



Planning Commission Agenda

June 24, 2020

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

The chair of the Virginia Beach Planning Commission has called a special meeting for a public hearing to be held on **Wednesday, June 24, 2020**, at **12:00 pm** in the City Council Chamber of Building 1, Virginia Beach, Virginia. A briefing session will be held at 9:00 a.m. in the Council Chamber, Building 1.

There will be limited seating in Council Chambers for citizens who wish to attend the meeting in person. For the safety and well-being of all participants, social distancing measures will be in place, and the wearing of face masks is required. Citizens are encouraged to submit comments to the Planning Commission prior to the public hearing via email to wlandfair@vb.gov or via United States Postal Service to Bill Landfair, 2875 Sabre Street, Suite 500, Virginia Beach, VA 23452.

For those citizens who wish to speak in person at the public hearing please call (757) 385-4621 to register prior to 9:00 a.m. June 24, 2020. We ask that you arrive 15-20 minutes early to check in with Staff who will be in the lobby of the first floor of City Hall. Staff will escort you to the lobby area outside of the City Council chamber in advance of being called to speak. All lobby areas will be equipped with seating and televisions for the public to view while waiting. Speakers will be escorted back to the first floor after making comments in the chamber. Depending on the number of people in attendance, additional waiting areas, perhaps even in another building, may be necessary in order to comply with social distancing requirements.

For those citizens who desire to attend this meeting virtually via WebEx, registration is required. Please visit www.vbgov.com/pc or enter the following URL into your web browser to register:
<https://vbgov.webex.com/vbgov/onstage/g.php?MTID=e81edf60d8f66521050495592cad3a04>

If you desire to speak at the public hearing via WebEx or in person you must notify staff prior to 9:00 a.m. June 24, 2020 at (757) 385-4621.

If you are **physically disabled** or **visually impaired** and need assistance at this meeting, please call the **CITY CLERK'S OFFICE** at **385-4303**. The special meeting will be broadcast on cable TV, www.vbgov.com and Facebook Live.

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

- * Deferral
- ** Withdrawal

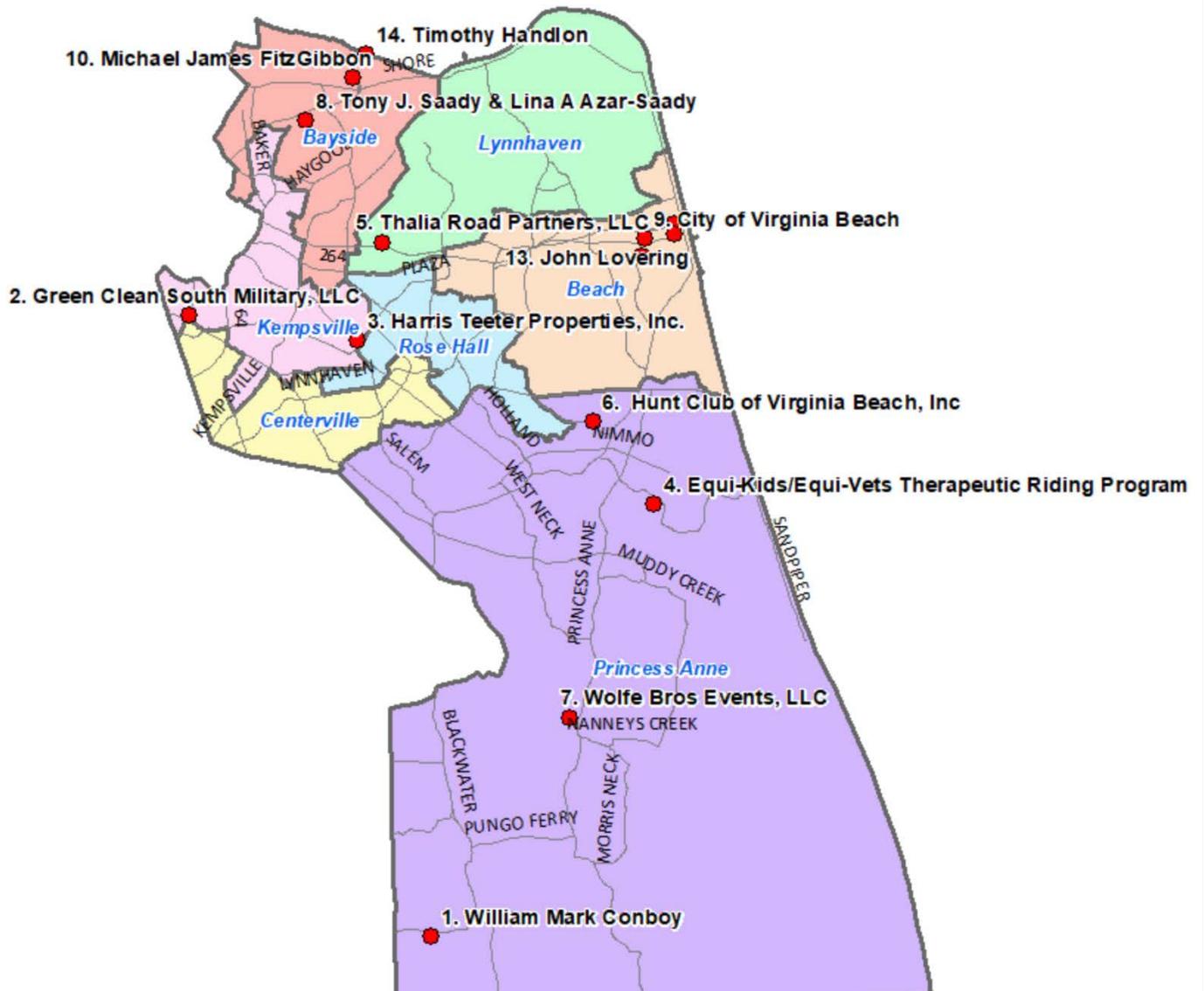
signed up to speak at the hearing if there are any requests to withdraw or defer an item that is on the agenda. **Please note the requests that are made, as one of the items being withdrawn or deferred may be the item that you have an interest in.** Please confine your remarks to the deferral or withdrawal 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/Beacon.

* Deferral
** Withdrawal

JUNE 24, 2020
PLANNING COMMISSION AGENDA



* Deferral
** Withdrawal

JUNE 24, 2020
PLANNING COMMISSION AGENDA

**A.
COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION**

**B.
BRIEFINGS**

Comprehensive Plan Update – Mark Shea, Strategic Growth Area

12:00 P.M. – PUBLIC HEARING

1. APPROVAL (COUNCIL on August 18th)

**William Mark Conboy [Applicant]
Conboy Construction Corporation [Owner]**

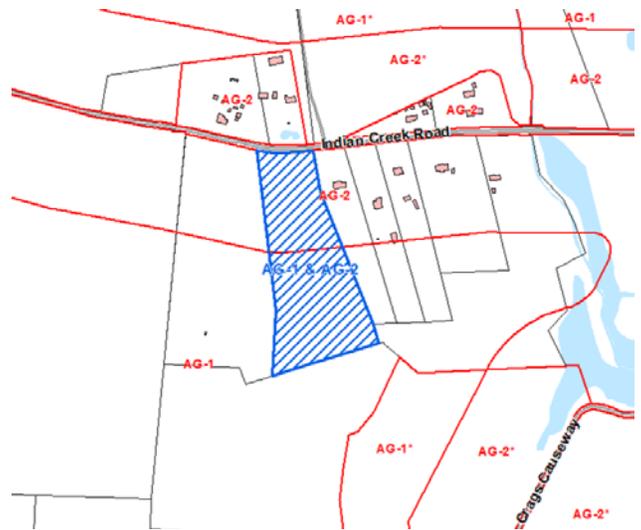
Conditional Use Permit (Residential Kennel)

3285 Indian Creek Road

(GPIN 1387681885)

COUNCIL DISTRICT – PRINCESS ANNE
Staff Planner – Marchelle Coleman

The applicant is requesting a Conditional Use Permit for a Residential Kennel to care for up to 30 dogs for hunting purposes.



2. APPROVAL (COUNCIL on August 18th)

Green Clean South Military, LLC [Applicant & Owner]

Modification of Conditions (Car Wash Facility)

820 S Military Highway

(GPIN 1456253633)

COUNCIL DISTRICT – KEMPSVILLE
Staff Planner – Jonathan Sanders

The applicant is requesting to redevelop the existing site with a car wash facility with a new car wash.



* Deferral
** Withdrawal

3. APPROVAL (COUNCIL on August 18th)

Harris Teeter Properties, Inc. [Applicant] Brenneman Farm Retail Associates, LLC [Owner]

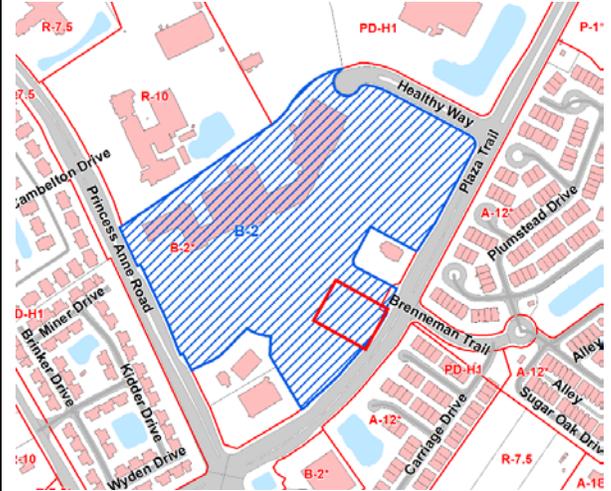
Conditional Use Permit (Automobile Service Station)

4540 Princess Anne Road

(GPIN 1476517896)

COUNCIL DISTRICT – KEMPSVILLE
Staff Planner – Jonathan Sanders

The applicant would like to construct a fuel center with a small kiosk on the outparcel.



4. DEFERRED

Equi-Kids/Equi-Vets Therapeutic Riding Program, a Virginia Non-Stock Corporation [Applicant & Owner]

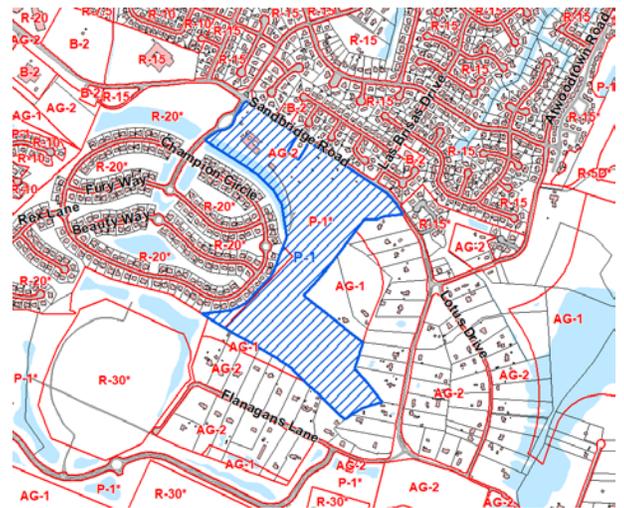
Conditional Rezoning (Conditional P-1 Preservation District to Conditional AG-2 Agricultural District)

2626 Heritage Park Drive

(GPIN 2413793139)

COUNCIL DISTRICT – PRINCESS ANNE
Staff Planner – Bill Landfair

The applicant has requested to conditionally rezone 42 acres of the existing Equi-Kids/Equi-Vets riding facility located on Sandbridge Road from the Conditional P-1 Preservation District to the Conditional AG-2 Agricultural District.



5. APPROVAL (COUNCIL on August 18th)

Thalia Road Partners, LLC [Applicant] Wayside Village Shoppes, LLC & Willis Realty Corporation [Owners]

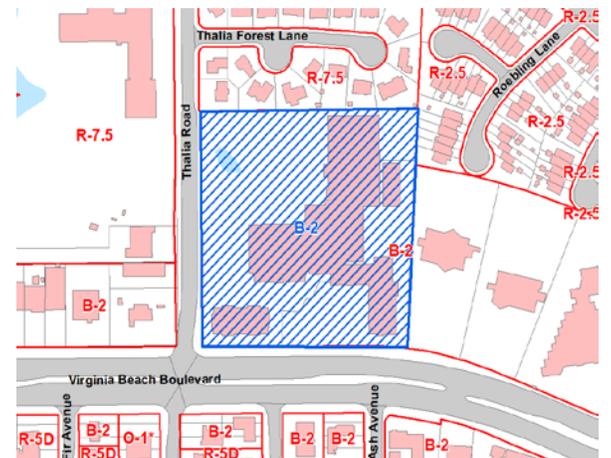
Conditional Rezoning (B-2 Community Business District to Conditional B-4 Mixed-Use District)

4216 & 4220 Virginia Beach Boulevard

(GPINs 1477953769 & 1477955573)

COUNCIL DISTRICT – LYNNHAVEN
Staff Planner – Bill Landfair

The applicant has requested a Conditional Rezoning of the subject property to redevelop much of the site with up to 261 multi-family dwelling units and 35,778 square feet of commercial uses.



- * Deferral
- ** Withdrawal

6. DEFERRED

**Hunt Club of Virginia Beach, Inc [Applicant]
Hunt Club Farm A-1-A [Owner]**

Modification of Conditions

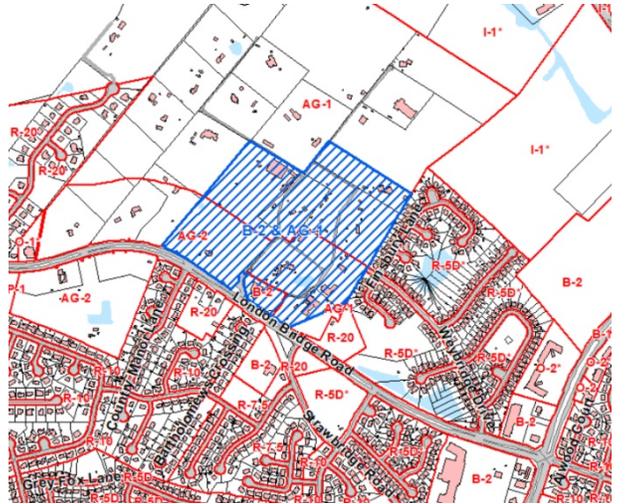
2356, 2380, 2388, 2400, 2412, & 2416 London Bridge Road

(GPINs 2405900607, 2405914155, 2405916438, 2405819128, 2405900218, 2405812185)

COUNCIL DISTRICT – PRINCESS ANNE

Staff Planner – Hoa Dao

The applicant is seeking to modify the conditions that were approved with the Conditional Use Permits in 2014 and 2015 for Hunt Club Farm.



7. DENIAL (COUNCIL on August 18th)

Wolfe Bros Events, LLC [Applicant & Owner]

Conditional Use Permit (Assembly Use)

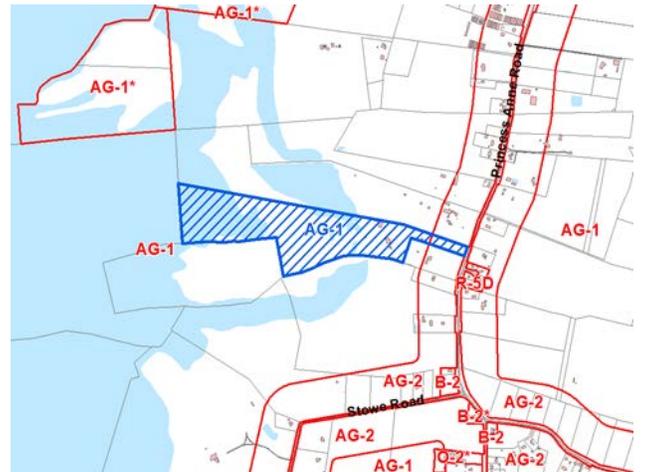
1145 Princess Anne Road

(GPIN 2400493564)

COUNCIL DISTRICT – PRINCESS ANNE

Staff Planner – Hoa Dao

The applicant is requesting to have indoor and outdoor events on a 63 acres lot.



8. DEFERRED

Tony J. Saady & Lina A Azar-Saady [Applicant & Owner]

Subdivision Variance

5052 Lord Felton Lane

(GPIN 1469826953)

COUNCIL DISTRICT – BAYSIDE

Staff Planner – Aubrey Trebilcock

The applicant is requesting a Subdivision Variance to Sections 4.1m (right-of-way width) and 4.4a (lot width) of the Subdivision Regulations to create two lots from the existing parcel.



* Deferral
** Withdrawal

9. APPROVAL (COUNCIL on August 18th)
City of Virginia Beach [Applicant & Owner]

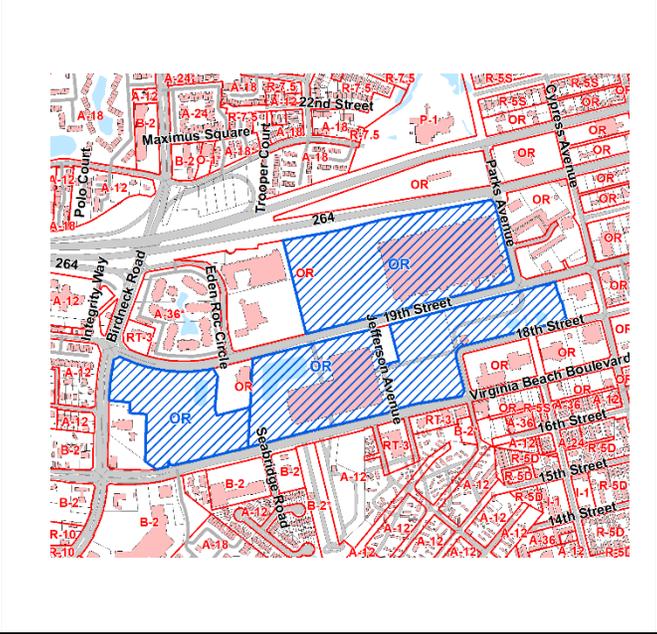
Special Exception for Alternative Compliance

South of 264, West of Parks Avenue, and slightly East of Parks Avenue, North of 18th Street, West of Washington Avenue, North of 17th Street, East of N. Birdneck Road

(GPIN 2417661204, 2417866932, 2417778217, 2417765489)

COUNCIL DISTRICT – BEACH
Staff Planner – Karen Creech

The request will allow for recurring Outdoor Assembly Use and Open Air Market Special Events to occur on the Convention Center and Sports Center Campus.



11. APPROVAL (COUNCIL on August 18th)

Casey Kruemcke [Applicant & Owner]

Conditional Use Permit (Short Term Rental)

133 Ackiss Avenue

(GPIN 2417537816)

COUNCIL DISTRICT – BEACH
Staff Planner – Summer Peebles

The applicant is requesting a Conditional Use Permit for a 3-bedroom Short Term Rental.



12. APPROVAL (COUNCIL on August 18th)

3D Builder Investments, LLC [Applicant] Ralph Brian Sloop [Owner]

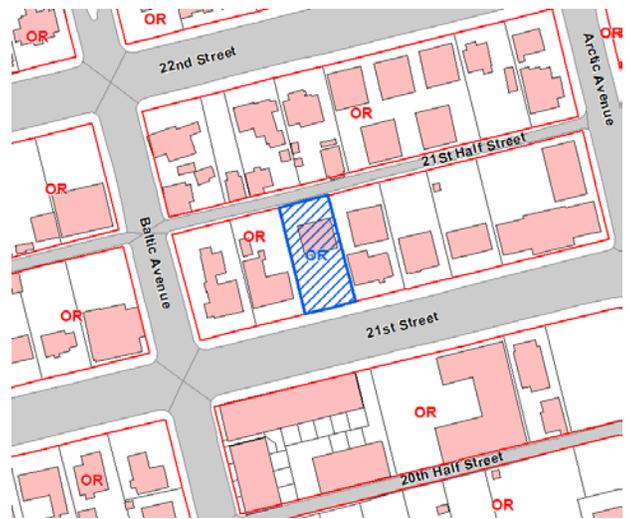
Conditional Use Permit (Short Term Rental)

421 21st Street

(GPIN 24270823850002)

COUNCIL DISTRICT – BEACH
Staff Planner – Deb Zywna

The applicant is requesting a Conditional Use Permit for a 4-bedroom Short Term Rental.



* Deferral
** Withdrawal

13. APPROVAL (COUNCIL on August 18th)

John Lovering [Applicant & Owner]

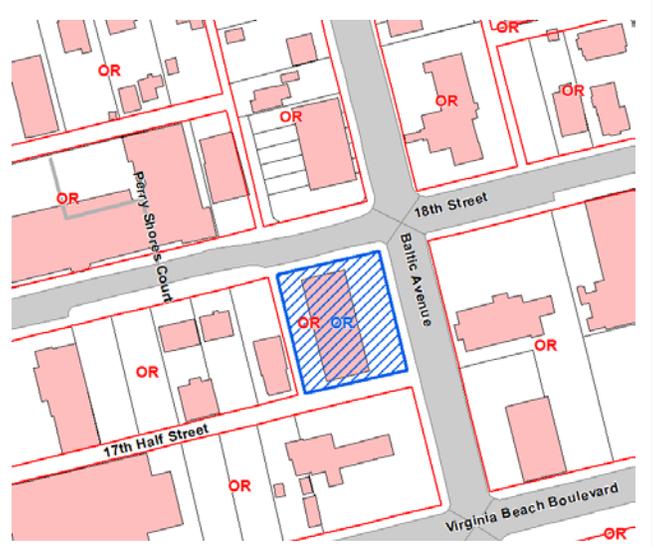
Conditional Use Permit (Short Term Rental)

1718 Baltic Avenue

(GPIN 24270730526800)

COUNCIL DISTRICT – BEACH
Staff Planner – **Deb Zywna**

The applicant is requesting a Conditional Use Permit for a 2-bedroom Short Term Rental.



14. APPROVAL (COUNCIL on August 18th)

Timothy Handlon [Applicant & Owner]

Conditional Use Permit (Short Term Rental)

2541 Seaview Avenue

(GPIN 1570721176)

COUNCIL DISTRICT – BAYSIDE
Staff Planner – **Kevin Hershberger**

The applicant is requesting a Conditional Use Permit for a 4-bedroom Short Term Rental.



* Deferral
** Withdrawal