

A photograph of a lighthouse on a beach. The lighthouse is tall and cylindrical, with a black top section and a white middle section. It is surrounded by a fence made of wooden posts and wire. The foreground is filled with dry, brown grasses. The sky is a clear, light blue. The text 'Planning Commission Agenda' is overlaid on the right side of the image in a large, white, serif font with a blue outline. The date 'February 8, 2023' is overlaid in the center of the image in a similar font. At the bottom right, there is a logo for the City of Virginia Beach, featuring the letters 'VB' in a stylized, colorful font and the text 'CITY OF VIRGINIA BEACH' to its right.

Planning Commission Agenda

February 8, 2023



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

A Public Hearing of the Virginia Beach Planning Commission will be held on **Wednesday, February 8, 2023 at 12:00 p.m. in the Council Chamber at City Hall, 2nd Floor at 2401 Courthouse Drive Building 1, Virginia Beach, VA 23456**. Members of the public will be able to observe the Planning Commission meeting through livestreaming on www.vbgov.com, 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/onstage/g.php?MTID=ee9f5bb6b24610cd248edeb98ad13348f>
2. Register with the Planning Department by calling 757-385-4621 or via email at mbharris@vbgov.com prior to 5:00 p.m. on February 7, 2023.

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.vbgov.com/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. The meeting will be broadcast on cable TV, www.vbgov.com and Facebook Live.

Please check our website at www.vbgov.com/pc for the most updated meeting information.

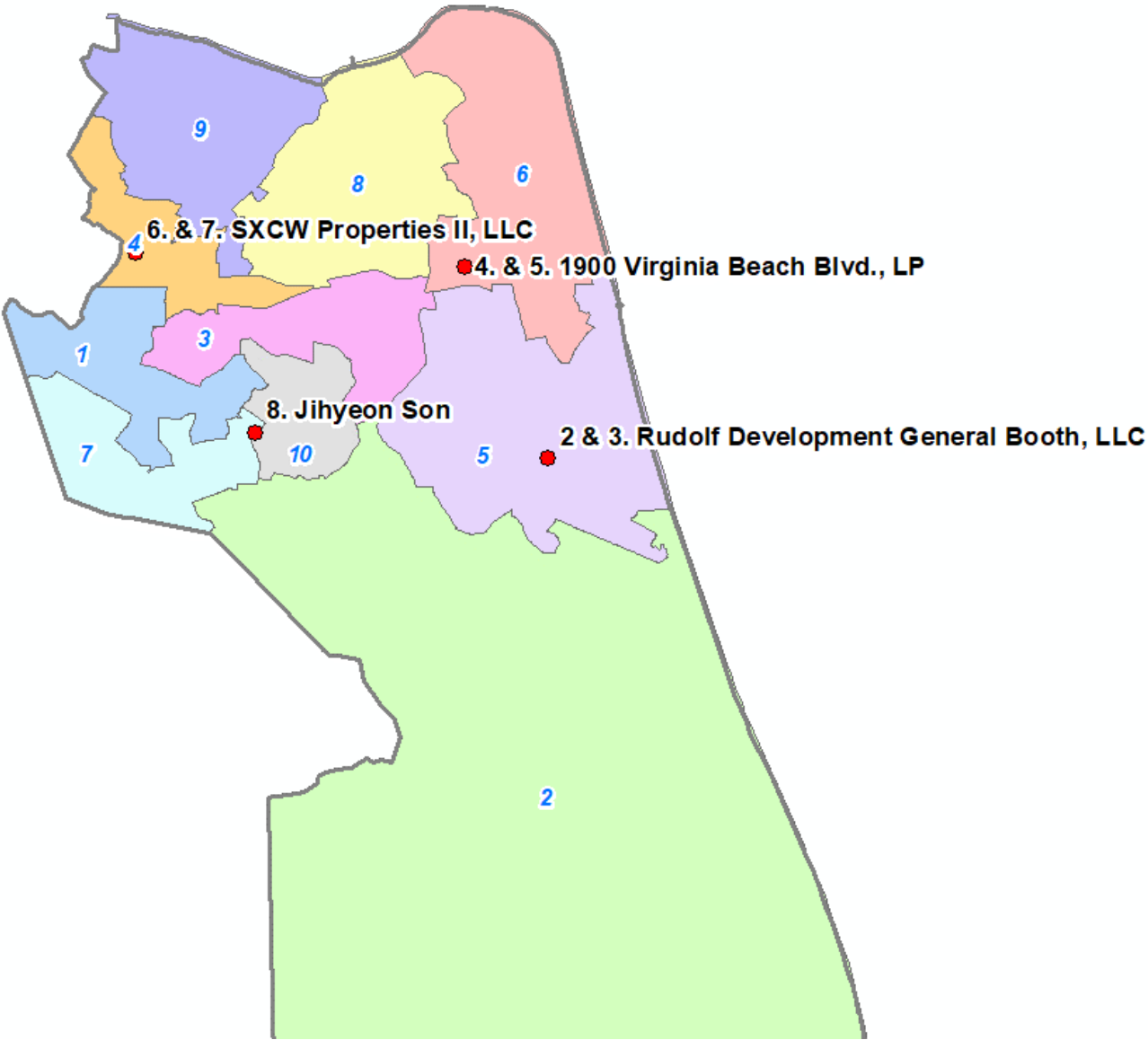
Planning Commission Hearing Procedures

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/Beacon.

FEBRUARY 8, 2023
PLANNING COMMISSION AGENDA



PLANNING COMMISSION AGENDA

A. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

B. BRIEFINGS

1. Amendment to Section 104 of the Zoning Ordinance pertaining to Short Term Rentals, Beverly K. Wilson – Deputy City Attorney
2. Update on STR Regulations from recent VA General Assembly action, Beverly K. Wilson – Deputy City Attorney
3. 2022 Year End Report, Hoa N. Dao – Planning Evaluation Coordinator

12:00 P.M. – PUBLIC HEARING

1. **APPROVAL (COUNCIL ON MARCH 7)**

City of Virginia Beach

City of Virginia Beach - An Ordinance to amend Section 2004 of the City Zoning Ordinance pertaining to the dimensional and other requirements in the Historic Kempsville Area Overlay District. (Sponsored by Council Member Berlucchi)

2. & 3. **APPROVAL (COUNCIL ON MARCH 7)**

Rudolf Development General Booth, LLC & Atlow Group, Inc (Applicants)

Rudolf Development General Booth, LLC (Property Owner)

Modification of Proffers

Conditional Use Permit (Indoor Recreational Facility)

Address: Parcel directly east of 1700 General Booth Boulevard & north of Edison Road

GPIN(s): 2415532272

City Council: District 5, formerly Princess Anne

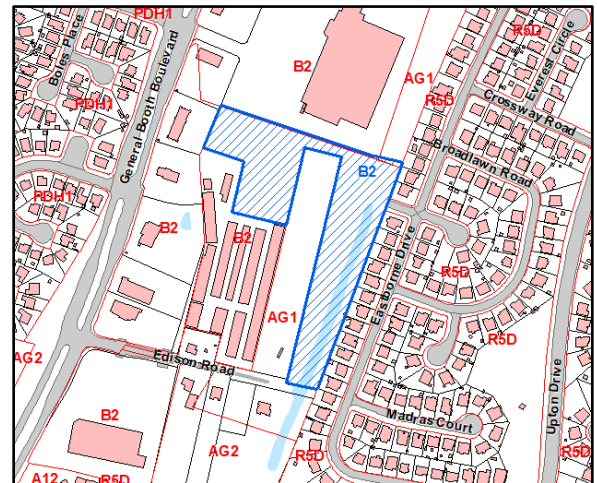
Accela Record(s): 2022-PCCC-00277, 2022-PCCC-00261

SGA: No

Overlay: No

Staff Planner: Hoa N. Dao

Request to amend approved proffers to change the building design and site layout along with a Conditional Use Permit to construct and operate an Indoor Recreational Facility.



4. & 5. APPROVAL (COUNCIL ON MARCH 7)
1900 Virginia Beach Blvd., LP (Applicant & Property Owner)

Conditional Rezoning (A-12 Apartment District to Conditional B-2 Community Business District)

Conditional Use Permit (Bulk Storage Yard)

Addresses: 1900, 1902, 1904, 1906, and 1912 Virginia Beach Boulevard; 303, 305, 307, 309, 311, 313 and 315 Maxey Drive

GPIN(s): 2407467406, 2407466302

City Council: District 6, formerly Beach

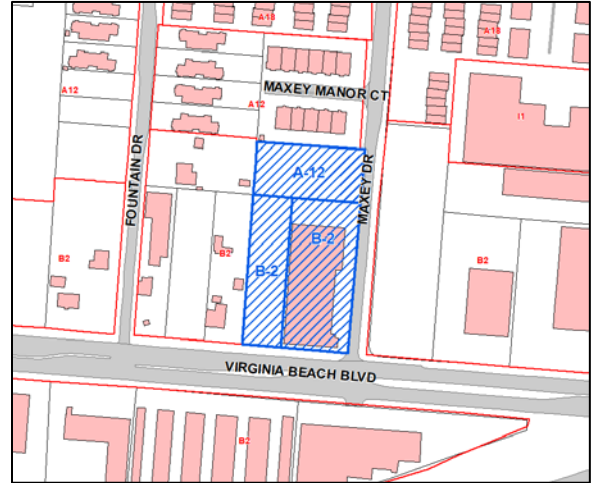
Accela Record(s): 2022-PCCC-00211, 2022-PCCC-00239

SGA: Yes – Hilltop

Overlay: No

Staff Planner: Marchelle Coleman

Request to rezone portion of property from A-12 to B-2 and a Conditional Use Permit request for a Bulk Storage Yard.



6. & 7. APPROVAL (COUNCIL ON MARCH 7)
SXCW Properties II, LLC (Applicant)
Victor Alpha Associates, LLC (Property Owner)

Conditional Use Permits (Car Wash Facility & Automobile Service Station)

Address: 5480 Virginia Beach Boulevard

GPIN(s): Portion of 1467482294

City Council: District 4, formerly Kempsville

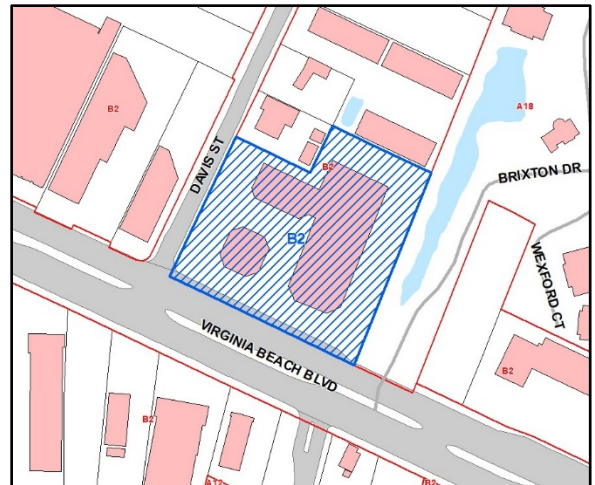
Accela Record(s): 2022-PCCC-00264, 2022-PCCC-00265

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman

Requests to construct and operate a single-bay automated car wash facility and an automobile service station with 10 fuel pumps.



8.

Jihyeon Son (Applicant)

SCI Lynnhaven Fund, LLC (Property Owner)

Conditional Use Permit (Tattoo Parlor)

Addresses: 2077 Lynnhaven Parkway, Suite 103

GPIN(s): Portion of 1475859946

Council District: District 7, formerly Rose Hall

Accela Record(s): 2022-CCC-10236

SGA: No

Overlay: No

Staff Planner: Michaela D. McKinney

Request to operate a tattoo parlor within a unit of the Salem Crossing Shopping Center.

DEFERRAL REQUESTED

