

NORFOLK CITY PLANNING COMMISSION PUBLIC HEARING AGENDA

January 22, 2026

RESULTS

The Norfolk City Planning Commission will hold a public hearing on January 22, 2026 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. Architectural Review Board

ADOPTED 5-0

1. **238 E. Princess Anne Road** - Remove and replace a shed in West Point Cemetery.

ADOPTED 5-0

2. **424 W. 21st Street** - Install blade sign related to an encroachment.

ADOPTED 5-0

3. **2350 Berkley Avenue Extension** - Modify material palette for community stage.

II. Public Hearing items:

CONSENT AGENDA

APPROVAL RECOMMENDED 5-0

1. **HAU LE AND BRIAN ABBOTT**, for a Conditional Use Permit (Renewal) for a Short-Term Rental (Vacation Rental) at 9563 20th Bay Street. (*Ward 5/Superward 6*)

The purpose of this request is to allow the continued operation of a single-family home as a short-term rental unit.

Staff contact: Russell Manning at (757) 620-8543, russell.manning@norfolk.gov

CONTINUED AGENDA

TO BE CONTINUED TO APRIL 23, 2026

1. **COGANS PIZZA**, for the following Conditional Use Permits at 4311 Colley Avenue: (*Ward 2/Superward 7*)
 - a. Restaurant with Extended Hours.
 - b. Sale of Alcohol On-Premises.
 - c. Live Entertainment.
 - d. Commercial Recreation Center.

The purpose of this request is to allow an existing restaurant to operate with extended hours, provide live entertainment, sell alcohol for on-premises consumption, and add additional amusement devices.

Staff Contact: Russell Manning at (757) 620-8543, russell.manning@norfolk.gov

TO BE WITHDRAWN

2. **SHARKS SPORTS BAR AND GRILL**, for the following Conditional Use Permits at 1524 Johnstons Road: (*Ward 5/Superward 6*)
 - a. Restaurant with Extended Hours.
 - b. Live Entertainment.
 - c. Sale of Alcohol On-Premises.
 - d. Sale of Alcohol Off-Premises.
 - e. Commercial Recreation Center.

The purpose of these requests is to allow an existing restaurant to modify the hours of operation and add amusement devices.

Staff contact: Russell Manning at (757) 620-8543, russell.manning@norfolk.gov

TO BE WITHDRAWN

3. **SUPERIOR PRIDE, INCORPORATED**, for the following applications at 2214 E. Ocean View Avenue: (*Ward 5/Superward 6*)
 - a. Subdivision Variance.
 - b. Conditional Use Permit to modify the intensity and dimensional standards of townhouse dwellings 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 the construction of five townhouse units that do not meet the alternative development and form standards.

Staff contact: Russell Manning at (757) 620-8543, russell.manning@norfolk.gov

REGULAR AGENDA

APPROVAL RECOMMENDED 5-0

1. **LULULAND ADVENTURE PARK**, for the following applications: (*Ward 3/Superward 7*)
 - a. Conditional change of zoning from Conditional C-C (Community Commercial) to Conditional C-C (Community Commercial) at 6205 N. Military Highway
 - b. Conditional Use Permit for the establishment of a use within an existing single-tenant space larger than 30,000 square feet that has been vacant for two years or more for 59,000 square feet at 6101 N. Military Highway
 - c. Conditional Use Permit for a Commercial Recreation Center for 6205 N. Military Highway

The purpose of this request is to allow for an indoor recreation facility.

Staff contact: Russell Manning at (757) 620-8543, russell.manning@norfolk.gov

APPROVAL RECOMMENDED 5-0

2. **THE MONUMENT COMPANIES**, for the following applications at 700 and 520 W. 22nd Street: (*Ward 2/Superward 6*)
- a. Change of zoning to apply the Norfolk & Western Historic Overlay (HO – N&W) district
 - b. Conditional Use Permit to allow Dwelling, Multi-Family in I-G (General Industrial)

The purpose of this request is to allow for the adaptive reuse of the existing commercial building to apartments.

Staff contact: Andrew Adams at (757) 621-2273, Andrew.adams@norfolk.gov

APPROVAL RECOMMENDED 5-0

3. **ENTERPRISE LEASING CO OF NORFOLK RICHMOND LLC**, for a Conditional Use Permit to allow Automobile Rental at 1189 Lance Road (*Ward 4/Superward 7*)

The purpose of this request is to allow the operation of an automobile rental facility.

Staff contact: Andrew Adams at (757) 621-2273, Andrew.adams@norfolk.gov

APPROVAL RECOMMENDED 5-0

4. **SELDEN MARKET**, for the following Conditional Use Permits at 208 E. Main Street. (*Ward 2/Superward 6*)
- a. Sale of Alcoholic Beverages On-Premise
 - b. Live Entertainment

The purpose of this request is to allow the sale of alcohol for on-premises consumption and live entertainment in the common areas of the Selden Market.

Staff contact: Andrew Adams at (757) 621-2273, Andrew.adams@norfolk.gov

APPROVAL RECOMMENDED 5-0

5. **STAYBRIDGE SUITES NORFOLK AIRPORT**, for a Conditional Use Permit for the Sale of Alcoholic Beverages On-Premises at 1581 Premium Outlets Boulevard. (*Ward 4/Superward 7*)

The purpose of this request is to allow a hotel to sell alcoholic beverages for on-premises consumption.

Staff contact: Sherri Williams at (757) 618-5720, sherri.williams@norfolk.gov

TO BE CONTINUED TO FEBRUARY 26, 2026

6. **GUADS MEXICAN RESTAURANT**, for the following Conditional Use Permits at 8155 Shore Drive. (*Ward 5/Superward 6*)
- a. Restaurant with Extended Hours
 - b. Sale of Alcohol On-Premises
 - c. Sale of Alcohol Off-Premises
 - d. Live Entertainment

The purpose of this request is to allow a restaurant to operate with extended hours, sell alcohol for on- and off-premises consumption, and provide live entertainment.

Staff contact: Sherri Williams at (757) 618-5720, sherri.williams@norfolk.gov

III. New Business

APPROVAL RECOMMENDED 5-0

1. **MACARTHUR MEMORIAL**, for a Development Certificate with waivers at 421 E. City Hall Avenue and 480 E. Plume Street. (*Ward 2/Superward 6*)

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

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>

Robert J. Tajan, AICP
Executive Secretary