

Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.

Intro & Minutes Approval

Discussion

Mr. Coston: I'd like to call to order the August 12th Planning Commission public hearing. My name is John Coston, and I'm the Chair of the Virginia Beach Planning Commission. Before we get started, I have asked Commissioner Mauch if he would lead us in the Pledge of Allegiance.

Mr. Mauch: I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Mr. Coston: At this time, we will introduce the planning commissioners, beginning with our city attorney, followed by the planning administrator, Ms. Kaitlyn Alcock, who will introduce the members of staff.

Ms. Eisenberg: Tory Eisenberg, Deputy City Attorney.

Mr. Mauch: Michael Mauch, the pleasure of serving the city as the at-large representative.

Mr. Camp: Walter Camp, representing Kempsville.

Mr. Cromwell: John Cromwell, District 2, Pungo and Blackwater.

Mr. Anderson: Good afternoon, Mike Anderson, District 3.

Ms. Byler: Good afternoon, Kathryn Byler, District 4. That includes Virginia Beach Town Center, Burton Station, and all the way up to the Norfolk border.

Mr. Coston: John Coston, District 9.

Ms. Cuellar: Holly Cuellar, District 8.

Ms. Schoonover: Katherine Schoonover, District 5.

Mr. Plumlee: Brian Plumlee, beautiful District 6, from historic Seatack to the north end of Virginia Beach.

Ms. Hippen: Susan Hippen, District 7, way on the other side of town. That's Centerville, that's part of Kempsville. Green, not Green Run. Yeah, you know.

Ms. Moorjani: Nina Moorjani, District 10.

Clerk: Kaitlyn Alcock, Planning Administrator, Clerk. To my left, we have Brittney Harrison and Grace Smith. In the audience, we have Planning Director Kathy Warren, Deputy Director

Carrie Bookholt, Zoning Administrator Hannah Sabo. With our planning team, we have Marchelle Coleman, Alexis Bailey, Arianna Low, Laine Harrington, and Kara McLane.

Mr. Coston: Thank you very much, Madam Clerk. Can you please describe the rules and order of business for today's meeting?

Clerk: Yes, Chair Coston. The Virginia Beach Planning Commission takes pride in being fair and courteous to all parties in attendance. It is important that all involved understand how the commission normally conducts its meetings. It is equally important that everyone treat each other and the members of the commission with respect and civility. Request that cell phones be put on silent during this meeting. This is an abbreviated explanation of the rules. The complete set of rules is located in the front of the Planning Commission agenda.

Following is the order of business for this public hearing: withdrawals and deferrals. The chairperson will ask if there are any requests to withdraw or defer an item on the agenda. Consideration of these items will be made first. Consent agenda. The second order of business is the consideration of the consent agenda, which are those items that the Planning Commission believe are unopposed and which have favorable staff recommendation. Regular agenda. The commission will then proceed with the remaining items on the agenda.

When an agenda item has been called, we will recognize the applicant or the representative first. Following the applicant or the representative, in-person speakers will be called next, and then the speakers participating via WebEx. Speakers in support or opposition of an agenda item will have 3 minutes to speak per item, unless they are solely representing a large group, such as a civic league or homeowners association, in which case they will have 10 minutes per item. If a speaker does not respond, or if a technical issue occurs which renders a comment unintelligible, we will move on to the next speaker or the next order of business. After all speakers, the applicant may return to the podium to offer rebuttal and answer questions of the commission.

Please note that the actions taken by the Commission today are in the form of a recommendation to the Virginia Beach City Council. The final decision to approve or disapprove an application will be made by the City Council. The Commission thanks you for your attendance, and we hope that your experience here today leaves you feeling that you have been heard and treated fairly. Thank you.

Mr. Coston: Thank you, Madam Clerk.

(The following dialogue reflects the discussion to approve the minutes as a part of the consent agenda in its entirety, which may not have directly followed the above discussion in this document)

Ms. Byler: Thank you, Chair Coston. Today, we have 16 items on the consent agenda. These are applications that are recommended for approval by staff, and the Planning Commission concurred, and there are no speakers signed up to speak in opposition. The first items for consideration today are several sets of Planning Commission minutes, and the annual Planning Commission report. I have asked Commissioner Camp to read these items into the record.

Mr. Camp: Thank you, Madam Vice Chair. This portion of the consent agenda consists of a motion to approve the Planning Commission's annual report and several sets of draft minutes as amended by the Commission for 4 Planning Commission meetings. Specifically, by ordinance, all appointive agencies in Virginia Beach are required to submit an annual report to City Council, which includes their mission, accomplishments, goals, and recommendations. The Commission expresses its gratitude to senior planner Marchelle Coleman for her work on this project, which the Commission has reviewed, offered comments and revisions to, and has been recommended for approval by consent. In addition, the minutes of site visits held on July 2, 2026, with Chair Coston and Commissioners Cromwell, Plumlee, and Cuellar abstaining because they did not attend. The informal and formal hearing minutes for the hearings on July 8, 2026, with no abstentions. And finally, the minutes of the site visit held on August 6, 2026, with Commissioners Hippen and Plumlee abstaining because they did not attend. That completes this item for recommendation of approval on the consent agenda.

Ms. Byler: Thank you, Commissioner Camp.

(The following dialogue reflects the discussion to approve the minutes as a part of the consent agenda in its entirety, which may not have directly followed the above discussion in this document)

Ms. Byler: Thank you. Chair Coston, that was the last item on the consent agenda. The Planning Commission places the following applications on the consent agenda: the reading of the minutes and the annual report, and agenda items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21.

Mr. Coston: Thank you. Do I have a motion to approve these items as read by Vice Chair?

Ms. Byler: So moved.

Mr. Coston: Second. It's been moved by Commissioner Schoonover and seconded by Commissioner Mauch. Are we ready for the vote?

Clerk: The vote is open. By a recorded vote of 11 to 0, with all aforementioned abstentions, all aforementioned minutes, the 2025-2026 Planning Commission Annual Report and items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21 have been recommended for approval by consent.

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell (*As noted above, Commissioner Cromwell abstained from the July 2, 2026 Site Visit Minutes)	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee (*As noted above, Commissioner Plumlee abstained from the July 2, 2026 and August 6, 2026 Site Visit Minutes)	X			
Hippen (*As noted above, Commissioner Hippen abstained from the August 6, 2026 Site Visit Minutes)	X			
Cuellar (*As noted above, Commissioner Cuellar abstained from the July 2, 2026 Site Visit Minutes)	X			
Coston (Chair) (*As noted above, Chair Coston abstained from the July 2, 2026 Site Visit Minutes)	X			
Moorjani	X			
Mauch	X			

Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.

Public Meeting Item #1 City of Virginia Beach
Recommendation: RECOMMENDED FOR APPROVAL

Discussion

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave. The next order of business is the regular agenda. The regular agenda will proceed as follows: the applicant will be given up to 10 minutes to present their item. We will then hear from speakers in support and opposition. The applicant may then return to the podium for up to 3 minutes for rebuttal, and then answer any questions from the commissioners. Madam Clerk, we're ready for the first item.

Clerk: Our first items are items 1 and 2, City of Virginia Beach.

Ms. Sabo: Good afternoon, Hannah Sabo, Zoning Administrator for the City of Virginia Beach. Items 1 and 2 are both related to short-term rentals at the oceanfront. Item 1 is an amendment to Section 241.2 of the Zoning Ordinance, and item 2 is an amendment to the Oceanfront Resort Short-Term Rental Overlay District. On April 21st of 2026, City Council approved a referral resolution sponsored by Vice Mayor Wilson, council members Remick, Schulman, and Henley, relating to STRs in the Oceanfront Resort District. That was a 2-prong resolution. The first was an amendment to adjust the STR overlay boundary, and then the second was a revision to the parking requirements for short-term rentals in the Oceanfront Resort.

Today, we are hearing the overlay boundary revision. The STR parking requirements were already heard by the Planning Commission at the previous meeting. Legally operating short-term rentals that are mapped out of the overlay would become grandfathered, and they would be permitted to continue to use their STR under the conditions of their conditional use permit, with the exception that grandfathered STRs cannot expand the footprint of the dwelling beyond 25% or 1,000 square feet, whichever is less, and if they are not used as an STR for a period of 2 years, they would lose their grandfather designation. If this ordinance is approved, any STR operating illegally outside of the new boundary would no longer be able to apply for a conditional use permit. The updated STR overlay map, proposed as part of the resolution, is shown here. The portion in purple would be removed.

During the July 8, 2026, Planning Commission meeting, an alternative map was presented, and this map is Alternative A, that keeps a portion of the Vibe District within the STR overlay, along with a block to the north of 17th Street and half a block to the south of 17th Street. We can zoom into the area, and it shows the difference between the 2 maps. If you toggle between the two, you can see Alternative A keeps a portion of the Vibe District, and that portion around 17th Street. Since the resolution was adopted by City Council during their April 21st meeting, multiple commissions and boards were briefed on this amendment, and during the July 7th City Council

hearing to extend the resolution, and then the later Planning Commission meeting, we did not have any speakers signed up at those meetings. On July 22, a landing page was added to the STR website, providing information on this update, including both maps provided, along with contact information for anyone who had questions. There was a drop-in style citizen outreach meeting held on August 4th in the evening, within walking distance of those affected areas, and 5 members of the public came and asked questions.

Staff received about 15 calls last month with questions about the overlay change, and there was a letter of opposition, which was included in the supplemental package. During the vote, we will ask that you'll need to identify which map you will be voting on. Again, this is items 1 and 2, both relating to the STR overlays, and staff does recommend approval.

Mr. Coston: Discussion or motion?

Clerk: We do have speakers.

Mr. Coston: We have speakers.

Clerk: Yes, our first speaker is Myra Garcia, followed by Scott Westfall.

Mr. Coston: Please state your name for the record.

Ms. Garcia: My name is Myra Garcia, owner of Beach Vibe Stays, LLC in the Vibe District. Good afternoon, members of the Virginia Beach Planning Commission, fellow Virginia Beach residents and constituents. My name is Myra Garcia. I am an Old Dominion University graduate, was accepted into the Flex MBA program at the College of William & Mary, and have lived in the Virginia Beach area for nearly 2 decades, and have been an entrepreneur in our community for more than 10 years. Virginia Beach is not simply where I conduct business, it's where I built my life. My journey in real estate began when I was 19 years old in college. I purchased my first property in Drift Eye Condominiums here in Virginia Beach.

Since then, I have worked hard to raise a family, build businesses, invest in real estate, and participate in the community that I chose to call home. Over those years, I've also learned the privilege and responsibility that comes with owning property near the water. Today, after years of work and investment, I own property near the Virginia Beach oceanfront. I have watched this area grow, change, and become increasingly valuable. I took my time getting here. I saved money, weighed my options carefully, and made deliberate decisions about where to invest. When I finally purchased this property, I specifically chose an area where short-term rental use was permitted, because that opportunity was an important part of my decision and my financial planning. To learn, even a year later, that the parameters and boundaries may change is deeply discouraging for owners like me, who rely on the rules that were in place when we made our investments. That simply does not feel fair. That is why I'm deeply concerned about the proposed changes that could further restrict or reduce the areas where short-term rentals and similar uses are permitted.

When the city changes an established map or land use expectation, that decision does not come in a vacuum. It affects real people who purchase property, borrow money, renovate buildings, pay taxes, and make long-term plans based on those rules and opportunities that existed when they invested. Virginia Beach real estate has become increasingly expensive and competitive as new

investment continues to enter our city. It becomes harder for the ordinary local resident and small business owner to acquire property and participate in the economic growth of the oceanfront. I respectfully ask the Commission to distinguish between future speculative development and existing property owners, who rely in good faith on the city's prior zoning maps and regulations when making substantial investments. Properties that were lawfully eligible for short-term rental use, or that were acquired and developed in reasonable reliance upon that eligibility, deserve serious consideration for grandfathering status, vested protection, and especially designated overlay or map. I also ask the Commission to consider the people who have spent years, in many cases decades, paying taxes here, raising families here, creating jobs here, purchasing properties here, and contributing to this community.

This is not an argument against progress. It is an argument that progress should not come at an unnecessary expense of the people who helped build and invest in Virginia Beach before the growth arrived. On January 1, 1963, Princess Anne County and the former City of Virginia Beach came together to form the unified City of Virginia Beach that we know today. Our history reminds us that the future of the city has always required balancing different communities, neighborhoods, businesses, residents, and generations under one municipal government. More than 60 years later, we should continue making major decisions with the understanding that we are one Virginia Beach. I therefore respectfully ask this Commission to consider the proposed boundaries and examine alternatives that protect existing property owners, recognize legitimate investment-backed expectations, and preserve opportunities for the long-term Virginia Beach resident and locally established businesses.

Please consider grandfathering qualifying properties in process, establishing the appropriate overlay or specific district, and develop another lawful mechanism that allows existing local property owners to continue participating responsibly in the Virginia Beach tourism economy. I have watched Virginia Beach grow for nearly 2 decades. I have raised my family here. I educated myself here. I built my business here. I invested here. I pay taxes here. I have repeatedly chosen to continue calling Virginia Beach my home. Thank you.

Mr. Coston: Do we have any questions? Commissioner Plumlee.

Mr. Plumlee: Thank you very much for your well-considered comments, I appreciate it. Let me make sure I understand your particular circumstance. Are you saying that you have an application before us right now for a conditional use permit for a rental?

Ms. Garcia: Correct. It's under Virginia Beach.

Mr. Plumlee: Okay. And it's in what would be a purple area, in either one of these maps.

Ms. Garcia: It's on the border line. My hearing comes next month, and I was told that I was in the middle of everything, so I have to speak up.

Mr. Plumlee: So you have an application that's pending, it's already been submitted.

Ms. Garcia: Correct.

Mr. Plumlee: Any other general comments that you have regarding your opposition? I think I understand your personal circumstance.

Ms. Garcia: Yes.

Mr. Plumlee: But you understand the city has a right to determine the areas where there would be short-term rentals.

Ms. Garcia: Correct.

Mr. Plumlee: How long ago did you purchase your building?

Ms. Garcia: Over a year ago.

Mr. Plumlee: All right. Thank you very much.

Ms. Garcia: Thank you.

Mr. Coston: Any other questions or comments?

Ms. Hippen: I have a question for staff. Because her application is in process, is she grandfathered? Is she part of the grandfather portion?

Ms. Sabo: Only those properties which have a conditional use permit for an STR when this ordinance goes into effect would be grandfathered. So those that are still in process would not be grandfathered.

Ms. Hippen: Okay. Thank you.

Mr. Coston: Any other questions? You may be seated.

Clerk: Thank you. Our next speaker is Scott Westfall, followed by Kathy Owens.

Mr. Westfall: Hi, my name is Scott Westfall. Good afternoon, members of the Planning Commission. Again, my name is Scott Westfall. I have lived in Virginia Beach since 2010. I've been a licensed real estate broker here for the last 11 years, and I've really worked in the local real estate industry since 2011. I got my start in the industry managing vacation rentals from Croatan to Old Beach to the North End, many of which had been weekly vacation rentals dating back to the 1960s. I've had a front seat to watch the industry grow from vacation rentals to what we know as short-term rentals today. And one thing I can say with confidence is that short-term rentals are not new in Virginia Beach. I think we all know that they've been a core fixture of the oceanfront community and tourism economy for over 6 decades.

So, needless to say, I am here today in strong opposition to the proposed amendment to reduce the Oceanfront Resort Short-Term Rental Overlay District, which, when did we start calling it the Short-Term Rental Overlay District, is it the Oceanfront Overlay or Oceanfront Resort, or is it short. Anyways, while stricter oversight made sense when Airbnb and other platforms emerged, it's my opinion the city rushed regulation in 2018, and ever since, they've continually moved the

goalposts, changing the rules whenever it fit the narrative best. The justification being used for the proposed amendment, protecting neighborhood character and long-term housing, simply does not hold up. The area being carved out is not Old Beach, nor does the proposal generally protect housing stock. Claiming this change saves housing stock is kind of absurd when you look at the data. This boundary change affects very few properties that aren't already legally operating as short-term rentals.

The remaining homes in the area often don't meet the current zoning rules and would never become short-term rentals anyway. If we can't enforce and regulate illegal short-term rentals today, how does shrinking this map change anything? In a private correspondence with one of the authors of this proposal, council member Worth Remick, in an email last year when I heard about this, I emailed him. I asked him what was going on, and he admitted the real driving force to me, and I quote, "Hotels are not too happy either with more short-term rentals, as they see short-term rentals as unfair competition." It's deeply troubling to see public policy leveraged to protect well-funded hotel and corporate interests at the expense of local property owners who played by the rules, secured conditional use permits, and jumped through every hoop required. Instead of constantly restricting property owners and shutting out new ones, why are we not focused on enforcing the rules already on the books? I appreciate that all the properties that have a conditional use permit will be grandfathered in, I think that is sensible.

And so, if you do feel compelled to vote for this change, I strongly urge you to adopt the least restrictive alternative map. Specifically, the Vibe Creative District must remain inside the Oceanfront Resort Overlay. It really does not make sense to move that out of it. I don't understand what we're defining as Oceanfront Resort anymore. It's where a lot of the tourism comes, also where the wave pool is, that doesn't make sense to me either. But neither here nor there, I respect that the city can zone it how they'd like. Furthermore, I ask that if you are supporting Amendment 2, that you would expand the grandfather protections so that law-abiding property owners aren't stripped of their investments. Ultimately, I'm asking you to please don't penalize local residents to shield corporate interests. Thank you.

Mr. Coston: Do we have any questions, Mr. Camp?

Mr. Camp: Yes, sir. Thank you for coming before us today and offering us your thoughts and opinions on this. You were speaking fast, and so I don't want to misstate what I think I heard. Help me out. I believe I heard you make a statement that this ordinance would not protect the housing stock in that area, or the short-term rentals weren't affecting the housing stock. Could you say that again, more slowly, and help me understand what you're saying?

Mr. Westfall: Yeah, I appreciate you. Yes, I was nervous and talking fast. Yes, I think, if we look at the map, the number of properties within the purple area right now that are either not operating as a short-term rental are very few. So, if the argument is that we are protecting housing stock for people who want to live here for 12 years, there's a larger chunk of this green zone with more housing in it than where we are looking at right now. And so, I think, if you, I don't have the data, I would love if the planning staff knew how many actual properties are within the purple map, and then how many of those could actually be short-term rentals under the current zoning ordinance. I would suspect it's very, very few, and the ones that are legally operated or are available based on the current ordinances are already operating legally that way.

Mr. Camp: Okay. Thank you for clarifying your statement.

Mr. Westfall: Does that make sense?

Mr. Camp: I'm not going to agree or disagree with you.

Mr. Coston: Did it make sense?

Mr. Camp: Yeah, I understood, I think, what you were trying to tell us. So, thank you, sir.

Mr. Coston: Any other questions? Thank you, sir, you may be seated.

Clerk: Our next speaker is Kathy Owens via WebEx, followed by Adarsh Jain.

Ms. Owens: Hi, can you hear me?

Clerk: Yes.

Ms. Owens: Okay, great. Hi, good afternoon, Chairman, Vice Chair, and members of the Planning Commission. My name is Kathy Owens, and I thank you for this opportunity to address the Commission, and I also apologize for being virtual due to my work commitments. So, bottom line up front, I respectfully ask you, the city, to withdraw this ordinance, or to vote against this ordinance, including either of the proposed maps, because it removes valuable property rights without a demonstrated factual basis. I also echo all of the points that Ms. Garcia and Mr. Westfall made, and, in addition to my points that I made in both of the letters that I sent to the Planning Commission, both last month and this month, in opposition, I'd like to highlight a few of those points. So, you've heard some of my concerns, both in my letters and at the August 4th meeting, and from these other opponents to this ordinance, but we did not see those reflected in the staff report. That's a concern.

Also, that in the staff report for this agenda, I do not see a recommendation from staff. I did hear staff verbally say that they approved a recommendation, but I did not see that in the agenda writing. Secondly, at the open house, the staff stated that their outreach at the civic league meetings, that residents had stated that the neighborhood had become saturated with short-term rentals. When asked what saturated means, there was no answer, or an objective definition, or to identify what number or percentage of short-term rentals would be appropriate for Virginia Beach's premier tourism district. What was also noteworthy was that there are properties in this overlay district that are not within the boundaries of any neighboring civic league because it's a tourist zone. So, given that the affected property owners don't have an organized association representing their interests, it's even more important that the city conduct meaningful outreach directly to those property owners before recommending permanent changes to their property rights.

Planning decisions should be based on measurable standards, not subjective opinions. I would also point out that about 60% of the area proposed to be removed from the overlay is city-owned property, including the convention center, the sports center, and municipal parking lots. I would support removing those public parcels. And finally, the short-term rental enforcement task force recommended improving enforcement, not reducing overlay boundaries. Before removing established property rights, the city should demonstrate that existing regulations are being

effectively enforced and that objective evidence supports this proposal. Again, I respectfully ask the Commission to not approve this ordinance until objective planning criteria and measurable standards are established. Thanks for your time and consideration.

Mr. Coston: Do we have any questions for the speaker? Thank you, ma'am.

Ms. Owens: Thank you.

Clerk: Our next speaker is Adarsh Jain, followed by Amrish Jain.

Mr. Adarsh Jain: Good afternoon, members of the Planning Commission. My name is Adarsh Jain. I'm a homeowner on 20th Street. Under the current proposal, the city is cutting our side of 20th and Half Street out of the short-term rental overlay. I'm speaking today to ask you to reject this reduction entirely, or at a minimum, adjust the proposed boundary line to 20th Street. I urge you to consider 3 key points. First, splitting 20th and Half Street down the middle is completely arbitrary. Under this proposal, one side of 20th and Half Street remains in the STR zone, while the other side is removed, drawing a zoning boundary down the center line of a half street, and both sides share the same pavement, traffic, and parking, which is also used by 20th Street residents, serves no legitimate planning purpose. Drawing the line at 20th and Half Street versus 20th Street has no functional relevance. Moving the line a few yards to 20th Street creates an open, meaningful boundary, rather than an arbitrary split down a half street.

Second, removing this property from the STR zone will not solve Virginia Beach's housing shortage. Across this entire proposed reduction, we are talking about fewer than 50 total homes in a quasi-commercial area. So this kind of answers the number of houses that people are talking about. We used AI to determine how many houses are there, and that's it. I could be completely off the mark, but it's pretty close to 50 or less homes, and that, too, in a quasi-commercial area, because there are a lot of coffee shops, there are a lot of other businesses, there are restaurants and everything. So, before I purchased my property on 20th and Half Street, it sat on the market for over 8 months. So, if somebody comes in to buy the property for an STR, it makes sense, because it was sitting there for 8 months. I mean, you can look at the data, and in fact, the 4 homes that were built, 1 home is still on the market, it hasn't sold.

So, restricting STRs in this small pocket will not create affordable long-term housing. It simply strips property rights in a neighborhood inherently suited for tourism. Third, STRs drive vital redevelopment across these aging streets. Over 95% of homes in this affected zone are more than 30 years old. Short-term rentals give property owners the incentive to redevelop and maintain these aging properties. Moreover, being located directly behind a commercial hot spot and in the oceanfront zone, our homes host travelers with families who directly support local housekeepers, maintenance workers, and nearby businesses. In conclusion, splitting 20th and Half Street down the middle creates an illogical boundary that solves zero parking, traffic, or housing issues. I respectfully ask you to vote against shrinking the STR overlay in its entirety, or, at a minimum, adjust the proposed boundary line to 20th Street. Thank you so much for hearing me out.

Mr. Coston: Do we have any questions? Thank you, sir, you may be seated.

Mr. Adarsh Jain: Sure.

Clerk: Our next speaker is Amrish Jain, followed by Mike Lancaster.

Mr. Amrish Jain: Good afternoon, council members. My name is Amrish Jain, and I'm a property owner at 20th and Half Street. So, my property will be cut down from the STR overlay, either from either of the proposals. I'd like to request you to vote against this proposal today, and I'd like to bring some points to your attention. First is STRs, STR, or short-term rental, I'll call it STRs. Short-term rental brings a lot of jobs, and helps promote local businesses, like cleaning, maintenance, hospitality. It offers visitors, like small families and military, an extended stay option which is not covered by large businesses, large hotels, they are very expensive for these type of stays. So, cutting this boundary affects small businesses, the STRs, and, in fact, helps big businesses, the big hotels, which is contrary to, like, Virginia Beach and other government efforts to promote small businesses.

The second is enforcement versus zoning. I think an earlier speaker also said that we should enforce the existing laws. If the problem is nuisance and complaints, noise, parking, trash, I think laws are already there to enforce. Just rezoning it won't solve that problem. We have to solve the problem where the problem is. The third is, I think during the July 8th meeting or 7th meeting, a commissioner noted that the reduction is aimed at preserving housing stock for future growth for the Central Beach District. I'd like to understand what kind of analysis is being done, especially for 20th and Half Street, because part of, one side of 20th and Half Street is kept in the updated proposal, but the other half is being cut. So I'd like to understand, is this incidentally swept in, the proposed cut, or has parcel-level justification been done about the density, about how many short-term rentals versus actual properties are there? In closing, I'd like to again reiterate that please consider these points and reject this proposal today. Thank you.

Mr. Coston: Commissioner Camp.

Mr. Camp: Yes, sir. Thank you for coming down and speaking with us today. Would you please clarify, do you own a property in this area that is proposed to be taken out of the boundary?

Mr. Amrish Jain: Yes, sir.

Mr. Camp: And is that operating as an STR now?

Mr. Amrish Jain: No, sir.

Mr. Camp: So it is something you would like to do?

Mr. Amrish Jain: Yes, sir.

Mr. Camp: Do you have an application in currently?

Mr. Amrish Jain: We had an application, that application was rejected. We'd like to go again next year.

Mr. Camp: All right. Thank you so much.

Mr. Amrish Jain: Thank you. Any other questions?

Mr. Coston: You may be seated. Thank you.

Clerk: Our final speaker is Mike Lancaster.

Mr. Lancaster: Good afternoon. My name is Mike Lancaster. I'm here to speak on behalf of Mrs. Garcia. I'm a building contractor. I was hired a while back to help her get everything situated in her facility. We have spent a lot of time and money and energy getting the building prepared for you folks, and just to be hit with a map change, so I'm requesting that you folks please hold off on this particular map. I grew up in the area. The first time I got a haircut was literally right around the corner from where this particular building is. When I originally met Myra, I said, "You're not going to have any problems getting this approved because I see what's going on. I'm a product of the oceanfront." So I'm really just asking folks to please just kind of hold back on that map. This lady helped me when I was fighting stage 3 cancer, so I'm doing everything I can to help her get where she needs to go. So we really need you folks to reconsider that. Thank you very much.

Mr. Coston: Any questions? Thank you, sir, you may be seated.

Clerk: That was our last speaker.

Mr. Coston: Well, Ms. Sabo, would you like to come back and do any rebuttal or anything?

Ms. Sabo: I'll just add that there are 223 affected parcels within that resolution map, all of which were sent notices, prior to the original Planning Commission meeting where it was deferred, and then prior to this meeting.

Mr. Coston: Thank you.

Mr. Camp: Ask a question of the staff.

Mr. Coston: Yes, sir.

Mr. Camp: By your leave, Commissioner.

Mr. Coston: Commissioner, go ahead.

Mr. Camp: Several of the speakers raised the issue of enforcement. Would you care to state on the record your progress on enforcement in this area?

Ms. Sabo: Yes, absolutely, thank you so much for that opportunity. Our short-term rental team has been doing a lot of good work out in that area. Let me pull up the, make sure I have that number, the non-compliant short-term rentals within the Oceanfront Resort. From December 2025, we had 107 identified, and as of this month, there are only 16 identified as operating illegal short-term rentals within the Oceanfront Resort. So it does take time, we have to go through the court process, but we are absolutely diligently working on that. The short-term rental team has been hard at work.

Mr. Coston: Commissioner Mauch?

Mr. Mauch: Do we know how many active applications we have in the pipeline for short-term rentals that may be affected in this new proposed either Alternative A or the other resolution?

Ms. Bookholt: It would take us a few minutes to pull the actual number. I know that you have a couple on your agenda today, and I know of at least three more that are in our pipeline. But if you give us a little bit of time, we'll check to see if there are any others that came in.

Mr. Mauch: Okay. Thank you.

Mr. Coston: Okay, Commissioner Plumlee.

Mr. Plumlee: Yeah, I have a motion to approve. And I want to thank everyone for speaking their mind on this. Obviously, there are some with real, concrete interests immediately impacted. There are others who have general concerns about the reduction. I appreciate every one of their comments. I will say there is a rational basis for this amendment. It's quite clear, with regards to both housing stock and the intensity of short-term rentals as opposed to residential. With regard to the application that's pending, I would say you had the building for a year and you've been able to apply. This has been noticed, and we got an extension with regards to the map modification.

So it's been months that we've been considering this. This is not a shock. We extended the period for additional input. However, we're only making a recommendation, it's council that ultimately passes this. I encourage you to make these thoughts known to council. They may take into consideration exactly your circumstances. It doesn't prevent them from doing so simply because we've been asked to make a recommendation, which we are time sensitive having to respond to. I spoke to Ms. Owens directly on the phone. I've talked to a couple other folks over this time. There have been very few objections laid out by folks living in this area. We do have the Central Beach project being considered, is only, at this point, a plan that has not been before us for consideration, so it's nothing concrete.

But I have consistently spoken out against the proliferation of short-term rentals, and asked for the reduction of the number of short-term rentals, and I've been on the record since I came on this commission 3 years ago, stating my opposition. So, with all of that, with the long process that we put in place to try to take into consideration everyone's position, I'm making a motion to approve both the ordinance amendment to grandfather currently permitted folks in that area, so they do not have to come back for continued administrative renewal, and for the reduction, but not using the resolution map, but using the Alternative A map, which decreases the amount of the reduction, and that's my motion.

Ms. Alcock: Excuse me, Chair, sorry. Based on the discussion in informal, we were going to have this as 2 votes, which is how we have it in the system.

Mr. Plumlee: I thought we were going to hear them separately, and then they came together. So I didn't know how you wanted that addressed. I'm more than happy to make them separate, if that's the way. So I would move to approve item 1.

Mr. Coston: I guess it's item 1 is the first.

Mr. Plumlee: Item 2 is the second.

Mr. Coston: It's been moved by Commissioner Plumlee and seconded by Commissioner Schoonover that item 1 be approved.

Clerk: The vote is open. Commissioner Mauch, your vote?

Mr. Mauch: Could I ask, before my vote, and I apologize, I was having a conversation, to see which, either item number 1 or item number 2, I would like to ask if there could be a transition rule put in place, so that any active applications can be viewed, to make sure that the people who had intentions prior to anything being passed would be able to be looked at as if the rules were in place after their application is heard.

Mr. Plumlee: And is that part of item 1?

Mr. Mauch: And that's what I was getting, because that's what we're considering.

Mr. Coston: Yes, that's item 1, please.

Ms. Hippen: Item 2 has the deadline.

Ms. Sabo: I think they would both need to be changed, because the grandfathering provision in number 1 is specific to those that have been granted before September 1, 2026. I'm not sure if there is a desire to have some sort of transition rule for those that are currently in process.

Mr. Plumlee: I don't have that desire. I considered it while it was being presented. I don't have that personally. Now, you can make a motion to substitute, obviously that's your right to do, but City Council has asked us to make a decision on their request. It's been months, we got an extension for it. They can consider how they want to deal with transition if they'd like to. So for that reason, and I appreciate your thoughts with regards to that, it is a sensitive issue, but I think we need to draw it to an end and put this before council. So that's my motion. It's without that.

Mr. Mauch: Okay. And so, will I have an opportunity, what we're voting on right now, will I have an opportunity to speak later? I've voted already.

Mr. Coston: Well, I think everybody's just about voted, except for. Has everyone voted?

Mr. Plumlee: Yep.

Clerk: Yes. By a recorded vote of 11 to 0, item 1, City of Virginia Beach, has been recommended for approval.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.

Public Meeting Item #2 City of Virginia Beach
Recommendation: RECOMMENDED FOR APPROVAL

Discussion

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave. The next order of business is the regular agenda. The regular agenda will proceed as follows: the applicant will be given up to 10 minutes to present their item. We will then hear from speakers in support and opposition. The applicant may then return to the podium for up to 3 minutes for rebuttal, and then answer any questions from the commissioners. Madam Clerk, we're ready for the first item.

Clerk: Our first items are items 1 and 2, City of Virginia Beach.

Ms. Sabo: Good afternoon, Hannah Sabo, Zoning Administrator for the City of Virginia Beach. Items 1 and 2 are both related to short-term rentals at the oceanfront. Item 1 is an amendment to Section 241.2 of the Zoning Ordinance, and item 2 is an amendment to the Oceanfront Resort Short-Term Rental Overlay District. On April 21st of 2026, City Council approved a referral resolution sponsored by Vice Mayor Wilson, council members Remick, Schulman, and Henley, relating to STRs in the Oceanfront Resort District. That was a 2-prong resolution. The first was an amendment to adjust the STR overlay boundary, and then the second was a revision to the parking requirements for short-term rentals in the Oceanfront Resort.

Today, we are hearing the overlay boundary revision. The STR parking requirements were already heard by the Planning Commission at the previous meeting. Legally operating short-term rentals that are mapped out of the overlay would become grandfathered, and they would be permitted to continue to use their STR under the conditions of their conditional use permit, with the exception that grandfathered STRs cannot expand the footprint of the dwelling beyond 25% or 1,000 square feet, whichever is less, and if they are not used as an STR for a period of 2 years, they would lose their grandfather designation. If this ordinance is approved, any STR operating illegally outside of the new boundary would no longer be able to apply for a conditional use permit. The updated STR overlay map, proposed as part of the resolution, is shown here. The portion in purple would be removed.

During the July 8, 2026, Planning Commission meeting, an alternative map was presented, and this map is Alternative A, that keeps a portion of the Vibe District within the STR overlay, along with a block to the north of 17th Street and half a block to the south of 17th Street. We can zoom into the area, and it shows the difference between the 2 maps. If you toggle between the two, you can see Alternative A keeps a portion of the Vibe District, and that portion around 17th Street. Since the resolution was adopted by City Council during their April 21st meeting, multiple commissions and boards were briefed on this amendment, and during the July 7th City Council

hearing to extend the resolution, and then the later Planning Commission meeting, we did not have any speakers signed up at those meetings. On July 22, a landing page was added to the STR website, providing information on this update, including both maps provided, along with contact information for anyone who had questions. There was a drop-in style citizen outreach meeting held on August 4th in the evening, within walking distance of those affected areas, and 5 members of the public came and asked questions.

Staff received about 15 calls last month with questions about the overlay change, and there was a letter of opposition, which was included in the supplemental package. During the vote, we will ask that you'll need to identify which map you will be voting on. Again, this is items 1 and 2, both relating to the STR overlays, and staff does recommend approval.

Mr. Coston: Discussion or motion?

Clerk: We do have speakers.

Mr. Coston: We have speakers.

Clerk: Yes, our first speaker is Myra Garcia, followed by Scott Westfall.

Mr. Coston: Please state your name for the record.

Ms. Garcia: My name is Myra Garcia, owner of Beach Vibe Stays, LLC in the Vibe District. Good afternoon, members of the Virginia Beach Planning Commission, fellow Virginia Beach residents and constituents. My name is Myra Garcia. I am an Old Dominion University graduate, was accepted into the Flex MBA program at the College of William & Mary, and have lived in the Virginia Beach area for nearly 2 decades, and have been an entrepreneur in our community for more than 10 years. Virginia Beach is not simply where I conduct business, it's where I built my life. My journey in real estate began when I was 19 years old in college. I purchased my first property in Drift Eye Condominiums here in Virginia Beach.

Since then, I have worked hard to raise a family, build businesses, invest in real estate, and participate in the community that I chose to call home. Over those years, I've also learned the privilege and responsibility that comes with owning property near the water. Today, after years of work and investment, I own property near the Virginia Beach oceanfront. I have watched this area grow, change, and become increasingly valuable. I took my time getting here. I saved money, weighed my options carefully, and made deliberate decisions about where to invest. When I finally purchased this property, I specifically chose an area where short-term rental use was permitted, because that opportunity was an important part of my decision and my financial planning. To learn, even a year later, that the parameters and boundaries may change is deeply discouraging for owners like me, who rely on the rules that were in place when we made our investments. That simply does not feel fair. That is why I'm deeply concerned about the proposed changes that could further restrict or reduce the areas where short-term rentals and similar uses are permitted.

When the city changes an established map or land use expectation, that decision does not come in a vacuum. It affects real people who purchase property, borrow money, renovate buildings, pay taxes, and make long-term plans based on those rules and opportunities that existed when they invested. Virginia Beach real estate has become increasingly expensive and competitive as new

investment continues to enter our city. It becomes harder for the ordinary local resident and small business owner to acquire property and participate in the economic growth of the oceanfront. I respectfully ask the Commission to distinguish between future speculative development and existing property owners, who rely in good faith on the city's prior zoning maps and regulations when making substantial investments. Properties that were lawfully eligible for short-term rental use, or that were acquired and developed in reasonable reliance upon that eligibility, deserve serious consideration for grandfathering status, vested protection, and especially designated overlay or map. I also ask the Commission to consider the people who have spent years, in many cases decades, paying taxes here, raising families here, creating jobs here, purchasing properties here, and contributing to this community.

This is not an argument against progress. It is an argument that progress should not come at an unnecessary expense of the people who helped build and invest in Virginia Beach before the growth arrived. On January 1, 1963, Princess Anne County and the former City of Virginia Beach came together to form the unified City of Virginia Beach that we know today. Our history reminds us that the future of the city has always required balancing different communities, neighborhoods, businesses, residents, and generations under one municipal government. More than 60 years later, we should continue making major decisions with the understanding that we are one Virginia Beach. I therefore respectfully ask this Commission to consider the proposed boundaries and examine alternatives that protect existing property owners, recognize legitimate investment-backed expectations, and preserve opportunities for the long-term Virginia Beach resident and locally established businesses.

Please consider grandfathering qualifying properties in process, establishing the appropriate overlay or specific district, and develop another lawful mechanism that allows existing local property owners to continue participating responsibly in the Virginia Beach tourism economy. I have watched Virginia Beach grow for nearly 2 decades. I have raised my family here. I educated myself here. I built my business here. I invested here. I pay taxes here. I have repeatedly chosen to continue calling Virginia Beach my home. Thank you.

Mr. Coston: Do we have any questions? Commissioner Plumlee.

Mr. Plumlee: Thank you very much for your well-considered comments, I appreciate it. Let me make sure I understand your particular circumstance. Are you saying that you have an application before us right now for a conditional use permit for a rental?

Ms. Garcia: Correct. It's under Virginia Beach.

Mr. Plumlee: Okay. And it's in what would be a purple area, in either one of these maps.

Ms. Garcia: It's on the border line. My hearing comes next month, and I was told that I was in the middle of everything, so I have to speak up.

Mr. Plumlee: So you have an application that's pending, it's already been submitted.

Ms. Garcia: Correct.

Mr. Plumlee: Any other general comments that you have regarding your opposition? I think I understand your personal circumstance.

Ms. Garcia: Yes.

Mr. Plumlee: But you understand the city has a right to determine the areas where there would be short-term rentals.

Ms. Garcia: Correct.

Mr. Plumlee: How long ago did you purchase your building?

Ms. Garcia: Over a year ago.

Mr. Plumlee: All right. Thank you very much.

Ms. Garcia: Thank you.

Mr. Coston: Any other questions or comments?

Ms. Hippen: I have a question for staff. Because her application is in process, is she grandfathered? Is she part of the grandfather portion?

Ms. Sabo: Only those properties which have a conditional use permit for an STR when this ordinance goes into effect would be grandfathered. So those that are still in process would not be grandfathered.

Ms. Hippen: Okay. Thank you.

Mr. Coston: Any other questions? You may be seated.

Clerk: Thank you. Our next speaker is Scott Westfall, followed by Kathy Owens.

Mr. Westfall: Hi, my name is Scott Westfall. Good afternoon, members of the Planning Commission. Again, my name is Scott Westfall. I have lived in Virginia Beach since 2010. I've been a licensed real estate broker here for the last 11 years, and I've really worked in the local real estate industry since 2011. I got my start in the industry managing vacation rentals from Croatan to Old Beach to the North End, many of which had been weekly vacation rentals dating back to the 1960s. I've had a front seat to watch the industry grow from vacation rentals to what we know as short-term rentals today. And one thing I can say with confidence is that short-term rentals are not new in Virginia Beach. I think we all know that they've been a core fixture of the oceanfront community and tourism economy for over 6 decades.

So, needless to say, I am here today in strong opposition to the proposed amendment to reduce the Oceanfront Resort Short-Term Rental Overlay District, which, when did we start calling it the Short-Term Rental Overlay District, is it the Oceanfront Overlay or Oceanfront Resort, or is it short. Anyways, while stricter oversight made sense when Airbnb and other platforms emerged, it's my opinion the city rushed regulation in 2018, and ever since, they've continually moved the

goalposts, changing the rules whenever it fit the narrative best. The justification being used for the proposed amendment, protecting neighborhood character and long-term housing, simply does not hold up. The area being carved out is not Old Beach, nor does the proposal generally protect housing stock. Claiming this change saves housing stock is kind of absurd when you look at the data. This boundary change affects very few properties that aren't already legally operating as short-term rentals.

The remaining homes in the area often don't meet the current zoning rules and would never become short-term rentals anyway. If we can't enforce and regulate illegal short-term rentals today, how does shrinking this map change anything? In a private correspondence with one of the authors of this proposal, council member Worth Remick, in an email last year when I heard about this, I emailed him. I asked him what was going on, and he admitted the real driving force to me, and I quote, "Hotels are not too happy either with more short-term rentals, as they see short-term rentals as unfair competition." It's deeply troubling to see public policy leveraged to protect well-funded hotel and corporate interests at the expense of local property owners who played by the rules, secured conditional use permits, and jumped through every hoop required. Instead of constantly restricting property owners and shutting out new ones, why are we not focused on enforcing the rules already on the books? I appreciate that all the properties that have a conditional use permit will be grandfathered in, I think that is sensible.

And so, if you do feel compelled to vote for this change, I strongly urge you to adopt the least restrictive alternative map. Specifically, the Vibe Creative District must remain inside the Oceanfront Resort Overlay. It really does not make sense to move that out of it. I don't understand what we're defining as Oceanfront Resort anymore. It's where a lot of the tourism comes, also where the wave pool is, that doesn't make sense to me either. But neither here nor there, I respect that the city can zone it how they'd like. Furthermore, I ask that if you are supporting Amendment 2, that you would expand the grandfather protections so that law-abiding property owners aren't stripped of their investments. Ultimately, I'm asking you to please don't penalize local residents to shield corporate interests. Thank you.

Mr. Coston: Do we have any questions, Mr. Camp?

Mr. Camp: Yes, sir. Thank you for coming before us today and offering us your thoughts and opinions on this. You were speaking fast, and so I don't want to misstate what I think I heard. Help me out. I believe I heard you make a statement that this ordinance would not protect the housing stock in that area, or the short-term rentals weren't affecting the housing stock. Could you say that again, more slowly, and help me understand what you're saying?

Mr. Westfall: Yeah, I appreciate you. Yes, I was nervous and talking fast. Yes, I think, if we look at the map, the number of properties within the purple area right now that are either not operating as a short-term rental are very few. So, if the argument is that we are protecting housing stock for people who want to live here for 12 years, there's a larger chunk of this green zone with more housing in it than where we are looking at right now. And so, I think, if you, I don't have the data, I would love if the planning staff knew how many actual properties are within the purple map, and then how many of those could actually be short-term rentals under the current zoning ordinance. I would suspect it's very, very few, and the ones that are legally operated or are available based on the current ordinances are already operating legally that way.

Mr. Camp: Okay. Thank you for clarifying your statement.

Mr. Westfall: Does that make sense?

Mr. Camp: I'm not going to agree or disagree with you.

Mr. Coston: Did it make sense?

Mr. Camp: Yeah, I understood, I think, what you were trying to tell us. So, thank you, sir.

Mr. Coston: Any other questions? Thank you, sir, you may be seated.

Clerk: Our next speaker is Kathy Owens via WebEx, followed by Adarsh Jain.

Ms. Owens: Hi, can you hear me?

Clerk: Yes.

Ms. Owens: Okay, great. Hi, good afternoon, Chairman, Vice Chair, and members of the Planning Commission. My name is Kathy Owens, and I thank you for this opportunity to address the Commission, and I also apologize for being virtual due to my work commitments. So, bottom line up front, I respectfully ask you, the city, to withdraw this ordinance, or to vote against this ordinance, including either of the proposed maps, because it removes valuable property rights without a demonstrated factual basis. I also echo all of the points that Ms. Garcia and Mr. Westfall made, and, in addition to my points that I made in both of the letters that I sent to the Planning Commission, both last month and this month, in opposition, I'd like to highlight a few of those points. So, you've heard some of my concerns, both in my letters and at the August 4th meeting, and from these other opponents to this ordinance, but we did not see those reflected in the staff report. That's a concern.

Also, that in the staff report for this agenda, I do not see a recommendation from staff. I did hear staff verbally say that they approved a recommendation, but I did not see that in the agenda writing. Secondly, at the open house, the staff stated that their outreach at the civic league meetings, that residents had stated that the neighborhood had become saturated with short-term rentals. When asked what saturated means, there was no answer, or an objective definition, or to identify what number or percentage of short-term rentals would be appropriate for Virginia Beach's premier tourism district. What was also noteworthy was that there are properties in this overlay district that are not within the boundaries of any neighboring civic league because it's a tourist zone. So, given that the affected property owners don't have an organized association representing their interests, it's even more important that the city conduct meaningful outreach directly to those property owners before recommending permanent changes to their property rights.

Planning decisions should be based on measurable standards, not subjective opinions. I would also point out that about 60% of the area proposed to be removed from the overlay is city-owned property, including the convention center, the sports center, and municipal parking lots. I would support removing those public parcels. And finally, the short-term rental enforcement task force recommended improving enforcement, not reducing overlay boundaries. Before removing established property rights, the city should demonstrate that existing regulations are being

effectively enforced and that objective evidence supports this proposal. Again, I respectfully ask the Commission to not approve this ordinance until objective planning criteria and measurable standards are established. Thanks for your time and consideration.

Mr. Coston: Do we have any questions for the speaker? Thank you, ma'am.

Ms. Owens: Thank you.

Clerk: Our next speaker is Adarsh Jain, followed by Amrish Jain.

Mr. Adarsh Jain: Good afternoon, members of the Planning Commission. My name is Adarsh Jain. I'm a homeowner on 20th Street. Under the current proposal, the city is cutting our side of 20th and Half Street out of the short-term rental overlay. I'm speaking today to ask you to reject this reduction entirely, or at a minimum, adjust the proposed boundary line to 20th Street. I urge you to consider 3 key points. First, splitting 20th and Half Street down the middle is completely arbitrary. Under this proposal, one side of 20th and Half Street remains in the STR zone, while the other side is removed, drawing a zoning boundary down the center line of a half street, and both sides share the same pavement, traffic, and parking, which is also used by 20th Street residents, serves no legitimate planning purpose. Drawing the line at 20th and Half Street versus 20th Street has no functional relevance. Moving the line a few yards to 20th Street creates an open, meaningful boundary, rather than an arbitrary split down a half street.

Second, removing this property from the STR zone will not solve Virginia Beach's housing shortage. Across this entire proposed reduction, we are talking about fewer than 50 total homes in a quasi-commercial area. So this kind of answers the number of houses that people are talking about. We used AI to determine how many houses are there, and that's it. I could be completely off the mark, but it's pretty close to 50 or less homes, and that, too, in a quasi-commercial area, because there are a lot of coffee shops, there are a lot of other businesses, there are restaurants and everything. So, before I purchased my property on 20th and Half Street, it sat on the market for over 8 months. So, if somebody comes in to buy the property for an STR, it makes sense, because it was sitting there for 8 months. I mean, you can look at the data, and in fact, the 4 homes that were built, 1 home is still on the market, it hasn't sold.

So, restricting STRs in this small pocket will not create affordable long-term housing. It simply strips property rights in a neighborhood inherently suited for tourism. Third, STRs drive vital redevelopment across these aging streets. Over 95% of homes in this affected zone are more than 30 years old. Short-term rentals give property owners the incentive to redevelop and maintain these aging properties. Moreover, being located directly behind a commercial hot spot and in the oceanfront zone, our homes host travelers with families who directly support local housekeepers, maintenance workers, and nearby businesses. In conclusion, splitting 20th and Half Street down the middle creates an illogical boundary that solves zero parking, traffic, or housing issues. I respectfully ask you to vote against shrinking the STR overlay in its entirety, or, at a minimum, adjust the proposed boundary line to 20th Street. Thank you so much for hearing me out.

Mr. Coston: Do we have any questions? Thank you, sir, you may be seated.

Mr. Adarsh Jain: Sure.

Clerk: Our next speaker is Amrish Jain, followed by Mike Lancaster.

Mr. Amrish Jain: Good afternoon, council members. My name is Amrish Jain, and I'm a property owner at 20th and Half Street. So, my property will be cut down from the STR overlay, either from either of the proposals. I'd like to request you to vote against this proposal today, and I'd like to bring some points to your attention. First is STRs, STR, or short-term rental, I'll call it STRs. Short-term rental brings a lot of jobs, and helps promote local businesses, like cleaning, maintenance, hospitality. It offers visitors, like small families and military, an extended stay option which is not covered by large businesses, large hotels, they are very expensive for these type of stays. So, cutting this boundary affects small businesses, the STRs, and, in fact, helps big businesses, the big hotels, which is contrary to, like, Virginia Beach and other government efforts to promote small businesses.

The second is enforcement versus zoning. I think an earlier speaker also said that we should enforce the existing laws. If the problem is nuisance and complaints, noise, parking, trash, I think laws are already there to enforce. Just rezoning it won't solve that problem. We have to solve the problem where the problem is. The third is, I think during the July 8th meeting or 7th meeting, a commissioner noted that the reduction is aimed at preserving housing stock for future growth for the Central Beach District. I'd like to understand what kind of analysis is being done, especially for 20th and Half Street, because part of, one side of 20th and Half Street is kept in the updated proposal, but the other half is being cut. So I'd like to understand, is this incidentally swept in, the proposed cut, or has parcel-level justification been done about the density, about how many short-term rentals versus actual properties are there? In closing, I'd like to again reiterate that please consider these points and reject this proposal today. Thank you.

Mr. Coston: Commissioner Camp.

Mr. Camp: Yes, sir. Thank you for coming down and speaking with us today. Would you please clarify, do you own a property in this area that is proposed to be taken out of the boundary?

Mr. Amrish Jain: Yes, sir.

Mr. Camp: And is that operating as an STR now?

Mr. Amrish Jain: No, sir.

Mr. Camp: So it is something you would like to do?

Mr. Amrish Jain: Yes, sir.

Mr. Camp: Do you have an application in currently?

Mr. Amrish Jain: We had an application, that application was rejected. We'd like to go again next year.

Mr. Camp: All right. Thank you so much.

Mr. Amrish Jain: Thank you. Any other questions?

Mr. Coston: You may be seated. Thank you.

Clerk: Our final speaker is Mike Lancaster.

Mr. Lancaster: Good afternoon. My name is Mike Lancaster. I'm here to speak on behalf of Mrs. Garcia. I'm a building contractor. I was hired a while back to help her get everything situated in her facility. We have spent a lot of time and money and energy getting the building prepared for you folks, and just to be hit with a map change, so I'm requesting that you folks please hold off on this particular map. I grew up in the area. The first time I got a haircut was literally right around the corner from where this particular building is. When I originally met Myra, I said, "You're not going to have any problems getting this approved because I see what's going on. I'm a product of the oceanfront." So I'm really just asking folks to please just kind of hold back on that map. This lady helped me when I was fighting stage 3 cancer, so I'm doing everything I can to help her get where she needs to go. So we really need you folks to reconsider that. Thank you very much.

Mr. Coston: Any questions? Thank you, sir, you may be seated.

Clerk: That was our last speaker.

Mr. Coston: Well, Ms. Sabo, would you like to come back and do any rebuttal or anything?

Ms. Sabo: I'll just add that there are 223 affected parcels within that resolution map, all of which were sent notices, prior to the original Planning Commission meeting where it was deferred, and then prior to this meeting.

Mr. Coston: Thank you.

Mr. Camp: Ask a question of the staff.

Mr. Coston: Yes, sir.

Mr. Camp: By your leave, Commissioner.

Mr. Coston: Commissioner, go ahead.

Mr. Camp: Several of the speakers raised the issue of enforcement. Would you care to state on the record your progress on enforcement in this area?

Ms. Sabo: Yes, absolutely, thank you so much for that opportunity. Our short-term rental team has been doing a lot of good work out in that area. Let me pull up the, make sure I have that number, the non-compliant short-term rentals within the Oceanfront Resort. From December 2025, we had 107 identified, and as of this month, there are only 16 identified as operating illegal short-term rentals within the Oceanfront Resort. So it does take time, we have to go through the court process, but we are absolutely diligently working on that. The short-term rental team has been hard at work.

Mr. Coston: Commissioner Mauch?

Mr. Mauch: Do we know how many active applications we have in the pipeline for short-term rentals that may be affected in this new proposed either Alternative A or the other resolution?

Ms. Bookholt: It would take us a few minutes to pull the actual number. I know that you have a couple on your agenda today, and I know of at least three more that are in our pipeline. But if you give us a little bit of time, we'll check to see if there are any others that came in.

Mr. Mauch: Okay. Thank you.

Mr. Coston: Okay, Commissioner Plumlee.

Mr. Plumlee: Yeah, I have a motion to approve. And I want to thank everyone for speaking their mind on this. Obviously, there are some with real, concrete interests immediately impacted. There are others who have general concerns about the reduction. I appreciate every one of their comments. I will say there is a rational basis for this amendment. It's quite clear, with regards to both housing stock and the intensity of short-term rentals as opposed to residential. With regard to the application that's pending, I would say you had the building for a year and you've been able to apply. This has been noticed, and we got an extension with regards to the map modification.

So it's been months that we've been considering this. This is not a shock. We extended the period for additional input. However, we're only making a recommendation, it's council that ultimately passes this. I encourage you to make these thoughts known to council. They may take into consideration exactly your circumstances. It doesn't prevent them from doing so simply because we've been asked to make a recommendation, which we are time sensitive having to respond to. I spoke to Ms. Owens directly on the phone. I've talked to a couple other folks over this time. There have been very few objections laid out by folks living in this area. We do have the Central Beach project being considered, is only, at this point, a plan that has not been before us for consideration, so it's nothing concrete.

But I have consistently spoken out against the proliferation of short-term rentals, and asked for the reduction of the number of short-term rentals, and I've been on the record since I came on this commission 3 years ago, stating my opposition. So, with all of that, with the long process that we put in place to try to take into consideration everyone's position, I'm making a motion to approve both the ordinance amendment to grandfather currently permitted folks in that area, so they do not have to come back for continued administrative renewal, and for the reduction, but not using the resolution map, but using the Alternative A map, which decreases the amount of the reduction, and that's my motion.

Ms. Alcock: Excuse me, Chair, sorry. Based on the discussion in informal, we were going to have this as 2 votes, which is how we have it in the system.

Mr. Plumlee: I thought we were going to hear them separately, and then they came together. So I didn't know how you wanted that addressed. I'm more than happy to make them separate, if that's the way.

(The following dialogue reflects the discussion to approve the City Ordinance, which may not have directly followed the above discussion in this document)

Ms. Walsh: Excuse me, one second, Mr. Chair. We just wanted to provide those numbers to you before you go with the next vote.

Ms. Bookholt: It looks like there are seven applications that are in the pipeline. However, 6 are in 1 location, so it would be 6 units in 1 building. One other application is in the pipeline.

Mr. Plumlee: Again, I think that can be considered by council. Frankly, we're just being asked to make a recommendation on this, on this Alternative A. So I don't want to overly complicate what goes to them. We're looking at the reduction and the principle of the reduction, and then, we've already passed with regards to item 1. So, based on all the reasons I've already said, I move to pass Alternative A under item 2.

Mr. Coston: So, a motion to approve Item 2.

Mr. Mauch: I'll second, just so that I can get my comments on the record. Moving forward, City Council does listen to and take into account what we have to ask or say, and I would just request that there be some sort of a transitional rule that council would consider moving forward. With that being said, I will vote yes for this.

Mr. Coston: Discussion, Vice Chair, and then Commissioner Camp.

Ms. Byler: By way of discussion, I would like to say that I appreciate those who have come out to speak on this, and I recognize that it means a lot to you. I will say that most of what I heard today in opposition to this has to do with economics, and that's important, not to undermine it in any way. However, we're also talking about the nature of neighborhoods. I'm an adjunct professor at Regent Law School, teaching real estate transactions, and I've studied the short-term rental impact on neighborhoods extensively, and it does change. It changes the way neighbors relate when your neighbor changes every 7 days. It changes the way trash pickup happens, and the way traffic and parking matter when people pull up on lawns to unload chairs and coolers.

And I appreciate that Ms. Sabo told us that the licensure, the permitting, has come into compliance largely, but that doesn't mean that all of the enforcement of the regulations and being a good neighbor have come into compliance. Just because they're licensed doesn't mean they're good neighbors. So you can still have a lot of problems, a lot of parties, a lot of issues. Plus, the economics are clear that when you start leasing weekly, the value of the property goes up, because now you're valuing the property based on the revenue it brings, and not as a residence. That means the tax base goes up and everybody's taxes go up. So it's a very complicated issue, it's certainly not just one way or another. Having said that, I will support this, and I do support Alternative A, which is the larger reduction. No, it's not a lesser reduction, it's a larger footprint. Thank you.

Mr. Coston: Commissioner Camp.

Mr. Camp: I concur with the Vice Chair on this, that there is a balancing of interests, and what we haven't heard from today, but we have heard testimony at prior hearings about homeowners who have their own viewpoint about the neighbors that they get when a CUP for short-term rental is granted. And both of these are important interests: the preservation of existing neighborhoods, the allowance of property rights, and the maximizing of value, to whomever it is that has got an application in to put 6 STRs in 1 building. I believe, in one of our prior hearings, I asked the

question, or maybe it was at a site visit, I don't remember, that an STR isn't the only way to skin the cat.

If I recall, a boutique hotel with 6 units in it has some different requirements, but it's another way to achieve an economic interest out of that same piece of property in the same general spirit. It's not exactly the same, but it's another way to do it. I am not trying to create a loophole here, but I'm just pointing out, if you have one already in the pipeline, it doesn't mean that you are entirely foreclosed from all of your options. There are conversations to be had there, in addition to those Commissioner Plumlee has recommended. Thank you.

Mr. Coston: Any further discussion? I believe we've already voted.

Clerk: The vote is open. By a recorded vote of 11 to 0, item 2, City of Virginia Beach, has been recommended for approval.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.

Public Meeting Item #3 City of Virginia Beach
Recommendation: RECOMMENDED FOR APPROVAL

Discussion

Ms. Byler: The next item on our agenda is Item 3, City of Virginia Beach. Ms. Sabo, would you please read that into the record for us?

Ms. Sabo: Item 3 is an ordinance to amend Sections 2100 and 2102, and to add Section 2107, to the City Zoning Ordinance pertaining to workforce housing. This amendment proposes to remove the locality restriction from the Workforce Housing ordinance, and requires the property owner to enter into a compliance agreement with the city prior to the issuance of the first certificate of occupancy for any workforce housing unit for rent in a development approved pursuant to the Workforce Housing ordinance. As the ordinance is currently written, the requirements in the rental housing component of the city's Workforce Housing Density Bonus program conflict with the requirements of the federal and state programs, such as the Low Income Housing Tax Credit, or LIHTC. These conflicts prevent developers from using such programs in conjunction with the city's Workforce Housing Density Bonus program. The amendment is in conjunction with an amendment that's going to City Council and is for Chapter 16 of the City code. Staff does recommend approval.

Ms. Byler: Thank you. You may be seated. Is there any opposition to this matter being included on the consent agenda? Hearing none.

(The following dialogue reflects the discussion to approve the consent agenda in its entirety, which may not have directly followed the above discussion in this document)

Ms. Byler: Thank you, Chair Coston. That was the last item on the consent agenda. The Planning Commission places the following applications on the consent agenda: the reading of the minutes and the annual report, and agenda items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21.

Mr. Coston: Thank you. Do I have a motion to approve these items as read by Vice Chair?

Ms. Schoonover: So moved.

Mr. Coston: Second. It's been moved by Commissioner Schoonover and seconded by Commissioner Mauch. Are we ready for the vote?

Clerk: The vote is open. By a recorded vote of 11 to 0, with all aforementioned abstentions, all aforementioned minutes, the 2025-2026 Planning Commission Annual Report and items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21 have been recommended for approval by consent.

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave. The next order of business is the regular agenda. The regular agenda will proceed as follows: the applicant will be given up to 10 minutes to present their item. We will then hear from speakers in support and opposition. The applicant may then return to the podium for up to 3 minutes for rebuttal, and then answer any questions from the commissioners.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

**Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.**

**Public Meeting Item #4 Kroll Residential, Inc.
Recommendation: RECOMMENDED FOR APPROVAL**

Discussion

Ms. Byler: The next item is agenda item 4, Kroll Residential, Incorporated. Is there a representative here today to speak on this? Welcome. Please state your name for the record.

Mr. Beaman: Thank you, Madam Vice Chair, Mr. Chair, members of the Commission. For the record, my name is Rob Beaman, local land use attorney at the Troutman Pepper Locke law firm. Here today on behalf of the applicant, we've had a chance to read the conditions, they're acceptable, and we certainly appreciate being on the consent agenda. Thank you.

Ms. Byler: Thank you. You may be seated. Is there any opposition to this item being placed on the consent agenda? Hearing none, I have asked Commissioner Cromwell to read it into the record.

Mr. Cromwell: This application is located at 2540 Entrada Drive. The applicant is requesting a subdivision variance to Section 4.4 of the subdivision regulations for lot width on this 5.56 acre R-15 Residential District zone parcel, which is located in the Lagomar neighborhood. The subdivision plat for Lagomar Section 1 was recorded in 1968 in Mapbook 76, page 13. The plat included 3 parcels identified as Parcel A, Parcel B, and Parcel C, all of which were significantly larger than the other proposed parcels. Parcel C is the subject of this request and contains a single-family dwelling constructed in 1968, which is proposed to remain. The applicant seeks to subdivide Parcel C to create 3 single-family parcels. The R-15 Residential Zoning District requires a minimum lot area of 15,000 square feet and a minimum lot width of 100 feet. While proposed lots C1 and C2 will meet all the dimensional requirements of the R-15 Residential Zoning District, proposed Lot C3 will be deficient in lot width with a proposed width of 24.41 feet. As such, a subdivision variance is required. Hearing no opposition to this request, we put it on the consent agenda.

Ms. Byler: Thank you, Commissioner Cromwell.

(The following dialogue reflects the discussion to approve this item as a part of the consent agenda in its entirety, which may not have directly followed the above discussion in this document)

Ms. Byler: Thank you. Chair Coston, that was the last item on the consent agenda. The Planning Commission places the following applications on the consent agenda: the reading of the minutes and the annual report, and agenda items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21.

Mr. Coston: Thank you. Do I have a motion to approve these items as read by Vice Chair?

Ms. Schoonover: So moved.

Mr. Coston: Second. It's been moved by Commissioner Schoonover and seconded by Commissioner Mauch. Are we ready for the vote?

Clerk: The vote is open. By a recorded vote of 11 to 0, with all aforementioned abstentions, all aforementioned minutes, the 2025-2026 Planning Commission Annual Report and items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21 have been recommended for approval by consent.

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Conditions

1. The site shall be in substantial conformance with the conceptual subdivision plan entitled "Subdivision Plat of Parcel C Lagomar Section One" dated April 15, 2026, prepared by MidAtlantic Surveying and Land Design, a copy of which has been exhibited to the Virginia Beach City Council and is on file with the Department of Planning and Community Development and incorporated herein by this reference.
2. A private utility easement must be established for any water and/or sewer lines crossing Lots C1 or C2 to serve Lot C3.
3. Any future development of the parcels shall be in accordance with the City's Floodplain Ordinance and Southern Rivers Watershed Management Ordinance.
4. Lot C3 shall not be further subdivided, and a note shall be added to the resubdivision plat stating that Lot C3 shall not be further subdivided.

5. The existing pool house on Lot C3 shall no longer be used as a dwelling unit. This shall not prevent it's use as an accessory dwelling if permitted by the City Zoning Ordinance, and after all required permits and approvals are obtained.
6. City Ordinances and Standards remain applicable to this property. Any site plan/plat submitted with this application must meet all applicable City Codes and Standards before site plan/plat approval will be granted. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

**Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.**

**Public Meeting Item #5 The Church in Virginia Beach
Recommendation: RECOMMENDED FOR APPROVAL**

Discussion

Ms. Byler: The next item is agenda item 5, and that is the Church in Virginia Beach. Is there a representative here today to speak on this matter? Welcome, sir. Please state your name for the record.

Mr. Niesen: Yes, I'm Paul Nissen, and I'm a minister with the Church in Virginia Beach.

Ms. Byler: Welcome. Are the conditions acceptable to you?

Mr. Niesen: Yes, very acceptable.

Ms. Byler: Thank you. You may be seated.

Mr. Niesen: Thank you.

Ms. Byler: Is there any opposition to this item being placed on the consent agenda? Hearing none, I have asked Commissioner Camp to read it into the record.

Mr. Camp: Thank you, Madam Vice Chair. The Church in Virginia Beach is seeking a modification of conditions for religious use for property located at 5263 Greenwich Road. The applicant is requesting a modification of conditions to a conditional use permit to modify the site layout and building elevations on this 1.59 acre O-2 Office District zoned parcel. On October 7, 2025, the conditional use permit for religious use was granted on this property to construct a 10,500 square foot church with a 200 seat sanctuary. The applicant is now seeking to revise those plans and construct an approximately 11,327 square foot building on the property, including the same 200 seat sanctuary, classrooms, and admin offices. The application, otherwise, is not changing what was previously approved, and with no opposition and compliance with all of our other plans and requirements, it is therefore recommended for our passage on the consent agenda.

Ms. Byler: Thank you, Commissioner Camp.

(The following dialogue reflects the discussion to approve this item as a part of the consent agenda in its entirety, which may not have directly followed the above discussion in this document)

Ms. Byler: Thank you. Chair Coston, that was the last item on the consent agenda. The Planning Commission places the following applications on the consent agenda: the reading of the minutes and the annual report, and agenda items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21.

Mr. Coston: Thank you. Do I have a motion to approve these items as read by Vice Chair?

Ms. Schoonover: So moved.

Mr. Coston: Second. It's been moved by Commissioner Schoonover and seconded by Commissioner Mauch. Are we ready for the vote?

Clerk: The vote is open. By a recorded vote of 11 to 0, with all aforementioned abstentions, all aforementioned minutes, the 2025-2026 Planning Commission Annual Report and items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21 have been recommended for approval by consent.

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Conditions

1. All previous conditions attached to the Conditional Use Permit for the property located at 5263 Greenwich Road of October 7, 2025, shall be voided and replaced with the following conditions below.
2. The total lot area is 1.59 acres. This lot area is a deviation from the 3-acre minimum lot area required by the City Zoning Ordinance.
3. When the site is developed, it shall be in substantial conformance with the submitted conceptual site layout exhibit entitled, "Conceptual Site Plan Parcel A-1", prepared by WPL, LLC, dated 01/20/2026, which has been exhibited to the Virginia Beach City Council and is on file in the Department of Planning & Community Development.
4. A Landscape Plan shall be submitted and approved by the Planning/Development Services Center prior to the final site plan approval.

5. The building will be constructed in substantial conformance with the submitted rendering entitled “The Meeting Hall of The Church in Virginia Beach”, prepared by Connecting Spaces LLC, dated 7/14/2026 which has been exhibited to the Virginia Beach City Council and is on file with the Department of Planning & Community Development.
6. The maximum number of occupants within the building shall not exceed the number as required by applicable building codes, noted on the Certificate of Occupancy, and posted by the Fire Marshal.
7. The proposed freestanding sign shall be in substantial conformance with the submitted rendering entitled “Proposed Sign Rendering for The Church in Virginia Beach 5263 Greenwich Rd”, which has been exhibited to the Virginia Beach City Council and is on file with the Department of Planning & Community Development.
8. All on-site signage must meet the requirements and regulations of the Zoning Ordinance. A separate permit from the Department of Planning & Community Development is required for any new signage installed on the site.
9. All outdoor lights shall be shielded to direct light and glare onto the premises; said lighting and glare shall be deflected, shaded, and focused away from all adjoining property. Any outdoor lighting fixtures shall not be erected any higher than fourteen (14) feet. A Photometric Lighting Plan shall be submitted for review and approval, in accordance with Sections 252 & 254 of the Zoning Ordinance, at the time of site plan review.
10. Any dumpster enclosure shall be restricted to locations acceptable to City Staff and shall comply with all screening requirements outlined in the City of Virginia Beach Landscape Guide.
11. A 5-foot-wide sidewalk with an ADA-compliant ramp shall be constructed along the west side of the site's driveway entrance. If relocation of the existing communication pedestal is not feasible, a reduced sidewalk width may be permitted in that area, subject to the review and approval of the Director of Planning & Community Development.
12. City Ordinances and Standards remain applicable to this property. Any site plan/plat submitted with this application must meet all applicable City Codes and Standards before site plan/plat approval will be granted. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site

plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

**Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.**

**Public Meeting Item #6 Stephanie Martir-Houck
Recommendation: RECOMMENDED FOR APPROVAL**

Discussion

Ms. Byler: Next is item 6, Stephanie Martir-Houck. Is there a representative here today to speak on this item? Please come down. Welcome. Please state your name for the record.

Ms. Martir-Houck: My name is Stephanie Martir-Houck.

Ms. Byler: Are the conditions acceptable to you?

Ms. Martir-Houck: Yes.

Ms. Byler: Thank you. You may be seated.

Ms. Martir-Houck: Thank you.

Ms. Byler: Is there any opposition to this item being placed on the consent agenda? Hearing none, I have asked Commissioner Cromwell to read it into the record.

Mr. Cromwell: This application is at 4121 Charity Neck Road. The applicant is requesting a modification of conditions to a subdivision variance approved by the City Council in 1995 to remove an ingress and egress easement, thereby allowing the construction of a residential addition on this 43,489 square foot AG-2 Agricultural District zoned parcel. The applicant intends to construct an addition to the existing single-family home located on the site, a portion of which would encroach into the existing easement. Since both parcels created by the subdivision variance now have independent access to Charity Neck Road, a modification of conditions is required to remove the condition requiring a cross-access easement. Hearing no opposition to this, it was placed on the consent agenda.

Ms. Byler: Thank you, Commissioner Cromwell.

(The following dialogue reflects the discussion to approve this item as a part of the consent agenda in its entirety, which may not have directly followed the above discussion in this document)

Ms. Byler: Thank you. Chair Coston, that was the last item on the consent agenda. The Planning Commission places the following applications on the consent agenda: the reading of the minutes and the annual report, and agenda items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21.

Mr. Coston: Thank you. Do I have a motion to approve these items as read by Vice Chair?

Ms. Schoonover: So moved.

Mr. Coston: Second. It's been moved by Commissioner Schoonover and seconded by Commissioner Mauch. Are we ready for the vote?

Clerk: The vote is open. By a recorded vote of 11 to 0, with all aforementioned abstentions, all aforementioned minutes, the 2025-2026 Planning Commission Annual Report and items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21 have been recommended for approval by consent.

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Conditions

1. All previous conditions attached to the Subdivision Variance for the property located at 4121 Charity Neck Road of November 14, 1995, shall be voided and replaced with the following conditions below.
2. A deed shall be put to record vacating the cross access easement.
3. City Ordinances and Standards remain applicable to this property. Any site plan/plat submitted with this application must meet all applicable City Codes and Standards before site plan/plat approval will be granted. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by

the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.

Public Meeting Item #7 BIVI Real Estate LLC
Recommendation: RECOMMENDED FOR APPROVAL

Discussion

Clerk: Our next item is item 7, BIVI Real Estate LLC.

Mr. Coston: Is there anyone here to represent item 7?

Mr. Rosa: Good afternoon, Chairman Coston, Vice Chair Byler, members of the Planning Commission. My name is Tyler Rosa, I'm an attorney with the law firm Williams Mullen, here today on behalf of the applicant. Want to thank staff for their hard work on the application, and we appreciate the recommendation of approval this afternoon. I did have an opportunity to monitor the informal meeting this morning, so I think I understand the nature of the questions and why it's being heard today. So, wanted to take those in turn, as I understand the scope of the questions. First, my understanding is one of the first questions is whether to consider this application today or to defer it until September 9th, to be considered with item 8, which is the conditional use permit for the storage facility on the eastern portion of the property.

And then the second question being adding a pedestrian refuge to the property and the concept plan. So, turning to the first item, I think in the staff report and in the discussion this morning, I think there's kind of a bit of conflation in terms of the purpose and scope of this application in relation to the storage facility application. The staff report actually says that the boundary line, the project CUP line, is being moved for this applicant to develop a storage facility on the other portion of the property, which is incorrect. There are 2 separate applications, entirely separate developers. This application is simply to modify the project boundary, whereas the prior approval covered the entirety of the parcel, because the subdivision line wasn't in place at that time. Now, the subdivision plat is in place, and the request is simply to move the project boundary approval line to align with the subdivision of the property.

So the permit and the padel facility and those conditions only apply to the appropriate parcel and doesn't encumber the separately subdivided parcel that would not be a part of the padel facility. This modification, given the nature of the concept plan and the landscape plan that was approved as part of the prior approval, would be needed regardless of what is being developed on the other portion of the property. So, we believe that it would be appropriate and reduce further confusion to consider this application today, given that the purpose of the modification is simply to move the boundary line, just to align with the subdivision plat. The subdivision wasn't in place at the prior approval. The applicant acquired the property during the post-approval period, and the subdivision was not a part of those transaction terms. So, we weren't really able to proceed with the subdivision plat and understand the line until the property was acquired.

So, we believe this is mainly a cleanup item to just ensure that the conditions are properly encumbering this property, not posing a further development encumbrance on the other portion of

the property. And then, this will be needed regardless of what happens on the other portion. If there was not a storage facility being considered, if there was some other development being considered on that portion of the property, we would still need this modification, and we would still be requesting this modification just to ensure that the conditions are contained to this property. So, we would request that the application be considered here today. We would request a recommendation of approval, and then that would allow for separate consideration and full consideration of the storage facility CUP. Even in discussions with the community, and we're going to have to continue those discussions with the community related to the storage facility, there weren't any objections to the modification once you explained what was going on.

They're very excited about the padel facility, excited about the opportunity to have a new athletic facility there. They believe that would be an additive use to that area in the community, but there is a bit of a conflation between the two applications. And even though it wasn't our intent to defer, to separate the application, we think it would be beneficial at this point to allow for separate consideration, so we can fully have the issues associated with the storage facility and the public opposition be considered, and not have this confuse those matters as well. So that's kind of the nature and the scope of the application. That's why we would request consideration today, not deferring it, having a recommendation of approval.

And then on the second item, the pedestrian refuge, I believe Commissioner Camp raised that, and so we discussed with the project engineer, he actually is here today as well, and we find that agreeable. We would be happy to do that. We were trying to clarify the actual location, we think it's on the right side of the entrance of the driveway, that little grass area, so maybe just take a piece of the landscaping there, but yes, totally acceptable to us. So we'd be happy to entertain a condition or whatever, however that needs to be documented. So, appreciate your time this afternoon, happy to stand by for any questions. The proposed conditions are acceptable, and thank you for your consideration.

Mr. Coston: Before we move to the commission, are there any other speakers on this item?

Clerk: We have one speaker, Jackie L. Schilberg. Jackie L. Schilberg. There are no other speakers.

Mr. Coston: Okay.

Mr. Plumlee: I have a question for the applicant, and I did want to see if anyone showed up to speak, because two applications coming in together, there is a sense that they're joined together. I don't see that, but I want to make clear, this removes the restaurant from the plan on the padel. Is that correct? Correct, that's what this modification does.

Mr. Rosa: Correct, yeah, it effectively takes the boundary line from the entire parcel, moves it just to the padel facility. During the original approval, when the application was submitted, it was obviously for the padel facility, the rehabilitation of the beach cinema site. In discussing from an engineering standpoint and a use impact, there was some questions about how the site would fit together with a use on the other side of the parcel. We had always discussed an entertaining a by-right B-2 use, but the purchaser at the time had really no idea what they were going to do with that portion of the property. Through those discussions, in terms of analyzing traffic and use of the property, given the high nature of traffic related to a restaurant, in order to inform the traffic

analysis, a restaurant was included on the concept plan. That concept plan made it through to the approval, and that has now basically constituted a development restriction on that portion of the property. So, once the property is subdivided, if they wanted to do anything else on that portion of the property, we would need to, one, modify the boundary line, as we're doing now, just to ensure that it's on this portion of the property, and then allow for basically removing that development restriction on that other portion of the property, regardless of a storage facility or anything else.

Mr. Plumlee: That's what we do, we require reapproval for doing less, in other words. That's what's recommended is a less intense use. What struck me initially was, why would the applicant want this? Because then now you're cutting off all this parking, available parking for uses, so you're limiting yourself to the uses for that site, and I'm fine with that, I don't have any philosophical objection to that. I just wanted to make sure that that was understood, because this doesn't mean anything is granted next month or months after that. It's simply being a request to remove that restaurant and have this subdivision. That's all we're looking at.

Mr. Rosa: Correct, yeah, it's effectively just moving the concept plan line to the subdivision line, which reduces the footprint, and then the restaurant building associated with that part of the concept plan, since that would not be part of the project parcel.

Mr. Coston: Commissioner Camp, then, Vice Chair.

Mr. Camp: I think you may have answered the question, but indulge me a moment, just to clarify, if we can come back to the site plan, please. The boundary line that is being drawn here bisects the driveway, so that what I might call the entrance is on the parcel in question here, and the exit is over on the other side, the item that's being deferred today. Is that correct?

Mr. Rosa: Correct, yeah, the exit is on the other portion of the property, the to-be-subdivided portion of the property, the eastern portion of the property.

Mr. Camp: Okay, so I guess my question is, I have no further questions for the applicant, but I have a quick question for staff following up on that. If anyone else has a question for the applicant, I'll yield.

Mr. Plumlee: Well, I was, but what occurred to me on that was there would be an easement, it's the common owner, so it wouldn't be an entrance/exit issue.

Mr. Rosa: Right. I believe that would be cleaned up during the site plan approval process, and that would be put in place.

Mr. Camp: Yeah, okay, that's what I'm getting at, it's common ownership now, it may or may not be in the future. Correct. And when I asked the question earlier about, do these things stand independently, that the intent is not to squeeze in and out on one side of that. We're going to use it as we've seen it customarily in the past.

Mr. Rosa: Correct.

Mr. Camp: And so there's going to need to be some agreement to do that.

Mr. Rosa: Correct. Yeah, and I'm not handling the transaction either, but typically in my transactions, there's, you know, cross-easement agreements and things of that nature as part of the transaction. But my understanding, and the project engineers are here as well, but during the discussions I've been a part of, there's always been an understanding that there would be some reciprocal easements associated with the two properties, to allow ingress and egress.

Mr. Camp: Thank you for the clarification, that we're not going to try to accomplish both just on one side of the driveway and do something else on the other. Thank you.

Ms. Bookholt: I wanted to add a little clarification. The plat was submitted to us yesterday for review, it was accepted today for review, so it hasn't been recorded yet. It's just now under review, but it does show a proposed shared ingress-egress easement over it. It hasn't been reviewed yet by staff, but we'll make sure that there is the appropriate recordation in place.

Mr. Camp: Thank you for the clarification, Ms. Bookholt, that the late submission of documents creates some of these questions that we then run into, and I appreciate your clarifying that you didn't have it to review, and we didn't have it to see, which is why we're now belaboring this. Thank you.

Mr. Coston: Madam Vice Chair.

Ms. Byler: I have no questions for the applicant. I do have a comment to make whenever appropriate.

Mr. Coston: It's appropriate.

Ms. Byler: My concern with this, and I don't know how much this will bear on our decision, but my concern with this is that we're doing two things: we're changing the whole package as it was presented and approved previously by removing the restaurant, and secondly, we're allowing the one item to be deferred and the other to be heard, and there were a fair number of people who wanted to speak on the matter that's being deferred, and they didn't show up today because they were being told it was being deferred, and I'm not sure that they understand that one will be heard today, and one may be heard next month. Otherwise, they may have been here, and I'm all about transparency, and I don't want the public to think we're doing something behind their back, so, because of that, unless there's some compelling reason why, I would like this matter to be heard next month, along with the adjacent application. So that's my position.

Ms. Schoonover: Can we hear from the applicant regarding that interest?

Mr. Coston: Sure.

Mr. Rosa: Thank you for the comments, Vice Chair Byler. I will say, in my engagement with the community, and Ms. Schilberg actually, who was signed up to speak, she's been coordinating a lot of the community efforts, and so I've been communicating with her as well. But in communicating the deferral, we ensured that they were aware it was just the storage facility, and this was a separate application. So we had separate community meetings, we've been treating everything separately in terms of the communication with staff and the community, it's been entirely separate. There have been letters of opposition related to the storage facility, but not the modification. So we've

done everything that we can to ensure that they understand there's a distinction, and in my communication, there is an understanding that one would be deferred while they're being treated separately, one will be deferred, and this one will be considered today.

So we've done everything we can to ensure that they are separate, everyone understands they're separate, and that they were made aware in terms of the deferral, today would be for one and not the other. So, obviously, we want to make sure we weren't inconveniencing anyone. But I would just add that, for your consideration, that I think we've done as much outreach as we can to drive home the point that these would be considered separately. So I would just add that for your consideration. Thank you.

Ms. Byler: Thank you, Attorney Rosa, and I have no doubt that you did, but it's confusing, even to the commissioners at times. There were a couple on the agenda today that were two agenda items, and even we get them confused. So if the public gets it confused, I wouldn't be surprised. But thank you for your comments and your effort,

Mr. Coston: Commissioner Schoonover.

Ms. Schoonover: In light of this information, may I please make a motion that we approve this project.

Ms. Moorjani: Seconded.

Mr. Coston: It has been moved by Commissioner Schoonover and seconded by Commissioner Moorjani, that we approve item 7.

Clerk: The vote is open. By a recorded vote of 11 to 0, item 7, BIVI Real Estate LLC, has been recommended for approval.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Conditions

1. All previous conditions attached to the Conditional Use Permit for the property located at 941 Laskin Road of February 17, 2026, shall be voided and replaced with the following conditions.
2. The site shall be developed in substantial conformance to the concept plan entitled “BIVI Padel Conceptual Development Plan”, prepared by Timmons Group, dated May 27, 2026, which has been exhibited to the City Council and is on file with the Department of Planning & Community Development.
3. The site shall be developed in substantial conformance to the elevations and renderings entitled “BUILDING RENDERING BIVI PADEL”, prepared by Saunders + Crouse Architects, dated December 1, 2025, which has been exhibited to the City Council and is on file with the Department of Planning & Community Development.
4. The site shall be developed in substantial conformance to the landscape plan entitled “BIVI Padel Conceptual Planting Plan”, prepared by Timmons Group, dated May 27, 2026, which has been exhibited to the City Council and is on file with the Department of Planning & Community Development.
5. The existing freestanding sign on the site shall be refaced in substantial conformance to the sign rendering entitled “SIGN RENDERING BIVI PADEL”, prepared by Saunders + Crouse Architects, dated December 1, 2025, which has been exhibited to the City Council and is on file with the Department of Planning & Community Development.
6. The proposed mural shall be subject to review and approval by the Director of the Department of Planning and Community Development prior to the final approval of the site plan.
7. The applicant shall obtain all necessary permits and inspections from the Permits and Inspections Division of the Department of Planning and Community Development.
8. Should outdoor lighting be installed, a Lighting Plan shall be provided to the Department of Planning & Community Development for review and approval. All outdoor lights shall comply with the following:
 - a. Shielded to direct light and glare onto the premises, said lighting and glare shall be deflected, shaded, and focused away from all adjoining property.
 - b. Lighting fixtures shall not be erected any higher than fourteen (14) feet.

9. The hours of operation shall be 7:00 a.m. to 10:00 p.m., Monday through Saturday and 7:00 a.m. to 7:00 p.m. on Sunday.
10. A final subdivision plat must be submitted for review, approval and recordation to create the proposed parcels.
11. The final subdivision plat must be prepared in accordance with Section 6.3 of the Subdivision Regulations.
12. City Ordinances and Standards remain applicable to this property. Any site plan/plat submitted with this application must meet all applicable City Codes and Standards before site plan/plat approval will be granted. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

**Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.**

**Public Meeting Item #8 Real Estate Pursuits LC
Recommendation: RECOMMENDED FOR 30-DAY DEFERRAL**

Discussion

Mr. Coston: Thank you, Madam Clerk. The next order of business is consideration of requests to withdraw or defer an item. Are there any items to be withdrawn? Our next order of business is consideration of items to be deferred. Please come forward if you have an item to be deferred.

Mr. Rosey: Good afternoon, Chairman Coston, Vice Chair Byler, members of the commission. My name is Tyler Rosey. I'm a local land use attorney with the law firm Williams Mullen. I'm here today on behalf of the applicant for Item 8, the Real Estate Pursuits LC matter. We're requesting a 30-day deferral until the September 9th Planning Commission meeting to conduct further community outreach, and also evaluate some of the comments we've received from staff in the staff report and from some of the commissioners.

Mr. Coston: Thank you. Does anyone have an objection to this item being deferred? Do I have a motion to defer item 8?

Mr. Plumlee: I move to defer item 8 for 30 days, as requested by the applicant.

Ms. Hippen: Second.

Mr. Coston: It has been moved by Commissioner Plumlee and seconded by Commissioner Hippen that this item be deferred for 30 days. Are we ready for the vote?

Clerk: One second. We're setting up the vote. We're going to move to a verbal vote. Commissioner Mauch.

Mr. Mauch: Aye.

Clerk: Commissioner Camp.

Mr. Camp: Aye.

Clerk: Commissioner Cromwell.

Mr. Cromwell: Aye.

Clerk: Commissioner Anderson.

Mr. Anderson: Aye.

Clerk: Vice Chair Byler.

Ms. Byler: Aye.

Clerk: Chair Coston.

Mr. Coston: Aye.

Clerk: Commissioner Cuellar.

Ms. Cuellar: Aye.

Clerk: Commissioner Schoonover.

Ms. Schoonover: Aye.

Clerk: Commissioner Plumlee.

Mr. Plumlee: Aye.

Clerk: Commissioner Hippen.

Ms. Hippen: Aye.

Clerk: Commissioner Moorjani.

Ms. Moorjani: Aye.

Clerk: By a recorded vote of 11 to 0, item 8 has been recommended for a 30-day deferral.

Mr. Coston: Thank you.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.

Public Meeting Items #9 & 10 449 London LLC
Recommendation: RECOMMENDED FOR APPROVAL

Discussion

Ms. Byler: The next matter is agenda Item 9, 449 London LLC. Is there a representative here today to speak on this item? Welcome. Please state your name for the record.

Mr. Bourdon: Thank you, Madam Vice Chair. For the record, Eddie Bourdon, Virginia Beach attorney representing the applicant, 449 London LLC, on Items 9 and 10.

Ms. Byler: Yes, sir.

Mr. Bourdon: And all 7 conditions of the use permit are acceptable for my client. We appreciate being on the consent agenda and appreciate Marchelle's work on this application, and it's based on the landscaping plan that's in this package, not the one that you had on the board this morning.

Ms. Byler: Right. Thank you so much. You may be seated. Is there any opposition to this matter being added to the consent agenda? Hearing none, I have asked Commissioner Anderson to read it into the record.

Mr. Anderson: Thank you. This is for agenda items 9 and 10, located at 2548 Potters Road. The applicant is requesting a conditional rezoning from R-10 Residential District to Conditional I-1 Light Industrial District, and a conditional use permit for a bulk storage yard, to develop the site with a storage yard for the storage of contractors' vehicles, equipment, and materials on approximately 2.89-acre property. The site is located within the greater than 75 decibel noise zone of the AICUZ and the Accident Potential Zone 1. The proposed use of a bulk storage yard is considered a compatible use within both the noise zone and the APZ 1. As depicted on the conceptual site plan, the property is proposed to be divided into 14 fenced storage lots ranging in size from approximately 3,000 to 5,000 square feet. The conceptual plan also includes a future steel storage building for the storage of materials associated with the operation. In addition, the site is proposed to include a stormwater management facility with a 12-foot-wide maintenance access path surrounding the facility to accommodate ongoing maintenance and inspection activities. Hearing no opposition, we put this on the consent agenda.

Ms. Byler: Thank you, Commissioner Anderson.

(The following dialogue reflects the discussion to approve this item as a part of the consent agenda in its entirety, which may not have directly followed the above discussion in this document)

Ms. Byler: Thank you. Chair Coston, that was the last item on the consent agenda. The Planning Commission places the following applications on the consent agenda: the reading of the minutes and the annual report, and agenda items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21.

Mr. Coston: Thank you. Do I have a motion to approve these items as read by Vice Chair?

Ms. Schoonover: So moved.

Mr. Coston: Second. It's been moved by Commissioner Schoonover and seconded by Commissioner Mauch. Are we ready for the vote?

Clerk: The vote is open. By a recorded vote of 11 to 0, with all aforementioned abstentions, all aforementioned minutes, the 2025-2026 Planning Commission Annual Report and items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21 have been recommended for approval by consent.

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Proffers

Proffer 1

The following principal and conditional uses within the I-1 Light Industrial District shall not be permitted on the Property:

- (a) Automobile service stations;
- (b) Bars or nightclubs;
- (c) Eating and Drinking Establishments where food and beverages are consumed onsite;
- (d) Communication towers;
- (e) Heliports and helistops;
- (f) Passenger Transportation Terminals; and

(g) Any use which is listed as incompatible with airfield operations at N.A.S. Oceana in APZ-1 or the greater than 75 dbn noise zone in Tables 1 and 2 contained in Article 18 of the CZO.

Conditions

1. The site shall be developed in substantial conformance to the conceptual site plan entitled, "Concept Plan-Bulk Storage for 449 London, L.L.C – Virginia Beach, VA 23454 ", dated 5/29/2026, prepared by VHB, which has been exhibited to the Virginia Beach City Council and is on file in the Department of Planning and Community Development.
2. The site shall be developed in substantial conformance to the conceptual landscape plan entitled, "CONCEPTUAL LANDSCAPE PLAN POTTERS ROAD STORAGE – Virginia Beach, VA", dated 5/29/2026, prepared by VHB, which has been exhibited to the Virginia Beach City Council and is on file in the Department of Planning and Community Development.
3. The outdoor storage materials shall not be stacked higher than the 6-foot-tall solid privacy fence.
4. The required Category VI screening surrounding the Bulk Storage Yard shall be installed and continuously maintained for the duration of the site's use as a Bulk Storage Yard. The required 25-foot-wide landscape yard along the eastern property line adjacent to land zoned R-10 Residential shall be a 10-foot-wide Category VI landscape buffer, pursuant to the deviation under Section 221(i) of the City Zoning Ordinance. The 10-foot-wide Category VI landscape buffer shall be installed and maintained in accordance with the approved site plan for the duration of the use.
5. All outdoor lights shall comply with the following:
 - a. Shall be shielded to direct light and glare onto the premises, said lighting and glare shall be deflected, shaded, and focused away from all adjoining property.
 - b. Lighting fixtures shall not be erected any higher than fourteen (14) feet.
6. All on-site signage must meet the requirements and regulations of the Zoning Ordinance. A separate permit from the Department of Planning & Community Development is required for any new signage installed on the site.
7. City Ordinances and Standards remain applicable to this property. Any site plan/plat submitted with this application must meet all applicable City Codes and Standards before site plan/plat approval will be granted. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

**Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.**

**Public Meeting Item #11 Shakilah Verner
Recommendation: RECOMMENDED FOR APPROVAL**

Discussion

Ms. Byler: The next matter is agenda item 11, Shakilah Verner. Is there a representative here today to speak on this matter? Welcome. Please state your name for the record.

Ms. Verner: Thank you, Shakilah Verner.

Ms. Byler: Are the conditions acceptable to you?

Ms. Verner: Yes, ma'am, they are acceptable, and I also just want to share my deepest gratitude to all of you all for this. This is my second time around, and I just want to thank you all for talking to me, supporting me, providing guidance, and to the entire planning staff, I appreciate you all. And to Marchelle, for doing a tremendous job on my proposal, I'm very grateful. Thank you.

Ms. Byler: Thank you, Ms. Verner. You may be seated.

Ms. Verner: Thank you.

Ms. Byler: Is there any opposition to this matter being added to the consent agenda? Hearing none, I've asked Commissioner Mauch to read it into the record.

Mr. Mauch: The applicant, Shakilah Verner, is requesting to rezone a 7,744 square foot parcel from R-7.5 Residential to Conditional A-12 Apartment District to develop a duplex. The parcel, fronting Euclid Road, is currently vacant, situated within the Pocahontas Village neighborhood, and lies in the Central Village District of the Pembroke Strategic Growth Area. The request to conditionally rezone this parcel from R-7.5 Residential to Conditional A-12 Apartment District to allow for the development of a duplex is acceptable by planning staff, commission members, and having no opposition present, we have decided that it's acceptable for this item to be placed on the consent agenda.

Ms. Byler: Thank you, Commissioner Mauch.

(The following dialogue reflects the discussion to approve this item as a part of the consent agenda in its entirety, which may not have directly followed the above discussion in this document)

Ms. Byler: Thank you. Chair Coston, that was the last item on the consent agenda. The Planning Commission places the following applications on the consent agenda: the reading of the minutes and the annual report, and agenda items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21.

Mr. Coston: Thank you. Do I have a motion to approve these items as read by Vice Chair?

Ms. Schoonover: So moved.

Mr. Coston: Second. It's been moved by Commissioner Schoonover and seconded by Commissioner Mauch. Are we ready for the vote?

Clerk: The vote is open. By a recorded vote of 11 to 0, with all aforementioned abstentions, all aforementioned minutes, the 2025-2026 Planning Commission Annual Report and items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21 have been recommended for approval by consent.

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Proffers

Proffer 1

Upon development, the Property shall adhere to the site layout, parking configuration, building design, setbacks, dimensions, sidewalk, and landscaping as generally shown and described in the exhibit titled "Conceptual Site Plan for Duplex 4916 Euclid Road," dated 07/06/2026 prepared by CECS (the "Concept Plan"). This Concept Plan has been presented to the Virginia Beach City Council and is on file with the Virginia Beach Department of Planning and Community Development, incorporated herein by reference.

Proffer 2

When the Property is developed, it will have no more than one duplex with each unit containing a minimum of 2,000 square feet of enclosed living area. The duplex units as depicted on the Concept Plan shall have front-entry one (1) car garages and one driveway per unit. The duplex shall utilize quality architectural features, design elements, and exterior building materials substantially as depicted and described on the building renderings for 4916 Euclid Road dated 06/01/2026, which have been incorporated by reference into this proffer.

Proffer 3

In lieu of the 30% maximum lot coverage, 10ft side yard setback and a Category IV landscape screening, and the 10,000 sq ft minimum lot area in the A-12 zoning classification for duplex dwellings pursuant to Section 602(b) and 603 of the Zoning Ordinance, (35%) maximum lot coverage, 5ft side yard setback and a 5 ft landscape buffer on the eastern and western property lines with the plantings depicted on the Concept Plan, and 7,744 sq ft minimum lot area, will be permitted to allow improvements depicted on the Concept Plan.

Proffer 4

Grantor shall cause the Property to comply with Appendix B of the City Code as it relates to the conveyance of land recorded at DB 728 PG 468 prior to the approval of the site plan for the duplex.

Proffer 5

Further conditions lawfully imposed by applicable development ordinances may be required by the Grantee during detailed site plan and/or subdivision review and administration of applicable City Codes by all cognizant City agencies and departments to meet all applicable City Code requirements.

**Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.**

**Public Meeting Item #12 Dogs Real Estate 2 LLC
Recommendation: RECOMMENDED FOR APPROVAL**

Discussion

Ms. Byler: The next item is agenda item 12, Dogs Real Estate 2, LLC. Is there a representative here to speak on this? Welcome. Please state your name for the record.

Ms. Correns: Good afternoon. My name is Delphine Correns.

Ms. Byler: Thank you, ma'am. Are the conditions acceptable to you?

Ms. Correns: Yes, ma'am, and thank you so much to members of the Commission and to the planning staff, particularly Ms. Arianna Low, who was really helpful to us.

Ms. Byler: Thank you. You may be seated. Is there any opposition to this matter being added to the consent agenda? Hearing none, I have asked Commissioner Cromwell to read it into the record.

Mr. Cromwell: This application is located at 1652 Flanagans Lane. The applicant is requesting a conditional use permit to operate a residential kennel for up to 12 dogs on this 5.38 acre site AG2 Agricultural District zoned parcel. The parcel includes a 5,500 square foot primary single-family dwelling, a pool house, 3 storage sheds, a barn, and several outbuildings. The property will be used as a sanctuary for old or disabled dogs. No other animal types will be present. Dogs will retire or live out the remainder of their life at the property. The applicant proposes no more than 12 dogs at a time. All dogs will reside in the existing primary dwelling. No outdoor kennels are proposed. The dogs will only be outside for bathroom breaks and fresh air. The zoning ordinance allows for up to 4 personal dogs on a personal property without a conditional use permit. Since 12 dogs are proposed to be kept on the property, a conditional use permit is required. Hearing no opposition to this, we put it on the consent agenda.

Ms. Byler: Thank you, Commissioner Cromwell.

(The following dialogue reflects the discussion to approve this item as a part of the consent agenda in its entirety, which may not have directly followed the above discussion in this document)

Ms. Byler: Thank you. Chair Coston, that was the last item on the consent agenda. The Planning Commission places the following applications on the consent agenda: the reading of the minutes and the annual report, and agenda items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21.

Mr. Coston: Thank you. Do I have a motion to approve these items as read by Vice Chair?

Ms. Schoonover: So moved.

Mr. Coston: Second. It's been moved by Commissioner Schoonover and seconded by Commissioner Mauch. Are we ready for the vote?

Clerk: The vote is open. By a recorded vote of 11 to 0, with all aforementioned abstentions, all aforementioned minutes, the 2025-2026 Planning Commission Annual Report and items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21 have been recommended for approval by consent.

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Conditions

1. No more than 12 dogs shall be housed on the property at any given time.
2. All animal waste from the dogs shall be collected and disposed of in a lawful manner on a weekly basis.
3. All dogs must be properly vaccinated and immunized, as well as licensed through the City of Virginia Beach.
4. Daycare, Training, and Boarding services for dogs or other animals for monetary consumption are not permitted on this site.
5. There shall be no breeding of dogs on the site.
6. City Ordinances and Standards remain applicable to this property. Any site plan/plat submitted with this application must meet all applicable City Codes and Standards before site plan/plat approval will be granted. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center

and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

7. The previous Conditional Use Permit for a Residential Kennel approved by the Virginia Beach City Council on March 15th, 2016, shall be considered null and void.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.

Public Meeting Item #13 Unique Hearts, LLC
Recommendation: RECOMMENDED FOR APPROVAL

Discussion

Ms. Byler: The next matter is agenda item 13, Unique Hearts, LLC. Is there a representative here to speak on this? Welcome, ma'am. Please state your name for the record.

Ms. Deal: Kayla Deal.

Ms. Byler: Thank you, Ms. Deal. Are the conditions acceptable to you?

Ms. Deal: Yes.

Ms. Byler: Thank you. You may be seated.

Ms. Deal: Thank you.

Ms. Byler: Is there any opposition to this being added to the consent agenda? Hearing none, I have asked Commissioner Anderson to read it into the record.

Mr. Anderson: Thank you. This is agenda item number 13, located at 408 Investors Place. The applicant is requesting a conditional use permit to operate an adult daycare facility within an existing 1,700 square foot suite on a 5.09 acre parcel, zoned I-1 Light Industrial District. The proposed facility will operate within an existing 1-story building designed for office and business uses. The adult daycare will function solely within Suite 107. No building modifications are proposed with this request. Hearing no opposition, we put this on the consent agenda.

Ms. Byler: Thank you, Commissioner Anderson.

(The following dialogue reflects the discussion to approve this item as a part of the consent agenda in its entirety, which may not have directly followed the above discussion in this document)

Ms. Byler: Thank you. Chair Coston, that was the last item on the consent agenda. The Planning Commission places the following applications on the consent agenda: the reading of the minutes and the annual report, and agenda items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21.

Mr. Coston: Thank you. Do I have a motion to approve these items as read by Vice Chair?

Ms. Schoonover: So moved.

Mr. Coston: Second. It's been moved by Commissioner Schoonover and seconded by Commissioner Mauch. Are we ready for the vote?

Clerk: The vote is open. By a recorded vote of 11 to 0, with all aforementioned abstentions, all aforementioned minutes, the 2025-2026 Planning Commission Annual Report and items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21 have been recommended for approval by consent.

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Conditions

1. The Conditional Use Permit for the Adult Daycare facility shall be limited to operate in 408 Investors Place, Suite 107.
2. Any future site or building modifications should be reviewed for consistency with the Local Center (Edge) Place Type, including improved sidewalk connections, clearly marked pedestrian routes, safe separation between vehicular and pedestrian circulation, bicycle parking near the entrance, and appropriate landscaping, lighting, and screening where applicable.
3. The applicant shall obtain all necessary permits and inspections from the Department of Planning & Community Development/Permits and Inspections Division. The applicant shall secure a Certificate of Occupancy from the Building Official's Office for use of the existing building as an Adult Daycare facility.
4. The maximum number of individuals within the facility shall not exceed the maximum number as required by applicable building codes, noted on the Certificate of Occupancy, and posted by the Fire Marshal.
5. All signage on the site must be in accordance with sign regulations of the Zoning Ordinance.

6. City Ordinances and Standards remain applicable to this property. Any site plan submitted with this application must meet all applicable City Codes and Standards before site plan approval will be granted. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.

Public Meeting Item #14 Casa de Nuevos Comienzos
Recommendation: RECOMMENDED FOR APPROVAL

Discussion

Ms. Byler: The next matter is agenda item 14, Casa de Nuevos Comienzos. I'm sorry, I'm going to make a mess of this, I'm not bilingual. Is there a representative here to speak on this? Thank you, ma'am. Please state your name for the record, and also the name of the applicant, to correct my poor pronunciation.

Ms. Garcia: Casa de Nuevos Comienzos. My name is Cruz Claudia Garcia.

Ms. Byler: Thank you. Are the conditions acceptable to you?

Ms. Garcia: Yes.

Ms. Byler: You may be seated. Is there any opposition to this matter being added to the consent agenda? Hearing none, I have asked Commissioner Cuellar to read it into the record.

Ms. Cuellar: Thank you. The applicant is requesting a conditional use permit for religious use within a 5,313 square foot portion of the existing building located in the I-1 Light Industrial District. The site is located within the Western Campus Overlay District of the Pembroke SGA. Hearing no opposition and a favorable recommendation from staff, the Commission is recommending this for the consent agenda.

Ms. Byler: Thank you, Commissioner Cuellar.

(The following dialogue reflects the discussion to approve this item as a part of the consent agenda in its entirety, which may not have directly followed the above discussion in this document)

Ms. Byler: Thank you. Chair Coston, that was the last item on the consent agenda. The Planning Commission places the following applications on the consent agenda: the reading of the minutes and the annual report, and agenda items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21.

Mr. Coston: Thank you. Do I have a motion to approve these items as read by Vice Chair?

Ms. Schoonover: So moved.

Mr. Coston: Second. It's been moved by Commissioner Schoonover and seconded by Commissioner Mauch. Are we ready for the vote?

Clerk: The vote is open. By a recorded vote of 11 to 0, with all aforementioned abstentions, all aforementioned minutes, the 2025-2026 Planning Commission Annual Report and items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21 have been recommended for approval by consent.

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Conditions

1. The Conditional Use Permit for a Religious Use applies solely to 230 Clearfield Avenue, Suite 103.
2. The maximum number of occupants within the building shall not exceed the number as required by applicable building codes, noted on the Certificate of Occupancy, and posted by the Fire Marshal.
3. The applicant shall obtain all necessary permits and inspections from the Planning Department/Permits and Inspections Division.
4. All on-site signage must meet the requirements and regulations of the Zoning Ordinance. A separate permit from the Department of Planning & Community Development is required for any new signage installed on the site.
5. Any dumpster enclosure shall be restricted to locations acceptable to City Staff and shall comply with all screening requirements outlined in the City of Virginia Beach Landscape Guide.
6. A bike rack shall be installed at or near the main entrance of the property.
7. The hours of operation shall not exceed Monday through Friday from 7:00 p.m. to 10:00 p.m., Saturdays from 9:00 a.m. to 1:00 p.m., and Sundays from 9:00 a.m. to 2:00 p.m.

8. City Ordinances and Standards remain applicable to this property. Any site plan/plat submitted with this application must meet all applicable City Codes and Standards before site plan/plat approval will be granted. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

**Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.**

**Public Meeting Items #15 & 16 Clark Nexsen
Recommendation: RECOMMENDED FOR APPROVAL**

Discussion

Ms. Byler: The next item on the consent agenda is items 15 and 16 collectively, Clark Nexsen, Incorporated. Is there a representative here? Welcome. Please state your name for the record.

Mr. Seitz: Good afternoon. I'm Damian Seitz with Clark Nexsen Architecture and Engineering. Here on behalf of the Virginia Pilot Association.

Ms. Byler: And are the conditions acceptable to the applicant?

Mr. Seitz: Yes, they are, and we appreciate being on the consent agenda.

Ms. Byler: Okay. Thank you. You may be seated. Is there any opposition to these 2 items being added to the consent agenda? Hearing none, I have asked Commissioner Cuellar to read it into the record.

Ms. Cuellar: Thank you, Madam Vice Chair. The applicant is requesting conditional use permits for a commercial marina and dormitories for marine pilots to redevelop this site with a facility for marine maintenance, administrative oversight, and dormitories for the Virginia Pilot Association on this 13,920 square foot B4 Mixed-Use District zoned parcel. The applicant is seeking to replace the existing pilot house with a modern, integrated operations center designed to streamline maritime safety services. Hearing no opposition and a favorable recommendation from staff, the Commission is recommending this for the consent agenda.

Ms. Byler: Thank you, Commissioner Cuellar.

(The following dialogue reflects the discussion to approve this item as a part of the consent agenda in its entirety, which may not have directly followed the above discussion in this document)

Ms. Byler: Thank you. Chair Coston, that was the last item on the consent agenda. The Planning Commission places the following applications on the consent agenda: the reading of the minutes and the annual report, and agenda items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21.

Mr. Coston: Thank you. Do I have a motion to approve these items as read by Vice Chair?

Ms. Schoonover: So moved.

Mr. Coston: Second. It's been moved by Commissioner Schoonover and seconded by Commissioner Mauch. Are we ready for the vote?

Clerk: The vote is open. By a recorded vote of 11 to 0, with all aforementioned abstentions, all aforementioned minutes, the 2025-2026 Planning Commission Annual Report and items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21 have been recommended for approval by consent.

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Conditions for Commercial Marina

1. If an Encroachment Agreement is approved by the City Council, there shall be a 0-foot front setback for the proposed building. This 0-foot setback is a deviation to the 35-foot front yard setback required by the City Zoning Ordinance.
2. The Property shall be developed in substantial conformity with the conceptual site plan entitled "VIRGINIA PILOT ASSOCIATION – PILOT STATION - Site Plan – Phase 2, SHEET CS101b", prepared by Clark Nexsen dated March 16, 2026, which has been exhibited to the Virginia Beach City Council ("City Council") and is on file with the Virginia Beach Department of Planning & Community Development ("Planning Department").
3. The Property shall be developed in substantial conformity with the conceptual site plan entitled "VIRGINIA PILOT ASSOCIATION – PILOT STATION – LANDSCAPE PLAN, SHEET LP101", prepared by Clark Nexsen dated March 16, 2026, which has been exhibited to the Virginia Beach City Council ("City Council") and is on file with the Virginia Beach Department of Planning & Community Development ("Planning Department")
4. The site shall be developed in substantial conformance with the elevations entitled "Pilot Station", prepared by Clark Nexsen dated March 16, 2026, and the building renderings entitled "PILOT STATION – BUILDING RENDERINGS", dated March 16, 2026, which has been

exhibited to the Virginia Beach City Council and is on file with the Virginia Beach Department of Planning & Community Development.

5. All on-site signage for the site shall meet the requirements of the City Zoning Ordinance. A separate sign permit shall be obtained from the Department of Planning & Community Development for the installation of any new signs.
6. Prior to site plan approval and release, the applicant shall obtain City Council approval of an Encroachment Agreement. Approval of this Conditional Use Permit application does not guarantee approval of the Encroachment Agreement, which is subject to separate review and approval by City Council.
7. All outdoor lights shall comply with the following:
 - a. Shall be shielded to direct light and glare onto the premises, said lighting and glare shall be deflected, shaded, and focused away from all adjoining property.
 - b. Lighting fixtures shall not be erected any higher than fourteen (14) feet.
8. Prior to site plan approval, the applicant shall submit a photometric lighting plan, in accordance with Appendix A, Article 2, Section E of the Zoning Ordinance, for review and approval.
9. All provisions in the Virginia Statewide Prevention Code, Chapter 36 – Marinas, shall be adhered to and maintained.
10. City Ordinances and Standards remain applicable to this property. Any site plan/plat submitted with this application must meet all applicable City Codes and Standards before site plan/plat approval will be granted. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

Conditions for Dormitories for Marine Pilots

1. If an Encroachment Agreement is approved by the City Council, there shall be a 0-foot front setback for the proposed building. This 0-foot setback is deviation to the 35-foot front yard setback required by the City Zoning Ordinance.
2. The Property shall be developed in substantial conformity with the conceptual site plan entitled "VIRGINIA PILOT ASSOCIATION – PILOT STATION - Site Plan – Phase 2, SHEET CS101b", prepared by Clark Nexsen dated March 16, 2026, which has been exhibited to the Virginia Beach City Council ("City Council") and is on file with the Virginia Beach Department of Planning & Community Development ("Planning Department").
3. The Property shall be developed in substantial conformity with the conceptual site plan entitled "VIRGINIA PILOT ASSOCIATION – PILOT STATION – LANDSCAPE PLAN, SHEET LP101", prepared by Clark Nexsen dated March 16, 2026, which has been exhibited to the Virginia Beach City Council ("City Council") and is on file with the Virginia Beach Department of Planning & Community Development ("Planning Department")
4. The site shall be developed in substantial conformance with the elevations entitled "Pilot Station", prepared by Clark Nexsen dated March 16, 2026, and the building renderings entitled "PILOT STATION – BUILDING RENDERINGS", dated March 16, 2026, which has been exhibited to the Virginia Beach City Council and is on file with the Virginia Beach Department of Planning & Community Development.
5. Prior to site plan approval and release, the applicant shall obtain City Council approval of an Encroachment Agreement. Approval of this Conditional Use Permit application does not guarantee approval of the Encroachment Agreement, which is subject to separate review and approval by City Council.
6. Prior to issuance of a site plan approval, the applicant shall demonstrate compliance with all applicable requirements of Appendix K of the City Zoning Ordinance and applicable floodplain regulations.
7. Portions of the proposed structure may require an administrative variance pursuant to Appendix K, Section 6.1, for a water-dependent use. Any variance request shall be submitted and reviewed during the site plan review process. The applicant shall demonstrate that the request is limited to the minimum extent necessary to allow the water-dependent component of the proposed use and incorporates flood-resistant design measures to the greatest extent practicable.

8. Final site design, structural details, and any required floodplain documentation shall be subject to review and approval by the appropriate City departments during the site plan review process. Approval of this application does not waive compliance with any applicable floodplain, stormwater, building, or safety requirements.
9. All on-site signage for the site shall meet the requirements of the City Zoning Ordinance. A separate sign permit shall be obtained from the Department of Planning & Community Development for the installation of any new signs.
10. All outdoor lights shall comply with the following:
 - a. Shall be shielded to direct light and glare onto the premises, said lighting and glare shall be deflected, shaded, and focused away from all adjoining property.
 - b. Lighting fixtures shall not be erected any higher than fourteen (14) feet.
11. Prior to site plan approval, the applicant shall submit a photometric lighting plan, in accordance with Appendix A, Article 2, Section E of the Zoning Ordinance, for review and approval.
12. City Ordinances and Standards remain applicable to this property. Any site plan/plat submitted with this application must meet all applicable City Codes and Standards before site plan/plat approval will be granted. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.

Public Meeting Item #17 Pamela Hinton, Tiny Root Learning Center, LLC
Recommendation: RECOMMENDED FOR APPROVAL

Discussion

Clerk: Our final item is item 17, Pamela Hinton, Tiny Root Learning Center, LLC.

Mr. Plumlee: Mr. Chair, I'm abstaining from this item. It is the last item on our agenda. Is there any other business that we anticipate?

Mr. Coston: This is the last item.

Ms. Hinton: Hello, I'd like to thank you guys for inviting me to come and speak on my company's behalf. My name is Pamela Hinton. I am the owner of Tiny Roots Learning Center. We are going to provide quality child care to the community in Virginia Beach for ages 6 weeks through 3 years old. I have 30-plus years' experience with early childhood education, and through my career, I have assisted multiple child care centers in opening their facilities. I'm well versed on Community Care Licensing, Department of Ed requirements, and I've worked closely with the Department of Health and the fire marshal to get this building open. I do understand the importance of being a good neighbor, and in operating in a manner that is respectful for the local families in the neighborhood. I feel like this center is needed in this community. There was a childcare center there previously, and since I've been in there, multiple people have come and expressed support of me being there, because the other one disappeared on them, so they're happy to have me there. But with that, I just want to be considered by the council, that my business be approved.

Mr. Coston: Madam Clerk, do we have any speakers?

Clerk: We have one speaker, Ava Lawhorn, via WebEx.

Mr. Coston: You can be seated.

Clerk: She is not present.

Mr. Coston: I'm sorry to have you go back to your seat and come back. Are there any questions for our applicant?

Mr. Camp: No question, Mr. Chair. But I believe the only reason this was not on consent was out of respect for the speaker, and I don't want to move ahead of the district representative, but I will certainly support a motion to approve this if one is made.

Ms. Moorjani: I make a motion to approve.

Mr. Mauch: Second.

Mr. Coston: It has been moved by Commissioner Moorjani and seconded by Commissioner Mauch, that we approve this item.

Clerk: The vote is open

Mrs. Eisenberg: And for the record, there is an abstention letter on file from Commissioner Plumlee.

Clerk: By a recorded vote of 10 to 0, with 1 abstention from Commissioner Plumlee, item 17, Pamela Hinton, Tiny Root Learning Center, LLC, has been recommended for approval.

Mr. Coston: Thank everyone for participating today. The Planning Commission meeting is adjourned.

Vote Tally

Commission Member	AYE 10	NAY 0	ABS 1	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee			X	
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Conditions

1. The Conditional Use Permit for a Childcare Education Center applies solely to 1543 Amberly Forest Road.
2. The hours of operation shall be 6:00 a.m. to 6:00 p.m., Monday through Friday.
3. The applicant shall maintain a license with the Commonwealth of Virginia for childcare. Should said license be terminated or expire, the property owner shall notify the Department of Planning within 30 days of termination or expiration.
4. The applicant shall obtain all necessary permits and inspections from the City of Virginia Beach. Prior to operation, the applicant shall obtain a Certificate of Occupancy from the Building Official's Office for use of the building as a Child Care Education Center.
5. The Childcare Education Center shall be limited to a total of twenty-five (25) children.

6. The applicant shall install a bicycle rack on the site prior to obtaining the Certificate of Occupancy.
7. City Ordinances and Standards remain applicable to this property. Any site plan/plat submitted with this application must meet all applicable City Codes and Standards before site plan/plat approval will be granted. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.

Public Meeting Item #18 Mark Moison, David Moison, Lisa Moison
Recommendation: RECOMMENDED FOR APPROVAL

Discussion

Ms. Byler: The next item is agenda item 18, Mark Moison, David Moison, and Lisa Moison. Is there a representative here to speak on this? Welcome. Please state your name for the record.

Ms. Moison: Lisa Moison.

Ms. Byler: Thank you. And are the conditions acceptable?

Ms. Moison: Yes.

Ms. Byler: Thank you.

Ms. Moison: I just want to say thank you to the short-term rental department for being so helpful all the time. Thank you.

Ms. Byler: Thank you. Is there any opposition to this item being added to the consent agenda? Hearing none, I've asked Commissioner Plumlee to read it into the record.

Mr. Plumlee: This is an application by Mark Moison, David Moison, Lisa Moison, at the address 304 28th Street, Unit 105, for a short-term rental conditional use permit. It meets the requirements of the zoning ordinance. There's been no opposition, and therefore, was appropriate for consent.

Ms. Byler: Thank you, Commissioner Plumlee.

(The following dialogue reflects the discussion to approve this item as a part of the consent agenda in its entirety, which may not have directly followed the above discussion in this document)

Ms. Byler: Thank you. Chair Coston, that was the last item on the consent agenda. The Planning Commission places the following applications on the consent agenda: the reading of the minutes and the annual report, and agenda items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21.

Mr. Coston: Thank you. Do I have a motion to approve these items as read by Vice Chair?

Ms. Schoonover: So moved.

Mr. Coston: Second. It's been moved by Commissioner Schoonover and seconded by Commissioner Mauch. Are we ready for the vote?

Clerk: The vote is open. By a recorded vote of 11 to 0, with all aforementioned abstentions, all aforementioned minutes, the 2025-2026 Planning Commission Annual Report and items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21 have been recommended for approval by consent.

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Conditions

1. The following conditions shall only apply to the dwelling unit addressed as 304 28th Street, Unit 105, and the Short Term Rental use shall only occur in the principal structure.
2. An annual (yearly) STR Zoning Permit must be obtained from the Department of Planning and Community Development (Zoning Administration) before using the dwelling for Short-Term Rental purposes.
3. Off-street parking shall be provided as required by Section 241.2 and 2303(b)(a)(i)(ii) of the City Zoning Ordinance or as approved by City Council.
4. All required parking spaces, including off-site spaces, shall be subject to review and approval by the Zoning Administrator and shall be available for use by the Short Term Rental occupants at all times.
5. For properties located within the boundaries of the Residential Parking Permit Program (RPPP), while the Short Term Rental use is active, parking passes issued for the subject dwelling unit(s) through the RPPP shall be limited to two (2) resident passes only. Guest and temporary passes through the RPPP shall not be permitted.

6. This Conditional Use Permit shall expire five (5) years from the date of approval. The renewal process of this Conditional Use Permit may be administrative and performed by the Planning Department; however, the Planning Department shall notify the City Council in writing prior to the renewal of any Conditional Use Permit for a Short Term Rental where the Short Term Rental has been the subject of neighborhood complaints, violations of its conditions or violations of any building, housing, zoning, fire or other similar codes.
7. No events associated with the Short Term Rental shall be permitted with more than the allowed number of people who may stay overnight (number of bedrooms times two (2)) on the property where the Short Term Rental is located. This Short Term Rental may not request or obtain a Special Event Permit under City Code Section 4-1.
8. The owner or operator must provide the name and telephone number of a responsible person, who may be the owner, operator or an agent of the owner or operator, who is available to be contacted and to address conditions occurring at the Short Term Rental within thirty (30) minutes and to be physical present at the Short Term Rental within one (1) hour.
9. If, or when, the ownership of the property changes, it is the seller's responsibility to notify the new property owner of requirements 'a' through 'c' below. This information must be submitted to the Planning Department for review and approval. This shall be done within six (6) months of the property real estate transaction closing date.
 - a) A completed Department of Planning and Community Development Short Term Rental Zoning Permit; and
 - b) Copies of the Commissioner of Revenue's Office receipt of registration; and
 - c) Proof of liability insurance applicable to the rental activity of at least one million dollars.
10. To the extent permitted by state law, each Short Term Rental must maintain registration with the Commissioner of Revenue's Office and pay all applicable taxes.
11. There shall be posted in a conspicuous place within the dwelling a summary provided by the Zoning Administrator of City Code Sections 23-69 through 23-71 (noise), 31-26, 31-27 and 31-28 (solid waste collection), 12-5 (fires on the beach), 12-43.2 (fireworks), and a copy of any approved parking plan.
12. All refuse shall be placed in automated refuse receptacles, where provided, and comply with the requirements of City Code sections 31-26, 31-27 and 31-28.
13. Accessory structures shall not be used or occupied as Short Term Rentals.

14. No signage, except architectural signs naming the structure or other signs as permitted under Sec. 211 shall be permitted on-site, except that each short term rental shall have one (1) four-square foot sign posted on the building, or other permanent structure or location approved by the Zoning Administrator, that identifies the property as a short term rental and provides the telephone numbers for the Short Term Rental Hotlines in text large enough to be read from the public street. The sign required by this section shall include the owner or property manager's contact information.
15. The Short Term Rental shall have no more than one (1) rental contract for every seven (7) consecutive days.
16. The owner or operator shall provide proof of liability insurance applicable to the rental activity at registration and renewal of at least one million dollars (\$1,000,000) underwritten by insurers acceptable to the City.
17. There shall be no outdoor amplified sound after 10:00 p.m. or before 10:00 a.m.
18. The maximum number of persons on the property after 11:00 p.m. and before 7:00 a.m. ("Overnight Lodgers") shall be two (2) individuals per bedroom, which number shall not include minors under the age of 16, provided that in no case may the total number of persons staying overnight at the property exceed the number of approved bedrooms multiplied by three (3).
19. The property owner, or their representative, shall provide to the City Planning Department permission to inspect the Short Term Rental property at any time or times during the permitting process. Such inspection shall include: 1) At least one fire extinguisher has been installed inside the unit (in the kitchen) and in plain sight 2) Smoke alarms and carbon monoxide detectors are installed in accordance with the building code in effect at the time of construction and interconnected. Units constructed prior to interconnection requirements must have a minimum of one smoke alarm installed on every floor of the structure and in the areas adjacent to all sleeping rooms, and when activated, be audible in all sleeping rooms, 3) All smoke alarms and carbon monoxide detectors have been inspected within the last twelve months and are in good working order, and 4) a document showing the required parking approved by the zoning administrator posted in the unit.
 - a) A property inspection is required when an operator first applies for a short term rental permit and a subsequent inspection shall occur every five (5) years. In years when an inspection is not required, the property owner or their representative shall submit an attestation to the Department of Planning and Community Development confirming that the short term rental is in compliance with the requirements set forth in this section. If the planning department has

good cause to believe that a safety violation exists on the property, it shall conduct an inspection prior to renewing the permit.

- b) Properties may be inspected annually for compliance with the requirements above by certified Short Term Rental Management Companies or Certified Home Inspectors. The compliance inspection shall be documented on a form prescribed by the Planning Department and shall be provided during the permit process.

- 20. A structural safety inspection report shall be provided to the city every five (5) years indicating all exterior stairways, decks, porches, and balconies with a finished height more than 30 inches above ground level have been inspected by either a licensed design professional, or a licensed and insured Class A, B, or C general contractor qualified to perform such inspection and are safe for use. The report must confirm the structure has been built to the applicable residential building code standards and are free of observable damage that would render the structure unsafe for use. However, said report shall not be required for an initial period of five (5) years for new construction inspected at the time of completion by the City's Permits and Inspections Division.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

The applicant shall prepare and maintain, to the satisfaction of the City of Virginia Beach's Fire Marshal's Office, a fire safety and evacuation plan in accordance with Chapter 4 of the Virginia Statewide Fire Prevention Code.

**Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.**

**Public Meeting Item #19 Raymond Lee Smith & Kristen June Golliday
Recommendation: RECOMMENDED FOR APPROVAL**

Discussion

Ms. Byler: The next matter is agenda item 19, Raymond Lee Smith and Kristen June Golliday. Is there a representative here to speak on this? It appears not. And do we know if the conditions are acceptable?

Mrs. Alcock: We have not been told that they do not agree with it, so we would assume that they are.

Ms. Byler: All right. Is there any opposition to this matter being added to the consent agenda? Hearing none, I've asked Commissioner Plumlee to read it.

Mr. Plumlee: This is an application from Raymond Lee Smith and Kristen June Golliday for a short-term rental conditional use permit for 516 22nd Street, Unit 100. It meets the requirements of the zoning ordinance. There's been no objection, no one here to speak in opposition, and therefore, it's been placed on the consent agenda.

Ms. Byler: Thank you, Commissioner Plumlee.

(The following dialogue reflects the discussion to approve this item as a part of the consent agenda in its entirety, which may not have directly followed the above discussion in this document)

Ms. Byler: Thank you. Chair Coston, that was the last item on the consent agenda. The Planning Commission places the following applications on the consent agenda: the reading of the minutes and the annual report, and agenda items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21.

Mr. Coston: Thank you. Do I have a motion to approve these items as read by Vice Chair?

Ms. Schoonover: So moved.

Mr. Coston: Second. It's been moved by Commissioner Schoonover and seconded by Commissioner Mauch. Are we ready for the vote?

Clerk: The vote is open. By a recorded vote of 11 to 0, with all aforementioned abstentions, all aforementioned minutes, the 2025-2026 Planning Commission Annual Report and items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21 have been recommended for approval by consent.

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Conditions

1. The following conditions shall only apply to the dwelling unit addressed as 516 22nd Street, Unit 100, and the Short Term Rental use shall only occur in the principal structure.
2. An annual (yearly) STR Zoning Permit must be obtained from the Department of Planning and Community Development (Zoning Administration) before using the dwelling for Short-Term Rental purposes.
3. Off-street parking shall be provided as required by Section 241.2 and 2303(b)(a)(i)(ii) of the City Zoning Ordinance or as approved by City Council.
4. All required parking spaces, including off-site spaces, shall be subject to review and approval by the Zoning Administrator and shall be available for use by the Short Term Rental occupants at all times.
5. For properties located within the boundaries of the Residential Parking Permit Program (RPPP), while the Short Term Rental use is active, parking passes issued for the subject dwelling unit(s) through the RPPP shall be limited to two (2) resident passes only. Guest and temporary passes through the RPPP shall not be permitted.
6. This Conditional Use Permit shall expire five (5) years from the date of approval. The renewal process of this Conditional Use Permit may be administrative and performed by the Planning Department; however, the Planning Department shall notify the City Council in writing prior to the renewal of any Conditional Use Permit for a Short Term Rental where the Short Term Rental has been the subject of neighborhood complaints, violations of its conditions or violations of any building, housing, zoning, fire or other similar codes.

7. No events associated with the Short Term Rental shall be permitted with more than the allowed number of people who may stay overnight (number of bedrooms times two (2)) on the property where the Short Term Rental is located. This Short Term Rental may not request or obtain a Special Event Permit under City Code Section 4-1.
8. The owner or operator must provide the name and telephone number of a responsible person, who may be the owner, operator or an agent of the owner or operator, who is available to be contacted and to address conditions occurring at the Short Term Rental within thirty (30) minutes and to be physical present at the Short Term Rental within one (1) hour.
9. If, or when, the ownership of the property changes, it is the seller's responsibility to notify the new property owner of requirements 'a' through 'c' below. This information must be submitted to the Planning Department for review and approval. This shall be done within six (6) months of the property real estate transaction closing date.
 - a) A completed Department of Planning and Community Development Short Term Rental Zoning Permit; and
 - b) Copies of the Commissioner of Revenue's Office receipt of registration; and
 - c) Proof of liability insurance applicable to the rental activity of at least one million dollars.
10. To the extent permitted by state law, each Short Term Rental must maintain registration with the Commissioner of Revenue's Office and pay all applicable taxes.
11. There shall be posted in a conspicuous place within the dwelling a summary provided by the Zoning Administrator of City Code Sections 23-69 through 23-71 (noise), 31-26, 31-27 and 31-28 (solid waste collection), 12-5 (fires on the beach), 12-43.2 (fireworks), and a copy of any approved parking plan.
12. All refuse shall be placed in automated refuse receptacles, where provided, and comply with the requirements of City Code sections 31-26, 31-27 and 31-28.
13. Accessory structures shall not be used or occupied as Short Term Rentals.
14. No signage, except architectural signs naming the structure or other signs as permitted under Sec. 211 shall be permitted on-site, except that each short term rental shall have one (1) four-square foot sign posted on the building, or other permanent structure or location approved by the Zoning Administrator, that identifies the property as a short term rental and provides the telephone numbers for the Short Term Rental Hotlines in text large enough to be read from the public street. The sign required by this section shall include the owner or property manager's contact information.

15. The Short Term Rental shall have no more than one (1) rental contract for every seven (7) consecutive days.
16. The owner or operator shall provide proof of liability insurance applicable to the rental activity at registration and renewal of at least one million dollars (\$1,000,000) underwritten by insurers acceptable to the City.
17. There shall be no outdoor amplified sound after 10:00 p.m. or before 10:00 a.m.
18. The maximum number of persons on the property after 11:00 p.m. and before 7:00 a.m. ("Overnight Lodgers") shall be two (2) individuals per bedroom, which number shall not include minors under the age of 16, provided that in no case may the total number of persons staying overnight at the property exceed the number of approved bedrooms multiplied by three (3).
19. The property owner, or their representative, shall provide to the City Planning Department permission to inspect the Short Term Rental property at any time or times during the permitting process. Such inspection shall include: 1) At least one fire extinguisher has been installed inside the unit (in the kitchen) and in plain sight 2) Smoke alarms and carbon monoxide detectors are installed in accordance with the building code in effect at the time of construction and interconnected. Units constructed prior to interconnection requirements must have a minimum of one smoke alarm installed on every floor of the structure and in the areas adjacent to all sleeping rooms, and when activated, be audible in all sleeping rooms, 3) All smoke alarms and carbon monoxide detectors have been inspected within the last twelve months and are in good working order, and 4) a document showing the required parking approved by the zoning administrator posted in the unit.
 - a) A property inspection is required when an operator first applies for a short term rental permit and a subsequent inspection shall occur every five (5) years. In years when an inspection is not required, the property owner or their representative shall submit an attestation to the Department of Planning and Community Development confirming that the short term rental is in compliance with the requirements set forth in this section. If the planning department has good cause to believe that a safety violation exists on the property, it shall conduct an inspection prior to renewing the permit.
 - b) Properties may be inspected annually for compliance with the requirements above by certified Short Term Rental Management Companies or Certified Home Inspectors. The compliance inspection shall be documented on a form prescribed by the Planning Department and shall be provided during the permit process.

20. A structural safety inspection report shall be provided to the city every five (5) years indicating all exterior stairways, decks, porches, and balconies with a finished height more than 30 inches above ground level have been inspected by either a licensed design professional, or a licensed and insured Class A, B, or C general contractor qualified to perform such inspection and are safe for use. The report must confirm the structure has been built to the applicable residential building code standards and are free of observable damage that would render the structure unsafe for use. However, said report shall not be required for an initial period of five (5) years for new construction inspected at the time of completion by the City's Permits and Inspections Division.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

The applicant shall prepare and maintain, to the satisfaction of the City of Virginia Beach's Fire Marshal's Office, a fire safety and evacuation plan in accordance with Chapter 4 of the Virginia Statewide Fire Prevention Code.

**Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.**

**Public Meeting Item #20 Wave Investment Group, LLC
Recommendation: RECOMMENDED FOR APPROVAL**

Discussion

Ms. Byler: The next item is agenda number 20, Wave Investment Group, LLC. Thank you, sir. Please state your name for the record.

Mr. Bourdon: Madam Vice Chair Byler, for the record, Eddie Bourdon, attorney, representing Wave Investment Group, LLC. I want to briefly thank Alexis Bailey for correcting the zoning map on the staff report to depict the 9 units, all short-term rentals, on the property directly adjacent to the east of this property. We appreciate being on the consent agenda. All 20 conditions are acceptable.

Ms. Byler: Thank you. You may be seated. Is there any objection to agenda item 20 being added to the consent agenda? Hearing none, I have asked Commissioner Plumlee to read it into the record.

Mr. Plumlee: This is an application for a short-term rental conditional use permit from Wave Investment Group, LLC. The address is 414 19th Street, Unit 104. It meets the restrictions of the zoning ordinance. There has been no opposition, and therefore, Planning Commission believed it was appropriate for the consent agenda.

Ms. Byler: Thank you.

(The following dialogue reflects the discussion to approve this item as a part of the consent agenda in its entirety, which may not have directly followed the above discussion in this document)

Ms. Byler: Thank you. Chair Coston, that was the last item on the consent agenda. The Planning Commission places the following applications on the consent agenda: the reading of the minutes and the annual report, and agenda items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21.

Mr. Coston: Thank you. Do I have a motion to approve these items as read by Vice Chair?

Ms. Schoonover: So moved.

Mr. Coston: Second. It's been moved by Commissioner Schoonover and seconded by Commissioner Mauch. Are we ready for the vote?

Clerk: The vote is open. By a recorded vote of 11 to 0, with all aforementioned abstentions, all aforementioned minutes, the 2025-2026 Planning Commission Annual Report and items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21 have been recommended for approval by consent.

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Conditions

1. The following conditions shall only apply to the dwelling unit addressed as 414 19th Street, Unit 104B, and the Short Term Rental use shall only occur in the principal structure.
2. An annual (yearly) STR Zoning Permit must be obtained from the Department of Planning and Community Development (Zoning Administration) before using the dwelling for Short-Term Rental purposes.
3. Off-street parking shall be provided as required by Section 241.2 and 2303(b)(a)(i)(ii) of the City Zoning Ordinance or as approved by City Council.
4. All required parking spaces, including off-site spaces, shall be subject to review and approval by the Zoning Administrator and shall be available for use by the Short Term Rental occupants at all times.
5. For properties located within the boundaries of the Residential Parking Permit Program (RPPP), while the Short Term Rental use is active, parking passes issued for the subject dwelling unit(s) through the RPPP shall be limited to two (2) resident passes only. Guest and temporary passes through the RPPP shall not be permitted.
6. This Conditional Use Permit shall expire five (5) years from the date of approval. The renewal process of this Conditional Use Permit may be administrative and performed by the Planning Department; however, the Planning Department shall notify the City

Council in writing prior to the renewal of any Conditional Use Permit for a Short Term Rental where the Short Term Rental has been the subject of neighborhood complaints, violations of its conditions or violations of any building, housing, zoning, fire or other similar codes.

7. No events associated with the Short Term Rental shall be permitted with more than the allowed number of people who may stay overnight (number of bedrooms times two (2)) on the property where the Short Term Rental is located. This Short Term Rental may not request or obtain a Special Event Permit under City Code Section 4-1.
8. The owner or operator must provide the name and telephone number of a responsible person, who may be the owner, operator or an agent of the owner or operator, who is available to be contacted and to address conditions occurring at the Short Term Rental within thirty (30) minutes and to be physical present at the Short Term Rental within one (1) hour.
9. If, or when, the ownership of the property changes, it is the seller's responsibility to notify the new property owner of requirements 'a' through 'c' below. This information must be submitted to the Planning Department for review and approval. This shall be done within six (6) months of the property real estate transaction closing date.
 - a) A completed Department of Planning and Community Development Short Term Rental Zoning Permit; and
 - b) Copies of the Commissioner of Revenue's Office receipt of registration; and
 - c) Proof of liability insurance applicable to the rental activity of at least one million dollars.
10. To the extent permitted by state law, each Short Term Rental must maintain registration with the Commissioner of Revenue's Office and pay all applicable taxes.
11. There shall be posted in a conspicuous place within the dwelling a summary provided by the Zoning Administrator of City Code Sections 23-69 through 23-71 (noise), 31-26, 31-27 and 31-28 (solid waste collection), 12-5 (fires on the beach), 12-43.2 (fireworks), and a copy of any approved parking plan.
12. All refuse shall be placed in automated refuse receptacles, where provided, and comply with the requirements of City Code sections 31-26, 31-27 and 31-28.
13. Accessory structures shall not be used or occupied as Short Term Rentals.
14. No signage, except architectural signs naming the structure or other signs as permitted under Sec. 211 shall be permitted on-site, except that each short term rental shall have one (1) four-square foot sign posted on the building, or other permanent structure or

location approved by the Zoning Administrator, that identifies the property as a short term rental and provides the telephone numbers for the Short Term Rental Hotlines in text large enough to be read from the public street. The sign required by this section shall include the owner or property manager's contact information.

15. The Short Term Rental shall have no more than one (1) rental contract for every seven (7) consecutive days.
16. The owner or operator shall provide proof of liability insurance applicable to the rental activity at registration and renewal of at least one million dollars (\$1,000,000) underwritten by insurers acceptable to the City.
17. There shall be no outdoor amplified sound after 10:00 p.m. or before 10:00 a.m.
18. The maximum number of persons on the property after 11:00 p.m. and before 7:00 a.m. ("Overnight Lodgers") shall be two (2) individuals per bedroom, which number shall not include minors under the age of 16, provided that in no case may the total number of persons staying overnight at the property exceed the number of approved bedrooms multiplied by three (3).
19. The property owner, or their representative, shall provide to the City Planning Department permission to inspect the Short Term Rental property at any time or times during the permitting process. Such inspection shall include: 1) At least one fire extinguisher has been installed inside the unit (in the kitchen) and in plain sight 2) Smoke alarms and carbon monoxide detectors are installed in accordance with the building code in effect at the time of construction and interconnected. Units constructed prior to interconnection requirements must have a minimum of one smoke alarm installed on every floor of the structure and in the areas adjacent to all sleeping rooms, and when activated, be audible in all sleeping rooms, 3) All smoke alarms and carbon monoxide detectors have been inspected within the last twelve months and are in good working order, and 4) a document showing the required parking approved by the zoning administrator posted in the unit.

- a) A property inspection is required when an operator first applies for a short term rental permit and a subsequent inspection shall occur every five (5) years. In years when an inspection is not required, the property owner or their representative shall submit an attestation to the Department of Planning and Community Development confirming that the short term rental is in compliance with the requirements set forth in this section. If the planning department has good cause to believe that a safety violation exists on the property, it shall conduct an inspection prior to renewing the permit.
- b) Properties may be inspected annually for compliance with the requirements above by certified Short Term Rental Management Companies or Certified Home Inspectors. The compliance inspection shall be documented on a form prescribed by the Planning Department and shall be provided during the permit process.

20. A structural safety inspection report shall be provided to the city every five (5) years indicating all exterior stairways, decks, porches, and balconies with a finished height more than 30 inches above ground level have been inspected by either a licensed design professional, or a licensed and insured Class A, B, or C general contractor qualified to perform such inspection and are safe for use. The report must confirm the structure has been built to the applicable residential building code standards and are free of observable damage that would render the structure unsafe for use. However, said report shall not be required for an initial period of five (5) years for new construction inspected at the time of completion by the City's Permits and Inspections Division.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

The applicant shall prepare and maintain, to the satisfaction of the City of Virginia Beach's Fire Marshal's Office, a fire safety and evacuation plan in accordance with Chapter 4 of the Virginia Statewide Fire Prevention Code.

**Virginia Beach Planning Commission August 12, 2026
City Council Chambers
Formal Hearing, 12:00 P.M.**

**Public Meeting Item #21 Christopher Taing
Recommendation: RECOMMENDED FOR APPROVAL**

Discussion

Ms. Byler: And the last item on the consent agenda is item 21, Christopher Taing, property owners. Welcome, sir. Please state your name for the record.

Mr. Taing: Christopher Taing.

Ms. Byler: Are the conditions acceptable to you?

Mr. Taing: Yes, ma'am.

Ms. Byler: Thank you. You may be seated.

Mr. Taing: Thank you.

Ms. Byler: Is there any opposition to this item being added to the consent agenda? Hearing none, I've asked the commissioner for District 6, Commissioner Plumlee, to read it into the record.

Mr. Plumlee: This is an application for a short-term rental conditional use permit by Christopher Taing for 415 20th Street. It meets the requirements of the zoning ordinance. There is no opposition. Therefore, the Planning Commission believed it appropriate for consent.

Ms. Byler: Thank you. Chair Coston, that was the last item on the consent agenda. The Planning Commission places the following applications on the consent agenda: the reading of the minutes and the annual report, and agenda items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21.

Mr. Coston: Thank you. Do I have a motion to approve these items as read by Vice Chair?

Ms. Schoonover: So moved.

Mr. Coston: Second. It's been moved by Commissioner Schoonover and seconded by Commissioner Mauch. Are we ready for the vote?

Clerk: The vote is open. By a recorded vote of 11 to 0, with all aforementioned abstentions, all aforementioned minutes, the 2025-2026 Planning Commission Annual Report and items 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, and 21 have been recommended for approval by consent.

Mr. Coston: Thank you. If you had an application that was on the consent agenda, your request will be now scheduled for an upcoming City Council meeting. Staff will contact you about the date. For those applicants on the consent agenda, thank you for your participation, and you may remain in the meeting either virtually or in person, but you are free to leave.

Vote Tally

Commission Member	AYE 11	NAY 0	ABS 0	ABSENT 0
Camp	X			
Cromwell	X			
Anderson	X			
Byler (Vice Chair)	X			
Schoonover	X			
Plumlee	X			
Hippen	X			
Cuellar	X			
Coston (Chair)	X			
Moorjani	X			
Mauch	X			

Conditions

1. The following conditions shall only apply to the dwelling unit addressed as 415 20th Street, and the Short Term Rental use shall only occur in the principal structure.
2. An annual (yearly) STR Zoning Permit must be obtained from the Department of Planning and Community Development (Zoning Administration) before using the dwelling for Short-Term Rental purposes.
3. Off-street parking shall be provided as required by Section 241.2 and 2303(b)(a)(i)(ii) of the City Zoning Ordinance or as approved by City Council.
4. All required parking spaces, including off-site spaces, shall be subject to review and approval by the Zoning Administrator and shall be available for use by the Short Term Rental occupants at all times.
5. For properties located within the boundaries of the Residential Parking Permit Program (RPPP), while the Short Term Rental use is active, parking passes issued for the subject dwelling unit(s) through the RPPP shall be limited to two (2) resident passes only. Guest and temporary passes through the RPPP shall not be permitted.
6. This Conditional Use Permit shall expire five (5) years from the date of approval. The renewal process of this Conditional Use Permit may be administrative and performed by the Planning Department; however, the Planning Department shall notify the City Council in writing prior to the renewal of any Conditional Use Permit for a Short Term Rental where the Short Term Rental has been the subject of neighborhood complaints, violations of its conditions or violations of any building, housing, zoning, fire or other similar codes.

7. No events associated with the Short Term Rental shall be permitted with more than the allowed number of people who may stay overnight (number of bedrooms times two (2)) on the property where the Short Term Rental is located. This Short Term Rental may not request or obtain a Special Event Permit under City Code Section 4-1.
8. The owner or operator must provide the name and telephone number of a responsible person, who may be the owner, operator or an agent of the owner or operator, who is available to be contacted and to address conditions occurring at the Short Term Rental within thirty (30) minutes and to be physical present at the Short Term Rental within one (1) hour.
9. If, or when, the ownership of the property changes, it is the seller's responsibility to notify the new property owner of requirements 'a' through 'c' below. This information must be submitted to the Planning Department for review and approval. This shall be done within six (6) months of the property real estate transaction closing date.
 - a) A completed Department of Planning and Community Development Short Term Rental Zoning Permit; and
 - b) Copies of the Commissioner of Revenue's Office receipt of registration; and
 - c) Proof of liability insurance applicable to the rental activity of at least one million dollars.
10. To the extent permitted by state law, each Short Term Rental must maintain registration with the Commissioner of Revenue's Office and pay all applicable taxes.
11. There shall be posted in a conspicuous place within the dwelling a summary provided by the Zoning Administrator of City Code Sections 23-69 through 23-71 (noise), 31-26, 31-27 and 31-28 (solid waste collection), 12-5 (fires on the beach), 12-43.2 (fireworks), and a copy of any approved parking plan.
12. All refuse shall be placed in automated refuse receptacles, where provided, and comply with the requirements of City Code sections 31-26, 31-27 and 31-28.
13. Accessory structures shall not be used or occupied as Short Term Rentals.
14. No signage, except architectural signs naming the structure or other signs as permitted under Sec. 211 shall be permitted on-site, except that each short term rental shall have one (1) four-square foot sign posted on the building, or other permanent structure or location approved by the Zoning Administrator, that identifies the property as a short term rental and provides the telephone numbers for the Short Term Rental Hotlines in text large enough to be read from the public street. The sign required by this section shall include the owner or property manager's contact information.

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16. The owner or operator shall provide proof of liability insurance applicable to the rental activity at registration and renewal of at least one million dollars (\$1,000,000) underwritten by insurers acceptable to the City.
17. There shall be no outdoor amplified sound after 10:00 p.m. or before 10:00 a.m.
18. The maximum number of persons on the property after 11:00 p.m. and before 7:00 a.m. ("Overnight Lodgers") shall be two (2) individuals per bedroom, which number shall not include minors under the age of 16, provided that in no case may the total number of persons staying overnight at the property exceed the number of approved bedrooms multiplied by three (3).
19. The property owner, or their representative, shall provide to the City Planning Department permission to inspect the Short Term Rental property at any time or times during the permitting process. Such inspection shall include: 1) At least one fire extinguisher has been installed inside the unit (in the kitchen) and in plain sight 2) Smoke alarms and carbon monoxide detectors are installed in accordance with the building code in effect at the time of construction and interconnected. Units constructed prior to interconnection requirements must have a minimum of one smoke alarm installed on every floor of the structure and in the areas adjacent to all sleeping rooms, and when activated, be audible in all sleeping rooms, 3) All smoke alarms and carbon monoxide detectors have been inspected within the last twelve months and are in good working order, and 4) a document showing the required parking approved by the zoning administrator posted in the unit.

- a) A property inspection is required when an operator first applies for a short term rental permit and a subsequent inspection shall occur every five (5) years. In years when an inspection is not required, the property owner or their representative shall submit an attestation to the Department of Planning and Community Development confirming that the short term rental is in compliance with the requirements set forth in this section. If the planning department has good cause to believe that a safety violation exists on the property, it shall conduct an inspection prior to renewing the permit.
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20. A structural safety inspection report shall be provided to the city every five (5) years indicating all exterior stairways, decks, porches, and balconies with a finished height more than 30 inches above ground level have been inspected by either a licensed design professional, or a licensed and insured Class A, B, or C general contractor qualified to perform such inspection and are safe for use. The report must confirm the structure has been built to the applicable residential building code standards and are free of observable damage that would render the structure unsafe for use. However, said report shall not be required for an initial period of five (5) years for new construction inspected at the time of completion by the City's Permits and Inspections Division.

Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any approvals allowed by this application are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.

The applicant shall prepare and maintain, to the satisfaction of the City of Virginia Beach's Fire Marshal's Office, a fire safety and evacuation plan in accordance with Chapter 4 of the Virginia Statewide Fire Prevention Code.