CITY OF VIRGINIA BEACH
OLD BEACH DESIGN
REVIEW COMMITTEE
MEETING AGENDA

Thursday, October 9, 2025
4:00 P.M.
Sandbridge Conference Room
600 22nd Street

1. Review of Meeting Minutes from August 14, 2025

2. Old Business

3. New Business

    - Small lot development trends and overlay incentives

    - Goals and action Items for the end of 2025

4. Adjournment

CITY OF VIRGINIA BEACH OLD BEACH DESIGN REVIEW COMMITTEE DRAFT MEETING MINUTES

Thursday, August 14, 2025
4:00 P.M.
Sandbridge Conference Room
600 22nd Street

Members Present
Billy Almond, Chair
Rebecca Whalen
Nancy Parker
Jeremy Maloney
Ruth Barnhardt

Members Absent
None

City Council Liaison
Worth Remick

City Staff Liaison Present
Laine Harrington

City Staff Present
Diamond Royster
Brandon Hackney

Public Present
None

The meeting was called to order at 4:00 p.m. by the chair, Billy Almond.

Minutes
Billy Almond asked the members to vote on the minutes from the June 12, 2025 meeting. Ruth Barnhardt made a motion to approve the minutes subject to one modification, with a second from Rebecca Whalen. The minutes were approved by a vote of 5 in favor, 0 against.

Staff Update

There was no staff update.

Old Business

There was no old business.

New Business

Laine Harrington welcomed Ruth Barnhardt, the newly appointed member.

Billy Almond discussed the interest of other members of the public that want to volunteer with the board. A citizen from 34th street has shown interest in participating in the Old Beach Design Review Committee discussions. Robert Fatovic would provide a professional perspective as a landscape architect and planner. In the future, "public comment" will be used to represent input from volunteers.

The group discussed and reviewed the draft annual report. The group proposed edits and continued discussion on the vision for the committee for the next year. Rebecca Whalen made a motion to approve with a second by Ruth Barnhardt. The annual report was approved with 5 in favor, 0 against.

Billy Almond discussed the neighborhood's interest towards the guidelines back in 2005. Rebecca Whalen asked about the incentives within the overlay, and Billy Almond clarified the impact of the incentives on current projects.

Nancy Parker stated that the 30-foot-wide lots continue to be developed, and older houses continue to be demolished. The group discussed how this issue is happening in the Shadowlawn neighborhood as well. Billy Almond discussed real estate activity in North End, and how the neighborhood emphasizes the role of the seller.

Ruth asked the extent of the overlay and where the boundaries are. Brandon Hackney explained the overlay and how it is incorporated over the underlying zoning districts of the neighborhood.

The pros and cons of a CUP implementation were discussed. The creation of nonconformities throughout the overlay was discussed. The City Attorney's Office will investigate this nonconformity topic further.

Billy Almond stated that draft language for the CUP implementation would be helpful to the board. Staff will continue to discuss the nonconformity topic. Jeremy Maloney stated the importance of engaging the community throughout this process. Billy Almond stated that the opinions of residents are very important to City Council. Brandon Hackney clarified that any text amendment would need to be introduced by the board and sponsored by a City Councilmember.

Nancy Parker asked if there are any other additional incentives, that are not included in the guidelines currently, that could better address the design wants of the group.

Jeremy Maloney stated that other municipalities utilize pre-approved plans to address design incentives. Norfolk and New Orleans were mentioned as examples.

Brandon Hackney presented the idea of utilizing a form-based code in this overlay. Staff will need to investigate the possibility of implementing this.

Nancy Parker discussed the utilization of semi-detached homes across property lines.

Staff will investigate additional incentives that could be utilized in the Overlay.

The meeting was adjourned at 5:11 p.m.