

Department of Planning  
Post Office Box 15225  
Chesapeake, Virginia 23328  
(757) 382-6176  
FAX (757) 382-6406

**AGENDA**

*Chesapeake Planning Commission*

**PUBLIC HEARING – MAY 9, 2007  
CITY COUNCIL CHAMBER – 7:00 P.M.**

- A. Call to Order: Chairman Smith
- B. Invocation: Commissioner Peoples
- C. Pledge of Allegiance: Commissioner Weaver
- D. Roll Call: Commissioners Ward and Whitted absent
- E. Approval of Minutes: [April 11, 2007](#)  
**APPROVED.** (5-0-2, Weaver/Watson - Ward and Whitted absent – Peoples and Moore abstained)
- F. Public Hearing Consent Items:
  - 1. [UP-06-32](#)  
**PROJECT:** Hotel and Suites – Gum Road (*formerly Suburban Lodge*)  
**APPLICANT:** OM Group, LLC  
**AGENCY:** Horton & Dodd, P.C.  
**PROPOSAL:** A conditional use permit to construct a 4 story hotel with 72 rooms on 2.56 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  
**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 April 11, 2007 Public Hearing)*  
  
**[CONTINUED](#) to the June 13, 2007 Planning Commission Public Hearing.**  
(7-0; Wilfore/Peoples – Ward and Whitted absent)

2. [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 from the April 11, 2007 Public Hearing)*

**CONTINUED** to the July 11, 2007 Planning Commission Public Hearing.  
(7-0; Wilfore/Peoples – Ward and Whitted absent)

3. [R\(C\)-07-08](#)

**PROJECT:** Skipper's Watch

**APPLICANT:** Callison Investors

**AGENCY:** Kimley-Horn and Associates

**PROPOSAL:** A conditional zoning reclassification of 3 acres from R-15s and R-15 Single Family Residential District and B-1 Neighborhood Business District to B-5 Urban Business District (1.7 acres); and 1.25 acres from R-15s and R-15 Single Family Residential District to R-MF-1, Multi-family Residential District (2.55 acres).

**PROPOSED COMP LAND USE & DENSITY:** Regional mixed use with residential densities up to 16 units per acre and accompanying retail.

**EXISTING COMP LAND USE & DENSITY:** Regional mixed use including office and retail uses and residential dwelling units up to 16 units per acre.

**LOCATION:** 120 Battlefield Blvd S; 2652 Callison Drive; 129, 133 and 137 Wilson Drive.

**TAX MAP SECTION/PARCEL:** 0481005000010, 0481005000190, 0481005000180, 0481005000170, 0481005000160

**BOROUGH:** Pleasant Grove

**CONTINUED** to the June 13, 2007 Planning Commission Public Hearing.  
(7-0; Wilfore/Peoples – Ward and Whitted absent)

4. [UP-07-11](#)

**PROJECT:** Skipper's Watch

**APPLICANT:** Callison Investors

**AGENCY:** Kimley-Horn and Associates

**PROPOSAL:** A conditional use permit to exceed the maximum building height by 30 feet to 65 feet pursuant to Section 19-205 of the Chesapeake Zoning Ordinance.

**ZONE:** *Existing* B-1 Neighborhood Business District, R-15 and R-15s Single Family Residential District. *Proposed* B-5 Urban Business District (1.7 acres); and R-MF-1, Multi-family Residential District (2.55 acres) in R(C)-07-08

**LOCATION:** 120 Battlefield Blvd S; 2652 Callison Drive; 129, 133 and 137 Wilson Drive.

**TAX MAP SECTION/PARCEL:** 0481005000010, 0481005000190, 0481005000180, 0481005000170, 0481005000160

**BOROUGH:** Pleasant Grove

**CONTINUED to the June 13, 2007 Planning Commission Public Hearing.**  
(7-0; Wilfore/Peoples – Ward and Whitted absent)

5. [R-07-09](#)

**PROJECT:** Meadow Landing South

**APPLICANT:** Chesapeake Redevelopment & Housing Authority

**AGENCY:** DJG, Inc.

**PROPOSAL:** A conventional zoning reclassification of 3.557 acres from R-MF-1, Multi-family Residential District to R-TH-1, Townhouse Residential District for 18 residential duplexes (36 units).

**PROPOSED COMP LAND USE & DENSITY:** Townhouse residential development 10 units per acre.

**EXISTING COMP LAND USE & DENSITY:** High density residential not to exceed 16 units per acre.

**LOCATION:** 3003 Fireside Road

**TAX MAP SECTION/PARCEL:** Portion of 1360000000100

**BOROUGH:** South Norfolk

**CONTINUED to the July 11, 2007 Planning Commission Public Hearing.**  
(7-0; Wilfore/Peoples – Ward and Whitted absent) [UPDATED STAFF REPORT](#)

6. [UP-07-15](#)  
**PROJECT:** Virginia Point Biodiesel  
**APPLICANT:** Virginia Point Biodiesel, LLC  
**AGENCY:** Hoggard-Eure Associates, PC  
**PROPOSAL:** A conditional use permit to construct and operate a biodiesel fuel production facility on 44± acres. The applicant also seeks approval of a height increase pursuant to Sections 8-302.a.6 and 19.205.b of the Chesapeake Zoning Ordinance to allow two proposed 100 ft. structures to exceed the 75 foot height limitation by 25 feet.  
**ZONE:** M-2 General Industrial District  
**SIC CODE:** 2079  
**LOCATION:** 700 Rosemont Avenue  
**TAX MAP SECTION/PARCEL:** Portion of 1440000000010, 1440000000011, 1440000000020  
**BOROUGH:** South Norfolk

**CONTINUED to the June 13, 2007 Planning Commission Public Hearing.**  
(7-0; Wilfore/Peoples – Ward and Whitted absent)

7. [TA-Z-07-01](#)  
An ordinance amending Appendix “A” of the Chesapeake City Code, entitled “Zoning,” sections 3-202, 3-403, 5-600, 5-800, 5-900, 6-200, 7-601, 7-602, 11-902, 11-1302, 12-600, 14-703 and 14-705 and adding sections 4-229, 4-230, 7-510 through 7-513, 7-520 through 7-523 to adopt the suburban and urban mixed use zoning districts and applicable development standards, to establish a minimum acreage for residential and urban planned unit developments, to reduce required parking for the R-MF-1 and R-MF-2 zoning districts to the same ratio required for the mixed use districts, to modify development standards in the South Norfolk business overlay district and to provide for certain signs in the mixed use zoning districts. *(Continued from the April 11, 2007 Public Hearing)*

**CONTINUED to the June 13, 2007 Planning Commission Public Hearing.**  
(7-0; Wilfore/Peoples – Ward and Whitted absent) [PREVIOUS STAFF REPORT](#)

8. [CP-07-03](#)  
Resolution amending the 2026 Chesapeake Comprehensive Plan, including revision of the Public Utility Franchise Area Policy and Public Water Service Policies to authorize connections to existing water lines located outside the public utility franchise area under certain stated conditions and including modification of the public utility franchise area map to refine and correct the location of the franchise area boundaries and to expand the public utility franchise area to include certain unserved properties covered by the 2006 Cost Participation Policy.

**Planning Commission recommends that CP-07-03 version dated May 1, 2007 be APPROVED.** (7-0, Watson/Weaver – Ward and Whitted absent)

9. [R\(C\)-06-16](#)  
**PROJECT:** Marsh Creek, Section 10  
**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 (15.7 acres), R-25(a)s Single family Residential District (6.5 acres) and A-1 Agricultural District (1.7 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)*

**Planning Commission recommends that R(C)-06-16 be [DENIED](#) based on drainage and traffic issues.** (4-3, Weaver/Moore – Smith, Rowland and Peoples opposed - Ward and Whitted absent)

10. [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 from the April 11, 2007 Public Hearing)*

**[CONTINUED](#) to the June 13, 2007 Planning Commission Public Hearing.** (7-0; Wilfore/Peoples – Ward and Whitted absent) [PREVIOUS STAFF REPORT](#)

11. **UP-07-09**  
**PROJECT:** 1408 Beaver Dam Road Home Occupation  
**APPLICANT:** Kenny Gill  
**PROPOSAL:** A conditional use permit for a home occupation to operate an administrative office for a small general contractor.  
**ZONE:** A-1 Agricultural District  
**SIC CODE:** 17  
**LOCATION:** 1408 Beaver Dam Road  
**TAX MAP SECTION/PARCEL:** 0871001000100  
**BOROUGH:** Butts Road

Planning Commission recommends that UP-07-09 be **DENIED** due to the existing unlawful home occupation and that the proposed home occupation is incompatible with the residential character of the neighborhood. (5-2, Watson/Wilfore – Rowland and Peoples opposed – Ward and Whitted absent)

12. **UP-07-14**  
**PROJECT:** Navy Federal Credit Union, Hanbury Village Shopping Center  
**APPLICANT:** Navy Federal Credit Union  
**AGENCY:** URS Corporation  
**PROPOSAL:** A conditional use permit to construct and operate a drive through facility with an amplified speaker system.  
**ZONE:** B-2 General Business District  
**SIC CODE:** 6061  
**LOCATION:** Out parcel 6 of the Hanbury Village Shopping Center, 237 Hanbury Road East.  
**TAX MAP SECTION/PARCEL:** 0600000002250  
**BOROUGH:** Pleasant Grove

Planning Commission recommends that UP-07-14 be **APPROVED** with the following stipulation: (7-0, Watson/Weaver – Ward and Whitted absent)

- The proffers approved with R(C)-04-07 shall be listed on the final site plan and all plans and development shall comply with applicable proffers.

**G. Public Hearing Regular Items:**

**13. [R\(C\)-07-11](#)**

**PROJECT:** Jolliff Woods Phase VI

**APPLICANT:** Galberry Corporation

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

**PROPOSAL:** A conditional zoning reclassification of 14.89 acres from A-1 Agricultural District to R-15s Single Family Residential District for development of single-family homes.

**PROPOSED COMP LAND USE & DENSITY:** Low Density Residential.

**EXISTING COMP LAND USE & DENSITY:** Open space/Recreation.

**LOCATION:** North of the terminus of Lakeshore Drive

**TAX MAP SECTION/PARCEL:** 00220000002050

**BOROUGH:** Western Branch

**[CONTINUED](#) to the June 13, 2007 Planning Commission Public Hearing. (7-0; Wilfore/Peoples – Ward and Whitted absent) [PREVIOUS STAFF REPORT](#)**

**14. [GB\(M\)-07-01](#)**

**PROJECT:** The Streets of Greenbrier

**APPLICANT:** Cove Land, LLC

**AGENCY:** Engineering Services, Inc.

**PROPOSAL:** A modification to the Land Use Plan and Development Criteria of the Greenbrier PUD to redesignate a 17.59 acre parcel from Business/Office to Mixed Use. **[DEVELOPMENT CRITERIA](#)**

**PROPOSED COMP LAND USE & DENSITY:** Mixed use to include not more than 100,000 square feet of commercial, professional offices, retail sales and services establishments, and multi-family residential development up to 30 dwelling units per acre with no more than 280 units.

**EXISTING COMP LAND USE & DENSITY:** Regional mixed use to include commercial, professional offices, retail sales and services establishments, and residential units not to exceed 30 dwelling units per acre.

**LOCATION:** Property generally located north of Greenbrier Mall between the I-64 on ramp and 660± feet westward of River Birch Run.

**TAX MAP SECTION/PARCEL:** 0280000000077

**BOROUGH:** Washington

**Planning Commission recommends that GB(M)-07-01, including the updated Development Criteria date-stamped May 8, 2007, be [APPROVED](#) based on the finding that the project proposes mixed use as recommended by the 2026 Land Use Plan. (7-0, Rowland/Weaver – Ward and Whitted absent) [UPDATED STAFF REPORT](#)**

15. [R\(C\)-07-10](#)

**PROJECT:** West Road Rezoning

**APPLICANT:** SEEC Developers, Inc.

**AGENCY:** Life, Inc.

**PROPOSAL:** A conditional zoning reclassification of 6.924 acres from A-1 Agricultural District to B-2 General Business District.

**PROPOSED COMP LAND USE & DENSITY:** General Business

**EXISTING COMP LAND USE & DENSITY:** Low density residential 1 unit per acre to less than 4 units per acre.

**LOCATION:** 860 West Road

**TAX MAP SECTION/PARCEL:** 045000000101

**BOROUGH:** Deep Creek

Planning Commission recommends that R(C)-07-10 be [APPROVED](#) with the following proffers based on finding that the project is generally consistent with the goals of the Transportation Corridor Overlay District to promote economic development along transportation corridors and is compatible with the residential development pattern of neighboring properties: (6-1, Wilfore/Rowland – Moore opposed - Ward and Whitted absent)

1. The applicant/owner agrees that the property subject to R(C)-07-10 shall be used exclusively for mini warehouse storage further defined as SIC 4225.
2. The exterior architecture shall be accomplished as to enhance and blend the construction with the adjoining properties, as approved by the Planning Director of the City of Chesapeake, Virginia.

16. [UP-07-12](#)

**PROJECT:** West Road Mini-Storage

**APPLICANT:** SEEC Developers, Inc.

**AGENCY:** Life, Inc.

**PROPOSAL:** A conditional use permit to allow a mini storage facility on a 6.924 acre parcel.

**ZONE:** A-1 Agricultural Existing; B-2 General Business Proposed under R-07-10.

**SIC CODE:** 4225

**LOCATION:** 860 West Road

**TAX MAP SECTION/PARCEL:** 045000000101

**BOROUGH:** Deep Creek

Planning Commission recommends that UP-07-12 be [APPROVED](#) with the following stipulations based on the finding that the project is generally consistent with the goals of the Transportation Corridor Overlay District to promote economic development along transportation corridors and is compatible with the residential development pattern of neighboring properties: (6-1, Wilfore/Rowland – Moore opposed - Ward and Whitted absent)

1. **The approval of UP-07-12 is contingent on approval of R(C)-07-10.**
2. **The applicant/owner agrees the architecture of the structures shall blend with the surrounding properties as proffered in R(C)-07-10.**
3. **The 30-foot reforestation zone shall be provided as shown on the Preliminary Site Plan.**

H. Director's Items: None

I. Unfinished and New Business

- **Motion for Planning staff to consider citizen comments raised at the public meeting on May 7, 2007 for public comment on the Great Bridge Village District and make changes where appropriate to the Great Bridge Village Design Guidelines for Planning Commission consideration.**

**APPROVED.** (7-0; Wilfore/Weaver – Ward and Whitted absent)

- **Motion to cancel the May 23, 2007 Public Hearing meeting.**

**APPROVED.** (7-0; Rowland/Watson – Ward and Whitted absent)

J. Adjournment: 8:40p.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, May 9, 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 June 13, 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.