

Planning Commission Agenda

April 9, 2025



Planning Commission Hearing Information

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 <https://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.

A Public Hearing of the Virginia Beach Planning Commission will be held on **Wednesday, April 9, 2025 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 <https://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 with the Planning Department by calling 757-385-4621 or via email at kbauer@vbgov.com prior to **5:00 p.m. on Tuesday, April 8, 2025**
2. Download WebEx and view the meeting at:
<https://vbgov.webex.com/vbgov/j.php?MTID=mc446db77efd7196bb900c9773e3f800d>

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 <https://virginiabeach.gov/pc>. 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.

Please check our website at <https://virginiabeach.gov/pc> for the most updated meeting information.

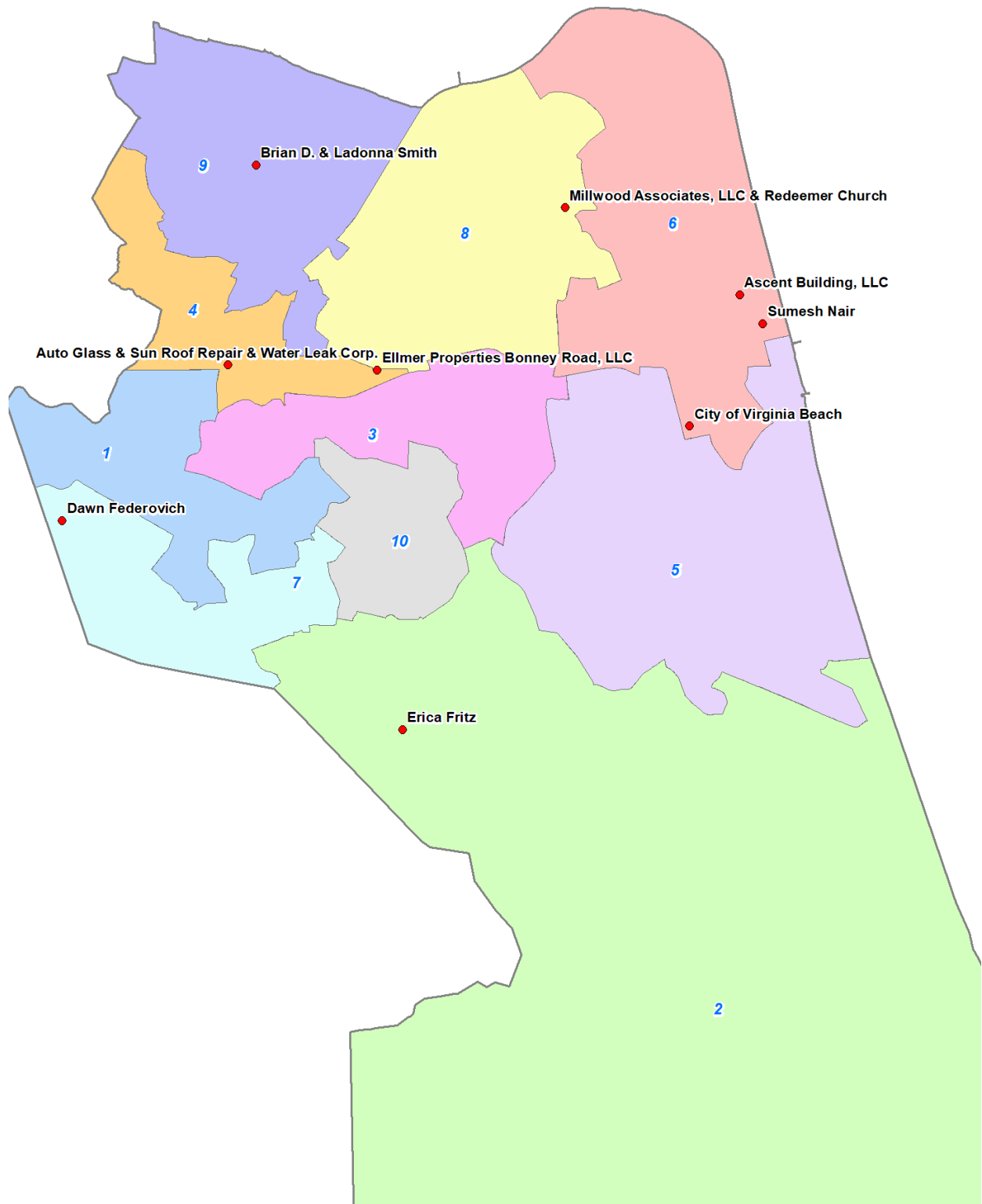
Planning Commission action is not a final determination regarding the application, but only a recommendation to the City Council of the viewpoint of the Planning Commission. Final determination of the application will be made by City Council at a later date after public notice in the Virginian Pilot.

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.

April 9, 2025 Planning Commission Agenda



Planning Commission Agenda

1. COMMENTS BY CHAIR OF COMMISSION

2. BRIEFING

A. STR Task Force Recommendations – Kevin P. Kemp, Zoning Administrator

3. CLOSED SESSION

4. AGENDA REVIEW

12:00 Noon: Public Hearing

APPROVAL OF MINUTES:

- MARCH 5, 2025 COMPREHENSIVE PLAN WORKSHOP
- MARCH 13, 2025 INFORMAL
- MARCH 13, 2025 FORMAL
- APRIL 3, 2025 SITE VISIT

1. Millwood Associates, LLC

Property Owner(s): Millwood Associates, LLC

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

Address: Portion of 2307 Millwood Road

GPIN: 2408099309

City Council: District 8 (Cummings)

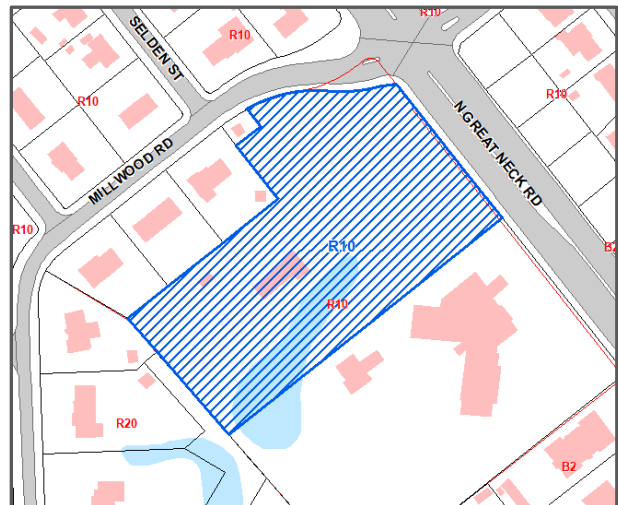
Accela Record: 2025-PCCC-00016

AICUZ: <65 dB DNL

SGA: No

Overlay: No

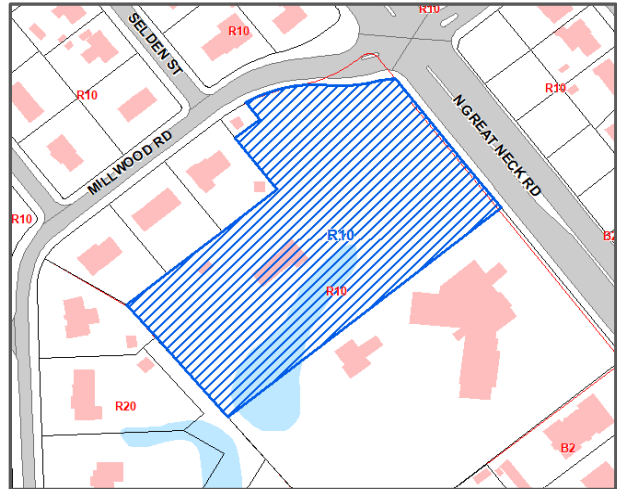
Staff Planner: Marchelle Coleman



Request to deviate from the required lot width requirements.

2. Redeemer Presbyterian Church

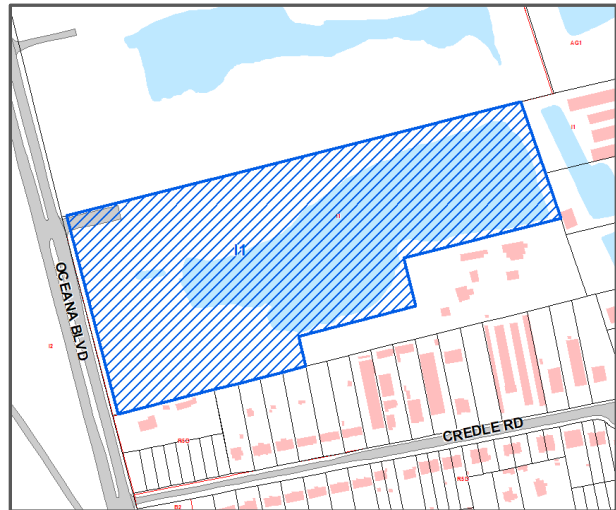
Property Owner(s): Millwood Associates, LLC
Conditional Use Permit (Religious Use)
Address: Portion of 2307 Millwood Road
GPIN: 2408099309
City Council: District 8 (Cummings)
Accela Record: 2025-PCCC-00017
AICUZ: <65 dB DNL
SGA: No
Overlay: No
Staff Planner: Marchelle Coleman



Request to construct and operate a church.

3. City of Virginia Beach

Property Owner: City of Virginia Beach
Modification of Conditions (Borrow Pit-Fill)
Address: 560 Oceana Boulevard
GPIN: 2416288528
City Council: District 6 (Remick)
Accela Record: 2024-PCCC-00216
AICUZ: 70-75 dB DNL - APZ-2
SGA: No
Overlay: No
Staff Planner: Marchelle Coleman



Request to operate the site for the disposal of dredged material from both navigation and stormwater maintenance projects.

4. Brian D. & Ladonna Smith

Property Owner: Brian D. & Ladonna Smith

Conditional Rezoning (B-2 Community Business District to Conditional R-10 Residential District)

Address: 1549 Bradford Road

GPIN: 1479135406

City Council: District 9 (Schulman)

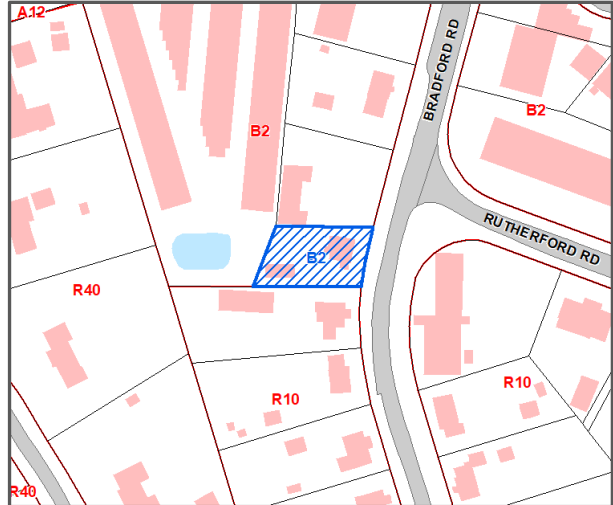
Accela Record: 2025-PCCC-00018

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Michael Hayes



Request to rezone the property and demolish the existing non-conforming single-family dwelling to construct a new single-family dwelling.

5. Erica Fritz

Property Owner(s): Erica Fritz & Stephen Hodges

Conditional Use Permit (Commercial Kennel)

Address: 2738 Salem Road

GPIN: 1483594763

City Council: District 2 (Henley)

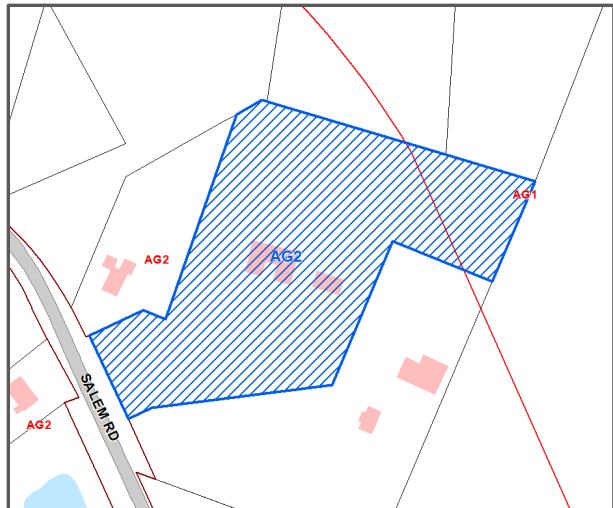
Accela Record: 2025-PCCC-00009

AICUZ: >75 dB DNL

SGA: No

Overlay: Interfacility Traffic Area

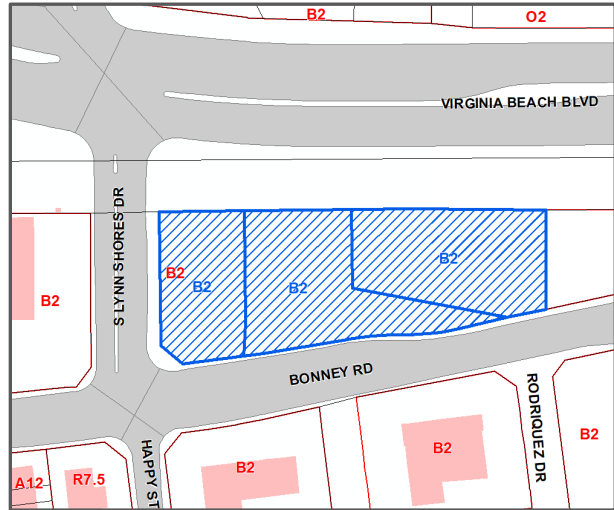
Staff Planner: Alexis Bailey



Request to operate a commercial kennel for up to 10 dogs.

6. Ellmer Properties Bonney Road, LLC

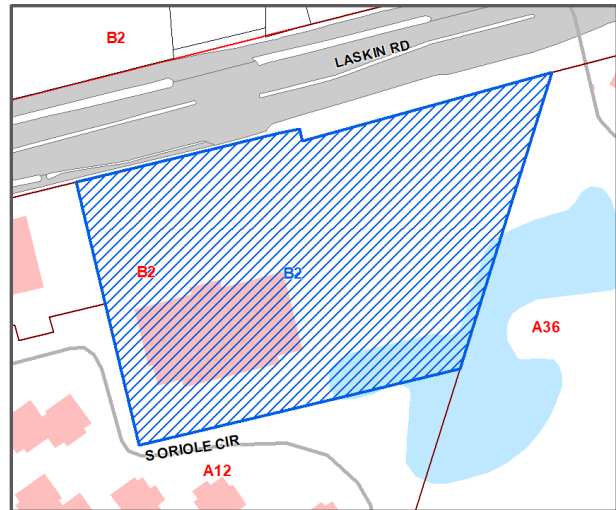
Property Owners: Bruce B Mills
Revocable Trust & Adams Outdoor LP
Conditional Use Permit (Bulk Storage
Yard)
Address: 3890, 3894, & 3898 Virginia
Beach Boulevard
GPINs: 1487330956, 1487238922, &
1487237932
City Council: District 4 (Ross-
Hammond)
Accela Record: 2025-PCCC-00013
AICUZ: <65 dB DNL
SGA: Rosemont
Overlay: No
Staff Planner: Michael Hayes



Request to operate an auto storage yard for an existing car dealership

7. Ascent Building, LLC

Property Owner: Laskin Road
Associates, L.P.
Conditional Use Permit (Religious
Use)
Address: 941 Laskin Road
GPIN: 2418716272
City Council: District 6 (Remick)
Accela Record: 2025-PCCC-00002
AICUZ: 70-75 dB DNL - APZ-2
SGA: Resort Area
Overlay: No
Staff Planner: Alexis Bailey



Request to operate space for religious use.

8. Dawn Federovich

Property Owner(s): Christina M Soquet
Conditional Use Permit (Home-Based Wildlife Rehabilitation Facility)

Address: 6365 Colby Way

GPIN: 1455390621

City Council: District 7 (Jackson-Green)

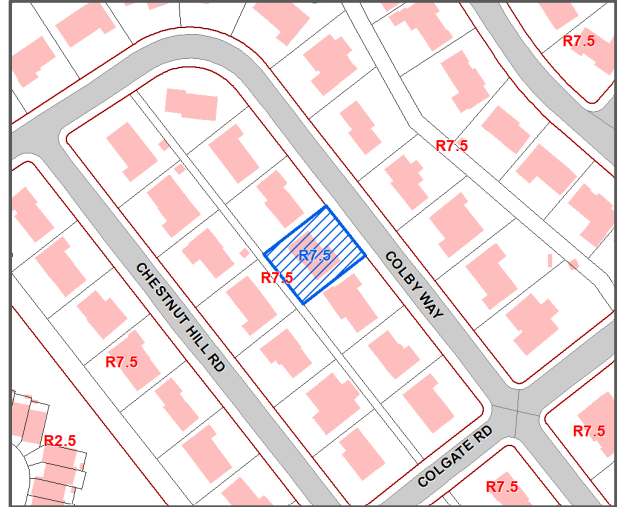
Accela Record: 2025-PCCC-00012

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Michael Hayes



Request to operate a Wildlife Rehabilitation Facility for birds of prey and crows.

9. Auto Glass & Sun Roof Repair & Water Leak Corp.

Property Owner: JNJ Enterprises, LLC
Conditional Use Permit (Automotive Repair Garage)

Address: 5033 Cleveland Street

GPIN: 1467847495

City Council: District 4 (Ross-Hammond)

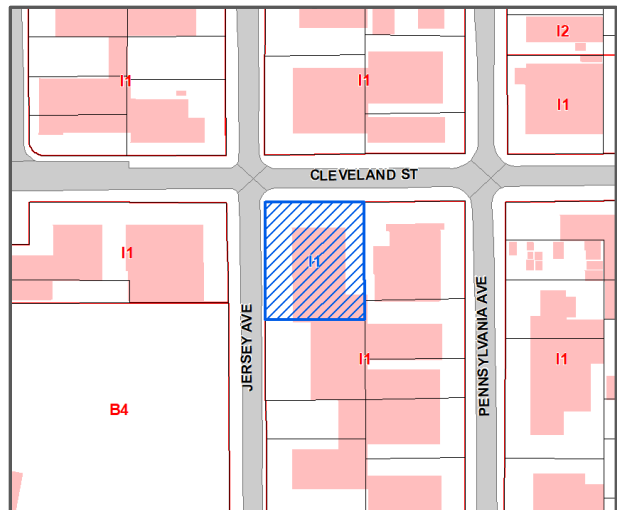
Accela Record: 2024-PCCC-00217

AICUZ: <65 dB DNL

SGA: Pembroke

Overlay: No

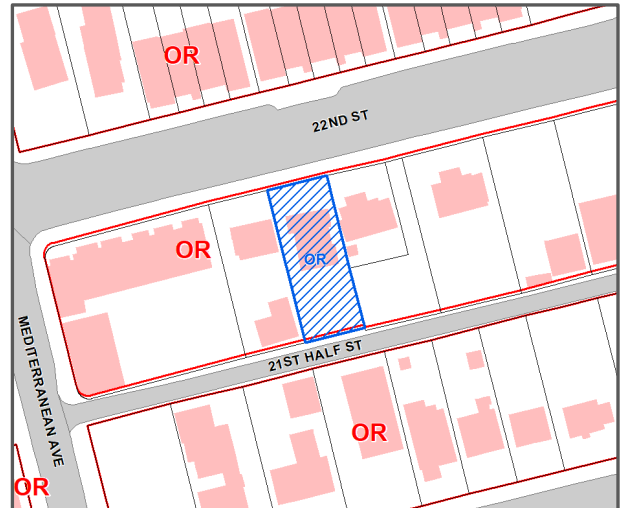
Staff Planner: Alexis Bailey



Request to operate an automotive repair garage.

10. Sumesh Nair

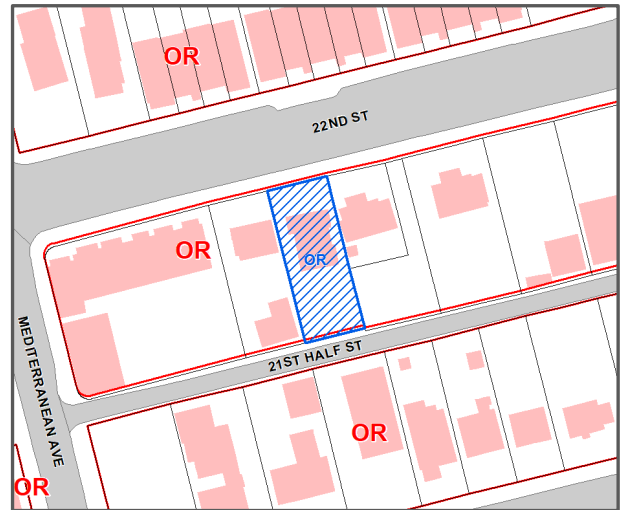
Property Owner(s): PAS Partnership LLC
Conditional Use Permit (Short Term Rental)
Address: 514 22nd Street, Unit 100
GPIN: 24179873640100,
City Council: District 6 (Remick)
Accela Record: 2025-PCCC-00006
AICUZ: 65-70 dB DNL - Sub-Area 1
SGA: Resort Area
Overlay: Short Term Rental
Staff Planner: Alexis Bailey



Request to operate one 4-bedroom short term rental.

11. Sumesh Nair

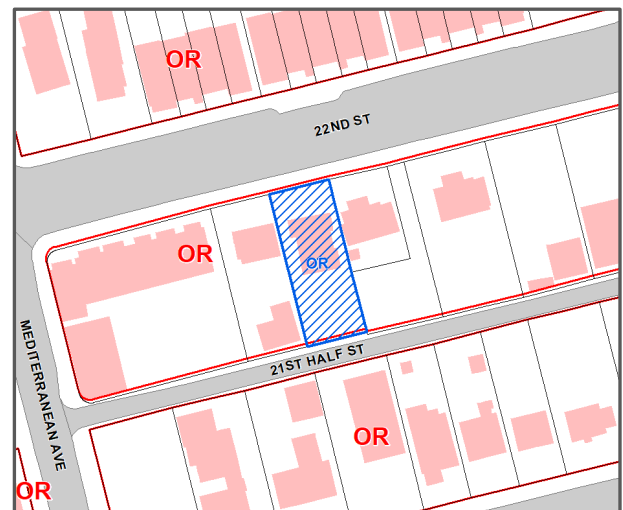
Property Owner(s): PAS Partnership LLC
Conditional Use Permit (Short Term Rental)
Address: 514 22nd Street, Unit 200
GPIN: 24179873640200
City Council: District 6 (Remick)
Accela Record: 2025-PCCC-00007
AICUZ: 65-70 dB DNL - Sub-Area 1
SGA: Resort Area
Overlay: Short Term Rental
Staff Planner: Alexis Bailey



Request to operate one 4-bedroom short term rental.

12. Sumesh Nair

Property Owner(s): PAS Partnership LLC
Conditional Use Permit (Short Term Rental)
Address: 514 22nd Street, Unit 300
GPIN: 24179873640300
City Council: District 6 (Remick)
Accela Record: 2025-PCCC-00008
AICUZ: 65-70 dB DNL - Sub-Area 1
SGA: Resort Area
Overlay: Short Term Rental
Staff Planner: Alexis Bailey



Request to operate one 4-bedroom short term rental.