

Department of Planning  
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**MARKED AGENDA**

*Chesapeake Planning Commission*

**PUBLIC HEARING – JANUARY 10, 2007  
CITY COUNCIL CHAMBER – 7:00 P.M.**

- A. Call to Order: Chairman Smith
- B. Invocation: Commissioner Rowland
- C. Pledge of Allegiance: Commissioner Weaver
- D. Roll Call: Commissioner Moore absent
- E. Approval of Minutes: [DECEMBER 13, 2006](#) (6-0-2; Ward/Peoples – Moore absent - Rowland, Wilfore abstained)
- F. Public Hearing Consent Items:
  - 1. [R\(C\)-06-25](#)  
**PROJECT:** Chesapeake Gateway  
**APPLICANT:** ROC Industrial Associates, LLC  
**AGENCY:** Site Improvement Associates, Inc.  
**PROPOSAL:** A conditional zoning reclassification of 10.034 acres from B-3 Highway Business District to R-MF-2 Multi-family Residential District to allow 200 condominium units.  
**PROPOSED COMP LAND USE & DENSITY:** High Density multi-family with density not exceeding 24 units per acre  
**EXISTING COMP LAND USE & DENSITY:** General Business/Commercial  
**LOCATION:** Southeast corner of Tintern Street and I-64  
**TAX MAP SECTION/PARCEL:** 0270000000777, 0270000000778  
**BOROUGH:** Washington  
*(Continued from the December 13, 2006 Public Hearing)*  
  
**CONTINUED** to the February 14, 2007 Public Hearing. (8-0; Rowland/Ward-Moore absent)

2. [UP-06-39](#)  
**PROJECT:** Chesapeake Gateway  
**APPLICANT:** ROC Industrial Associates, LLC  
**AGENCY:** Site Improvement Associates, LLC  
**PROPOSAL:** A conditional use permit to allow multi-family residential buildings in excess of 35 feet. The application is contingent on approval of R(C)-06-25.  
**ZONE:** (proposed) R-MF-2, Multifamily Residential District (existing) B-3, Highway Business District  
**LOCATION:** Southeast corner of Tintern Street and I-64  
**TAX MAP SECTION/PARCEL:** 0270000000777, 0270000000778  
**BOROUGH:** Washington  
*(Continued from the December 13, 2006 Public Hearing)*

[CONTINUED](#) to the February 14, 2007 Public Hearing. (8-0; Rowland/Ward-Moore absent)

3. [R\(PUD\)-06-01](#)  
**PROJECT:** Bryan's Cove  
**APPLICANT:** BC of Deep Creek Investments, LLC  
**AGENCY:** Land Planning Solutions, LC  
**PROPOSAL:** A conditional zoning reclassification of 133<sup>±</sup> acres from M-2 General Industrial District and 11 acres from M-3 Waterfront Industrial District to PUD-R Planned Unit Development. The development is mixed use with a residential component a marina, retail, and a public park, boat ramp and fishing dock.  
**PROPOSED COMP LAND USE & DENSITY:** Medium Density Mixed Use  
**EXISTING COMP LAND USE & DENSITY:** General Manufacturing, Warehousing & Industry, Water Related Industry  
**LOCATION:** 1800 Shipyard Road and parcel to the east of 1800 Shipyard Road  
**TAX MAP SECTION/PARCEL:** 0350000000580, 0350000000582, 0350000000583, and portion of 0350000000590  
**BOROUGH:** Deep Creek  
*(Continued from the December 13, 2006 Public Hearing)*

[CONTINUED](#) to the February 14, 2007 Planning Commission Public Hearing. (8-0; Rowland/Ward-Moore absent)

4. [R\(C\)-06-27](#)  
**PROJECT:** Towne Place at Greenbrier  
**APPLICANT:** Chesapeake Eden Way, LLC  
**AGENCY:** Kaufman & Canoles, P.C.  
**PROPOSAL:** A conditional zoning reclassification of 22.155 acres from B-2 General Business District to B-5 Urban Business District  
**PROPOSED AND EXISTING COMP LAND USE & DENSITY:** General Business/Commercial  
**LOCATION:** 717 Eden Way North  
**TAX MAP SECTION/PARCEL:** 0280000000760  
**BOROUGH:** Washington

[CONTINUED](#) to the February 14, 2007 Planning Commission Public Hearing. (8-0; Rowland/Ward-Moore absent)

5. [UP-06-48](#)  
**PROJECT:** Towne Place at Greenbrier  
**APPLICANT:** Chesapeake Eden Way, LLC  
**AGENCY:** Kaufman & Canoles, P.C.  
**PROPOSAL:** A conditional use permit for a building height exemption pursuant to Section 19-205 Chesapeake Zoning Ordinance to increase the maximum building height of a proposed mixed-use building to 85 feet.  
**ZONE:** Existing B-2 General Business District; Proposed B-5 Urban Business District in R(C)-06-27  
**LOCATION:** 717 Eden Way North  
**TAX MAP SECTION/PARCEL:** 0280000000760  
**BOROUGH:** Washington

[CONTINUED](#) to the February 14, 2007 Planning Commission Public Hearing. (8-0; Rowland/Ward-Moore absent)

6. [CP-06-03](#)  
Resolution amending the 2026 Chesapeake Comprehensive Plan to modify the proffer policy by adjusting the maximum amount of anticipated voluntary cash proffers for schools, roads and libraries.  
*(Continued from the December 13, 2006 Public Hearing)*

**Planning Commission recommends that CP-06-03 be [DENIED](#).** (7-1; Rowland/Ward - Watson opposed - Moore absent)

7. **UP-06-41**  
**PROJECT:** Great Bridge Storage Facility  
**APPLICANT:** Great Bridge Storage, LLC  
**AGENCY:** Horton & Dodd, P.C.  
**PROPOSAL:** A conditional use permit to allow a self-storage facility on a portion of a 48.4 acre parcel.  
**ZONE:** A-1 Agricultural District  
**SIC CODE:** 4225  
**LOCATION:** 1736 Mount Pleasant Road  
**TAX MAP SECTION/PARCEL:** 0500000000550  
**BOROUGH:** Butts Road

*(Continued from the December 13, 2006 Public Hearing)*

Planning Commission recommends that UP-06-41 be **APPROVED** with the following stipulations: **UPDATED STAFF REPORT** (6-2; Whitted/Rowland – Watson, Wilfore opposed – Moore absent)

1. The applicant/owner agrees to provide appropriate right-of-way dedication for the ultimate 120 foot right-of-way of Mount Pleasant Road as indicated in the 2050 Master Transportation Plan. Such right-of-way dedication shall be shown on the final site plan and dedicated in accordance with Public Works requirements.
2. The applicant/owner agrees to provide a left turn lane and right turn taper designed in accordance with the requirements of the Director of Public Works or designee. The right turn taper and ultimate left turn lane and taper requirements shall be reflected on the final construction plan and constructed prior to issuance of a certificate of occupancy.
3. The applicant/owner shall lawfully remove all onsite Aboveground Storage Tanks (“ASTs”), white goods, scrap metal, and tires in accordance with the Virginia Department of Environmental Quality’s (“DEQ”) Storage Tank Program Technical Manual (DEQ Guidance Document #01-2024, 3<sup>rd</sup> Edition, October 4, 2001) and applicable Virginia and Chesapeake solid waste regulations and ordinances. Disposal manifests and/or reports for the AST(s) shall be submitted to the Chesapeake Department of Public Works prior to building permit authorizations.
4. The applicant/owner shall comply with the minimum development standards in Section 12-406 of the Zoning Ordinance, including but not limited to, requirements relating to sound attenuation, enhanced buffering and lighting. The applicant/owner agrees to provide 30% more plant material than required by the zoning ordinance in landscape buffers E and F as determined by the City Arborist, and to extend the landscape buffer to the east side of the property to

provide additional screening for the adjacent residential property as depicted on the revised preliminary site plan stamp-dated January 4, 2007. All landscape buffers and berms shall be completed prior to issuance of a certificate of occupancy for any part of the development.

5. The applicant/owner shall provide the location, dimensions and an elevation of the proposed freestanding sign on the final site plan. The sign shall be externally illuminated only.
6. The applicant/owner shall provide water and sewer facilities to serve the property in accordance with the Chesapeake Zoning Ordinance. The applicant/owner shall obtain Health Department approval of the private water supply and sewage disposal systems prior to final site plan approval. The approval of any well to be installed and used for drinking water must include findings that the water quality meets the Health Department standards for potable water wells.
7. The applicant/owner shall install and maintain a system for providing fire protection at this site that meets the fire fighting operational requirements in accordance with the Public Facilities Manual and the Fire Code and as approved by the Fire Code Official for the proposed occupancy use. A wet retention pond is one alternative in lieu of a municipal water supply system when not available, provided adequate volume meets the fire flow demand and duration, and the delivery and distribution method is approved by the Fire Code Official. The Final site plan shall include all requirements and details for emergency access, and water and distribution equipment for fire protection before final approval is granted, and all such installations shall be field inspected and approved by the Fire Marshal's Office prior to issuance of a certificate of occupancy.
8. The applicant/owner shall include a disclosure note per Section 12-407 of the Zoning Ordinance on the final site plan.
9. The applicant/owner agrees that the architectural design of the proposed facility will be in substantial conformance to the rendering of architectural elevations entitled "Great Bridge Self Storage" dated November 13, 2006, as determined by the Planning Director or designee. The applicant/owner also agrees that a final architectural plan, which includes without limitation a description of exterior colors and materials and demonstrates compliance with this stipulation, shall be submitted to, and approved by, the Planning Director or designee prior to the approval of the final site plan for the subject property. The applicant/owner further agrees that the approved final architectural plan shall be incorporated in the building plans that are submitted to the City for approval.

10. The applicant/owner agrees that the chain link fence will be vinyl coated in dark green or black in the areas so designated on the preliminary site plan stamp-dated November 13, 2006. Other fencing in the locations shown on this preliminary site plan will conform to the above referenced rendering and the attached photograph also dated November 13, 2006. The applicant/owner also agrees to provide fencing around the BMP. The Planning Director or designee shall have final approval authority and such approval shall be obtained prior to final site plan approval.
11. The applicant/owner agrees to limit the hours of operation to 7:00 am to 8:00 pm, seven days a week.
12. The applicant/owner agrees that there will be no on-site rental of vehicles and no vehicles for rent shall be parked or stored on the subject property except those actively used by tenants for loading and unloading.
13. The applicant/owner agrees that a conditional use permit shall not be sought for an expanded or new storage facility for the remaining portion of the subject property, beyond what is depicted on the preliminary site plan associated with UP-06-41. The applicant/owner further agrees that the portion of the property as depicted on the preliminary site plan associated with UP-06-41, which is currently zoned R-15(s) and to the east of the limits of the property being developed for the storage facility, shall remain R-15(s). The applicant/owner shall record a deed restriction within sixty (60) days of approval by city council of UP-06-41 reciting that the remaining portion of the subject property zoned beyond what is depicted on the preliminary site plan associated with UP-06-41 shall not be used for an expanded or new storage facility and that no rezoning shall be sought for the remaining portion of the subject property to the east of the development site and zoned R-15(s) not proposed for development in UP-06-41.
14. The applicant/owner agrees to perpetually maintain an employee residing at the storage facility.
15. The applicant/owner agrees that all buildings shall be single story except the manager's office/residence which shall be two stories.
16. The applicant/owner agrees that auctions will be conducted no more frequently than one time per calendar month and will be scheduled to begin between the hours of 10:00 am and 2:00 pm.

8. [RSN\(M\)-06-01](#)  
**PROJECT:** Reunion in Historic South Norfolk  
**APPLICANT:** Alexander-Rose, LLC  
**AGENCY:** Pinnacle Group Engineering, Inc.  
**PROPOSAL:** Planned Unit Development modification to amend the development criteria for the project formerly known as Mill Creek Village (R(PUD)-04-03).  
**PROPOSED AND EXISTING COMP LAND USE & DENSITY:** Low Density Multi-family with density not exceeding 16 units per acre  
**LOCATION:** At the end of Yager Court, east of Bainbridge Boulevard and north of S. Military Highway  
**TAX MAP SECTION/PARCEL:** 1650000000030, 1580000000080, 1580000000111  
**BOROUGH:** South Norfolk

**Planning Commission recommends that RSN(M)-06-01 be [APPROVED](#).  
[UPDATED STAFF REPORT](#) (8-0; Rowland/Watson – Moore absent)**

9. [UP-06-45](#)  
**PROJECT:** Hickory Communications, Cingular  
**APPLICANT:** Universal Wireless, LLC  
**PROPOSAL:** A conditional use permit to allow a 199' monopole communication tower on a 10,000 square foot leased parcel; part of a 100.104 acre tract. The applicant is also requesting an alternative parking surface in accordance with Section 19-406.C.1 of the Chesapeake Zoning Ordinance.  
**ZONE:** A-1 Agricultural District  
**SIC CODE:** 48  
**LOCATION:** 1541 Head of River Road  
**TAX MAP SECTION/PARCEL:** 0990000000162  
**BOROUGH:** Butts Road

**[CONTINUED](#) to the February 14, 2007 Public Hearing. (7-0-1; Whitted/Weaver - Peoples abstained - Moore absent)**

10. [UP-06-47](#)  
**PROJECT:** Sunrise Salon  
**APPLICANT:** JoAnn Ahlemeyer  
**PROPOSAL:** A conditional use permit for a home occupation to operate a one chair beauty salon within an existing single family residence on a 12,000± square foot parcel.  
**ZONE:** R-12(a)s Residential District  
**SIC CODE:** 7231  
**LOCATION:** 420 Currituck Drive  
**TAX MAP SECTION/PARCEL:** 0491009000340  
**BOROUGH:** Butts Road

Planning Commission recommends that UP-06-47 be **APPROVED** with the following stipulations: (8-0; Rowland/Watson – Moore absent)

1. The hours of operation shall be limited to Monday through Friday from 9 a.m. to 4 p.m.
  2. The subject operation shall be limited to one workstation.
  3. Parking for the residence and the home occupation shall be accommodated on-site. One car shall be parked in the garage and two cars parked on the existing driveway. The applicant shall not convert the existing garage into a habitable space.
  4. There shall be no outside signage associated with this use permit.
  5. Backflow preventers shall be installed on all domestic and fire systems before any takeoffs are made and in accordance with the manufacturer's recommendations, the International Plumbing Code requirements, and the Department of Utilities' policy.
  6. All parking spaces shall be effectively screened from view from the adjacent properties with a Buffer Yard "F" or equivalent as approved by the City Arborist along Currituck Drive and a Buffer Yard "C" or equivalent along the side property lines. Landscaping shall be installed prior to obtaining a business license for the home occupation.
11. **UP-06-49**  
**PROJECT:** Bower's Hill Substation Expansion  
**APPLICANT:** Virginia Electric and Power Company  
**PROPOSAL:** A conditional use permit to allow the expansion of an existing electrical substation facility on a 4.983 acre parcel. The applicant is also requesting an alternative parking surface in accordance with Section 19-406.C.1 of the Chesapeake Zoning Ordinance.  
**ZONE:** R-8s Residential District and R-MF-1 Multi-family Residential District  
**SIC CODE:** 4911  
**LOCATION:** On the south side of Airline Boulevard, 527 feet east of Keaton Way  
**TAX MAP SECTION/PARCEL:** 0230000001991  
**BOROUGH:** Western Branch

Planning Commission recommends that UP-06-49 be **APPROVED** with an alternative parking surface in accordance with section 19-406.C.1 of the Zoning Ordinance. (8-0; Rowland/Watson – Moore absent)

H. Public Hearing Regular Items:

12. **ST.C-06-05**

**PROJECT:** Stewart Street Closure

**APPLICANT:** Gateway at SoNo Development, LLC

**AGENCY:** Clark Nexsen

**PROPOSAL:** To close that portion of Stewart Street from Poindexter Street to Grady Street

**ZONE:** B-2 (General Business District) and R-SFA (Residential District)

**LOCATION:** Stewart Street from Poindexter Street to Grady Street

**TAX MAP SECTION/PARCEL:** 1270000002450

**BOROUGH:** South Norfolk

**Planning Commission recommends that ST.C-06-05 be APPROVED with the following stipulations:** (8-0; Weaver/Ward – Moore absent)

1. **Unless waived or modified by the City Council, the petitioner(s)/owner(s) shall purchase the street closure area for \$183,500. The payment must be made within ten (10) days of City Council's approval of the right-of-way closure, as required by Chapter 66 of the City Code. Failure to render such payment within said 10 day period shall render this right-of-way closure null and void.**
2. **Public water and sewer utility easements are reserved by the City covering the entire street closure area. The petitioner shall prepare and record a deed of easement using the standard deed of easement form provided by the Department of Public Utilities.**
3. **If required, the applicant shall relocate the public water and sewer utilities to meet city standards as determined by the Department of Public Utilities. This relocation shall be performed and completed as determined by the Director of the Department of Public Utilities before the street closure becomes effective.**

13. [R\(PUD\)-06-02](#)

**PROJECT:** The Gateway at SoNo

**APPLICANT:** Gateway at SoNo Development, LLC

**AGENCY:** Clark Nexsen

**PROPOSAL:** A conditional zoning reclassification of 6.02<sup>+/-</sup> acres from B-2 General Business District and R-SFA Multi-family Residential District to PUD -U, Urban Planned Unit Development

**LOCATION:** Area bounded generally by Bainbridge Boulevard to the west, Poindexter Street to the south, Grady Street to the north and the South Norfolk Library to the east

**TAX MAP SECTION/PARCEL:** 1270000002470, 1270000002460, 1270000002450, 1270000002440, 1270000002430, 1270000002410

**BOROUGH:** South Norfolk

Planning Commission recommends that R(PUD)-06-02 be **APPROVED** based on (1) the proposed rezoning is consistent with the Comprehensive Plan and the Poindexter Corridor Strategic Plan and (2) the proposed rezoning will encourage economic revitalization by establishing a vibrant gateway entrance into South Norfolk. [Development Criteria](#) [Architectural Elevations](#) (8-0; Rowland/Weaver – Moore absent)

14. [R\(C\)-05-29](#)

**PROJECT:** Falcon Pointe Rezoning

**APPLICANT:** Titon Development Inc

**AGENCY:** Hassell & Folkes, P.C.

**PROPOSAL:** A conditional zoning reclassification of an 11 acre parcel from M-1 Light Industrial District (10.5 acres) and R-8s Single-family Residential District (0.5 acres) to R-MF-1 Multifamily Residential District.

**PROPOSED COMP LAND USE & DENSITY:** High density multi-family w/density not exceeding 24 units per acre

**EXISTING COMP LAND USE & DENSITY:** Light industry and low density multi-family with density not exceeding 16 units per acre

**LOCATION:** Terminus of Falcon Avenue

**TAX MAP SECTION/PARCEL:** 1590000000510

**BOROUGH:** South Norfolk

*(Continued from the December 13, 2006 Public Hearing)*

Planning Commission recommends that R(C)-05-29 be **DENIED**. (7-1; Watson/Peoples – Ward opposed - Moore absent)

I. Director's Items

J. Unfinished and New Business:

- Motion to cancel the January 24, 2007 Public Hearing meeting. **APPROVED**. (8-0; Peoples/Rowland – Moore absent)

- Commissioner Peoples' request the Staff to look into putting signage and advising the public when the City has site specific projects on the agenda.

K. Adjournment: 9:50 p. m.

The Chesapeake Zoning Ordinance, Chesapeake Comprehensive Plan, Chesapeake Land Use Plan, Chesapeake tax map book, plats, and maps of the aforementioned properties, documents and proposed text amendments, as described, are available for inspection in the office of the Department of Planning, second floor, in the City Hall building, Chesapeake Civic Center during regular municipal hours. The agenda is also available for viewing on the City's website, [www.cityofchesapeake.net](http://www.cityofchesapeake.net), with links to view the applications, proposed text amendments and the staff recommendations when available.

This meeting will be televised live on WCTV-48 and retelevised Wednesday, January 10, 2007 at 11:00 p.m. If the meeting concludes after 11:00 p.m. it will air as soon as technically possible after the conclusion of the live meeting. It will air again on the following Wednesdays, at 7:00 p.m., Thursdays at 1:00 p.m., and on Sunday at 9:00 a.m. until the next scheduled Planning Commission Meeting on February 14, 2007. All interested parties are invited to attend the public hearing.

Those members of the public interested in attending the public hearing should be advised that, for reasons the Planning Commission deems appropriate, certain items on the agenda may be heard out of order and that it should not be assumed that the order listed above will be exactly followed during the public hearing. Also, due to advertising deadlines, items that have been continued from previous Planning Commission meetings may not appear on this agenda. For further information, contact the Planning Department at 382-6176.