



Planning Commission Agenda

January 10, 2024

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, January 10, 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=m3f02ca762a155bc49e0570696fbd7fb3>
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 January 9, 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.

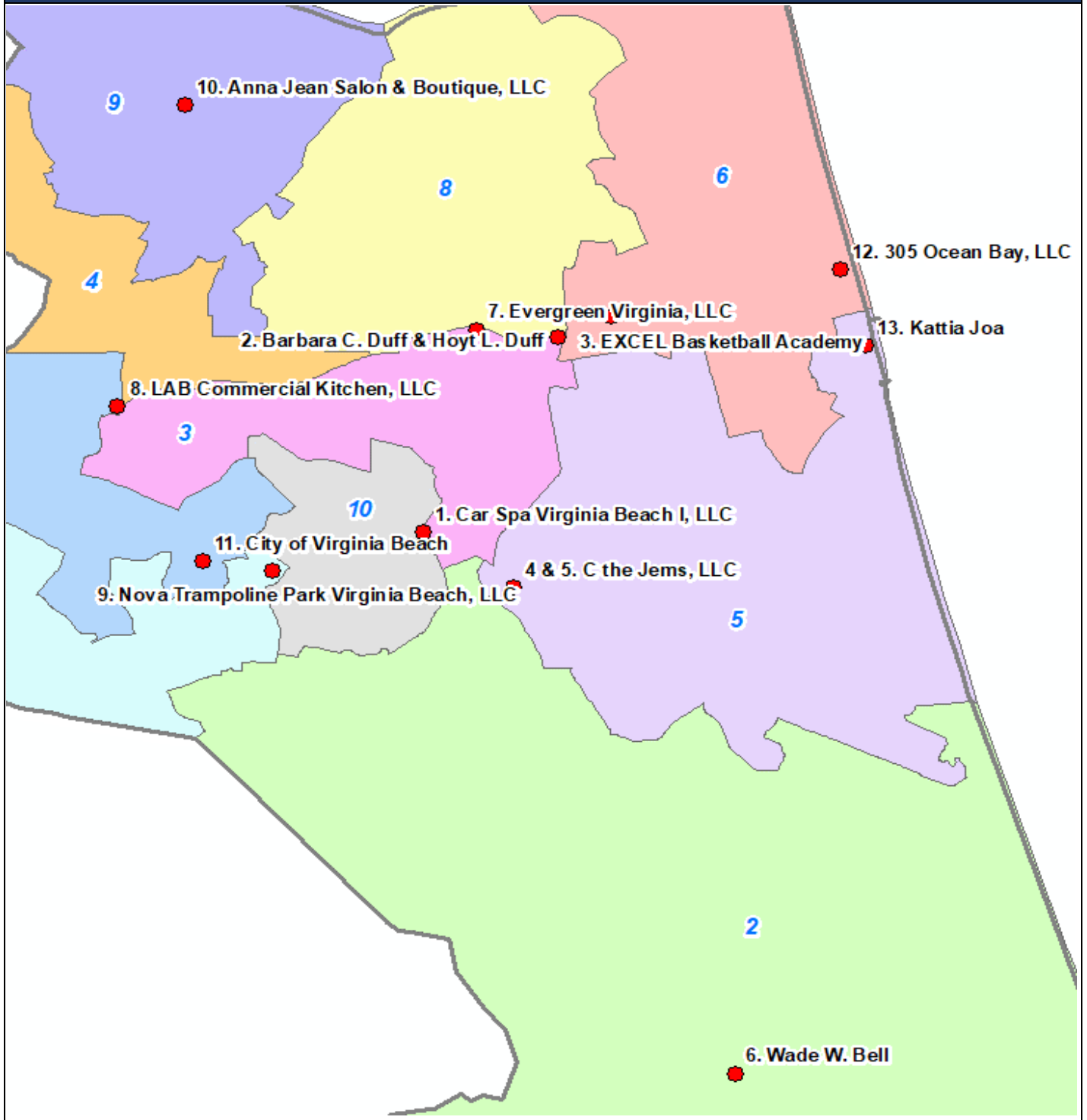
Planning Commission Hearing Procedures

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.

JANUARY 10, 2024 PLANNING COMMISSION AGENDA



PLANNING COMMISSION AGENDA

A. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

12:00 P.M. – PUBLIC HEARING

1.
Car Spa Virginia Beach I, LLC (Applicant & Property Owner)

Modification of Conditions

Address: 3282 Holland Road

Adjacent GPIN(s): 1485999736

City Council: District 3

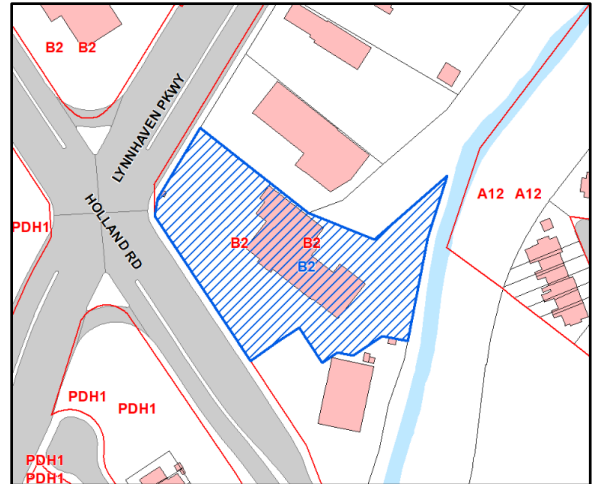
Accela Record(s): 2023-PCCC-00152

SGA: No

Overlay: No

Staff Planner: Hoa N. Dao

Request to amend previous approval to include self-service vacuum & electrical car charger stations for the existing car wash facility.



2.
Barbara C. Duff & Hoyt L. Duff, II, Virginia Beach AVA RE, LLC (Applicants)

Street Closure

Adjacent Address: 2325 Virginia Beach Boulevard

Adjacent GPIN(s): 1497958048, 2407050086

City Council: District 3

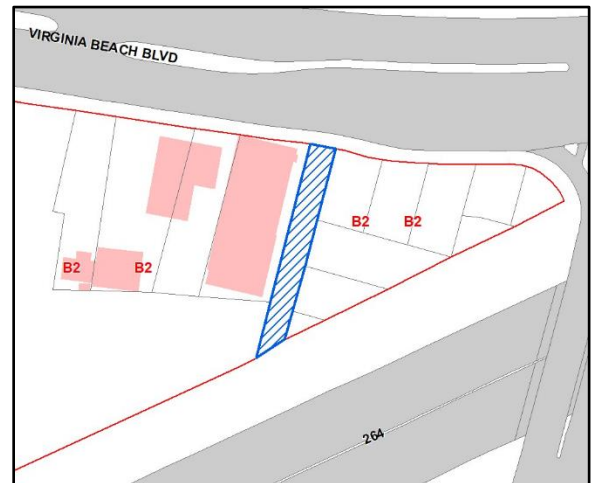
Accela Record(s): 2023-PCCC-00175

SGA: Lynnhaven

Overlay: No

Staff Planner: Hoa N. Dao

Request for closure of 6,564 square feet of an unimproved right-of-way between Virginia Beach Blvd and I-264.



3.

EXCEL Basketball Academy (Applicant)
BNM Laskin, LLC (Property Owner)

Conditional Use Permit (Indoor Recreation Facility)

Address: 2037 Laskin Road

GPIN(s): 2407367754

City Council: District 6

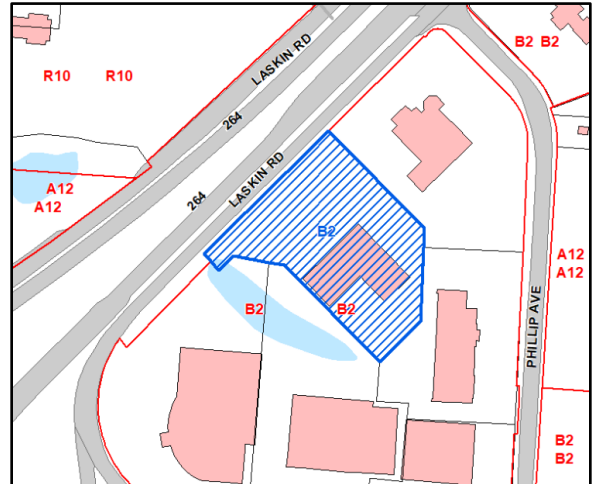
Accela Record(s): 2023-PCCC-00142

SGA: Yes - Hilltop

Overlay: No

Staff Planner: Hoa N. Dao

Request to expand the existing building footprint to operate a basketball club.



4 & 5.

C the Jems, LLC (Applicant)
Jonathan Properties, LLC (Property Owner)

Modification of Proffers

Conditional Use Permit (Bulk Storage Yard)

Address: 2625 Horse Pasture Road

GPIN(s): 1495656521

City Council: District 5

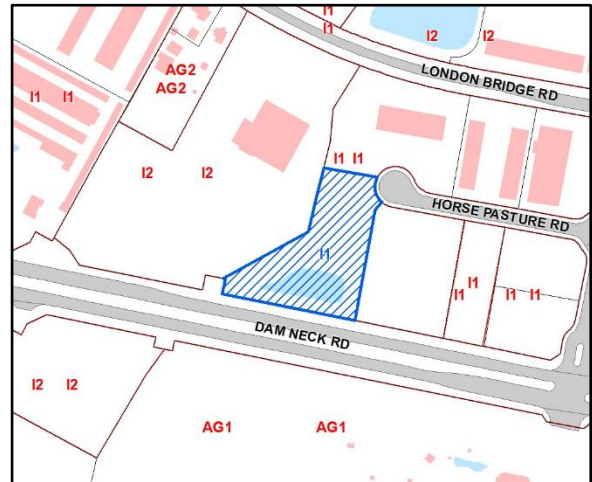
Accela Record(s): 2023-PCCC-00187 & 2023-PCCC-00188

SGA: SEGA – South Oceana

Overlay: No

Staff Planner: Hoa N. Dao

Request to amend previous proffers along with a request to operate a towed lot for motor vehicles.



6.

Wade W. Bell (Applicant & Property Owner)

Subdivision Variance

Addresses: 3957, 3961, 3969 Dawley Road, & parcel between 3957 & 3961 Dawley Road

GPIN(s): 2411277361, 2411278385, 2411278241, 2411278120

City Council: District 2

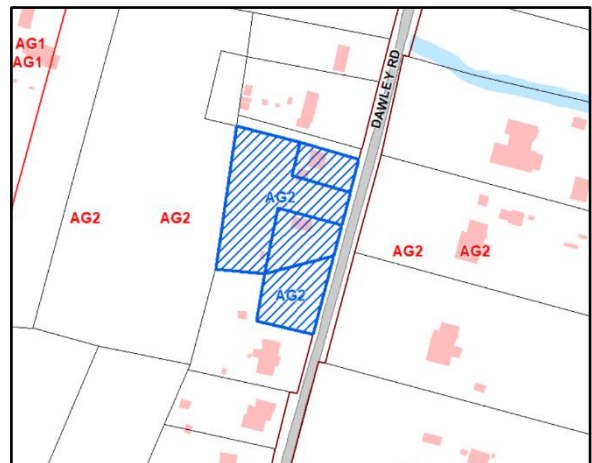
Accela Record(s): 2023-PCCC-00177

SGA: No

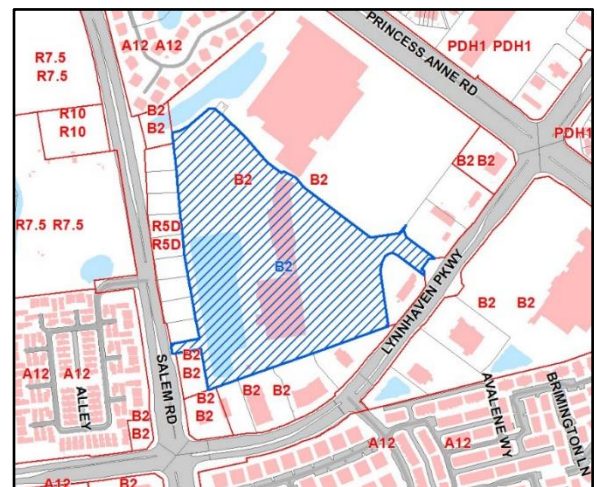
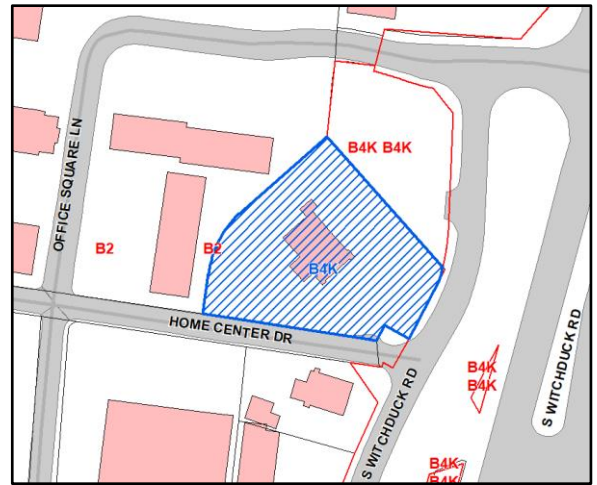
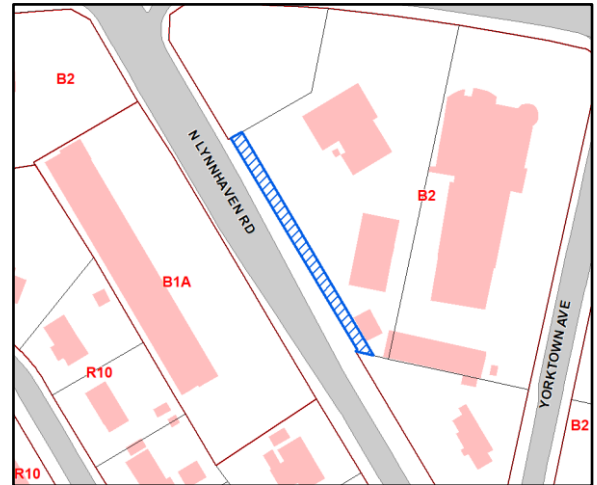
Overlay: No

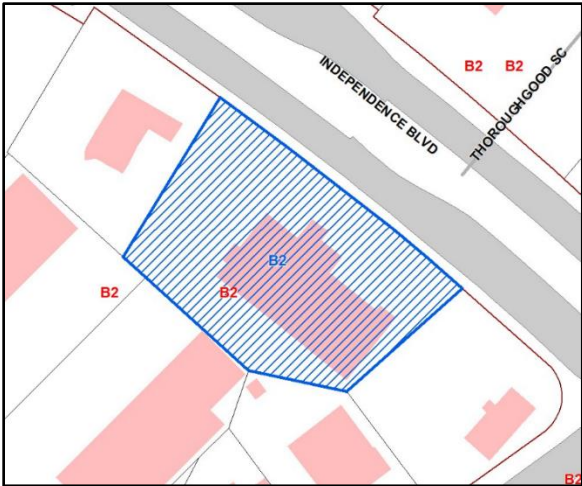
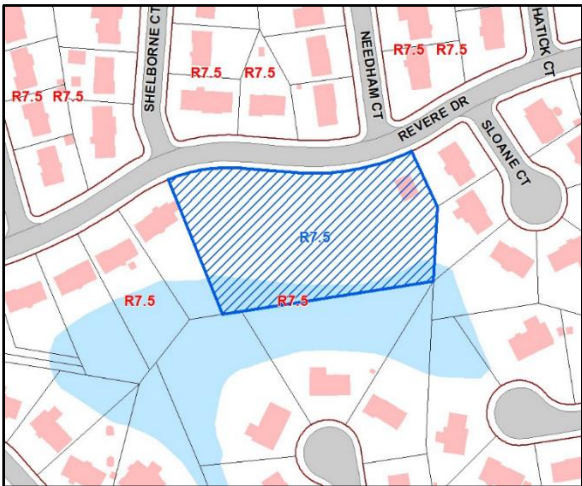
Staff Planner: Hoa N. Dao

Request to reconfigure four nonconforming lots into three lots, where the proposed lots are deficient in lot



<p>with, street line frontage, and lot area for property zoned AG-2.</p>	
<p>7. <u>Evergreen Virginia, LLC</u> (Applicant) Street Closure Adjacent Addresses: 2865 Virginia Beach Boulevard & 240 N. Lynnhaven Road Adjacent GPIN(s): 1497358684, 1497357774, 1497356822, 1497358365 City Council: District 3 Accela Record(s): 2023-PCCC-00191 SGA: Yes – Lynnhaven Overlay: No Staff Planner: Marchelle Coleman <i>Request to close a portion (2,854 SF) of N Lynnhaven Road</i></p>	
<p>8. <u>Lab Commercial Kitchen, LLC</u> (Applicant) Bonney Brothers Corporation (Property Owner) Conditional Use Permit (Bulk Storage Yard) Address: 405 South Witchduck Road GPIN(s): 1466795644 City Council: District 1 Accela Record(s): 2023-PCCC-00143 SGA: No Overlay: Historic Kempsville Staff Planner: Elizabeth Nowak <i>Request for storage of food trucks on-site.</i></p>	
<p>9. <u>Nova Trampoline Park Virginia Beach, LLC</u> (Applicant) Elias Properties Salem Crossing (Property Owner) Modification of Conditions (Indoor Recreational Facility) Address: 2029 Lynnhaven Parkway Adjacent GPIN(s): 1475868600 City Council: District 7 Accela Record(s): 2023-PCCC-00171 SGA: No Overlay: No Staff Planner: Elizabeth Nowak</p>	



<p><i>Request to amend the 2013 Conditional Use Permit approval to operate a 55,046 square feet Indoor Recreational Facility at the Salem Crossing Shopping Center.</i></p>	
<p>10. <u>Anna Jean Salon and Boutique, LLC</u> (Applicant) Rogers Properties, LLC (Property Owner) Conditional Use Permit (Tattoo Parlor) Address: 1637 Independence Boulevard, Suites A & B GPIN(s): 1479235308 City Council: District 9 Accela Record(s): 2023-PCCC-00185 SGA: No Overlay: No Staff Planners: Madison Eichholz / Michaela D. McKinney <i>Request to operate a Tattoo Parlor for the application of permanent makeup within the existing salon.</i></p>	
<p>11. <u>City of Virginia Beach</u> (Applicant & Property Owner) Rezoning (R-7.5 Residential District to P-1 Preservation District) Address: 4549 Revere Drive GPIN(s): 1475378501 City Council: District 1 Accela Record(s): 2023-PCCC-00181 SGA: No Overlay: No Staff Planner: Michaela D. McKinney <i>Request to rezone 1.7± acres from R-7.5 to P-1 for the redevelopment of a neighborhood park.</i></p>	

SHORT TERM RENTALS

12.

305 Ocean Bay, LLC (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 305 26th Street

GPIN(s): 24280054740305

City Council: District 5

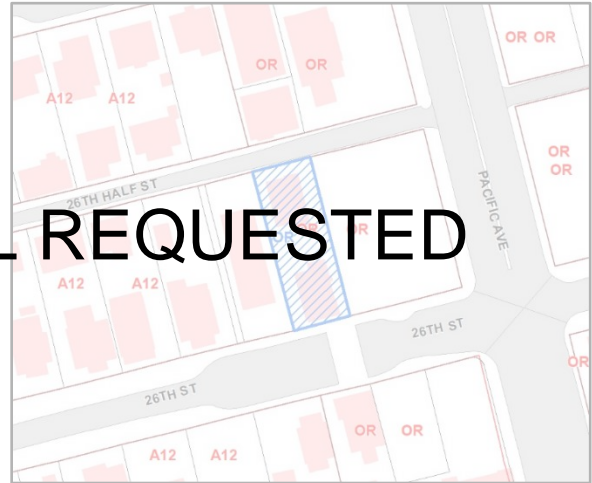
Accela Record(s): 2023 PCC 00930

SGA: Oceanfront Resort

Overlay: Short Term Rental

Staff Planner: Michaela D. McKinney

Request to operate a 4-bedroom Short Term Rental.



WITHDRAWAL REQUESTED

13.

Kattia Joa (Applicant & Property Owner)

Conditional Use Permit (Short Term Rental)

Address: 929 Pacific Avenue, Unit B

GPIN(s): 24272444111175

City Council: District 5

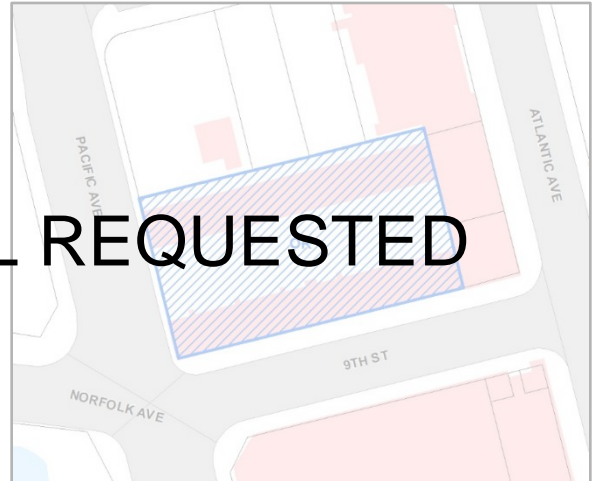
Accela Record(s): 2023 PCC 00930

SGA: Oceanfront Resort

Overlay: Short Term Rental

Staff Planner: Michaela D. McKinney

Request to operate a 1-bedroom Short Term Rental.



WITHDRAWAL REQUESTED