



NORFOLK CITY PLANNING COMMISSION PUBLIC HEARING AGENDA
February 26, 2026

The Norfolk City Planning Commission will hold a public hearing on February 26, 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. Public Hearing items:

CONTINUED AGENDA

- 1. 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

REGULAR AGENDA

- 1. CITY PLANNING COMMISSION**, for a zoning text amendment to the *Norfolk Zoning Ordinance* to correct inconsistencies and fix clerical errors.

Staff contact: Austin Peters at (757) 664-6560, Austin.peters@norfolk.gov

- 2. ROBERT WARING**, for a conditional change in zoning from SF-T (Single Family - Traditional) to Conditional MF-NS (Multi Family – Neighborhood Scale) at 910 Druid Circle. (*Ward 2/Superward 7*)

The purpose of this request is to allow the existing nonconforming structure.

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

3. GOODHOMES COMMUNITIES, for the following applications at 5701 Chambers Street:
(*Ward 4/Superward 7*)

- a.** Conditional change of zoning from C-C (Community Commercial) to Conditional MF-AC (Multi-Family Apartment Complex).
- b.** Conditional Use Permit for any development of more than 24 multi-family dwelling units.

The purpose of this request is to allow an existing hotel to be used as multi-family apartments.

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

4. WATERS EDGE WINERY & BISTRO, for the following Conditional Use Permits at 6464 Hampton Boulevard: (*Ward 2/Superward 6*)

- a.** Banquet Hall.
- b.** Restaurant with Extended Hours.
- c.** Production of Craft Beverages.
- d.** Alcoholic beverages, On-premises.
- e.** Alcoholic beverages, Off-premises.
- f.** Live Entertainment.

The purpose of these requests is to allow a restaurant with extended hours to sell alcoholic beverages for on- and off-premises consumption, allow the operation of a banquet hall, and provide live entertainment.

Staff contact: Robert Brennan at (757) 620-5911, robert.brennan@norfolk.gov

5. MARTIN'S SOULFOOD, for the following Conditional Use Permits at 5700 E Virginia Beach Boulevard: (*Ward 4/Superward 7*)

- a.** Restaurant with Extended Hours.
- b.** Alcoholic beverages, On-premises.
- c.** Live Entertainment.

The purpose of these requests is to allow the operation of a restaurant with extended hours, live entertainment, and the sale of alcoholic beverages for on-premises consumption.

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

6. **PLATE INCORPORATED**, for a Conditional Use Permit to operate a restaurant with Alcoholic Beverages On-Premises at 440 Monticello Avenue. (*Ward 2/Superward 6*)

The purpose of this request is to allow the operation of a restaurant with the sale of alcoholic beverages for on-premises consumption.

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

7. **BEIGNETS AND BREW**, for a Conditional Use Permit to operate a restaurant with Alcoholic Beverages On-Premises at 520 W. 21 Street, Suite F. (*Ward 2/Superward 6*)

The purpose of this request is to allow the operation of a restaurant with the sale of alcoholic beverages for on-premises consumption.

Staff contact: Robert Brennan at (757) 620-5911, robert.brennan@norfolk.gov

8. **TAYLOR AND CHRISTOPHER BAGNICK**, for a Conditional Use Permit to operate a Short-Term Rental Unit (Homestay) at 617 W. Ocean View Avenue. (*Ward 1/Superward 6*)

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

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

9. **KENNETH ARTHUR COLEMAN II**, for a Conditional Use Permit to operate a Short-Term Rental Unit (Vacation Rental) at 261 Portview Avenue. (*Ward 5/Superward 6*)

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

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

II. New Business

1. Adoption of the 2025 City Planning Commission Annual Report.

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