 8

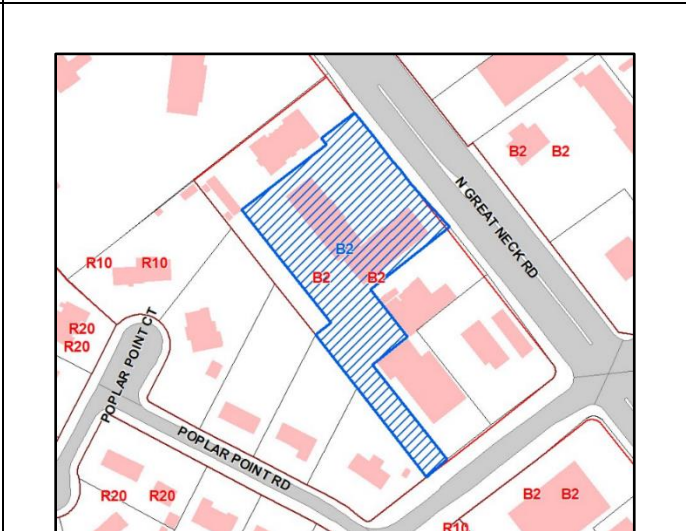
Accela Record(s): 2023-PCCC-00203, 2023-PCCC-00200

SGA: No

Overlay: No

Staff Planner: Hoa N. Dao

Requests to operate a Tattoo Parlor for traditional tattooing and body piercing establishment.



Virginia Wesleyan University (Applicant & Property Owner)

7.

George Joseph Cutulle (Applicant)
George Joseph Cutulle & Vivienne Mary Cutulle &
Property Owner)

Conditional Use Permit (Residential Kennel)

Address: 2760 Mulberry Loop

GPIN(s): 2405215708

City Council: District 5

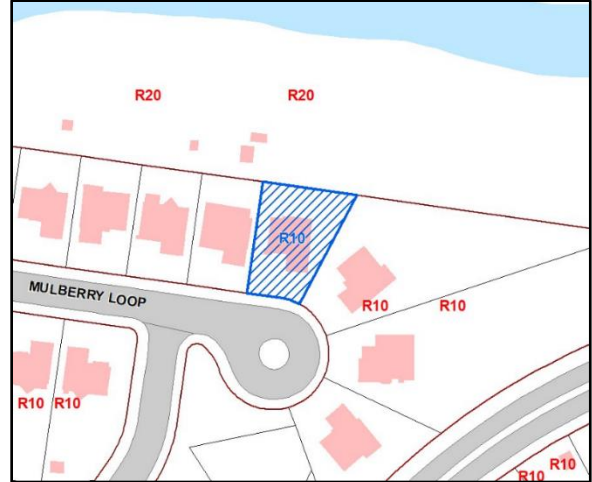
Accela Record(s): 2023-PCCC-00201

SGA: No

Overlay: No

Staff Planner: Elizabeth Nowak

Request for a Residential Kennel for up to six dogs.



8.

Sunsations Realty, LLC (Applicant & Property
Owner)

Alternative Compliance

Address: 2500 Atlantic Avenue

GPIN(s): 2428100185

City Council: District 6

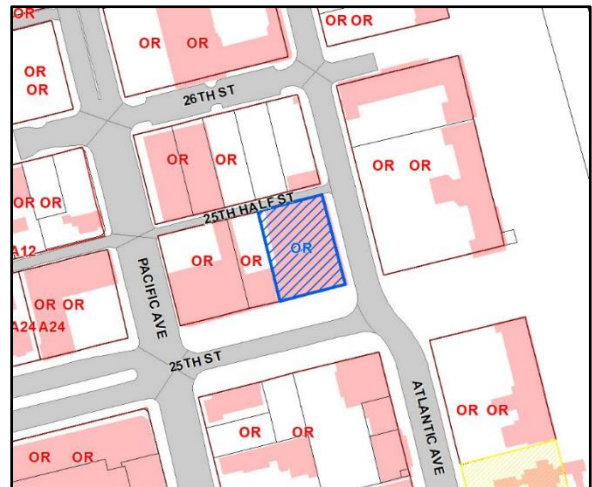
Accela Record(s): 2023-PCCC-00189

SGA: Yes – Resort Area

Overlay: OR STR

Staff Planner: Garek Hannigan

*Request to provide J1 Visa Housing for temporary
workers.*



9.

Yurvin Juan Morales Lopez (Applicant)
Freedom Land Investment, LLC (Property
Owner)

Conditional Use Permit (Open-Air Market)

Address: 5070 Virginia Beach Boulevard

GPIN(s): 1467960131

City Council: District 4

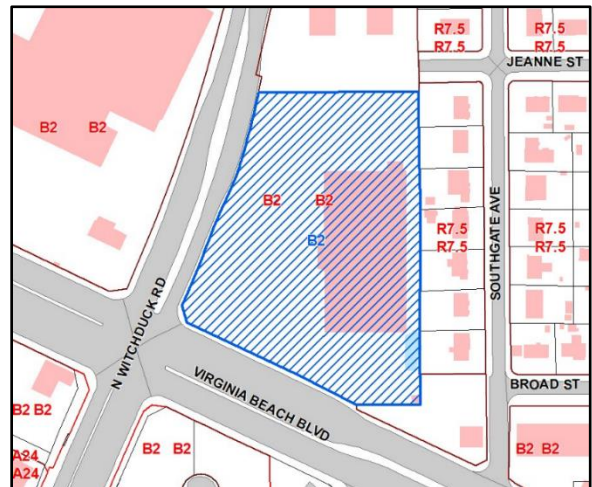
Accela Record(s): 2023-PCCC-00202

SGA: Yes – Pembroke

Overlay: Western Campus

Staff Planner: Michaela D. McKinney

*Request to operate a food truck within the existing
parking lot.*



10.

Daolin Dong & Jiayin Wang (Applicants)
Charles B. Hayes (Property Owner)

Modification of Proffers

Address: 2180 McComas Way, Suite 111

GPIN(s): 2404977494

City Council: District 5

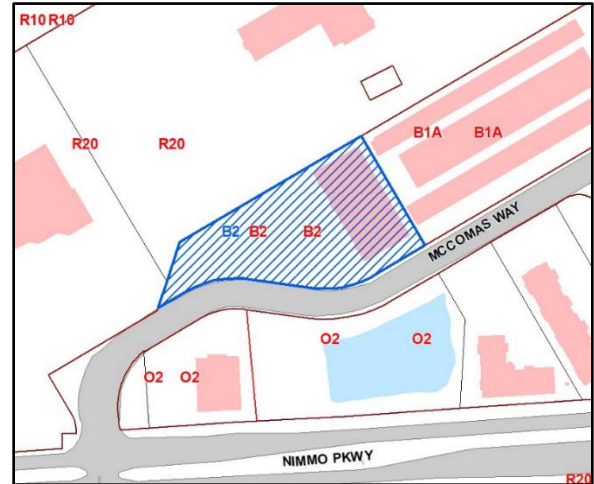
Accela Record(s): 2023-PCCC-00199

SGA: No

Overlay: No

Staff Planner: Michaela D. McKinney

Request to amend previous proffers and allow retail sale of violins and violin components, including a café for non-alcoholic beverages and food items.



SHORT TERM RENTALS

11.

915C Pacific LLC (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 915 Pacific Avenue, Unit C

GPIN(s): 24272444111075

City Council: District 5

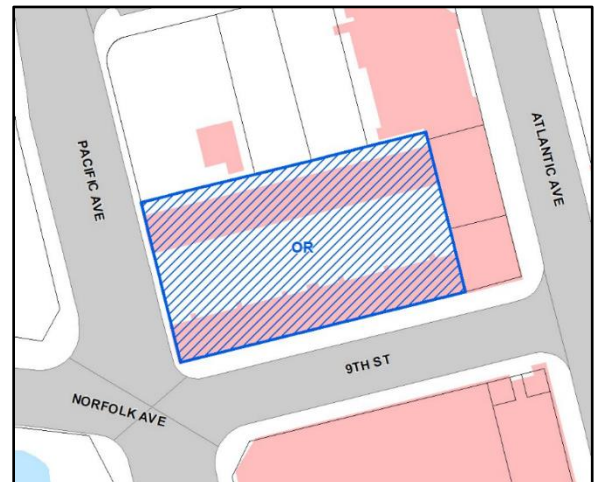
Accela Record(s): 2023-PCCC-00207

SGA: Yes – Resort Area

Overlay: OR District

Staff Planner: Michaela D. McKinney

Request to operate a 1-bedroom Short Term Rental.



12.

Maribel Joa (Applicant & Property Owner)
Courtney A Currie & Maribel Joa (Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 304 28th Street, Unit 211

GPIN(s): 24280028662011

City Council: District 6

Accela Record(s): 2023-PCCC-00208

SGA: Yes – Resort Area

Overlay: OR District

Staff Planner: Michaela D. McKinney

Request to operate a 2-bedroom Short Term Rental.

