MEMORANDUM

TO: City Council

Douglas L. Smith, City Manager
Bernard Pishko, City Attorney

CC TO: Allan Bull, City Clerk

FROM: Leonard M. Newcomb, Ill, Acting Director, City Planning

SUBJECT: July 26, 2018 City Planning Commission Public Hearing Results

DATE: July 27, 2018

Attached are the results from the July 26, 2018 Norfolk City Planning Commission public hearing. This report will be prepared on a monthly basis, following each Planning Commission public hearing, to ensure you are informed of Planning Commission actions. No action is required on this report.

If you have any questions about these items, please contact me.
Public Hearing Summary:

- All seven Planning Commissioners were present for the public hearing.
- Four items were continued to the August 23, 2018 Planning Commission Public Hearing; EQUITY DEVELOPMENT CORP.- THE TERN, CHESAPEAKE ESCAPES, 10 MILE VIEW, MP ISLAND CAFÉ
- 5416 Tidewater Drive Associates, LLC, was recommended for approval, 6-1; Commissioner Houchins cast the dissenting vote based on his concern with the traffic pattern.
- On the New Business Agenda, the Planning Commission voted to initiate: Text amendment to the Norfolk Zoning Ordinance to include provisions that were in the prior Zoning Ordinance and Section 4.3.3(E)(1)(i), “Home Occupation,” of the Norfolk Zoning Ordinance to allow home occupations within the HC-WF1 and HC-WF2 districts to provide on-site service or consultation with customers or clients with a Conditional Use Permit.
- All remaining items were unanimously recommended for approval, 7-0
The Norfolk City Planning Commission will hold a public hearing on July 26, 2018 at 2:30 p.m., 810 Union Street, Norfolk, Virginia 23510 in the City Council Chambers, 11th Floor, City Hall Building to consider the following applications:

REGULAR AGENDA

CONTINUED TO AUGUST 23, 2018 PUBLIC HEARING

1. EQUITY DEVELOPMENT CORP. – THE TERN, for the following applications:
   a. Amendment to the Future Land Use Map within *plaNorfolk2030* from Commercial to Residential Mixed on properties located at 4035-4039 E. Ocean View Avenue, 9632-9657 21st Bay Street, and 9601 22nd Bay Street.
   b. Change of zoning from C-C (Community Commercial) to PD (Planned Development) on portions of properties located at 4035-4039 E. Ocean View Avenue, 9632-9657 21st Bay Street, and 9601 22nd Bay Street.
   c. Change of zoning from R-C (Residential Coastal) to PD (Planned Development) on portions of properties located at 9600-9624 21st Bay Street, 9601-9623 21st Bay Street, 9548-9574 21st Bay Street, 4003-4011 Pleasant Avenue, and ES 20th Bay Street; GPIN: 1550658894.

   The purpose of this request is to allow for the development of a mixed-use community with commercial spaces and up to 96 townhomes, and approximately 16,000 sq. ft. of commercial space.

   *Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov*

   **APPROVAL RECOMMENDED, 7-0**

2. JONATHAN PROVOST, for the following applications at 208-218 W. 25th Street:
   a. Change of zoning to apply the Norfolk & Western Historic Overlay (HO – N&W) district.
   b. Conditional Use Permit to allow Commercial Uses in a structure within the HO – N&W district.

   The purpose of this request is to convert an existing industrial building into commercial spaces.

   *Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov*
   *Garek Hannigan, Intern, garek.hannigan@norfolk.gov*
APPROVAL RECOMMENDED, 6-1
3. 5416 TIDEWATER DRIVE ASSOCIATES, LLC, for a Conditional Use Permit to allow Dwelling, Multi-Family within a C-C (Community Commercial) district, where more than 50 percent of the first floor is utilized for residential purposes, at 5416 Tidewater Drive.

The purpose of this request is to allow the construction of Multi-Family Dwellings with 20 units.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

APPROVAL RECOMMENDED, 7-0
4. GLASS FRIENDS, LLC, for a Conditional Use Permit to construct a Communication Tower, commercial at 6137 Miller Store Road.

The purpose of this request is to allow for construction of an 86-foot tall monopole tower.

Staff contact: Jeremy Sharp at (757) 823-1087, jeremy.sharp@norfolk.gov

CONTINUED TO AUGUST 23, 2018 PUBLIC HEARING
5. CHESAPEAKE ESCAPES, for a Conditional Use Permit to operate a Short-Term Rental Unit (Vacation Rental) at 1333 Bayville Street.

The purpose of this request is to allow the existing single-family home to operate as a Short-Term Rental Unit.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov

CONTINUED TO AUGUST 23, 2018 PUBLIC HEARING
6. 10 MILE VIEW, for a Conditional Use Permit to operate a Short-Term Rental Unit (Vacation Rental) at 1407 Bayville Court.

The purpose of this request is to allow the existing single-family home to operate as a Short-Term Rental Unit.

Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov
CONTINUED TO AUGUST 23, 2018 PUBLIC HEARING

7. **MP ISLAND CAFÉ**, for a Conditional Use Permit for the sale of alcoholic beverages, off-premises at 6109 E. Virginia Beach Boulevard, Suite B.

The purpose of this request is to add accessory off-premise sales of alcoholic beverages to the approved restaurant and grocery store.

*Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov
Anna Clemens, Intern anna.clemens@norfolk.gov*

**APPROVAL RECOMMENDED, 7-0**

8. **MCDONALD’S**, for the following Conditional Use Permits at 5761 E. Virginia Beach Boulevard:
   a. Restaurant operating after 11:00 p.m.
   b. Drive-through facility, large-scale.

The purpose of this request is to allow for the restaurant to operate beyond 11:00 pm and to construct a new commercial drive-through.

*Staff contact: Susan Pollock at (757) 664-4765, susan.pollock@norfolk.gov
Austin Peters, Intern, austin.peters@norfolk.gov*

**APPROVAL RECOMMENDED, 7-0**

9. **MPB, INC.**, for a closure of a certain piece of Wellville Street running from Kempsville Road to its terminus; containing 18,579 square feet, or 0.43 acres, more or less.

*Staff contact: Jeff Raliski at (757) 664-4766, jeffrey.raliski@norfolk.gov*

II. New Business:

**INITIATED, 7-0**

1. **Initiate Zoning Text Amendment** — Text Amendments to the *Norfolk Zoning Ordinance* to include provisions that were in the prior Zoning Ordinance.

**INITIATED, 7-0**

2. **Initiate Zoning Text Amendment** - Section 4.3.3(E)(1)(i), “Home Occupation,” of the *Norfolk Zoning Ordinance* to allow home occupations within the HC-WF1 and HC-WF2 districts to provide on-site service or consultation with customers or clients with a Conditional Use Permit.
Maps, plats, and other information concerning the above proposals may be seen at the office of the Department of City Planning, Room 508, City Hall Building, Norfolk, Virginia 23510 or you may telephone (757) 664-4752. All interested parties are invited to be present at the time and place noted above. Additional information may be obtained online at: http://www.norfolk.gov/planning/city_planning_commission.asp

Leonard M. Newcomb, III,
Acting Executive Secretary
Planning Commission Items
JULY

Superwards

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This map is for graphic purposes only.
Map compiled, designed and produced by the Department of City Planning.