

Department of Planning
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MARKED AGENDA

Chesapeake Planning Commission

**PUBLIC HEARING – APRIL 11, 2007
CITY COUNCIL CHAMBER – 7:00 P.M.**

- A. Call to Order: Chairman Smith
- B. Invocation: Commissioner Rowland
- C. Pledge of Allegiance: Ms. Shelby Watson
- D. Roll Call: Commissioners Moore, Peoples & Whitted absent
- E. Approval of Minutes: [March 14, 2007](#)
APPROVED. (6-0; Wilfore/Watson – Moore, Peoples and Whitted absent)
- F. Public Hearing Consent Items:
 - 1. [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
(Continued from the March 14, 2007 Public Hearing)

CONTINUED to the May 9, 2007 Public Hearing. (6-0; Watson/Ward – Moore, Peoples and Whitted absent)

2. [R\(C\)-07-05](#)

PROJECT: 4912 Portsmouth Boulevard

APPLICANT: Jay Barot

AGENCY: Chesapeake Land Use Enterprise

PROPOSAL: A conditional zoning reclassification of 3 acres from A-1 Agricultural District and 1 acre from R-15s Single Family Residential District to B-2 General Business District.

PROPOSED COMP LAND USE & DENSITY: General Business/Commercial.

EXISTING COMP LAND USE & DENSITY: Suburban Single-family with 1 unit per acre to something less than 4 units per acre.

LOCATION: 4912 Portsmouth Boulevard and parcel immediately west.

TAX MAP SECTION/PARCEL: 0151007000070, 0151007000071

BOROUGH: Western Branch

CONTINUED to the May 9, 2007 Public Hearing. (6-0; Watson/Ward – Moore, Peoples and Whitted absent)

3. [R\(C\)-07-06](#)

PROJECT: Western Branch Business Center

APPLICANT: Wirth Commercial Group, LLC

AGENCY: Kimley-Horn and Associates, Inc.

PROPOSAL: A conditional zoning reclassification of approximately 37.75 acres from O&I District (22.92 acres) R-15s single Family Residential District (1.58 acres) and A-1 Agricultural District (13.245 acres) to R-MF-1 Multifamily Residential District (16 acres) and B-2 General Business District (21.75 acres)

PROPOSED COMP LAND USE & DENSITY: General Business/Commercial, Low density multi-family with density not exceeding 16 units per acre.

EXISTING COMP LAND USE & DENSITY: Office, Suburban single-family with 1 unit per acre to something less than 4 units per acre.

LOCATION: 4940 and 4956 Portsmouth Boulevard and 2124 Jolliff Road

TAX MAP SECTION/PARCEL: 0150000001900, 0150000001910, 0150000001911, 0150000001972

BOROUGH: Western Branch

CONTINUED to the May 9, 2007 Public Hearing. (6-0; Watson/Ward – Moore, Peoples and Whitted absent)

4. [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 March 14, 2007 Public Hearing)
- CONTINUED to the June 13, 2007 Public Hearing.** (6-0; Watson/Ward – Moore, Peoples and Whitted absent)
5. [UP-06-10](#)
PROJECT: Bunch Walnuts Road Monopole
APPLICANT: Nextel Communications of the Mid-Atlantic, Inc.
AGENCY: General Dynamics, Inc
PROPOSAL: A conditional use permit to allow a 250' monopole communication tower on a 0.35 acre leased parcel; part of a 60 acre tract.
ZONE: A-1 Agriculture District
SIC CODE: 48
LOCATION: 3801 Bunch Walnuts Road
TAX MAP SECTION/PARCEL: portion of 1060000000580
BOROUGH: Pleasant Grove
(Continued from the February 14, 2007 Public Hearing)
- CONTINUED to the June 13, 2007 Public Hearing.** (6-0; Watson/Ward – Moore, Peoples and Whitted absent)
6. [CP-07-01](#)
Resolution amending the policies, appendices and Land Use Plan of the 2026 Comprehensive Plan to redesignate the Great Bridge Battlefield Plan District as the [Great Bridge Village District](#) and expand the boundaries thereof; to add [design guidelines](#) for the Great Bridge Village District in place of The Great Bridge Battlefield Study currently referenced as Appendix “H”; and to expand the urban overlay district to include all properties designated in the Great Bridge Village District.
- CONTINUED to the June 13, 2007 Public Hearing.** (6-0; Wilfore/Weaver – Moore, Peoples and Whitted absent) [Staff Report](#).

7. [CP-07-02](#)
Resolution amending the 2026 Comprehensive Plan, including policies, appendices and land use map, to add city-wide [design guidelines](#) applicable to mixed-use, infill and gateway developments and applicable also throughout the rural overlay district.

Planning Commission recommends that CP-07-02 be [APPROVED](#). (6-0; Ward/Wilfore – Moore, Peoples and Whitted absent)

8. [TA-Z-07-01](#)
An ordinance amending Appendix “A” of the Chesapeake City Code, entitled “ZONING,” sections 3-202, 3-403, adding 4-229, adding 4-230, 5-402.C.3., 5-502.C.2 and 3, 5-600, 5-800, 5-900.C, 6-200, adding 7-510 through 7-513, adding 7-520 through 7-523, 11-902 and 11-1302 to adopt the suburban and urban mixed use zoning districts and applicable development standards and to establish a minimum acreage for residential and urban planned unit developments.

[CONTINUED](#) to the May 9, 2007 Public Hearing. (6-0; Watson/Ward – Moore, Peoples and Whitted absent)

9. [TA-Z-07-06](#)
An ordinance amending Appendix “A” of the Chesapeake City Code, entitled “ZONING”, sections 7-601.c.31, 8-601.c.24 and 9-501.c.19 to modify the conditional use permit requirements for eating or drinking places adjacent to property zoned or used for residential purposes, churches and public and private schools. ***(This item has been approved for concurrent advertisement and will be heard by City Council on April 17, 2007.)***

Planning Commission recommends that TA-Z-07-06, version dated March 21, 2007, be [APPROVED](#). (6-0; Wifore/Ward – Moore, Peoples and Whitted absent)

10. [R\(C\)-06-16](#)

PROJECT: Marsh Creek, Section 10 (*formerly 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 (16.4 acres), R-25(a)s Single family Residential District (6.5 acres) and A-1 Agricultural District (1 acre) 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 March 14, 2007 Public Hearing)

CONTINUED to the May 9, 2007 Public Hearing. (3-3; Ward/Rowland – Moore, Peoples and Whitted absent) [Staff Report](#)

11. [R\(C\)-06-26](#)

PROJECT: Southgate Shopping Center

APPLICANT: Ronald DeAngelis

AGENCY: Hunt Club Consulting

PROPOSAL: A conditional 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

(Continued from the March 14, 2007 Public Hearing)

Planning Commission recommends that R(C)-06-26 be [APPROVED](#) with the following proffer: (6-0; Wilfore/Ward – Moore, Peoples and Whitted absent)

- The applicant/owner agrees to install landscaping in accordance with the "Southgate Shopping Center Landscape Plan" on file with the Chesapeake Planning Department before a certificate of occupancy is approved for any building constructed after approval of this rezoning.

12. [CIB-07-01](#)
PROJECT: Sunray Gas Line Upgrade
APPLICANT: Columbia Gas of Virginia, Inc.
AGENCY: Kaufman and Canoles, PC
PROPOSAL: Phase II and III of the Bowers Hill gas line upgrade project to install a twelve (12) inch steel gas main in private and public right-of-way easements.
ZONE: R-10 Residential District, A-1 Agricultural District
LOCATION: private easements adjacent to portions of East Road, Beinot Avenue and private easements/public right-of-ways on Homestead Road within the Sunray Community
TAX MAP SECTION/PARCEL: 0230000000701, 0230000000710,
0230000000720, 0230000000730, 0230000000741, 0230000000840,
0230000000930, 0230000000120, 0230000001030, 0230000001050,
0230000001060, 0230000001090
BOROUGH: Deep Creek

[WITHDRAWN](#) [Previous Staff Report](#)

13. [R\(C\)-07-07](#)
PROJECT: Shirley Estates
APPLICANT: Daniel and Shirley Hall
AGENCY: Site Improvement Associates, Inc.
PROPOSAL: A conditional zoning reclassification of 3.75 acres from A-1 Agricultural District to R-40 single family district and R-15s single family district.
PROPOSED 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: The property is located 2300[±] feet from the southwest intersection of Forest Road and Hillwell Road.
TAX MAP SECTION/PARCEL: 0730000001160
BOROUGH: Pleasant Grove

Planning Commission recommends that R(C)-07-07 be [DENIED](#). (5-1; Weaver/Wilfore – Ward opposed – Moore, Peoples and Whitted absent)

14. [ST.C-07-02](#)
PROJECT: Old Bells Mill Road Street Closure
APPLICANT: City of Chesapeake
PROPOSAL: A request to close the 30,731 square foot portion of Old Bells Mill Road at its western terminus.
LOCATION: Western terminus of the Old Bells Mill Road
TAX MAP SECTION/PARCEL: 0460000000213, 0460000000222
BOROUGH: Deep Creek

Planning Commission recommends that ST.C-07-02 be **APPROVED** with the following stipulations: (6-0; Wilfore/Ward – Moore, Peoples and Whitted absent)

1. The City reserves and establishes public access and utility easements across the entire vacated right-of-way. These easements shall be depicted on all site plans and subdivision plats that incorporate the vacated right of way.
2. The street closure shall not become effective until such time as a deed is executed by the City conveying its interest in the vacated right of way to the adjacent property owner. The City Manager or designee shall have authority to execute the deed."

G. Public Hearing Regular Item:

15. **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. ([Proffer Statement](#))

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

(Continued from the March 14, 2007 Public Hearing)

WITHDRAWN. Previous Staff Report

H. Director's Items: None.

I. Unfinished and New Business

- **Motion to cancel the April 25, 2007 Public Hearing Meeting.**

APPROVED. (6-0; Rowland/Weaver – Moore, Peoples and Whitted absent)

J. Adjournment: 9:20 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, 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, **April 11, 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 **May 9, 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.