



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

Thursday, December 11, 2025
4:00 P.M.
Sandbridge Conference Room
600 22nd Street

Members Present

Billy Almond, Chair
Rebecca Whalen
Nancy Parker
Jeremy Maloney

Members Absent

Ruth Barnhardt

City Council Liaison

Worth Remick

City Staff Liaison Present

Laine Harrington

City Staff Present

Diamond Royster
Brandon Hackney

Public Present

Robert Fatovic

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

Minutes

Billy Almond asked the members to vote on the minutes from the October 9, 2025 meeting. Jeremy Maloney made a motion to approve the minutes, with a second from Rebecca Whalen. The minutes were approved by a vote of 4 in favor, 0 against.

Staff Update

There was no staff update.

Old Business

There was no old business.

New Business

The group discussed the monthly meeting schedule followed in 2025, and agreed to continue in 2026. There was a request to provide meeting cancellations at least a week before the scheduled meeting, rather than the week of.

The group recapped the potential actions to take that have been discussed throughout the year. The options so far are to initiate a text amendment which would establish a Conditional Use Permit in the Old Beach Overlay, initiate a text amendment to add more building type options to the Old Beach Overlay, or initiate a text amendment to Section 105 of the Zoning Ordinance pertaining to nonconformities.

The group discussed the nonconforming lot inventory map, which showed an estimate of the existing undeveloped nonconforming lots in the Old Beach overlay.

The group discussed various design priorities for the neighborhood. The concern for impervious area was discussed, and that landscaping, stormwater drainage, efficient parking layouts, and overall sustainable development is wanted to be seen more.

The example lot layout for a “2 semi-detached (duplex” houses on one lot was discussed. The affect on real estate for semi-detached vs detached houses is likely a concern. The incentive for the 2 duplexes on one lot would give developers potentially more buildable floor area, but would decrease total amount of landscaped yard. Other design incentives like driveway runners or permeable pavement would encourage better stormwater drainage and sustainable development practices. Alternative lot layouts could encourage more tree canopy.

Brandon Hackney explained how the Conditional Use Permit (CUP) idea creates a more collaborative design environment. The CUP would encourage developers to come to the Board for design review.

Jeremy Maloney stated that when discussing the potential options with the public and/or civic leagues, the sole issue of differing design preferences and opinions cannot be the main point for initiating a text amendment. There is a potential for the Old Beach Overlay to mimic the North End Overlay through dormer requirements and more specific building façade dimensional standards.

The meeting was adjourned at 5:04 p.m.