

**NORFOLK CITY PLANNING COMMISSION PUBLIC HEARING AGENDA**  
**June 27, 2019**

The Norfolk City Planning Commission will hold a public hearing on June 27, 2019 at 2:30 p.m. in the City Council Chambers, 11th Floor, City Hall Building, 810 Union Street, Norfolk, Virginia 23510 to consider the following applications:

**I. Public Hearing items:**

**CONTINUED AGENDA**

**TO BE CONTINUED TO JULY 25, 2019**

- 1. CITY PLANNING COMMISSION**, for a General Plan Amendment to Appendix A in the Table of Contents within *plaNorfolk2030* to adopt the *Commercial Pattern Book*.

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

**REGULAR AGENDA**

- 1. CITY PLANNING COMMISSION**, to modify Appendix C in the Table of Contents within *plaNorfolk2030* to adopt by reference *A Vision for Wards Corner: Urban Development Area Plan* and to modify several actions in the Land Use and Neighborhood chapters pertaining to the Wards Corner area.

*Staff contact: Paula Shea at (757) 664-4772, [paula.shea@norfolk.gov](mailto:paula.shea@norfolk.gov)*

- 2. EQUITY DEVELOPMENT CORPORATION**, for an Amendment to the Future Land Use Map within the City's General Plan, *plaNorfolk2030*, from Institutional to Multifamily Corridor at 8501, 8511 Chesapeake Boulevard and 8506 Old Ocean View Road.

The purpose of this request is to allow a new townhome style community with 18 units.

*Staff contact: Hank Morrison at (757) 664-7470, [hank.morrison@norfolk.gov](mailto:hank.morrison@norfolk.gov)*

- 3. EQUITY DEVELOPMENT CORPORATION**, for a change of zoning from SF-6 (Single- Family 6) to MF-NS (Multi-Family – Neighborhood Scale) at 8501, 8511 Chesapeake Boulevard and 8506 Old Ocean View Road.

The purpose of this request is to allow a new townhome style community with 18 units.

*Staff contact: Hank Morrison at (757) 664-7470, [hank.morrison@norfolk.gov](mailto:hank.morrison@norfolk.gov)*

4. **LAUSHAUN ROBINSON – SYCAMORE PLAZA**, for an Amendment to the Future Land Use Map within the City’s General Plan, *plaNorfolk2030*, from Single Family Traditional to Commercial at properties located at 1298, 1300, 1302, NS (GPIN: 1436699981) E. Indian River Road, 903, 1005, 1015, 1017, 1021, 1023, 1025, 1041, WS GPIN: 143770101040, 1437701289, and 1437702301) Wilson Road and SS Francis Street (GPIN: 1437701453).

The purpose of this request is to allow for the development of a mixed-use community with commercial spaces.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

5. **LAUSHAUN ROBINSON – SYCAMORE PLAZA**, for a change of zoning from SF-T (Single Family – Traditional) and C-C (Community – Commercial) to Conditional C-C (Community – Commercial) at properties located at 1298, 1300, 1302, NS (GPIN: 1436699981) E. Indian River Road, 903, 1005, 1015, 1017, 1021, 1023, 1025, 1041, WS GPIN: 143770101040, 1437701289, and 1437702301) Wilson Road and SS Francis Street (GPIN: 1437701453).

The purpose of this request is to allow for the development of a mixed-use community with commercial spaces.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

6. **LAUSHAUN ROBINSON – SYCAMORE PLAZA**, for a Conditional Use Permit to allow more than 24 dwelling units at properties located at 1298, 1300, 1302, NS (GPIN: 1436699981) E. Indian River Road, 903, 1005, 1015, 1017, 1021, 1023, 1025, 1041, WS (GPIN: 143770101040, 1437701289, and 1437702301) Wilson Road and SS Francis Street (GPIN: 1437701453).

The purpose of this request is to allow the construction of 56 Multi-family Dwelling units.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

7. **CITY PLANNING COMMISSION**, for a Zoning Text Amendment to Section 2.4.4 “Conditional Rezoning” of the *Norfolk Zoning Ordinance* to allow proffers for residential rezoning.

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

8. **CITY PLANNING COMMISSION**, for a Zoning Text Amendment to Section 3.9.7(J)(a) “General Standards” of the *Norfolk Zoning Ordinance* to clarify flood elevation requirements for equipment and ductwork.

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

9. **KENNETH AND KAREN WHITLEY**, for a change of zoning from Conditional MF-NS (Multi-Family – Neighborhood Scale to SF-6 (Single- Family 6) at 1435, 1439,1443 Kempsville Road and 5739 and 5749 Cornick Road.

The purpose of this request is to allow the property to limit development to the single-family homes.

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

10. **JASON EDELMAN**, for a change of zoning from I-L (Industrial- Light) to C-N (Neighborhood – Commercial) at 1231 Boissevain Avenue.

The purpose of this request is to allow for a new restaurant and Bed and breakfast with 3 rooms.

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

11. **JASON EDELMAN**, for a Conditional Use Permit to operate a Bed and breakfast at 1231 Boissevain Avenue.

The purpose of this request is to allow for a Bed and breakfast with 3 rooms.

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

12. **SUNSET GRILL**, for a change of zoning from SF-T (Single Family – Traditional) to Conditional C-N (Neighborhood Commercial) at 4027 Bowdens Ferry Road.

The purpose of this request is to allow a restaurant.

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

13. **SUNSET GRILL**, for a Conditional Use Permit to operate a Restaurant with Extended Hours of Operation at 4027 Bowdens Ferry Road.

The purpose of this request is to allow an existing restaurant to operate until 12:00 midnight.

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

14. **MARY HELLMAN**, for a Conditional Use Permit to modify the intensity and dimensional standards of a single-family dwelling at 1505 Lea View Avenue within the R-C (Residential – Coastal) zoning district, pursuant to Section 3.2.8.D(1)(b) of the *Norfolk Zoning Ordinance*.

The purpose of this request is to allow construction of a single-family residence that does not meet the average front yard setback.

Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)

15. **SEVEN CITIES REPAIR**, for a Conditional Use Permit to operate a Commercial Vehicle Repair and Maintenance facility at 420 E. 20<sup>th</sup> Street.

The purpose of this request is to allow the repair and maintenance of commercial vehicles.

Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)

16. **LIVING ROOM**, for a Conditional Use Permit to operate a Nightclub at 700 N. Military Highway.

The purpose of this request is to allow for a nightclub to operate with on-premises alcohol sales and live entertainment with a disc jockey and dance floor until 2:00 am.

Staff contact: Karan Patel at (757) 664-4364, [karan.patel@norfolk.gov](mailto:karan.patel@norfolk.gov)

17. **ANDALOUSI, LLC**, for the following Conditional Use Permits at 2729 Bowdens Ferry Road:

- a. Banquet Hall.
- b. Sale of Alcoholic Beverages, On-Premises.
- c. Live Entertainment.

The purpose of these requests is to allow the operation of a Banquet Hall with Live Entertainment and alcohol beverages for on-premises consumption.

Staff contact: Hank Morrison at (757) 664-7470, [hank.morrison@norfolk.gov](mailto:hank.morrison@norfolk.gov)

18. **GRANBY THEATER**, for a Conditional Use Permit to operate a Nightclub at 421 Granby Street.

The purpose of this request is to allow for a nightclub to operate with on-premises alcohol sales and live entertainment until 2:00 am.

Staff contact: Sherri Williams at (757) 664-6771, [sherri.williams@norfolk.gov](mailto:sherri.williams@norfolk.gov)

## II. New Business

1. [Children's Hospital of The King's Daughters \(CHKD\)](#) – Development Certificate at 400 Gresham Drive for a new medical tower and parking garage.

*Staff contact: Chris Whitney at (757) 823-1253, [chris.whitney@norfolk.gov](mailto:chris.whitney@norfolk.gov)*

2. [The Hanson Company LLC](#) – Development Certificate at 611-615 W. 35<sup>th</sup> Street for substantial improvements to a building in the PCO-35<sup>th</sup> Street district.

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

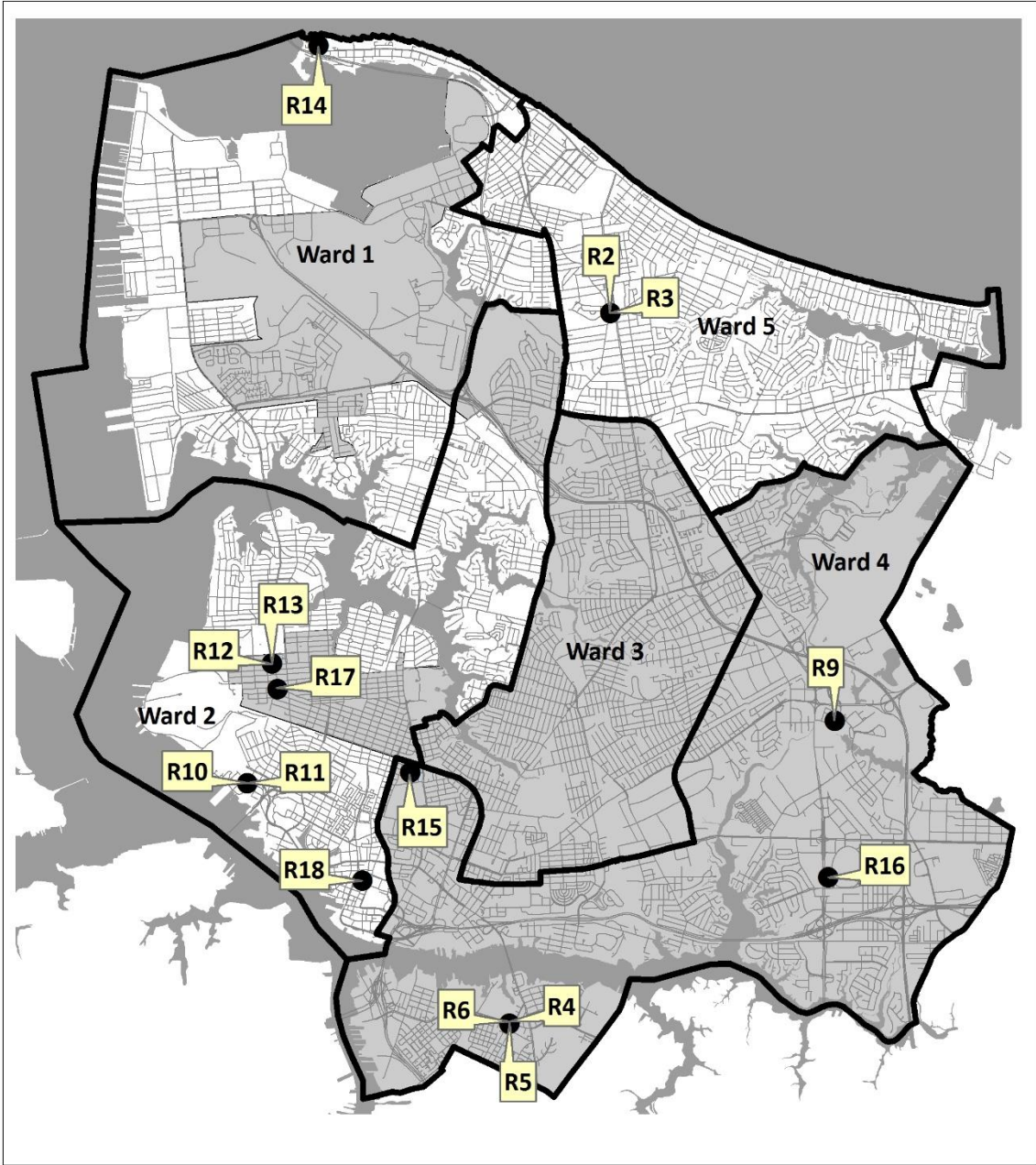
3. [Biophilic Cities](#) – Resolution to support joining the Biophilic Cities Network.

*Staff contact: Hank Morrison at (757) 664-7470, [hank.morrison@norfolk.gov](mailto:hank.morrison@norfolk.gov)*

4. Initiate a Zoning Text Amendment to section 2.3.6(A)(1), “Fences and walls,” and section 5.11.6, “Fences and Walls,” of the *Norfolk Zoning Ordinance* to require a Zoning Certificate for fences on all types of lots and to prohibit fences and walls within the Coastal High Hazard and Coastal Floodplain Districts.

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: <https://www.norfolk.gov/index.aspx?NID=862>

George M. Homewood, FAICP, CFM  
Executive Secretary



**Planning Commission Items**  
**JUNE**

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