

Department of Planning  
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**AGENDA**

*Chesapeake Planning Commission*

**PUBLIC HEARING – MARCH 14, 2007  
CITY COUNCIL CHAMBER – 7:00 P.M.**

- A. Call to Order
- B. Invocation
- C. Pledge of Allegiance
- D. Roll Call
- E. Approval of Minutes: [FEBRUARY 14, 2007](#)
- F. Public Hearing Consent Items:
  - 1. [R\(C\)-06-16](#)  
**PROJECT:** 2209 Cedar Road Rezoning  
**APPLICANT:** Princess Anne Builders  
**AGENCY:** Hassell & Folkes, P.C.  
**PROPOSAL:** A conditional zoning reclassification of 23.9 acres zoned A-1 Agricultural District to R-12(a)s – Single family Residential District (17.4 acres) and R-25(a)s Single family Residential District (6.5 acres) for the purpose of single family residential development.  
**PROPOSED COMP LAND USE & DENSITY:** Suburban Single-family with 1 unit per acre to something less than 4 units per acre  
**EXISTING COMP LAND USE & DENSITY:** Rural with one unit per 3 or more acres  
**LOCATION:** 2209 Cedar Road  
**TAX MAP SECTION/PARCEL:** 0450000000060  
**BOROUGH:** Deep Creek  
*(Continued from the February 14, 2007 Public Hearing)*

Staff recommends that **R(C)-06-16** be [CONTINUED](#) to the April 11, 2007 Planning Commission Public Hearing.

2. [UP-06-50](#)  
**PROJECT:** Southgate Plaza Cingular Monopole  
**APPLICANT:** Cingular Wireless  
**AGENCY:** Bowman, Green, Hampton & Kelly, PLLC  
**PROPOSAL:** A conditional use permit to allow a 150 foot monopole communication tower in a 700 square foot leased area that is a portion of a 14.622 acre parcel.  
**ZONE:** B-1 Neighborhood Business District  
**SIC CODE:** 48  
**LOCATION:** 2309 Bainbridge Boulevard  
**TAX MAP SECTION/PARCEL:** 1390000001910  
**BOROUGH:** South Norfolk  
*(Continued from the February 14, 2007 Public Hearing)*

Staff recommends that **UP-06-50** be [CONTINUED](#) to the April 11, 2007 Public Hearing.

3. [R\(C\)-05-05\(Rev 1/07\)](#)  
**PROJECT:** Greystone East  
**APPLICANT:** Mars Brothers H, LLC  
**AGENCY:** Hassell & Folkes, P.C.  
**PROPOSAL:** A conditional zoning reclassification of 165.7 acres to revise the proffer statement approved for Hilltop Terrace, R(C)-05-05. The revisions would affect building design and materials and the timing of cash proffers.  
**PROPOSED & EXISTING COMP LAND USE & DENSITY:** Suburban Single-family with 1 unit per acre to something less than 4 units per acre  
**LOCATION:** Southside of Butts Station Road at its intersection with Elbow Road and immediately east of the Greystone Subdivision  
**TAX MAP SECTION/PARCEL:** 0490000000950, 0490000000960, 0490000000390, portion of 0490000000990, portion of 0490000001160  
**BOROUGH:** Washington

Staff recommends that **R(C)-05-05(Rev 1/07)** be [CONTINUED](#) to the April 11, 2007 Public Hearing.

4. [R-06-26](#)  
**PROJECT:** Southgate Shopping Center  
**APPLICANT:** Ronald DeAngelis  
**AGENCY:** Hunt Club Consulting  
**PROPOSAL:** A conventional zoning reclassification of 14.64 acres from B-1 Neighborhood Business District to B-2 General Business District for the Southgate Shopping Center.  
**LOCATION:** 2309 Bainbridge Boulevard  
**TAX MAP SECTION/PARCEL:** portion of 1390000001910  
**BOROUGH:** South Norfolk

Staff recommends that **R-06-26** be **CONTINUED** to the April 11, 2007 Public Hearing.

5. **TA-Z-07-02**

An ordinance amending Appendix "A" of the Chesapeake City Code, entitled "Zoning", Section 12-712 to permit aggrieved parties to appeal a decision of the South Norfolk Architectural Review Board directly to the Chesapeake Circuit Court.

Staff recommends that **TA-Z-07-02 version dated February 13, 2007**, be **APPROVED.**

6. **TA-Z-07-03**

An Ordinance amending Appendix "A" of the Chesapeake City Code, entitled "ZONING," Article 20, section 20-102.A.2.g thereof, to increase the fees associated with applications for variances made to the Board of Zoning Appeals from \$100 to \$225 for variance requests applicable to all nonresidential zoning districts, from \$100 to \$100 for variance requests applicable to all residential zoning districts, and from \$100 to \$225 for applications seeking an appeal of a decision or determination by the Zoning Administrator in accordance with Virginia Code §15.2-2286.

Staff recommends that **TA-Z-07-03, version dated March 13, 2007**, be **APPROVED. UPDATED STAFF REPORT**

7. **TA-S-07-02**

An Ordinance amending Chapter 70 of the Chesapeake City Code entitled "SUBDIVISIONS," Article V, section 70-191(1) thereof, by adding subsection f. to establish a \$250 E-911 fee for subdivision and street name changes in accordance with Virginia Code § 15.2-2241.

Staff recommends that **TA-S-07-02, version dated March 13, 2007**, be **APPROVED. UPDATED STAFF REPORT**

8. **TA-S-07-03**

An Ordinance amending Chapter 70 of the Chesapeake City Code entitled "SUBDIVISIONS," Article V, section 70-191(1) by adding subsections d. and e. to establish an E-911 mapping fee of \$395 in connection with the filing of preliminary and final subdivision plans in accordance with Virginia Code §15.2-2241.

Staff recommends that **TA-S-07-03, version dated March 13, 2007**, be **APPROVED. UPDATED STAFF REPORT**

9. [TA-Z-07-04](#)  
An Ordinance amending Appendix "A" of the Chesapeake City Code, entitled "ZONING," Article 20, section 20-102.A.2. thereof, to adopt subsections s. and t. to establish an E-911 mapping fee of \$395 in connection with the filing of preliminary and final site plans in accordance with Virginia Code §15.2-2286.
- Staff recommends that **TA-Z-07-04, version dated March 13, 2007, be [APPROVED.](#) [UPDATED STAFF REPORT](#)**
10. [TA-Z-07-05](#)  
An Ordinance amending Appendix "A" of the Chesapeake City Code, entitled "ZONING," Article 20, section 20-102.A.2. thereof, to add subsection r. to increase the fee applicable to deviations from PUD Master Development Plans from \$0 to \$100 in accordance with Virginia Code §15.2-2286.
- Staff recommends that **TA-Z-07-05, version dated March 13, 2007, be [APPROVED.](#) [UPDATED STAFF REPORT](#)**
11. [TA-S-07-01](#)  
An Ordinance amending Chapter 70 of the Chesapeake City Code entitled "SUBDIVISIONS," Article V, section 70-191(1).c thereof, to increase the fees associated with review of agricultural divisions, resubdivisions, conservation divisions and validations of plats from \$60 to \$150 in accordance with Virginia Code §15.2-2241.
- Staff recommends that **TA-S-07-01, version dated March 13, 2007, be [APPROVED.](#) [UPDATED STAFF REPORT](#)**
12. [UP-06-32](#)  
**PROJECT:** Suburban Lodge – Gum Road  
**APPLICANT:** OM Group, LLC  
**AGENCY:** Horton & Dodd, P.C.  
**PROPOSAL:** A conditional use permit to construct a 3 story hotel with 100 rooms on 2.6 acres.  
**ZONE:** O&I Office Institutional District  
**SIC CODE:** 701  
**[LOCATION:](#)** Property located on the south side of Gum Road approximately 1500 feet from Portsmouth Boulevard  
**[TAX MAP SECTION/PARCEL:](#)** Portion of 0150000002170  
**BOROUGH:** Western Branch
- Staff recommends that **UP-06-32 be [CONTINUED](#) to the April 11, 2007 Planning Commission Public Hearing.**

13. [UP-07-01](#)

**PROJECT:** Costa Azul Authentic Mexican Cuisine

**APPLICANT:** Edgar Pinilla

**PROPOSAL:** A conditional use permit to sell alcoholic beverages for on site consumption in conjunction with a permitted eat-in restaurant located adjacent to residential property in accordance with Section 7-601.C.31 of the Chesapeake Zoning Ordinance.

**ZONE:** B-2 General Business District

**SIC CODE:** 58

**LOCATION:** Hanbury Village Shopping Ctr, 237 Hanbury Rd East, Suites 8 & 9

**TAX MAP SECTION/PARCEL:** 0600000002260

**BOROUGH:** Pleasant Grove

Staff recommends that **UP-07-01** be [APPROVED](#).

14. [UP-07-05](#)

**PROJECT:** Hampton Inn Suites

**APPLICANT:** 1417 Battlefield, LLC

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

**PROPOSAL:** A conditional use permit to construct and operate a motel facility.

**ZONE:** Greenbrier PUD

**SIC CODE:** 701

**LOCATION:** 1417 Battlefield Boulevard, North

**TAX MAP SECTION/PARCEL:** 0270000000950

**BOROUGH:** Washington

Staff recommends that **UP-07-05** be [APPROVED](#) with the following stipulations:

1. The final site plan shall reflect any reservation required by the Subdivision Ordinance for Battlefield Boulevard and all setbacks shall be measured in accordance with the Zoning Ordinance.
2. The applicant shall modify the existing entrance on Coastal Way nearest to Battlefield Boulevard in accordance with one of the following options in order to provide for appropriate entrance spacing given the entrance's close proximity to Battlefield Boulevard:
  - a. The entrance shall be relocated to provide for a minimum 100' throat length from the required reservation line for Battlefield Boulevard in accordance with the PFM requirements.
  - b. The entrance shall be modified to prohibit left turn movements and shall operate as a right in/right out only entrance in accordance with the requirements of the Department of Public Works.

Entrance modifications shall be reflected on the final site plan and shall be completed as determined by the Department of Public Works before any certificate of occupancy is issued.

3. The applicant shall install a modified buffer yard "F" along Battlefield Boulevard with all trees be planted in a minimum 4 foot wide space. This buffer yard shall be installed the entire length of the property prior to the issuance of a Certificate of Occupancy for the hotel.

15. [UP-07-06](#)

**PROJECT:** Mount Pleasant Mennonite Church School

**APPLICANT:** Mount Pleasant Mennonite Church

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

**PROPOSAL:** A conditional use permit to expand a primary and secondary private educational facility and approval of an alternative parking surface in accordance with Article 19-406.C-1 of the Chesapeake Zoning Ordinance.

**ZONE:** A-1 Agricultural District/R-15s Single-family Residential District

**SIC CODE:** 821 & 8661

**LOCATION:** 1613 Mount Pleasant Road

**TAX MAP SECTION/PARCEL:** 0500000000023, 0500000000021

**BOROUGH:** Butts Road

Staff recommends that **UP-07-06** be [APPROVED](#) with the following stipulation:

- Provide twelve (12) additional paved, regulation parking spaces on site.

16. [SP-07-01](#)

**PROJECT:** Aloft Hotel and Spring Hill Suites Cooperative Parking

**AGENCY:** Kimley-Horn and Associates

**PROPOSAL:** A request for a cooperative parking agreement in accordance with Section 19-405 of the Chesapeake Zoning Ordinance. The request is in conjunction with a preliminary site plan for two hotels.

**ZONE:** M-2 General Industrial District

**LOCATION:** North side of Crossways Boulevard, west of the intersection of Crossways Boulevard and Kristina Way

**TAX MAP SECTION/PARCEL:** 0280000000703

**BOROUGH:** Washington

Staff recommends that **SP-07-01** be [APPROVED](#) with the following stipulation:

- A 26' ingress/egress easement shall be recorded prior to the first site plan approved for either development.

17. [S\(V\)-06-182](#)

**PROJECT:** Curtin Subdivision Variance

**APPLICANT:** David L. and Monica J. Curtin

**AGENCY:** Digital Survey Services, LLC

**PROPOSAL:** A subdivision variance from Section 70-89 of the Subdivision Ordinance (Four-tenths rule) to allow a reduction in the required lot frontage from 112 feet to 85.90 feet.

**ZONE:** R-10s Residential District

**LOCATION:** 1024 Shell Road

**TAX MAP SECTION/PARCEL:** 0340000002040

**BOROUGH:** Deep Creek

Staff recommends that **S(V)-06-182** be [APPROVED](#) with the following stipulation:

- The applicant/owner agrees to subdivide the property in accordance with the subdivision plan stamp-dated February 14, 2007.

18. [S\(V\)-07-02](#)

**PROJECT:** Fentress Road Curb and Gutter Waiver

**APPLICANT:** Willie Riddick

**PROPOSAL:** A waiver from the curb and gutter requirement of Section 70-167(a) of the Chesapeake City Code pursuant to Section 70-86 of the City Code in association with a proposed 2 lot subdivision of property.

**ZONE:** R-8s Single-family Residential District

**LOCATION:** 1245 Fentress Road

**TAX MAP SECTION/PARCEL:** 06100000000850

**BOROUGH:** Pleasant Grove

Staff recommends that **S(V)-07-02** be [APPROVED](#) with the following stipulations:

1. The applicant/owner shall provide ditch and shoulder improvements along the subject property's frontage on Fentress Road in accordance with Section 70-167 of the Code of Ordinances, City of Chesapeake.
2. The property owner shall adhere to the requirements of Section 12-408 of the City of Chesapeake Zoning Ordinance pertaining to Special Building and Disclosure Requirements for Residential Development within the Fentress Overlay District.

19. **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. ([Development Criteria](#)) ([Pictures](#))  
**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 February 14, 2007 Public Hearing)*

Staff recommends that **R(PUD)-06-01** be **APPROVED** with the General Land Use Plan dated January 23, 2007 and PUD Development Criteria dated March 7, 2007.

**G. Public Hearing Regular Items:**

20. **R(C)-07-02**  
**PROJECT:** Alta Great Bridge  
**APPLICANT:** WP East Acquisitions, LLC  
**AGENCY:** Kaufman & Canoles, PC  
**PROPOSAL:** A conditional zoning reclassification of 12.32 acres from O&I Office and Institutional District to RMF-1, Multi-family Residential District.  
**PROPOSED COMP LAND USE & DENSITY:** Low density multi-family with density not exceeding 16 units per acre  
**EXISTING COMP LAND USE & DENSITY:** Office  
**LOCATION:** 129-153 Great Bridge Boulevard  
**TAX MAP SECTION/PARCEL:** 0480000000770  
**BOROUGH:** Washington

Staff recommends that **R(C)-07-02** be **DENIED**.

21. [UP-07-04](#)

**PROJECT:** Priority Toyota

**APPLICANT:** Ellmer Properties Greenbrier, LLC

**AGENCY:** Kimley-Horn and Associates, Inc.

**PROPOSAL:** A conditional use permit to allow a 101.5 foot flagpole which exceeds the maximum height limit of 35 feet on a 13.36 acre parcel with an existing new and used car dealership. Previous Use Permit for car dealership on site was UP-97-02.

**ZONE:** PUD

**SIC CODE:** 551 & 552

**LOCATION:** 1800 Greenbrier Parkway

**TAX MAP SECTION/PARCEL:** 0280000000030

**BOROUGH:** Washington

Staff recommends that **UP-07-04** be **DENIED**.

H. Director's Items

I. Unfinished and New Business

J. Adjournment

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, MARCH 14, 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 APRIL 11, 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.