CITY OF VIRGINIA BEACH OLD BEACH DESIGN REVIEW COMMITTEE MEETING MINUTES

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

Members Present
Rebecca Whalen
Nancy Parker
Jeremy Maloney
Ruth Barnhardt

Members Absent
Billy Almond, Chair

City Council Liaison
Worth Remick

City Staff Liaison Present
Laine Harrington

City Staff Present
Diamond Royster
Brandon Hackney
Hannah Sabo

Public Present
Robert Fatovic

The meeting was called to order at 4:00 p.m. by Jeremy Maloney.

Minutes
Jeremy Maloney asked the members to vote on the minutes from the August 14, 2025 meeting. Ruth Barnhardt made a motion to approve the minutes, with a second from Nancy Parker. The minutes were approved by a vote of 4 in favor, 0 against.

<u>Staff Update</u>

There was no staff update.

<u>Old Business</u>

There was no old business.

<u>New Business</u>

Laine Harrington reviewed the discussions from the year and presented options for zoning text amendments. The history of Old Beach and the recent housing market changes were discussed. The text amendment options discussed were the Conditional Use Permit, additional building types, and nonconformity section amendments. The clarification was made that the CUP option could only apply to the overlay, not the whole city. Amending any portion of the Nonconformity Section would affect the whole city, not just the overlay.

Robert Fatovic asked how many 30' wide lots are in existence. Brandon Hackney explained the establishment of the 30' wide lots, and how these small lots have historically been used.

The inclusion of new building types into the overlay was discussed. Staff will create various scenarios for the building types and how the setbacks would change. It was discussed that pervious cover and landscaping should still be a priority, even with the potential shift in buildable areas. The concern of loss of green space versus giving more building space was discussed. The loss of tree canopy is also a concern for the group.

It was discussed how the design guidelines say "should" not "shall", and how Virginia Beach has less ability to influence design in comparison to other localities. Due to market changes, Old Beach is not an affordable neighborhood anymore.

The meeting was adjourned at 4:48 p.m.