



City Council Staff Report

Subject: September 2026 Monthly Land Use Report
Author: Patrick A. Duhaney, City Manager
Department: Planning & Community Development
Date: September 18, 2026
Type of Item: Informational

PRD

Summary

The attached report includes a permit activities summary for approved site development plans from the Development Services Center (DSC), Planning Commission agenda for items heard at the September 9, 2026, public meetings and the pending Planning Commission items. This month's report includes DSC approvals that are both by-right, as well as those that had prior City Council land use approvals, a meeting log for projects requesting meetings through the formal pre-submittal meeting process, inquiries through the Development Liaison inquiry portal and district locations. Future land use reports will continue to include this information.

Should you have any additional questions or concerns, please contact Deputy City Manager, Amanda Jarratt, at ajarratt@vbgov.com or Planning and Community Development Director, Kathy Walsh, at kmwalsh@vbgov.com or (757) 385-5802.

Attachment (1)

- September 2026 Monthly Land Use Report

SEPTEMBER 2026

**MONTHLY
LAND USE
REPORT**



Planning &
Community
Development

SEPTEMBER 2026

MONTHLY LAND USE REPORT

Section 1 – Permits & Inspections Report

(Reporting Period August 2026)

Section 2 – Development Services Center Report

(Reporting Period August 2026)

Section 3 – Planning Commission Report

(Reporting Period September 2026)

Permits & Inspections Totals

Reporting Period	Permit Count	Value	Fees	Inspections
August 2026	2,925	\$34,231,080	\$393,665	6,623
July 2026	3,431	\$41,736,117	\$471,856	7,290
Calendar Year To Date	22,786	\$484,279,007	\$3,773,050	51,990
Fiscal Year To Date	6,356	\$75,967,197	\$865,521	13,913
August 2025	2,898	\$29,593,036	\$432,883	7,115

Number of Active Development Sites: 587

Building Permit Totals

(Residential, Commercial, New, Addition, Alteration, Renovation)

Reporting Period	Permit Count	Value	Fees	Inspections
August 2026	628	\$12,613,406	\$141,390	1,375
July 2026	749	\$16,759,780	\$147,054	1,494
Calendar Year To Date	5,054	\$230,595,387	\$1,444,085	10,608
Fiscal Year To Date	1,377	\$29,373,187	\$288,444	2,869
August 2025	627	\$13,811,756	\$150,091	1,500

Trade Permit Totals

(Residential, Commercial, New, Addition, Alteration, Renovation)

Reporting Period	Permit Count	Value	Fees	Inspections
August 2026	1,505	\$21,617,673	\$183,041	3,342
July 2026	1,756	\$24,976,337	\$234,657	3,693
Calendar Year To Date	12,682	\$253,683,620	\$1,639,745	27,000
Fiscal Year To Date	3,261	\$46,594,010	\$417,698	7,035
August 2025	1,608	\$15,781,281	\$202,477	3,707

Civil Inspections Totals

(Right of Way, Hauling, Utilities)

Reporting Period	Permit Count	Value	Fees	Inspections
August 2026	423	-	\$48,635	354
July 2026	466	-	\$71,320	306
Calendar Year To Date	1,785	-	\$547,820	2,307
Fiscal Year To Date	889	-	\$119,955	660
August 2025	492	-	\$60,765	258

Administrative Tracking/Complaint Totals/Plan Review

(Includes E&S, Stormwater & CBPA Inspections)

Reporting Period	Permit Count	Value	Fees	Inspections
August 2026	369	-	\$20,600	1,552
July 2026	460	-	\$18,825	1,797
Calendar Year To Date	3,265	-	\$141,400	12,075
Fiscal Year To Date	829	-	\$39,425	3,349
August 2025	171	-	\$19,550	1,650

DSC Site Plan Approvals

Approval Date	Plan Type	Project Name	Project Location	Council District
8/5/2026	Commercial	HRSD OCS D Carbon Scrubbers	645 Firefall Drive	5
8/28/2026	Commercial	U-Haul at Stoneshore and Holland Road	3401 & 3415 Holland Road	10
8/31/2026	Commercial	Long John Silver - Virginia Beach	6567 College Park Square	7
8/31/2026	E & S Only	Regent SHB CH-3 UG Replacement	1000 Regent University Drive	7
8/4/2026	Hauling Plan	4760 Princess Anne Road	4760 Princess Anne Road	3
8/21/2026	Industrial	Trident Civil Office & Yard*	488 Progress Lane	3
8/21/2026	Industrial	HRSD Atlantic Renewable Natural Gas Project	645 Firefall Drive	5
8/14/2026	Multi Family	The Promenade at Kemps River fka Kemps River Apartments*	1211 Fordham Drive	1
8/12/2026	Other	Nimmo Quay Traffic Signal Shop Drawings	Nimmo Parkway	5
8/18/2026	Pump Station City	Columbus Loop Tanks Site Maintenance	4841 Cleveland Street	4
8/3/2026	Single Family	Lot 36 Pungo Ferry Landing, Phase Two	2049 Camden Court	2
8/6/2026	Single Family	Lot 20, Block K, Rudee Heights	477 Southside Road	5
8/6/2026	Single Family	Lot 9, Blackwater Road	6636 Blackwater Road	2
8/13/2026	Single Family	Lot 28, Acredale	1212 Acredale Road	1
8/14/2026	Single Family	Lot B, Country Haven, Sec 1	5572 Stewart Drive	1
8/21/2026	Single Family	Lot 18, Property of HF Dozier	3560 Robinson Road	2
8/21/2026	Single Family	Lot B, Property of Gordon Bradford	141 Bishop Thoroughgood Avenue	6
8/26/2026	Single Family	F. E. Kellam 5 1/2 Acres	3209 Indian River Road	2
8/28/2026	Single Family	3724 Jefferson Blvd	3724 Jefferson Blvd	9
8/6/2026	Single Family Demo	Lot 238, Thoroughgood	1604 Barnards Cove Road	9
8/7/2026	Single Family Demo	4736 Indian River Road Building Demolition	4736 Indian River Road	7
8/21/2026	Single Family Demo	Unit 18, Lotus Creek One Condominium	2528 Lotus Creek Drive	2

Approval Date	Plan Type	Project Name	Project Location	Council District
8/25/2026	Single Family Demo	Lots 26-29, Olive Heights Annex	1055 Norfolk Avenue	6
8/27/2026	Single Family Demo	1468 Mill Landing Road	1468 Mill Landing Road	2
8/28/2026	Single Family Demo	Holly Grove @ Princess Anne	2501 Holland Road	2
8/28/2026	Single Family Demo	Lots 10 & 12, Block 67, Shadow Lawn Heights	912 Carolina Avenue	5
* Projects associated with previous City Council land use approvals. All other projects are by-right development.				

Presubmittal, Comment Review, Inquiry Meeting Log

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
8/1/2026	Kristin Bauer	n/a	Apartment Redevelopment Inquiry	5708 Northampton Boulevard, District 4	Taylor Kelly, Brick Lane	I
8/5/2026	Kristin Bauer	n/a	Residential Subdivision Inquiry	1381 Pleasant Ridge Road, District 2	Jamin Gonzalez, Atlantic Sotheby's International Realty	I
8/6/2026	Theresa Holleran	L04-021981-DP	66th Street Duplex	215 66th Street, District 6	John Blake, WPL	CR
8/6/2026	Aubrey Trebilcock	J20-023429-PM	Single-Family Garage and Equestrian Facilities	Princess Anne Road, District 2	Clark S. Lambert, Jr., L and C Properties, LLC	PS
8/6/2026	Ronald Frink	C10-023019-SP	Barefoot Kids Christian Day School	1458 Kempsville Road, District 1	Wayne Hixenbaugh, Barefoot Kids Christian Day School	CR
8/6/2026	Ronald Frink	E05-023486-PM	Chick-fil-A Haygood Shopping Center	1097 Independence Boulevard, District 9	Katherine Shafer, CPH, LLC	PS
8/6/2026	PJ Scully	H02-023465-PM	Mavromatis Dental	2876 Shore Drive, District 8	Scott Campbell, VIA Design Architects	PS
8/6/2026	Kristin Bauer	M07-023472-PM	Fisherman's Wharf Marina	530 Winston Salem Road, District 5	Will Harrington, Fisherman's Wharf Marina	PS

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
8/7/2026	Kristin Bauer	n/a	Commercial Development Inquiry	5400 Virginia Beach Boulevard, District 4	Alexandra Serrano	I
8/9/2026	Kristin Bauer	n/a	Mike's Tree Service, Commercial Lot	Potters Road, GPIN 24076480890000, District 6	Mike Newell, Mike's Tree Service	I
8/10/2026	Kristin Bauer	n/a	Residential Development Inquiry	2917 Sugar Maple Drive, District 2	Jillian Tripple	I
8/12/2026	Melissa Kellam	H11-016963-OT	Innovation Park Phase II Traffic Signal Shop Drawings	Hudome Way, District 2	Grace Henderson, Kimley-Horn & Associates	I
8/13/2026	Ronald Frink	F07-023563-PM	Southern Bank Building	4097 Virginia Beach Boulevard, District 4	Jared Haynes, Pennoni	PS
8/13/2026	PJ Scully	K06-023553-PM	Bella & Chiara, LLC	1613 Laskin Road, District 6	John Paul Kaado, Bella & Chiara, LLC	PS
8/13/2026	PJ Scully	F08-023554-PM	Timberlake Shopping Center Outparcels	4239 Holland Road, District 10	Jay Hutson, J Hutson & Company	PS
8/13/2026	Kristin Bauer	A08-023523-PM	Murphy Oil USA	840 S. Military Highway, District 1	Austin Aigner, Atwell Engineering & Consulting	PS
8/14/2026	Melissa Kellam	I07-018375-SP	Bertolino Warehouse	Dean Drive, District 3	Christopher Taylor, Professional Engineer	CR
8/14/2026	Kristin Bauer	n/a	Residential Development Inquiry	800 Hilltop Road, District 6	Seth Johnson, EDC Homes	I
8/17/2026	Melissa Kellam	I10-015471-SP	Horse Pasture	2609 Horse Pasture Road, District 5	John Sandow, John Sandow Engineering	I

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
8/20/2026	Theresa Holleran	L09-023565-PM	Culver's General Booth Boulevard	GPIN 24156868260000, District 5	Danielle Danzing, Kimley-Horn & Associates	PS
8/20/2026	Ronald Frink	F07-023616-PM	Duplexes at 102 Thalia Road	102 Thalia Road, District 4	Ron Sawyer, RLS Insured Investments, LLC	PS
8/20/2026	Ronald Frink	A08-020276-SP	Life in His Word Christian Ministries	6614 Indian River Road, District 1	E. Rodney Flores, Pinnacle Group Engineering, Inc.	CR
8/20/2026	PJ Scully	B05-023588-PM	Batten University, Health Science Building	5817 Wesleyan Drive, District 4	Brad Martin, Pennoni	PS
8/20/2026	PJ Scully	G03-022920-PM	Virginia Pilot Association, Pilot Station	3329 Shore Drive, District 8	Greg Deubler, Clark Nexsen	PS
8/20/2026	Kristin Bauer	G08-023605-PM	Rosemont Office & Coffee Shop, Revised Layout	696 South Rosemont Road, District 10	Jared Haynes, Pennoni	PS
8/23/2026	Kristin Bauer	n/a	Commercial Development Inquiry	5034 Euclid Road, District 4	Rob Stanton, SL Nusbaum Realty Co.	I
8/24/2026	Melissa Kellam	H08-022694-SP	7-Brew	2705 North Mall Drive, District 3	Aaron Long, Blew & Associates, P. A.	I
8/25/2026	Melissa Kellam	K10-023333-ESSW	Corporate Landing Business Park Pond B	Corporate Landing Parkway, District 5	Matt Madder, VHB, Inc.	CR

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
8/25/2026	Ronald Frink	B03-020851-SP	HRSD Central Environmental Lab	Air Rail Avenue, District 4	Andrea Landfair, Bamforth Engineers + Surveyors	CR
8/26/2026	Melissa Kellam	H11-021077-CP	Green Park Subdivision	Bluegrass Lane, District 2	Greg Hayes, MSA, P. C.	CR
8/26/2026	Ronald Frink	B05-023331-SP	Veteran Affairs, Hampton Virginia Outpatient Clinic	Northampton Boulevard, District 4	Kenneth E. Rodman Jr. P.E., VHB, Inc.	CR
8/27/2026	Tony Tolentino	G07-022994-SP	Checkered Flag Hyundai	3736 Sentara Way, District 3	Troy Griffith, Kimley-Horn & Associates	CR
8/27/2026	Melissa Kellam	I12-019682-CP	Princess Anne Village	2381 Princess Anne Road, District 2	Robert Kellam, Kellam Gerwitz Engineering Inc	CR
8/27/2026	Kristin Bauer	n/a	Residential Development Inquiry	5642 Morris Neck Road, District 2	J. Moris	I
8/27/2026	Kristin Bauer	n/a	Residential Development Inquiry	4237 Muddy Creek road, District 2	J. Moris	I

***Meeting Type Key: I=Inquiry PS=Presubmittal Meeting CR=Comment Review**

Planning Commission September 2026 Application Submittals

This list reflects the applications that were submitted to the Planning Department this month. It does not indicate or imply when an application will be scheduled for a public hearing. Please visit VirginiaBeach.gov/PC to review the applications scheduled for each month's Planning Commission public hearing.

Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
1	STC	Lesley Layton	845 S. Atlantic Avenue	5	2026-PCCC-00161	AL
<i>Request to close a portion of an unimproved alley.</i>						
2	NON	Batten University	5817 Wesleyan Drive	4	2026-PCCC-00165	AB
<i>Request to expand an existing legally nonconforming use to construct a health sciences building and student dormitories</i>						
3	MDC	Batten University	5817 Wesleyan Drive	4	2026-PCCC-00164	AB
<i>Request to modify conditions to a previously approved Conditional Use Permit to construct a two-story dormitory housing building.</i>						
4	MDC	Seaboard Land Corporation	2737 Seaboard Road	2	2026-PCCC-00162	AB
<i>Request to modify a previously approved Conditional Use Permit.</i>						
5	CRZ	Dragas Associates, Inc.	Parcel southeast of Tournament Drive approximately 330 feet southwest of its intersection with Princess Anne Road	2	2026-PCCC-00163	MC
<i>Request to rezone from AG-1 Agricultural District to Conditional B-2 Commercial District to develop a child education center.</i>						

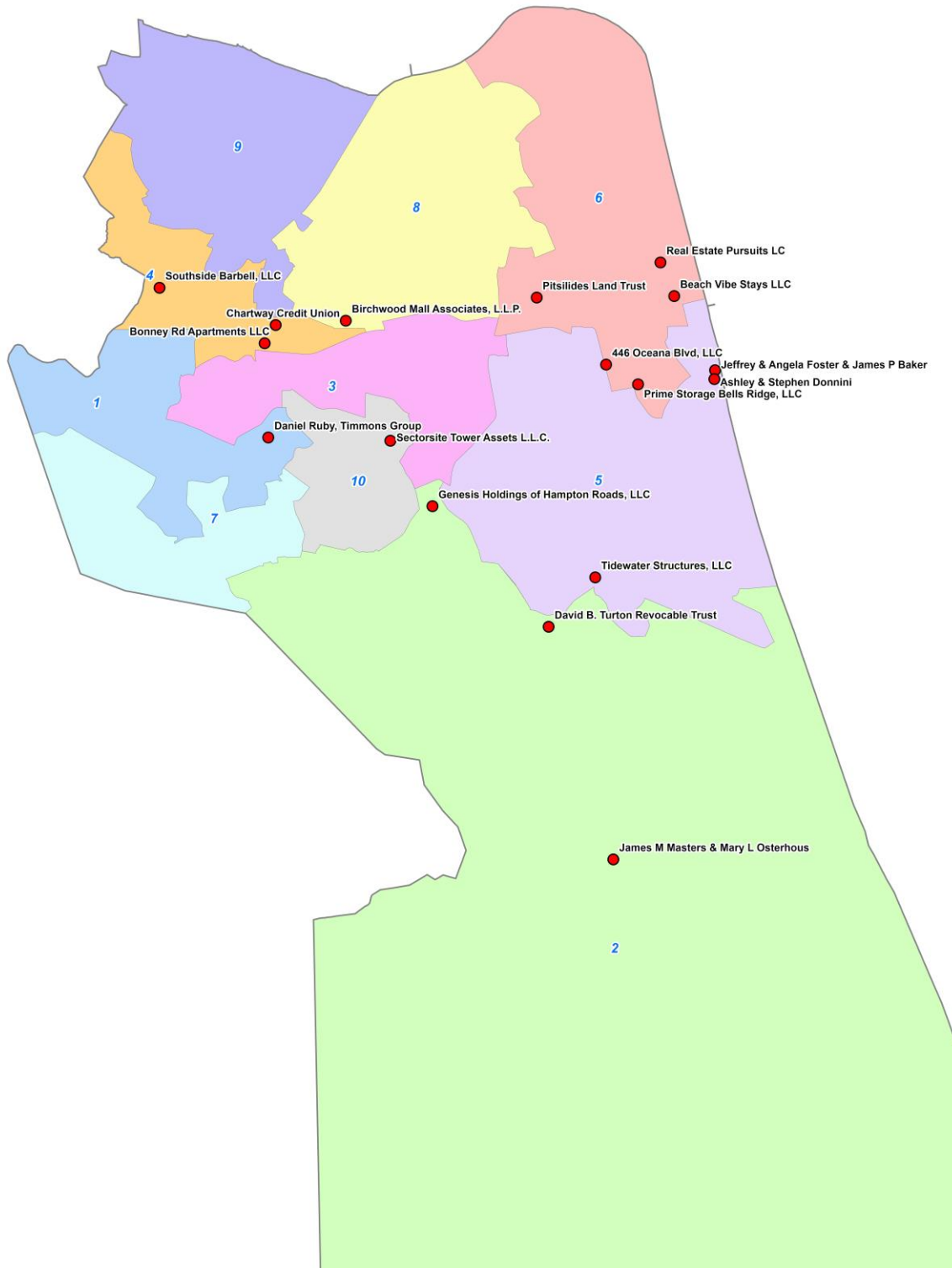
Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
6	CRZ	Dragas Associates, Inc.	Northwest side of Nimmo Parkway, adjacent to 2641 Nimmo Parkway	2	2026-PCCC-00167	MC
<i>Request to rezone from AG-1 Agricultural District to Conditional A-18 Apartment District to develop 650 condominium units.</i>						
7	CRZ	Bayshore Apts., L.P.	948 & 952 Newtown Road	4	2026-PCCC-00166	AB
<i>Request to rezone from R-7.5 Residential District to Conditional A-24 Apartment District to develop a 180-unit multi-family community.</i>						
8	CRZ	Shakilah Verner	4920 Euclid Road	4	2026-PCCC-00169	MC
<i>Request to rezone from R-7.5 Residential District to Conditional A-12 Apartment District to develop a duplex.</i>						
9	CRZ	The City of Virginia Beach Development Authority	Parcel located on the corner of Corporate Landing Parkway & General Booth Boulevard, directly west of 1941 General Booth Boulevard	5	2026-PCCC-00168	MC
<i>Request to rezone from B-2 Community Business District to Conditional I-1 Light Industrial to develop an industrial use.</i>						
10	CUP	Kaylee Rogers	6222 Pardue Court	1	2026-PCCC-00171	AL
<i>Request to operate a tattoo parlor.</i>						
11	CUP	VA Finishing, LLC	5178 & 5180 Cleveland Street	4	2026-PCCC-00170	AL
<i>Request to operate an automotive repair garage.</i>						

Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
12	CUP	Tapestry Church	696 South Rosemont Road	10	2026-PCCC-00159	AB
<i>Request to operate an eating and drinking establishment.</i>						
13	ALT	City of Virginia Beach	Rudee Loop, south of 5th Street	5	2026-PCCC-00160	LH
<i>Request for alternative compliance to allow 0-foot setback for the 2nd Street connector park.</i>						
14	ALT	Runnymede Corporation	825 18th Street	6	2026-PCCC-00172	LH
<i>Request for an alternative compliance for a parking garage.</i>						
15	MEV	Runnymede Corporation	825 18th Street	6	2026-PCCC-00174	LH
<i>Request for a Major Entertainment Venue Sign.</i>						
16	CUP	Katherine C. Hamilton	3615 Atlantic Avenue, Unit 201	6	2026-PCCC-00158	AB
<i>Request to operate a two-bedroom short term rental.</i>						

KEY/Planners	Name
AB	Alexis Bailey
AL	Arianna Low
BH	Brandon Hackney
CB	Carrie Bookholt
HM	Hank Morrison
HS	Hannah Sabo
KA	Kaitlen Alcock
KB	Kristin Bauer
KM	Kara Mclane
LH	Laine Harrington
MC	Marchelle Coleman
MR	Mark Reed
SB	Sanjita Basnet
SR	Saba Rostami-Shirazi
VE	Victoria Eisenberg

KEY/Application Types	Application Type
AMD	Code Amendment
ALT	Alternative Compliance
CRZ	Conditional Rezoning
CUP	Conditional Use Permit
FVR	Floodplain Variance
MDC	Modification of Conditions
MDP	Modification of Proffers
MEV	Major Entertainment Venue Signs
NON	Expansion to a Nonconforming Use or Structure
PDH	Amendment/Modification to the PDH Land Use Plan
REZ	Rezoning
RGS	Roadside Guide Signs
STC	Street Closure
SVR	Subdivision Variance

September 9, 2026 Planning Commission Agenda



Planning Commission Agenda
September 9, 2026
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Planning Commission Agenda

1. COMMENTS BY CHAIR OF COMMISSION

2. AGENDA REVIEW

3. BRIEFINGS

A. Cannabis Briefing, Hannah Sabo, Zoning Administrator

12:00 Noon: Public Hearing

APPROVAL OF MINUTES:

- AUGUST 12, 2026 INFORMAL
- AUGUST 12, 2026 FORMAL
- SEPTEMBER 3, 2026 SITE VISIT

1. James M Masters & Mary L Osterhous

Property Owner: James M Masters & Mary L Osterhous

Subdivision Variance (Section 4.4(b)(d) of the Subdivision Regulations)

Address: Parcel directly north of 1940 Gum Bridge Road & two parcels west of 3953 Dawley Road

GPINs: 2411275330, 2411276592, 2411260710

City Council: District 2 (Henley)

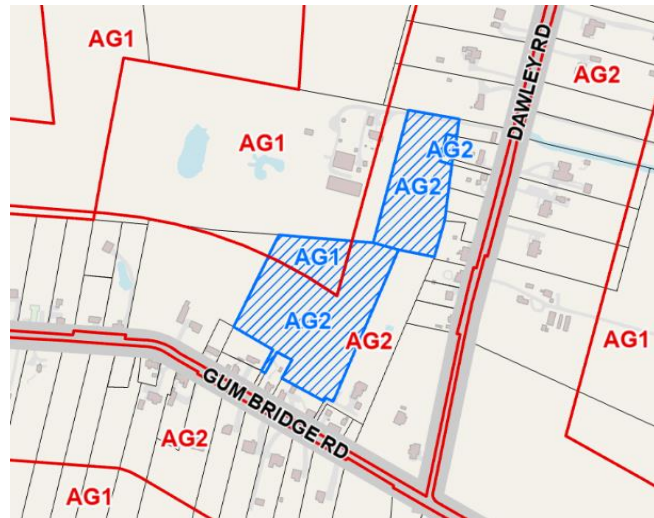
Accela Record: 2026-PCCC-00082

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman



Request for a variance to Section 4.4(b)&(d) of the Subdivision Regulations to create two parcels that are deficient in lot width & direct access to a public street.

2. David B. Turton Revocable Trust

Property Owner: David B. Turton
Revocable Trust

Subdivision Variance (Section 4.4(b)(d) of the Subdivision Regulations)

Address: 2512 Seaboard Road

GPIN: 2404529375

City Council: District 2 (Henley)

Accela Record: 2026-PCCC-00140

AICUZ: <65 dB DNL

SGA: No

Overlay: Transition Area

Staff Planner: Marchelle Coleman



Request for a variance to Section 4.4(b&(d)) of the Subdivision Regulations for deficiency in lot width & direct access to a public street

3. David B. Turton Revocable Trust

Property Owner: David B. Turton
Revocable Trust

Conditional Rezoning (AG-1 and AG-2 Agricultural District to Conditional R-15 Residential District)

Address: 2512 Seaboard Road

GPIN: 2404529375

City Council: District 2 (Henley)

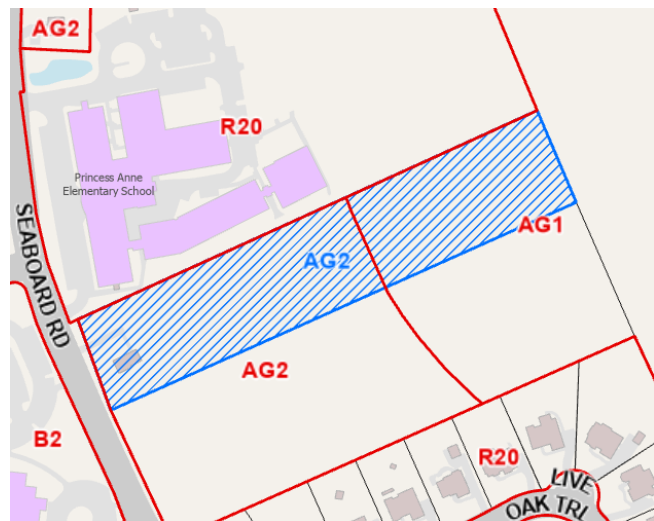
Accela Record: 2026-PCCC-00139

AICUZ: <65 dB DNL

SGA: No

Overlay: Transition Area

Staff Planner: Marchelle Coleman



Request to rezone the property from AG-1 & AG-2 Agricultural District to Conditional R-15 Residential District to construct three single-family dwellings.

4. Ashley & Stephen Donnini

Property Owner: Ashley Marie & Stephen Lloyd Donnini

Street Closure

Adjacent Address: 624 Surfside Avenue

Adjacent GPIN: 2426383626

City Council: District 5 (Wilson)

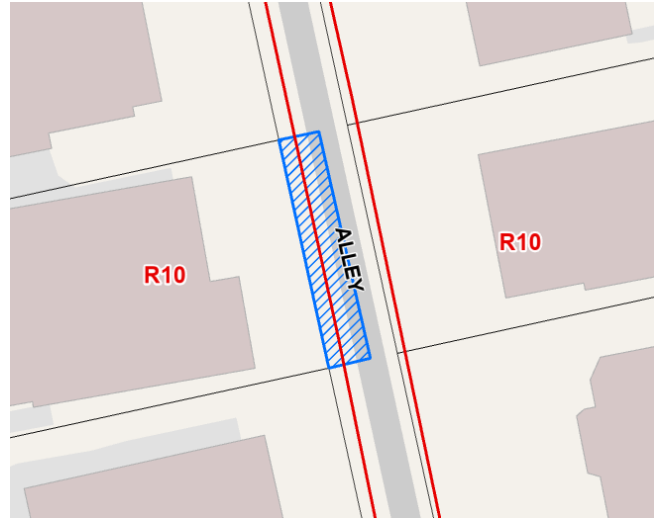
Accela Record: 2026-PCCC-00127

AICUZ: 65-70 dB DNL - Sub-Area 2

SGA: No

Overlay: No

Staff Planner: Alexis Bailey



Request to close a 7.5-foot portion of unimproved 15-foot alley.

**5. Jeffrey & Angela Foster & James P Baker and Patricia O Baker
Revocable Living Trust**

Property Owners: Jeffrey Foster, Angela Foster & James P Baker and Patricia O Baker Revocable Living Trust

Street Closure

Adjacent Addresses: 512 Vanderbilt Avenue & 613 S Atlantic Avenue

Adjacent GPINs: 2426394620, 2426395633

City Council: District 5 (Wilson)

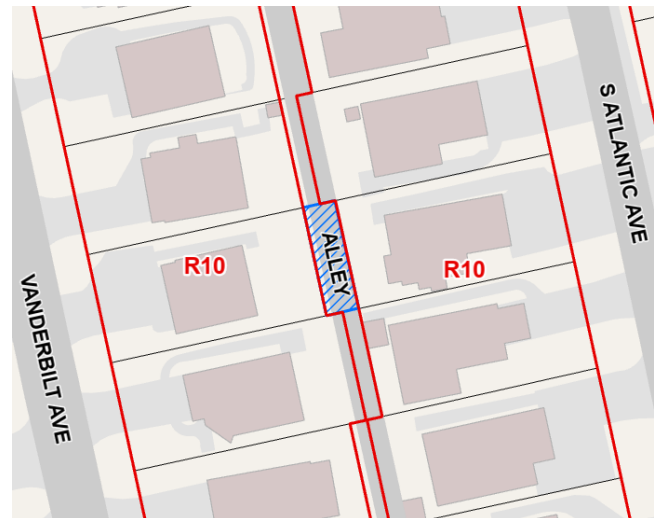
Accela Record: 2026-PCCC-00126

AICUZ: 65-70 dB DNL - Sub-Area 2

SGA: No

Overlay: No

Staff Planner: Arianna Low



Request to close two adjoining 375 square foot portions of unimproved 15-foot alley.

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6. Pitsilides Land Trust

Property Owner: Pitsilides Land Trust
Street Closure

Adjacent Address: 1945 Laskin Road

Adjacent GPIN: 2407473331

City Council: District 6 (Remick)

Accela Record: 2026-PCCC-00125

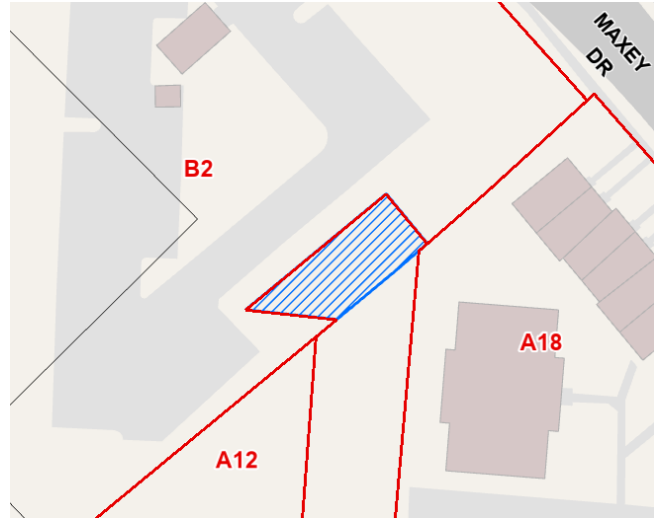
AICUZ: >75 dB DNL – APZ-1, APZ-2

SGA: Hilltop

Overlay: No

Staff Planner: Alexis Bailey

Request to close a 2,679 square foot portion of unimproved right of way.



7. Tidewater Structures, LLC (30-DAY DEFERRAL REQUESTED)

Property Owner: El Tapatio III LLC

Modification of Proffers

Address: 2101 McComas Way

GPIN: 2414075571

City Council: District 5 (Wilson)

Accela Record: 2026-PCCC-00081

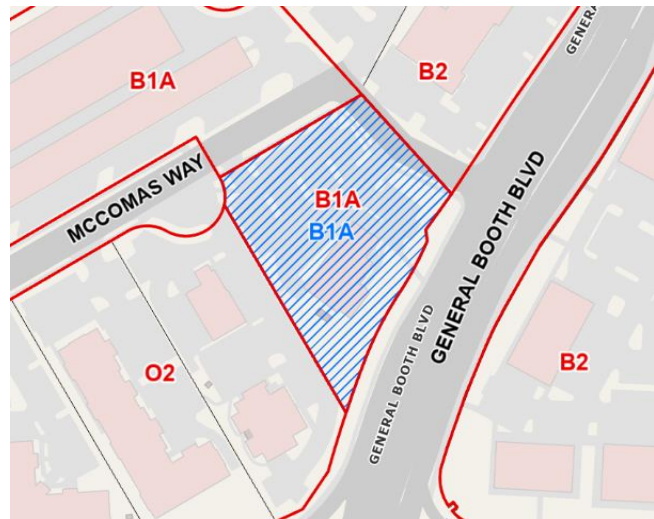
AICUZ: 65-70 dB DNL - Sub-Area 2

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman

Request to modify proffers to revise site layout and building materials



8. Prime Storage Bells Ridge, LLC

Property Owner: Prime Storage Bells Ridge, LLC

Modification of Proffers

Address: 1050 Bells Road

GPIN: 2416581162

City Council: District 6 (Remick)

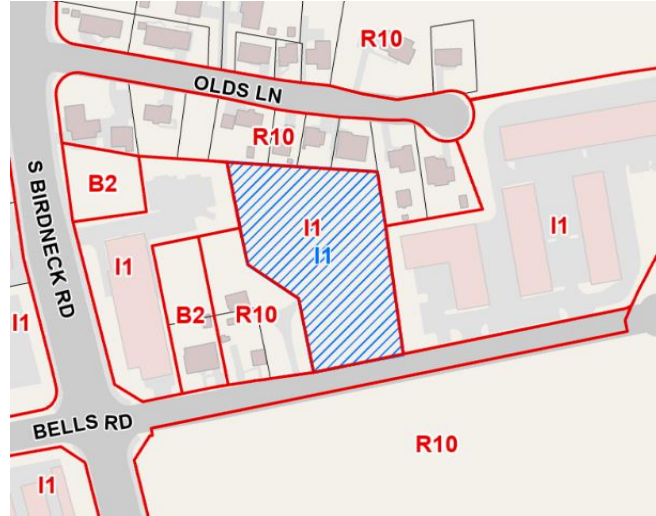
Accela Record: 2026-PCCC-00104

AICUZ: >75 dB DNL - APZ-2

SGA: No

Overlay: No

Staff Planner: Alexis Bailey



Request to modify proffers to a previously approved Conditional Rezoning to operate a bulk storage yard.

9. Prime Storage Bells Ridge, LLC

Property Owner: Prime Storage Bells Ridge LLC

Conditional Use Permit (Bulk Storage Yard)

Address: 1050 Bells Road

GPIN: 2416581162

City Council: District 6 (Remick)

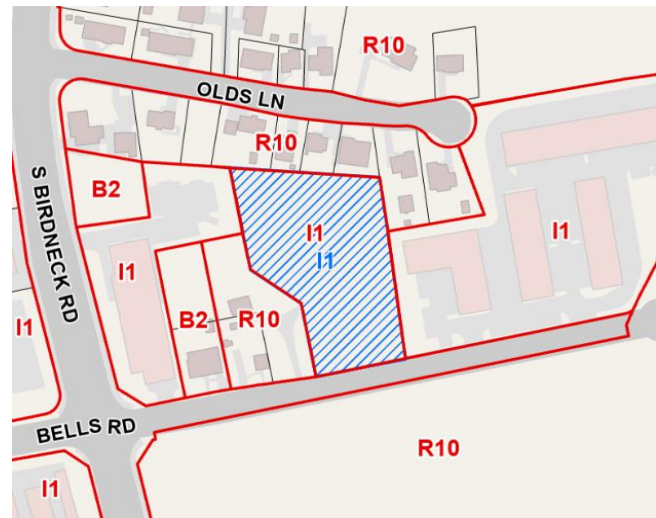
Accela Record: 2026-PCCC-00057

AICUZ: >75 dB DNL - APZ-2

SGA: No

Overlay: No

Staff Planner: Alexis Bailey



Request to operate a bulk storage yard.

10. Daniel Ruby, Timmons Group

Property Owner: Catholic Diocese of Richmond

Modification of Conditions

Address: 4552 Princess Anne Road

GPIN: 1476537071

City Council: District 1 (Hutcheson)

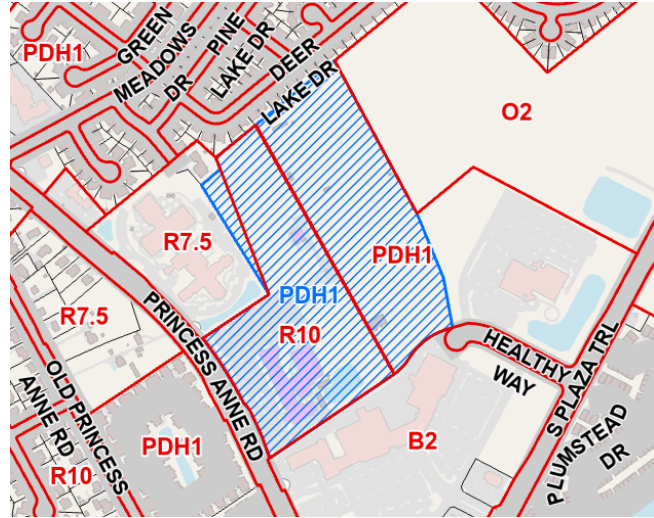
Accela Record: 2026-PCCC-00134

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Alexis Bailey



Request to modify a previously approved Conditional Use Permit to construct a 20,000 square foot field house building.

11. Bonney Rd Apartments LLC

Property Owner: OB 22 LLC

Conditional Rezoning (I-1 Light Industrial District to Conditional A-24 Apartment District)

Address: 4576 Bonney Road

GPIN: 1477524516

City Council: District 4 (Ross-Hammond)

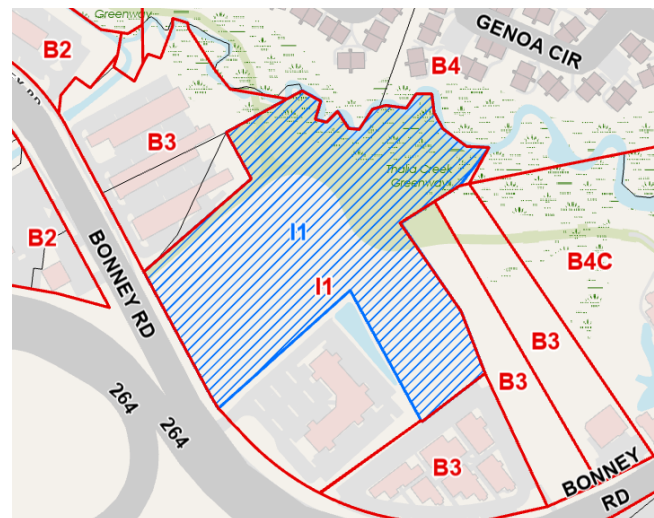
Accela Record: 2026-PCCC-00128

AICUZ: <65 dB DNL

SGA: Pembroke

Overlay: No

Staff Planner: Marchelle Coleman



Request to rezone the property from I-1 Light Industrial District to Conditional A-24 Apartment District to develop a 209-unit multi-family community.

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12. Sectorsite Tower Assets L.L.C.

Property Owners: Sectorsite Tower Assets L.L.C., Great Eastern Resort Corporation, & Vicinity Holdings LLC
Conditional Rezoning (O-2 Office District to Conditional B-2 Community Business District)

Addresses: 3386 Holland Road & 3396 Holland Road

GPINs: 14868270070002, 14868270070001, 1486815934

City Council: District 10 (Rouse)

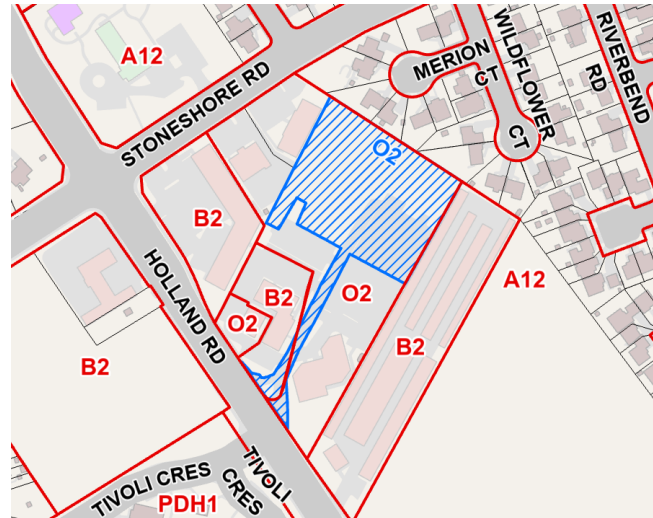
Accela Record: 2026-PCCC-00021

AICUZ: 65-70 dB DNL - Sub-Area 3

SGA: No

Overlay: No

Staff Planner: Alexis Bailey



Request to rezone the property from O-2 Office District to Conditional B-2 Community Business District to operate a Mini-Warehouse facility and Bulk Storage Yard.

13. Sectorsite Tower Assets L.L.C.

Property Owners: Sectorsite Tower Assets L.L.C., Great Eastern Resort Corporation, & Vicinity Holdings LLC
Conditional Use Permit (Mini-Warehouse)

Addresses: 3386 Holland Road & 3396 Holland Road

GPINs: 14868270070002, 14868270070001, 1486815934

City Council: District 10 (Rouse)

Accela Record: 2026-PCCC-00013

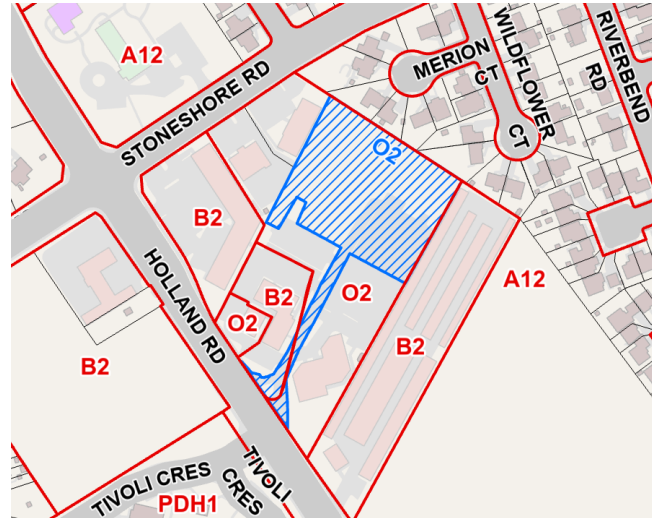
AICUZ: 65-70 dB DNL - Sub-Area 3

SGA: No

Overlay: No

Staff Planner: Alexis Bailey

Request to construct and operate a Mini-Warehouse facility for the storage of boats, RVs, and other storage material.

**14. Sectorsite Tower Assets L.L.C.**

Property Owners: Sectorsite Tower Assets L.L.C., Great Eastern Resort Corporation, & Vicinity Holdings LLC
Conditional Use Permit (Bulk Storage Yard)

Addresses: 3386 Holland Road & 3396 Holland Road

GPINs: 14868270070002, 14868270070001, 1486815934

City Council: District 10 (Rouse)

Accela Record: 2026-PCCC-00014

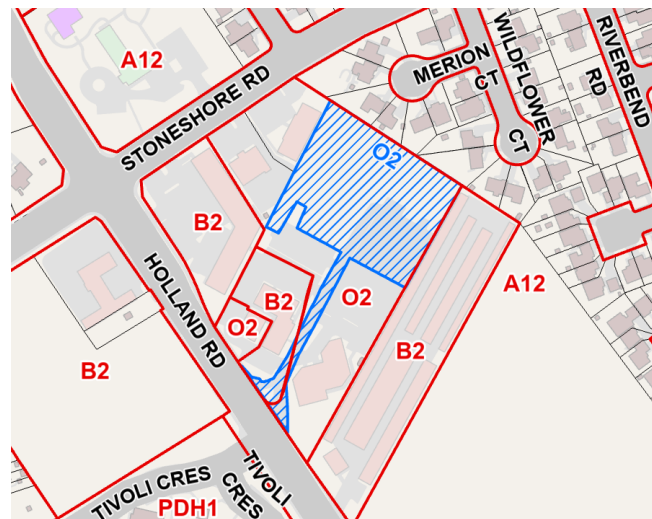
AICUZ: 65-70 dB DNL - Sub-Area 3

SGA: No

Overlay: No

Staff Planner: Alexis Bailey

Request to operate Bulk Storage Yard for the storage of boats, RVs and other equipment on site.



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15. Genesis Holdings of Hampton Roads, LLC

Property Owner: Starling Farm LLC
Conditional Use Permit (Bulk Storage Yard)

Address: Parcel south of Dam Neck Road and directly northeast of 3024 Holland Road

GPIN: 1495354380

City Council: District 2 (Henley)

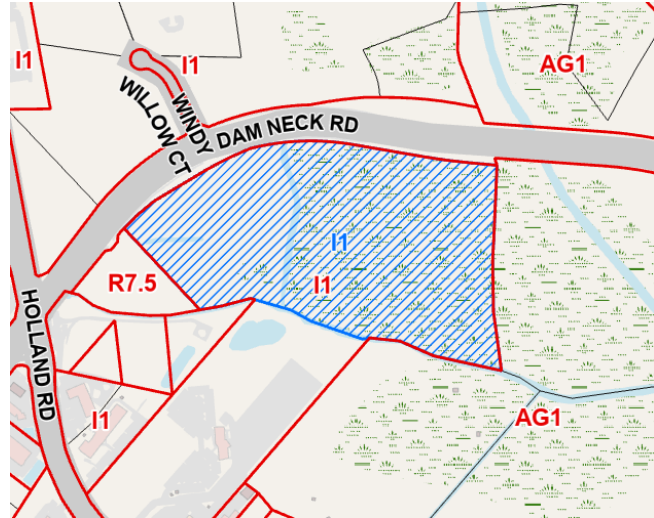
Accela Record: 2026-PCCC-00132

AICUZ: >75 dB DNL - APZ-2

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman



Request to operate a bulk storage yard.

16. Southside Barbell, LLC

Property Owner: BAPA Properties LLC
 Series 5512 Virginia Beach Boulevard
Conditional Use Permit (Indoor Recreation Facility)

Address: 5512 Virginia Beach Boulevard

GPIN: 1467480402

City Council: District 4 (Ross-Hammond)

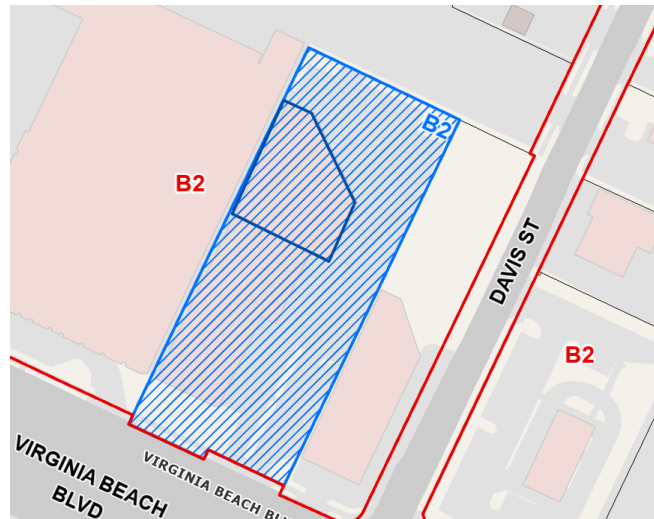
Accela Record: 2025-PCCC-00190

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Kristin Bauer



Request to operate a fitness facility.

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17. Real Estate Pursuits LC

Property Owner: BIVI Real Estate LLC

Conditional Use Permit (Mini-warehouse)

Address: 941 Laskin Road

GPIN: 2418716272

City Council: District 6 (Remick)

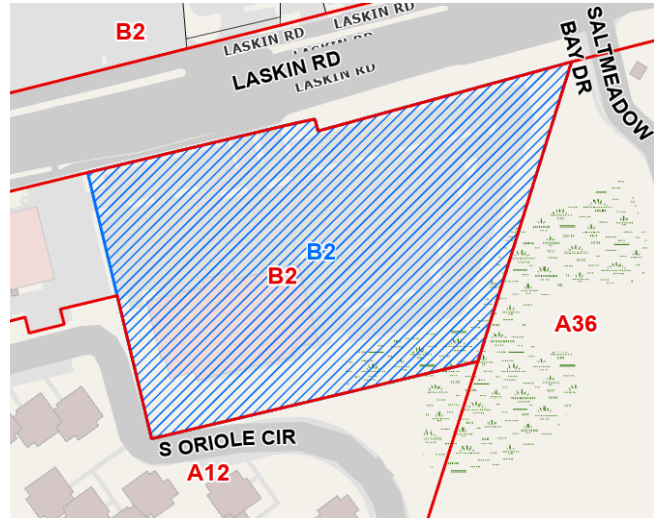
Accela Record: 2026-PCCC-00110

AICUZ: 70-75 dB DNL - APZ-2

SGA: Resort Area

Overlay: No

Staff Planner: Alexis Bailey



Request to operate Mini-warehouse facility.

18. 446 Oceana Blvd, LLC

Property Owner: 446 Oceana Blvd LLC

Conditional Use Permit (Bar & Night Club)

Address: 446 Oceana Boulevard

GPIN: 2417107263

City Council: District 6 (Remick)

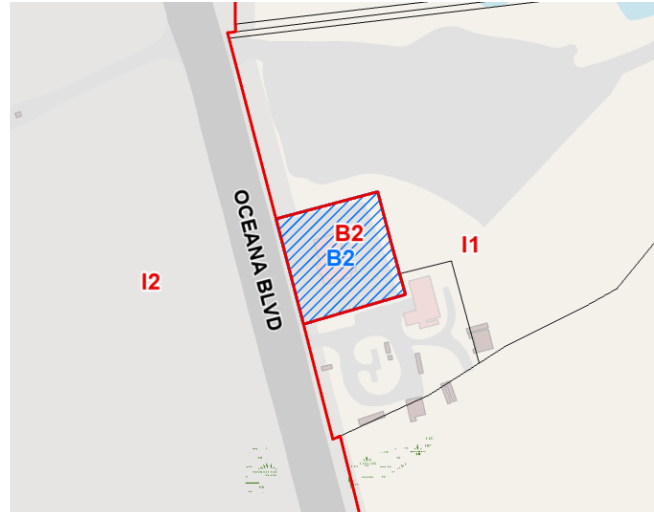
Accela Record: 2026-PCCC-00041

AICUZ: >75 dB DNL

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman



Request to operate a bar and nightclub.

19. Birchwood Mall Associates, L.L.P.

Property Owner: Birchwood Mall Associates, L.L.P.

Conditional Use Permit (Indoor Recreational Facility)

Address: 3754 Virginia Beach Boulevard

GPIN: 1487440698

City Council: District 8 (Cummings)

Accela Record: 2026-PCCC-00141

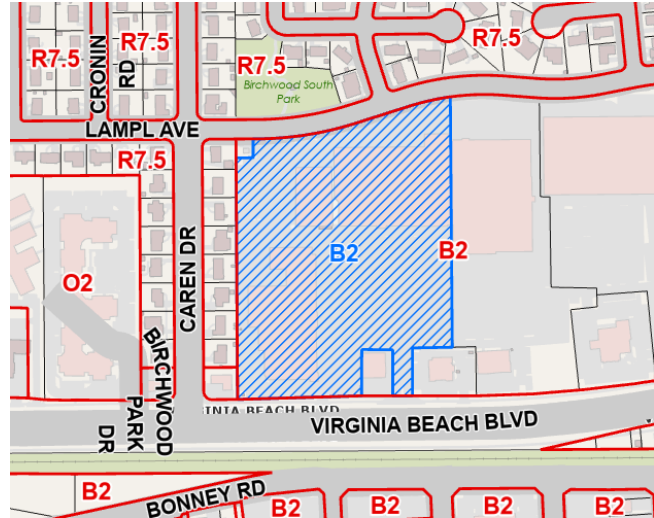
AICUZ: <65 dB DNL

SGA: Rosemont

Overlay: No

Staff Planner: Arianna Low

Request to operate a 20,000 square foot indoor recreational facility.

**20. Chartway Credit Union
(WITHDRAWAL REQUESTED)**

Property Owner: Columbus Town Center II LLC

Alternative Compliance

Address: 218 Constitution Drive

GPIN: 1477644411

City Council: District 4 (Ross-Hammond)

Accela Record: 2026-PCCC-00133

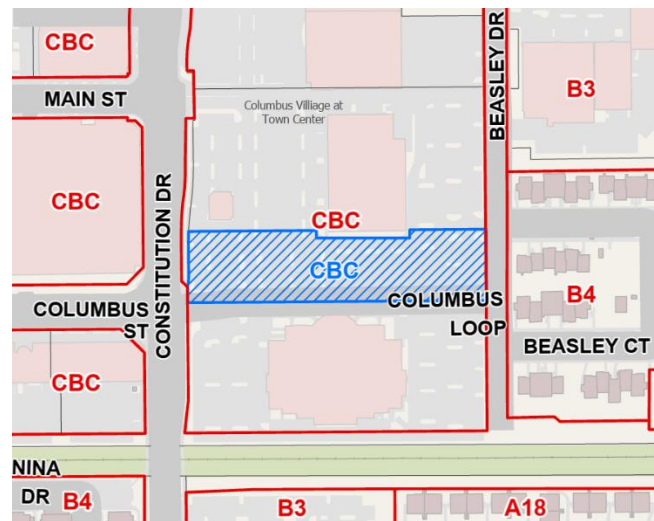
AICUZ: <65 dB DNL

SGA: Pembroke

Overlay: No

Staff Planner: Laine Harrington

Request to allow installation of a drive-up Interactive Teller Machine within the existing parking area.



21. Beach Vibe Stays LLC

Property Owner: Legacy Business Centre LLC

Conditional Use Permit (Short Term Rental)

Address: 1909 Cypress Avenue, Unit 1

GPIN: 2417970552

City Council: District 6 (Remick)

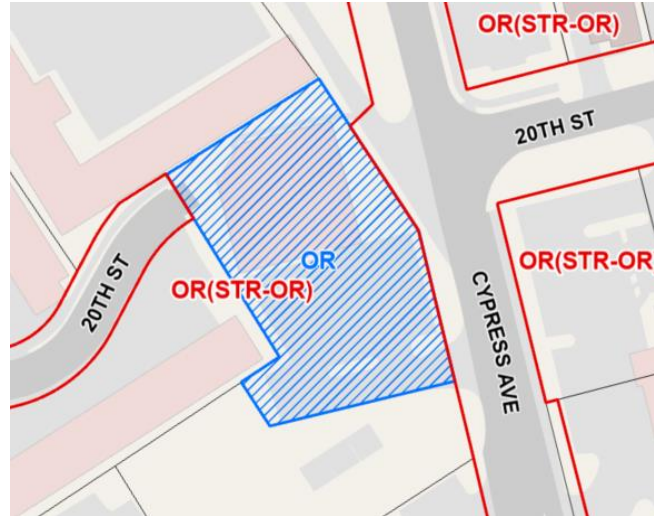
Accela Record: 2026-PCCC-00094

AICUZ: 70-75 dB DNL

SGA: Resort Area

Overlay: Short Term Rental

Staff Planner: Alexis Bailey



Request to operate a two-bedroom short term rental.

22. Beach Vibe Stays LLC

Property Owner: Legacy Business Centre LLC

Conditional Use Permit (Short Term Rental)

Address: 1909 Cypress Avenue, Unit 2

GPIN: 2417970552

City Council: District 6 (Remick)

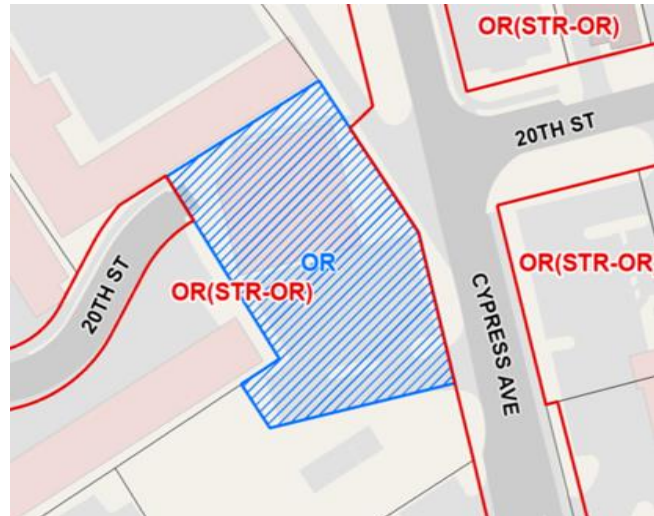
Accela Record: 2026-PCCC-00096

AICUZ: 70-75 dB DNL

SGA: Resort Area

Overlay: Short Term Rental

Staff Planner: Alexis Bailey



Request to operate a one-bedroom short term rental.

23. Beach Vibe Stays LLC

Property Owner: Legacy Business Centre LLC

Conditional Use Permit (Short Term Rental)

Address: 1909 Cypress Avenue, Unit 3

GPIN: 2417970552

City Council: District 6 (Remick)

Accela Record: 2026-PCCC-00097

AICUZ: 70-75 dB DNL

SGA: Resort Area

Overlay: Short Term Rental

Staff Planner: Alexis Bailey



Request to operate a one-bedroom short term rental.

24. Beach Vibe Stays LLC

Property Owner: Legacy Business Centre LLC

Conditional Use Permit (Short Term Rental)

Address: 1909 Cypress Avenue, Unit 4

GPIN: 2417970552

City Council: District 6 (Remick)

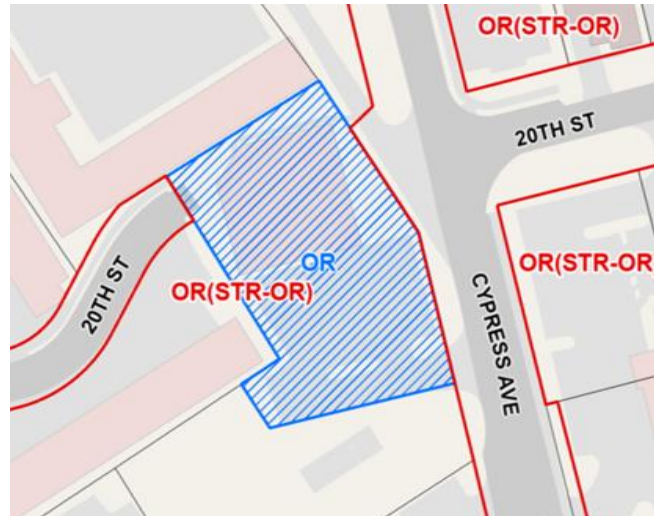
Accela Record: 2026-PCCC-00098

AICUZ: 70-75 dB DNL

SGA: Resort Area

Overlay: Short Term Rental

Staff Planner: Alexis Bailey



Request to operate a one-bedroom short term rental.

25. Beach Vibe Stays LLC

Property Owner: Legacy Business Centre LLC

Conditional Use Permit (Short Term Rental)

Address: 1909 Cypress Avenue, Unit 5

GPIN: 2417970552

City Council: District 6 (Remick)

Accela Record: 2026-PCCC-00102

AICUZ: 70-75 dB DNL

SGA: Resort Area

Overlay: Short Term Rental

Staff Planner: Alexis Bailey



Request to operate a one-bedroom short term rental.

26. Beach Vibe Stays LLC

Property Owner: Legacy Business Centre LLC

Conditional Use Permit (Short Term Rental)

Address: 1909 Cypress Avenue, Unit 6

GPIN: 2417970552

City Council: District 6 (Remick)

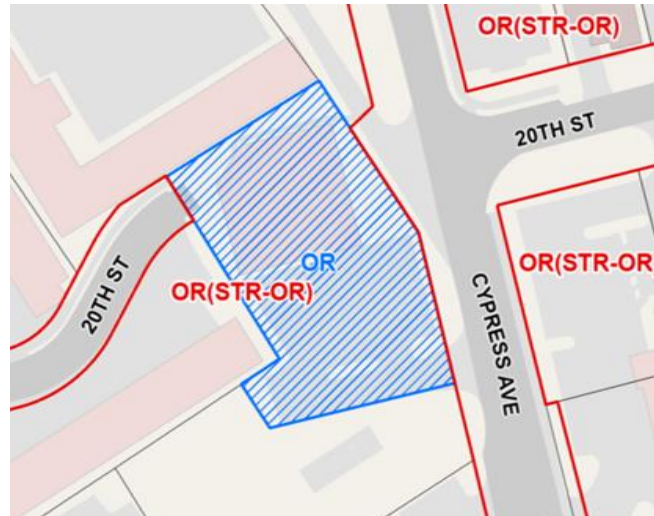
Accela Record: 2026-PCCC-00103

AICUZ: 70-75 dB DNL

SGA: Resort Area

Overlay: Short Term Rental

Staff Planner: Alexis Bailey



Request to operate a one-bedroom short term rental.

New Business