



Planning Commission Agenda

March 13, 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 recablecast 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, March 13, 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=maf7493b3296d15a9e53353a8c52027aa>
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 March 12, 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.

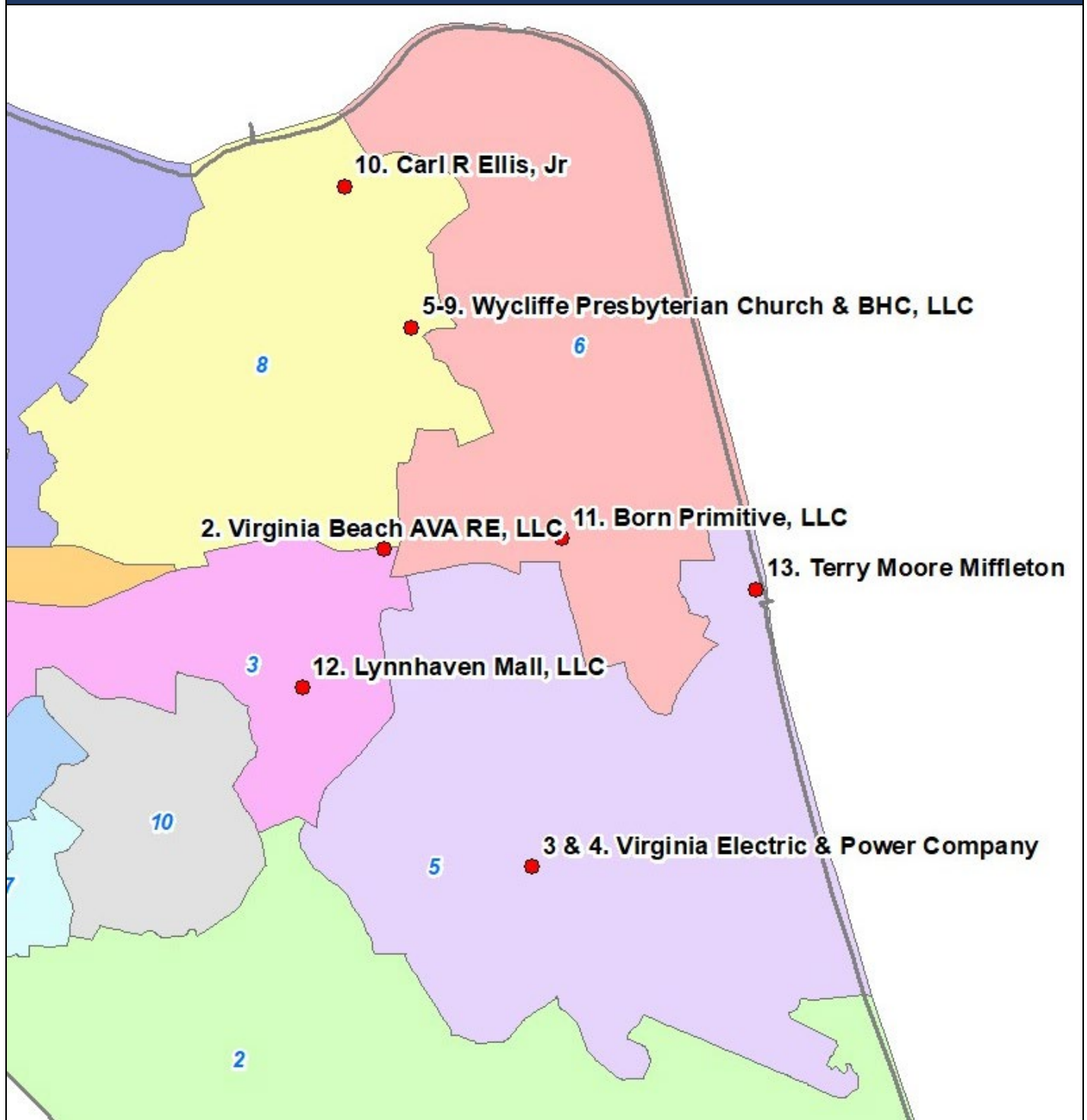
Planning Commission Hearing Procedures

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.

**MARCH 13, 2024
PLANNING COMMISSION AGENDA**



PLANNING COMMISSION AGENDA

A. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

B. BRIEFING

1. Ordinance Amendment to Tattoo Parlor – Kevin Kemp, Zoning Administrator
2. Overview of PCCC Process & Planning Commission Website - Kaitlen Alcock, Planning Administrator

12:00 P.M. – PUBLIC HEARING

1. City of Virginia Beach

An ordinance to amend Section 111 of the City Zoning Ordinance pertaining to the definition of terms.

2. Virginia Beach AVA RE, LC (Applicant)

Street Closure

Adjacent Address: 2375 Virginia Beach Boulevard

Adjacent GPIN: 1497954001

City Council: District 3

Accela Record: 2024-PCCC-00027

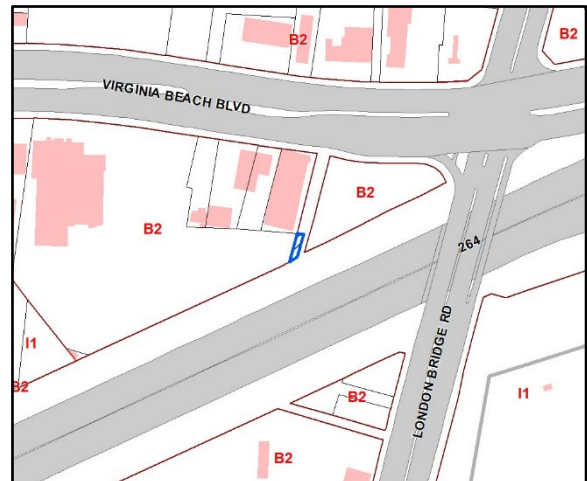
AICUZ: >75 dB DNL - APZ-1

SGA: Lynnhaven

Overlay: No

Staff Planner: Hoa N. Dao

Request for closure of 813 square feet of an unimproved right-of-way between Virginia Beach Blvd and I-264.



3 & 4.

**Virginia Electric & Power Company dba
Dominion Energy Virginia** (Applicant)
USA Entertainment, LC (Property Owner)

Conditional Rezoning (Conditional B-2
Community Business District to Conditional I-1
Industrial District)

Conditional Use Permit (Bulk Storage Yard)

Address: 1585 Dam Neck Road

GPIN: 2405848720

City Council: District 5

Accela Records: 2023-PCCC-00212, 2023-
PCCC-00214

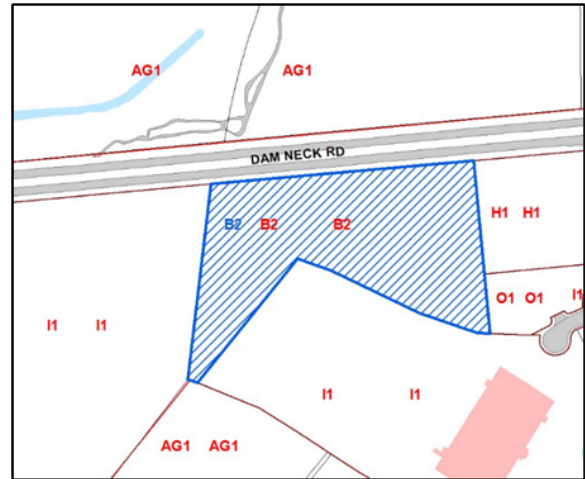
AICUZ: >75 dB DNL

SGA: No

Overlay: No

Staff Planner: Hoa N. Dao

*Request to rezone ±13.83 acres from B-2 to
Conditional I-1 for the development of an office building
along with outdoor storage yard.*



5-9.

Wycliffe Presbyterian Church & BHC, LLC
(Applicants)
Trustees of Wycliffe Presbyterian Church
(Property Owner)

Modification of Conditions

Conditional Rezoning (R-10 Residential to
Conditional O-1 Office & R-10 Residential to
Conditional R-10)

Subdivision Variance (Section 4.4(b) of the
Subdivision Regulations for Parcel A) (Section
4.4(b) of the Subdivision Regulations for Lot 5)

Addresses: 1445 North Great Neck Road & 2307
Millwood Drive

GPINs: 2408191170, 2408099309

City Council: District 8

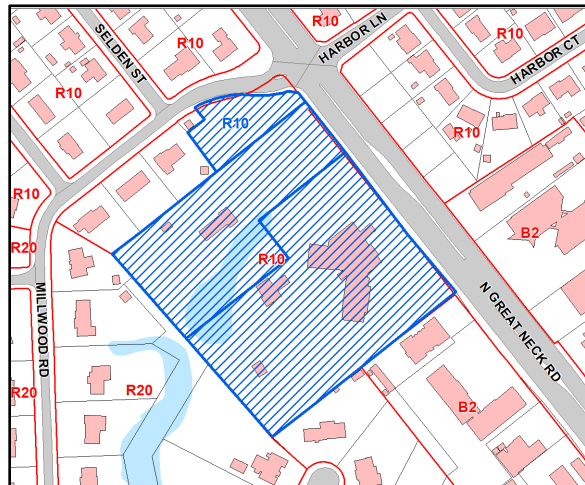
Accela Record: 2023-PCCC-00215, 2023-
PCCC-00216, 2023-PCCC-00217, 2024-PCCC-
00003

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman



Requests to rezone ±2.43 acres from R-10 to Conditional O-1, rezone ±1.45 acres from R-10 to Conditional R-10 for subdivision of up to five single-family dwelling lots, and a variance request to reduce the required lot width and street line frontage for two of the proposed lots.

10.

Carl R. Ellis, Jr (Applicant & Property Owner)

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

Address: 2620 Broad Bay Road

GPIN: 1499688214

City Council: District 8

Accela Record: 2022-PCCC-00139

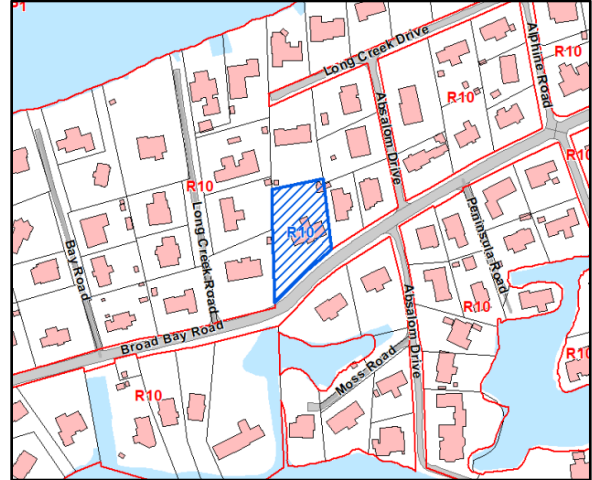
AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman

Request to subdivide the 23,681 sf parcel into two lots, where the lots will be deficient in lot width.



11.

Born Primitive, LLC (Applicant)

Modern Savage Investments, LLC (Property Owner)

Modification of Proffers

Address: 1489, 1477, & 1469 Virginia Beach Boulevard & two parcels directly east of 1469 Virginia Beach Boulevard

GPINs: 2417057714, 2417150755, 2417059705, 2417152724, 2417154801

City Council: District 6

Accela Record: 2023-PCCC-00226

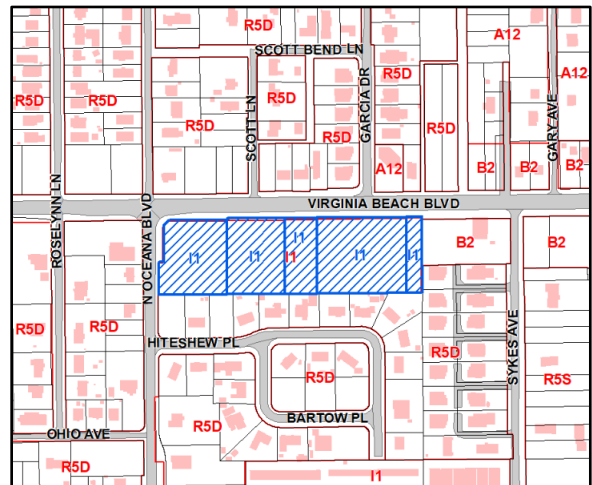
AICUZ: >75 dB DNL - APZ-1

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman

Request to amend previous approval to increase the building height from 26 to 35 feet.



12.

Lynnhaven Mall, LLC (Applicant & Property Owner)

Conditional Use Permit (Outdoor Recreational Facility)

Address: 701 Lynnhaven Parkway

GPIN: 1496350434

City Council: District 3

Accela Record: 2024-PCCC-00007

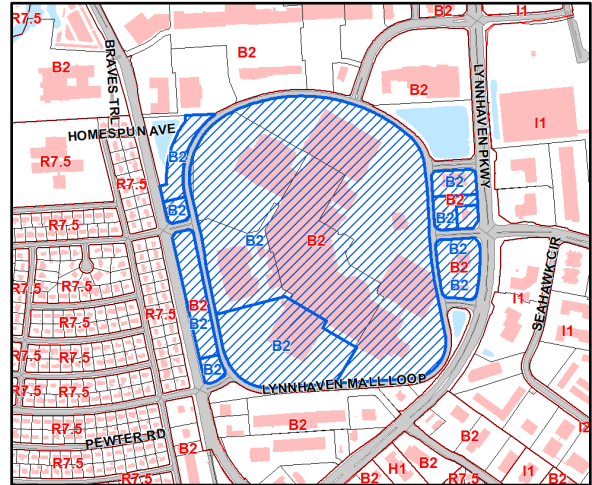
AICUZ: >75 dB DNL - APZ-2

SGA: No

Overlay: No

Staff Planner: Michaela McKinney

Request for an Outdoor Recreation Facility to operate a seasonal 40,000 square foot inflatable park.



SHORT TERM RENTALS

13.

Terry Moore Miffleton (Applicant)
Charles & Terry Miffleton (Property Owners)

Conditional Use Permit (Short Term Rental)

Address: 303 Atlantic Avenue, Unit 403

GPINs: 24273224031620

City Council: District 5

Accela Record: 2023-PCCC-00221

AICUZ: 65-70 dB DNL - Sub-Area 1

SGA: Resort Area

Overlay: Short Term Rental

Staff Planner: Michaela McKinney

Request to operate a 2-bedroom Short Term Rental

