MARKED AGENDA

Chesapeake Planning Commission

PUBLIC HEARING – FEBRUARY 8, 2017
CITY COUNCIL CHAMBER – 7:00 P.M.

A. Call to Order
B. Pledge of Allegiance Commissioner Kish
C. Invocation Commissioner McCormick
D. Roll Call All Commissioners Present except Commissioner Johnson excused
E. Approval of Minutes: January 11, 2017 APPROVED
F. Public Hearing Consent Items:
   1. **PLN-USE-2016-031**
      PROJECT: Discount Tire
      APPLICANT: Halle Properties, Inc.
      AGENCY: Williams Mullen
      PROPOSAL: A conditional use permit to operate a motor vehicle repair facility for
      the sale, installation and repair of vehicle tires, with setback reductions.
      ZONE: B-1, Neighborhood Business District
      ZONING MAP
      LOCATION: 1025 North Battlefield Boulevard
      TAX MAP SECTION/PARCEL: 0361002000012
      BOROUGH: Washington
      (Continued 30 days from the January 11, 2017 Planning Commission Public
      Hearing)
      (This item was approved for concurrent advertising and will be heard by City Council
      on February 21, 2017)

      Planning Commission recommends that PLN-USE-2016-031 be APPROVED,
      with setback reductions and with the following stipulations: (8-0, Kish/Ellis,
      Johnson excused)

      1. This conditional use permit for a motor vehicle repair facility shall be limited to
         include only the sale, installation and repair of motor vehicle tires.

      2. All bay doors shall be located on the north side of the building and shall remain closed
         during business hours of operation in order to limit noise emissions that impact
adjacent properties. The bay doors shall be opened only as necessary to allow the immediate ingress/egress of vehicles for servicing.

3. The required building setbacks from the front and rear property lines shall be reduced from 30 feet to 21 feet, as shown on the preliminary site plan date received January 17, 2017. Required landscape buffers adjacent to the front and rear property lines shall include 30% more plant materials than required by Article 19 of the City Zoning Ordinance. In addition, all landscape materials shall be subject to the review and approval of the Landscape Coordinator and shall be installed prior to the issuance of a certificate of occupancy.

4. The building and the dumpster enclosure shall be consistent with the building elevations titled, “Discount Tire Conceptual Elevations”, date received January 17, 2017.

5. The applicant/owner shall install an eight (8) foot masonry wall (also referred to as the brick screening wall) along the rear property line, as shown on the preliminary site plan, date received January 17, 2017. The masonry wall shall be constructed with brick veneer that matches the material used on the building and the dumpster enclosure.

6. There shall be no outside display or storage of tires or other materials on the property.

7. There shall be no work of any kind performed on vehicles or vehicle tires outside of the building.

8. The hours of business operation shall be limited to Monday through Friday, 8 a.m. to 6 p.m. and Saturday, 8 a.m. to 5 p.m.

2. **PLN-REZ-2016-028**
   **PROJECT:** R & J Hotel Management
   **APPLICANT:** R & J Hotel Management, Inc.
   **AGENT:** Verebely and Associates
   **PROPOSAL:** A conditional zoning reclassification of approximately 8.29 acres from O&I, Office and Institutional District (7.71 acres) and B-2, General Business District (0.58 acres), to B-2, General Business District.
   **PROPOSED COMP LAND USE / DENSITY:** Business/Commercial
   **EXISTING COMP LAND USE / DENSITY:** Urban Mixed Use and Business/Commercial
   **ZONING MAP LOCATION:** 220 Rainbow Lane
   **TAX MAP SECTION/PARCEL:** 0270000000731
   **BOROUGH:** Washington

   Planning Commission recommends that PLN-REZ-2016-028 be **APPROVED**
   with the following proffer: (8-0, Kish/Ellis, Johnson excused)

1. The owner/applicant agrees that the proposed hotel will be constructed to be consistent with the building elevation with the color rendering labeled “Color Scheme B” prepared by Verebely & Associates dated January 31, 2017, on file with the
Planning Department. The owner/applicant further agrees to use brick veneer and hardie plank building materials, with parapet walls capped with multi-piece decorative coping, consistent with said building elevation. The owner/applicant agrees that any future building construction on the property subject to this rezoning will conform to the same architectural style and building materials as said building elevation, as determined by the Director of Planning or designee.

G. Public Hearing Regular Items:

3. **PLN-TXT-2016-007**

   An Ordinance amending Appendix A of the City Code, entitled “Zoning,” Article 3, Section 3-403; Article 6, Section 6-2206; Article 7, Sections 7-512 and 7-513; Article 10, Section 10-402 and 10-452; Article 11, Section 11-1114; Article 12, Sections 12-605, 12-606, and 12-708; Article 13, Sections 13-605 and 13-1402; Article 14, Sections 14-104, 14-701, 14-702, 14-703, 14-704, 14-705, 14-706, 14-707, 14-708, and 14-710; Article 16, Section 16-105; Article 19, Section 19-403; and Article 20, Section 20-702, to amend the provisions referencing signs to be in compliance with constitutional requirements and to amend other sections to update references to maintain consistency.

   (Continued 30 days from the January 11, 2017 Planning Commission Public Hearing)

   Planning Commission recommends that PLN-TXT-2016-007, version dated January 24, 2017, be **APPROVED**. (6-2, Van Laethem/Amick, McCormick and Perry opposed, Johnson excused)

H. Planning Director Items

   Resolution confirming the Planning Commission’s December 14, 2016 vote to recommend approval of application number PLN-REZ-2016-011, Chesapeake RV Solutions, with the proffers listed in the staff report.

   **APPROVED** (6-0-2, Kish/Van Laethem, Amick and Gilbert abstained, Johnson excused)

I. Unfinished and New Business

   - **Motion to cancel the February 22, 2017 Public Hearing meeting.**

     **APPROVED:** (8-0, Van Laethem/Ellis, Johnson excused)

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 Planning Department, on the 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 (Cox Cable channel 48 and Verizon Cable channel 43) and re-televised Wednesday, February 8, 2017 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 March 8, 2017. 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.

*Information contained in this agenda is compatible with the following browsers: Internet Explorer 11, Firefox 37, Safari 8 (Mac OS X 10.10), Google Chrome 42 (Windows Only), or Opera 29.

**For complete application information, click on the application’s PLN number and then select the arrow next to More Details.