



Planning Commission Agenda

June 10, 2026



Planning Commission Hearing Information

The Virginia Beach Planning Commission Public Hearing airs live on VB NOW on Cable TV (Cox channel 48, Verizon channel 45), in your browser (<https://virginiabeach.gov/connect/multimedia>, City of Virginia Beach Facebook Page), on the VB NOW app on your mobile device (Android, iOS) or on your home device (Apple TV, Amazon Fire, Roku). The meeting is rebroadcast on the same cable channel Thursdays at 9 a.m. and Saturdays at 7 p.m. After the live meeting it is also available on-demand via the VB NOW app and the City of Virginia Beach's YouTube channel (<https://www.youtube.com/@VirginiaBeachNOW>).

A Public Hearing of the Virginia Beach Planning Commission will be held on **Wednesday, June 10, 2026 12:00 p.m. in the Council Chamber at City Hall, Building 1, 2nd Floor at 2401 Courthouse Drive, Virginia Beach, VA 23456**. Members of the public will be able to observe the Planning Commission meeting through livestreaming on <https://virginiabeach.gov>, broadcast on VBTv, and via WebEx. Citizens who wish to speak can sign up to speak either in-person at the Council Chamber or virtually via WebEx by completing the two-step process below. A Staff briefing session will be held at 9:00 a.m.. All interested parties are invited to observe.

If you wish to make comments virtually during the public hearing, please follow the **two-step process** provided below:

1. Register with the Planning Department by calling 757-385-4621 or via email at bnharriso@vbgov.com prior to **5:00 p.m.** on Tuesday, June 9, 2026.
2. Download WebEx and view the meeting at:
<https://vbgov.webex.com/vbgov/j.php?MTID=mbf47604fa0e0306e75e127602d08d286>

Copies of the proposed plans, ordinances, amendments and/or resolutions are on file and may be examined by appointment in the Planning Department at Building 3, Municipal Center, 2403 Courthouse Drive, Virginia Beach, VA 23456 or online at <https://virginiabeach.gov>. For information call 757-385-4621. Staff Reports will be available on the webpage 5 days prior to the meeting.

If you require a reasonable accommodation for this meeting due to a disability, please call the Planning Department at 757-385-4621. If you are hearing impaired, you can contact Virginia Relay at 711 for TDD service.

Please check our website at <https://virginiabeach.gov/pc> for the most updated meeting information.

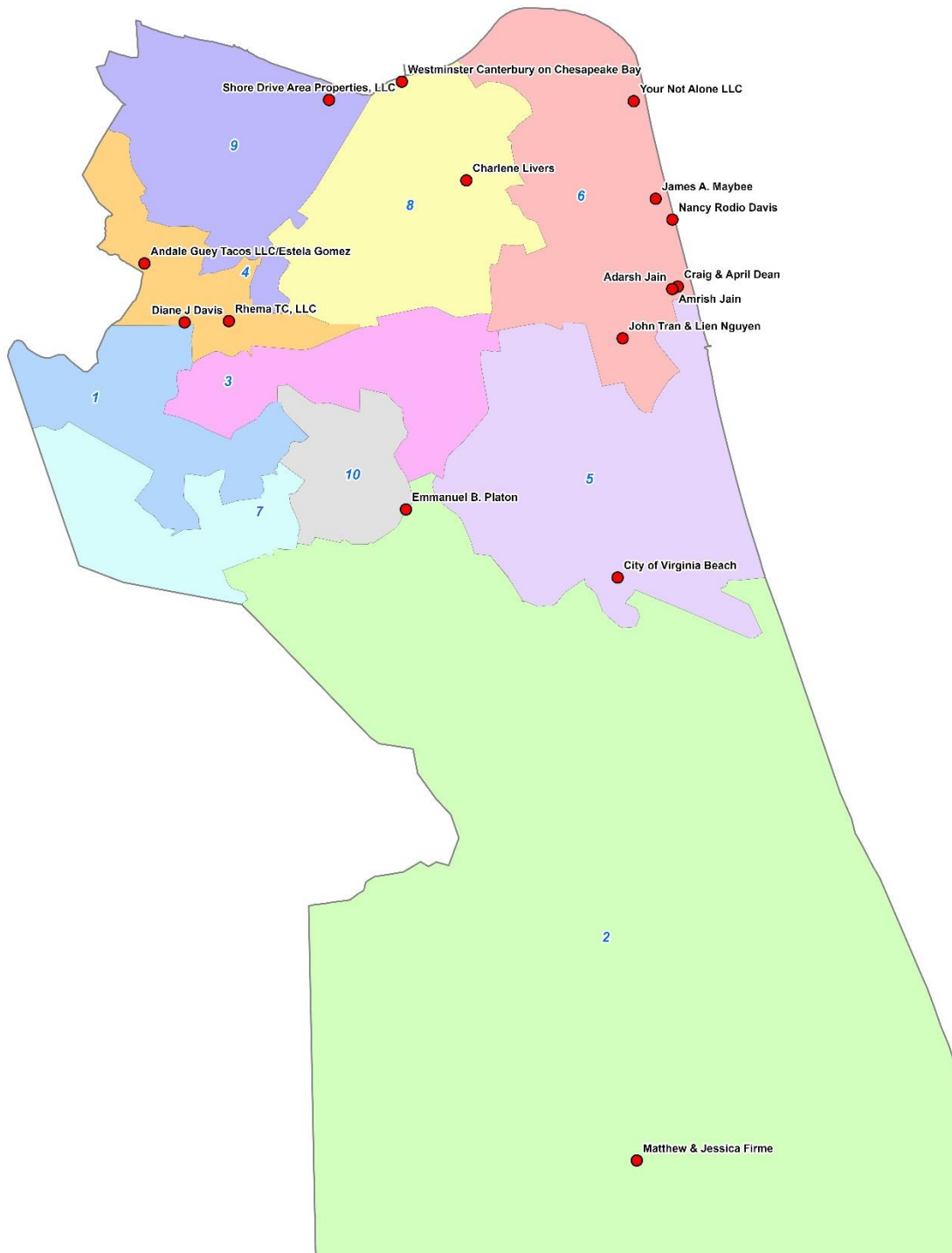
Planning Commission action is not a final determination regarding the application, but only a recommendation to the City Council of the viewpoint of the Planning Commission. Final determination of the application will be made by City Council at a later date after public notice in the Virginian Pilot.

Planning Commission Hearing Procedures

The following describes the order of business for the Public Hearing.

1. **Withdrawals and Deferrals:** The first order of business is the consideration of withdrawals or requests to defer an item. The Commission will ask those who are signed up to speak at the hearing if there are any requests to withdraw or defer an item that is on the agenda. **Please note the requests that are made, as one of the items being withdrawn or deferred may be the item that you have an interest in.** Please confine your remarks to the deferral or withdrawal request and do not address the issues of the application – in other words, please let the Commission know why deferring or withdrawing the application is unacceptable rather than discussing what your specific issue is with the application.
2. **Consent Agenda:** The second order of business is consideration of the “consent agenda.” The consent agenda contains those items that the Planning Commission believes are unopposed and which have a favorable Staff recommendation. If an item is placed on the Consent Agenda, that item will be heard with other items on the agenda that appear to be unopposed and have a favorable staff recommendation. The Commission will vote on all of the items at one time. Once the Commission has approved the item as part of the Consent Agenda, it is deemed approved and will not be discussed any further.
3. **Regular Agenda:** The Commission will then proceed with the remaining items on the agenda, according to the following process:
 - a. The applicant or applicant’s representative will have 10 minutes to present its case.
 - b. Next, those who wish to speak in support to the application will have 3 minutes to present their case.
 - c. If there is a spokesperson for the opposition, he or she will have 10 minutes to present their case.
 - d. All other speakers not represented by the spokesperson in opposition will have 3 minutes.
 - e. The applicant or applicant’s representative will then have 3 minutes for rebuttal of any comments from the opposition.
 - f. There is then discussion among the Commission members. No further public comment will be heard at that point.
 - g. The Commission does not allow slide or computer-generated projections other than those prepared by the Planning Department Staff.
 - h. The Commission asks that speakers not be repetitive or redundant in their comments. Petitions may be presented and are encouraged. If you are part of a group, the Commission requests, in the interest of time, that you use a spokesperson.

June 10, 2026 Planning Commission Agenda



Planning Commission Agenda

1. **COMMENTS BY CHAIR OF COMMISSION**
2. **AGENDA REVIEW**
3. **BRIEFINGS**
 - A. STR Ordinance Update – Hannah Sabo, Zoning Administrator
 - B. PCCC Process Calendar – Kathy Warren, Planning Director

12:00 Noon: Public Hearing

APPROVAL OF MINUTES:

- MAY 13, 2026 INFORMAL
 - MAY 13, 2026 FORMAL
 - JUNE 4, 2026 SITE VISIT
1. **CITY OF VIRGINIA BEACH – AN ORDINANCE PERTAINING TO SOLAR FACILITIES AS A CONDITIONAL AND ACCESSORY USE IN THE AGRICULTURAL, RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL DISTRICTS**
 2. **CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND SECTION 207 OF THE CITY ZONING ORDINANCE PERTAINING TO BUILDING-MOUNTED ANTENNAS, SMALL WIRELESS FACILITIES AND TEMPORARY COMMUNICATION TOWERS**
 3. **CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND SECTION 203 OF THE CITY ZONING ORDINANCE PERTAINING TO MINIMUM PARKING REQUIREMENTS FOR RESIDENTIAL AND MIXED USES**
 4. **CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND ARTICLE 5 OF THE CITY ZONING ORDINANCE PERTAINING TO USES AND DIMENSIONAL REQUIREMENTS IN THE R-2.5 ZONING DISTRICT**
 5. **CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND SECTION 105 OF THE CITY ZONING ORDINANCE PERTAINING TO NONCONFORMING MOBILE HOMES**

6. John Tran & Lien Nguyen

Property Owners: Lien Nguyen Ngoc-thi & John Tran

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

Address: 1117 Beautiful Street

GPIN: 2417425564

City Council: District 6 (Remick)

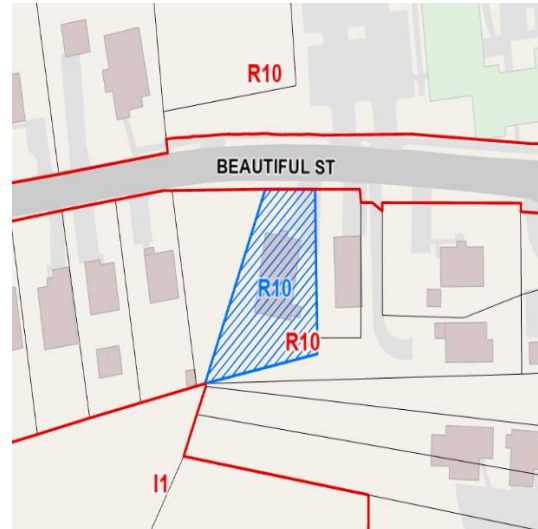
Accela Record: 2026-PCCC-00038

AICUZ: >75 dB DNL - APZ-2

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman



Request for a variance to Section 4.4(b) of the Subdivision Regulations to legally create the lot which is deficient in lot width.

7. James A. Maybee (30 DAY DEFERRAL REQUESTED)

Street Closure

Adjacent Address: 252 Bay Colony Drive

Adjacent GPIN: 2418871755

City Council: District 6 (Remick)

Accela Record: 2026-PCCC-00073

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

SGA: No

Overlay: No

Staff Planner: Alexis Bailey



Request to close a 7.5' x 50' portion of an unnamed, unimproved 15-foot wide alley & 25' x 125' portion of the unimproved Holly Road.

8. Matthew & Jessica Firme

Property Owners: Matthew & Jessica Firme

Modification of Conditions

Address: 1492 Back Bay Landing Road

GPIN: 2318631219

City Council: District 2 (Henley)

Accela Record: 2026-PCCC-00068

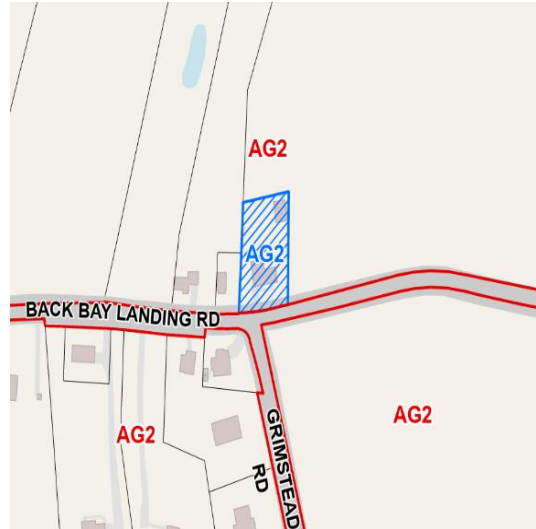
AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Alexis Bailey

Request to modify conditions to a previously approved Conditional Use Permit to operate a home occupation.



9. Your Not Alone LLC

Property Owner: Your Not Alone LLC

Modification of Conditions

Address: 207 79th Street, Suite C

GPIN: 24195873653207

City Council: District 6 (Remick)

Accela Record: 2026-PCCC-00059

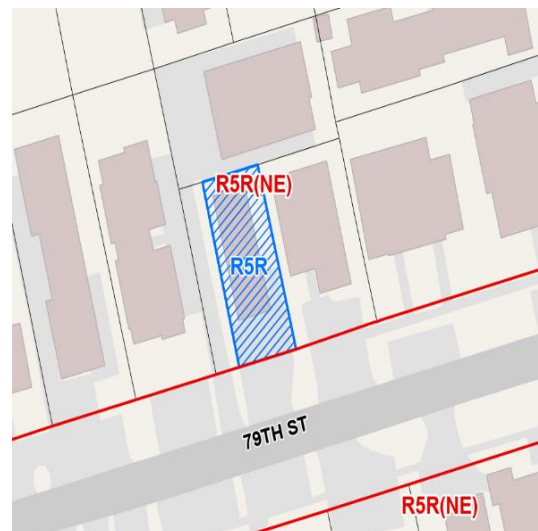
AICUZ: <65 dB DNL

SGA: No

Overlay: North End

Staff Planner: Alexis Bailey

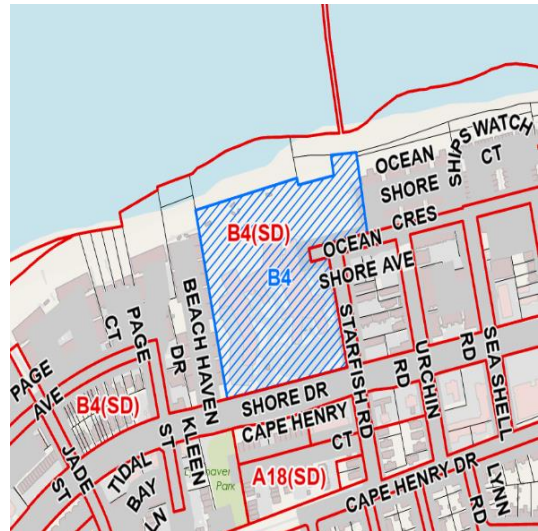
Request to modify conditions to a previously approved Conditional Use Permit to allow the utilization of an additional existing bedroom for the Short Term Rental.



10. Westminster Canterbury on Chesapeake Bay

Property Owners: Westminster
Canterbury on Chesapeake Bay
Modification of Conditions
Address: 3100 Shore Drive
GPIN: 1590005576
City Council: District 8 (Cummings)
Accela Record: 2026-PCCC-00072
AICUZ: <65 dB DNL
SGA: No
Overlay: Shore Drive Corridor
Staff Planner: Marchelle Coleman

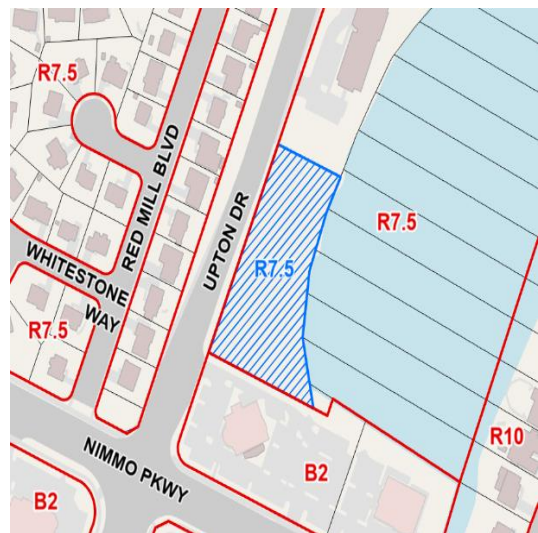
Request to modify conditions to a previously approved Conditional Use Permit to construct a parking garage.



11. City of Virginia Beach

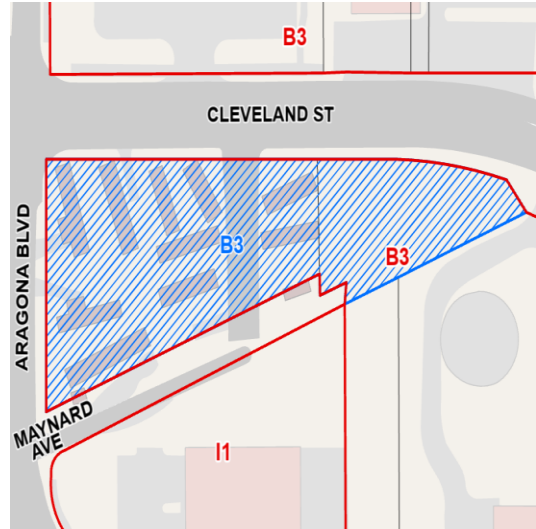
Property Owner: City of Virginia Beach
Rezoning (R-7.5 Residential District to P-1 Preservation District)
Address: Vacant parcel on Upton Drive, directly north of 1088 Nimmo Parkway
GPIN: 2414460549
City Council: District 5 (Wilson)
Accela Record: 2026-PCCC-00055
AICUZ: 65-70 dB DNL - Sub-Area 2
SGA: No
Overlay: No
Staff Planner: Kristin Bauer

Request to rezone from R-7.5 Residential District to P-1 Preservation District.



12. Rhema TC, LLC (INDEFINITE DEFERRAL REQUESTED)

Property Owner: Rhema TC, LLC
Conditional Rezoning (B-3 Central Business District to Conditional B-4 Mixed Use District with a Workforce Housing Overlay District)
Address: 4873 Cleveland Street & parcel directly east of 4873 Cleveland Street
GPINs: 1477240582, 1477148590
City Council: District 4 (Ross-Hammond)
Accela Record: 2025-PCCC-00113
AICUZ: <65 dB DNL
SGA: Pembroke
Overlay: No
Staff Planner: Marchelle Coleman



Request to rezone these parcels from B-3 Central Business District to Conditional B-4 Mixed Use District with a Workforce Housing Overlay to construct a 9-story mixed-use building consisting of retail & 50 residential units.

13. Shore Drive Area Properties, LLC

Property Owners: Shore Drive Area Properties LLC

Conditional Rezoning (PD-H1 Planned Unit Development District to Conditional B-4 (SD) Mixed Use District)

Addresses: 3853 Shore Drive & two vacant parcels directly southeast of 3853 Shore Drive

GPINs: 1489286485,
1489289308, 1489288247

City Council: District 9 (Schulman)

Accela Record: 2026-PCCC-00076

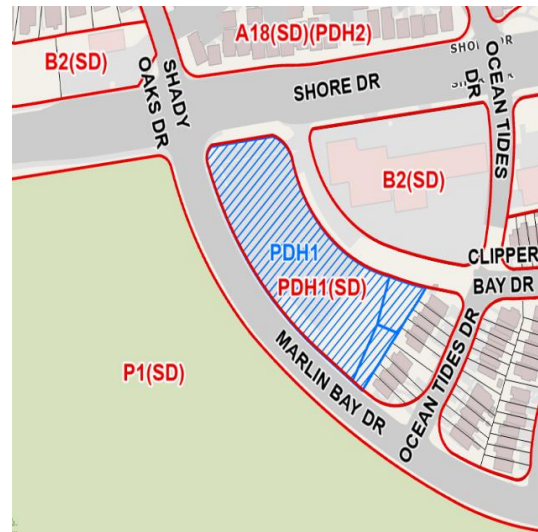
AICUZ: <65 dB DNL

SGA: No

Overlay: Shore Drive Corridor

Staff Planner: Marchelle Coleman

Request to rezone the property from PD-H1 Planned Unit Development District to Conditional B-4 (SD) Mixed Use District to develop a 52-unit multifamily residential development and commercial retail.



14. Shore Drive Area Properties, LLC

Property Owners: Shore Drive Area Properties LLC

Conditional Use Permit (Multi-family Dwellings)

Address: 3853 Shore Drive & two vacant parcels directly southeast of 3853 Shore Drive

GPINs: 1489286485, 1489289308, 1489288247

City Council: District 9 (Schulman)

Accela Record: 2026-PCCC-00075

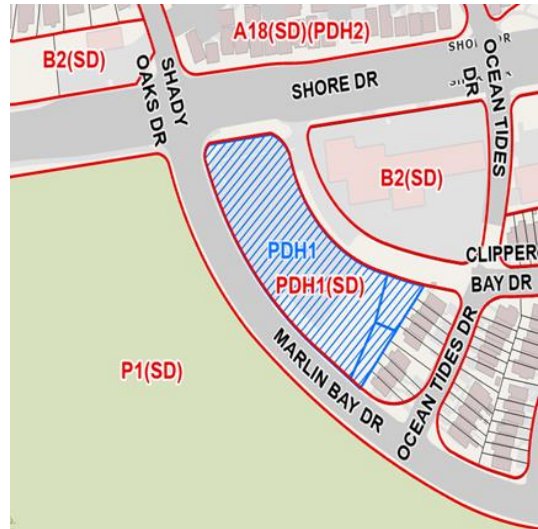
AICUZ: <65 dB DNL

SGA: No

Overlay: Shore Drive Corridor

Staff Planner: Marchelle Coleman

Request for a Conditional Use Permit to develop a 52-unit multifamily residential development.



15. Emmanuel B. Platon

Property Owners: Glasson Properties, LLC

Conditional Rezoning (Conditional R-5D Residential District to Conditional I-1 Light Industrial District)

Address: 3288 Dam Neck Road

GPIN: 1495140015

City Council: District 10 (Rouse)

Accela Record: 2026-PCCC-00040

AICUZ: 70-75 dB DNL

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman

Request to rezone property from Conditional R-5D Residential District to I-1 Light Industrial District to operate an automobile repair garage.



16. Emmanuel B. Platon

Property Owners: Glasson Properties, LLC

Conditional Use Permit (Automobile Repair Garage)

Address: 3288 Dam Neck Road

GPIN: 1495140015

City Council: District 10 (Rouse)

Accela Record: 2026-PCCC-00024

AICUZ: 70-75 dB DNL

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman

Request to operate an automobile repair garage.



17. Diane J Davis

Property Owner: Virginia Hickory Associates LLP

Conditional Use Permit (Adult Daycare)

Address: 241 Expressway Court

GPIN: 1467741247

City Council: District 4 (Ross-Hammond)

Accela Record: 2026-PCCC-00074

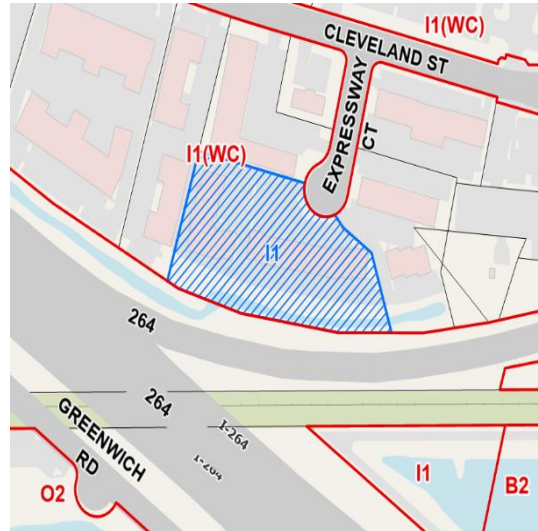
AICUZ: <65 dB DNL

SGA: Pembroke

Overlay: Western Campus

Staff Planner: Marchelle Coleman

Request to operate an adult daycare.



18. Diane J Davis

Property Owner: Virginia Hickory Associates LLP

Conditional Use Permit (Adult Daycare)

Address: 215 Expressway Court

GPIN: 1467741247

City Council: District 4 (Ross-Hammond)

Accela Record: 2026-PCCC-00078

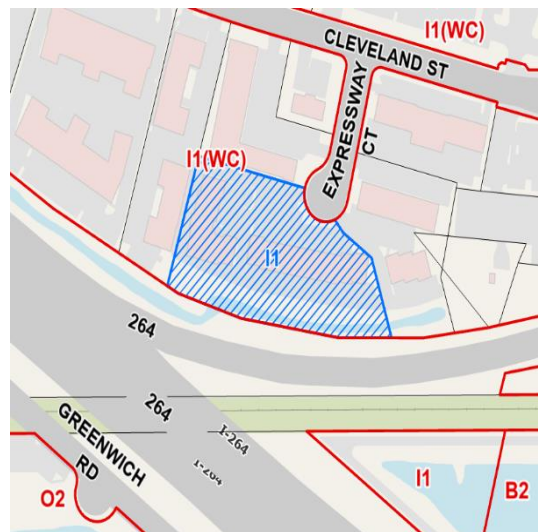
AICUZ: <65 dB DNL

SGA: Pembroke

Overlay: Western Campus

Staff Planner: Marchelle Coleman

Request to operate an adult daycare.



19. Andale Guey Tacos LLC/Estela Gomez

Property Owner: Bowen Property Ventures LLC

Conditional Use Permit (Open Air Market)

Address: 549 Newtown Road

GPIN: 1468206651

City Council: District 4 (Ross-Hammond)

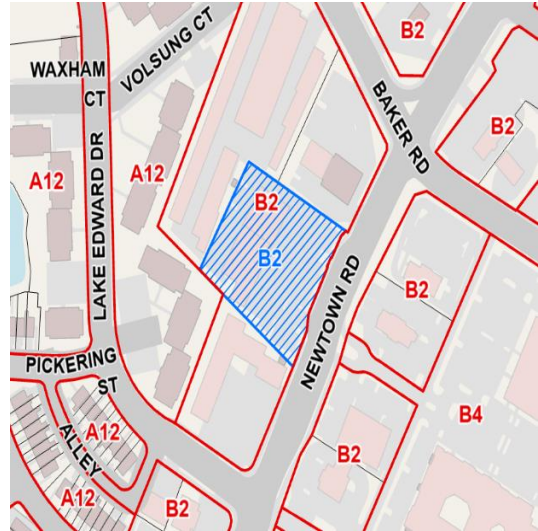
Accela Record: 2026-PCCC-00077

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Kristin Bauer



Request to operate an open air market for a food truck.

20. Charlene Livers

Property Owner: Livers Holdings

Conditional Use Permit (Group Home)

Address: 2600 Shorehaven Drive

GPIN: 1498796606

City Council: District 8 (Cummings)

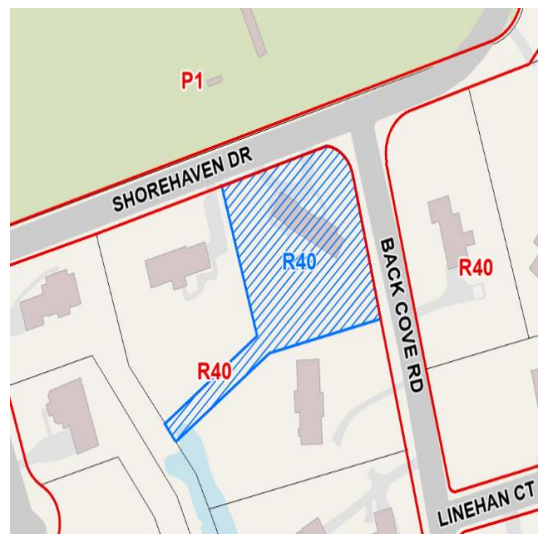
Accela Record: 2026-PCCC-00058

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Alexis Bailey

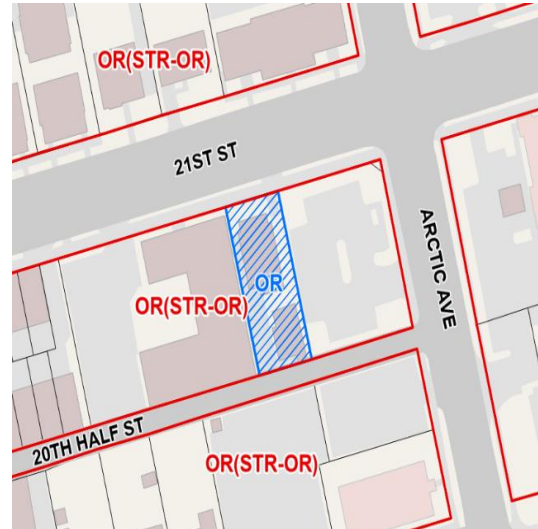


Request to operate a group home for up to 14 residents.

21. Craig & April Dean

Property Owner: Craig Dean
Conditional Use Permit (Short Term Rental)
Address: 404 21st Street, Suite A
GPIN: 2427085169
City Council: District 6 (Remick)
Accela Record: 2026-PCCC-00069
AICUZ: 65-70 dB DNL - Sub-Area 1
SGA: Resort Area
Overlay: Short Term Rental
Staff Planner: Alexis Bailey

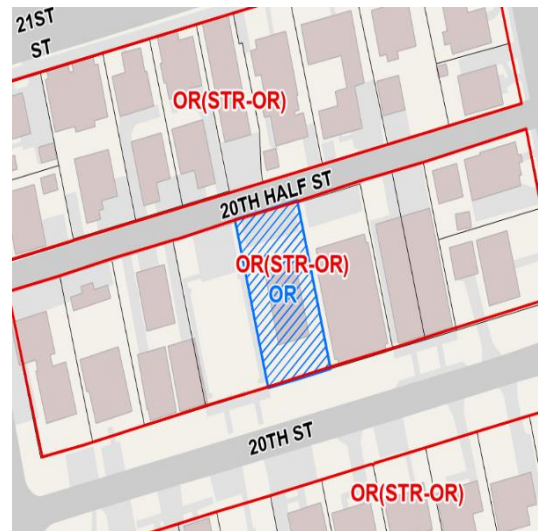
Request to operate a two-bedroom short term rental.



22. Craig & April Dean

Property Owner: Craig Dean
Conditional Use Permit (Short Term Rental)
Address: 513 20th Street
GPIN: 2417979808
City Council: District 6 (Remick)
Accela Record: 2026-PCCC-00070
AICUZ: 65-70 dB DNL - Sub-Area 1
SGA: Resort Area
Overlay: Short Term Rental
Staff Planner: Alexis Bailey

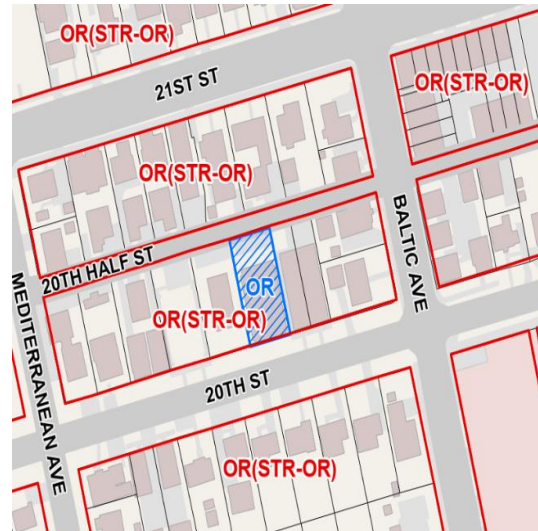
Request to operate a two-bedroom short term rental.



23. Adarsh Jain

Property Owner: Shells and Pearls LLC
Conditional Use Permit (Short Term Rental)
Address: 511 20th ½ Street
GPIN: 24179799630004
City Council: District 6 (Remick)
Accela Record: 2026-PCCC-00063
AICUZ: 65-70 dB DNL - Sub-Area 1
SGA: Resort Area
Overlay: Short Term Rental
Staff Planner: Alexis Bailey

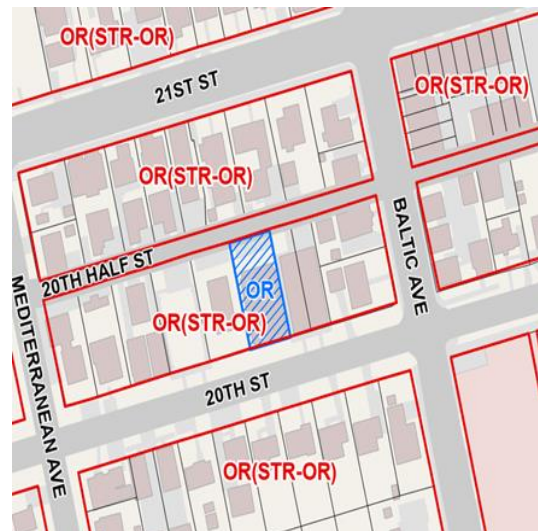
Request to operate a four-bedroom short term rental.



24. Amrish Jain

Property Owner: A&A Vacation Homes, LLC
Conditional Use Permit (Short Term Rental)
Address: 509 20th ½ Street
GPIN: 24179799630003
City Council: District 6 (Remick)
Accela Record: 2026-PCCC-00064
AICUZ: 65-70 dB DNL - Sub-Area 1
SGA: Resort Area
Overlay: Short Term Rental
Staff Planner: Alexis Bailey

Request to operate a four-bedroom short term rental.



25. Nancy Rodio Davis (INDEFINITE DEFERRAL REQUESTED)

Property Owners: Christian Hammelef
and Janet Hammelef

Conditional Use Permit (Short Term
Rental)

Address: 4005 Atlantic Avenue, Suite
202

GPIN: 24280514483940

City Council: District 6 (Remick)

Accela Record: 2026-PCCC-00029

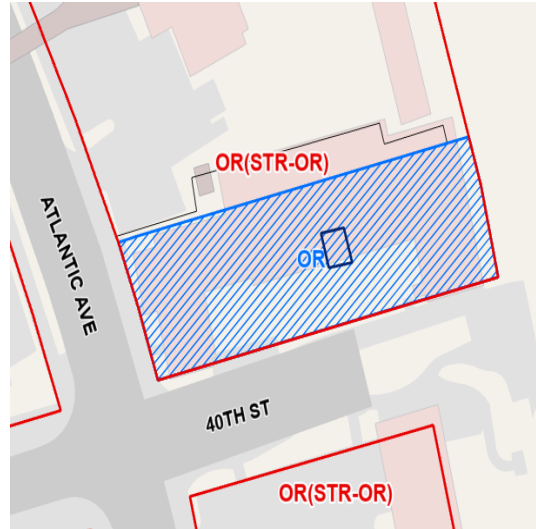
AICUZ: 70-75 dB DNL

SGA: Resort Area

Overlay: Short Term Rental

Staff Planner: Alexis Bailey

*Request to operate a one-bedroom short term
rental.*



New Business