



## City Council Staff Report

**Subject:** August 2025 Monthly Land Use Report  
**Author:** Patrick A. Duhaney, City Manager  
**Department:** Planning & Community Development  
**Date:** August 22, 2025  
**Type of Item:** Informational

PRD

### Summary

The attached report includes a permit activities summary for approved site development plans from the Development Services Center (DSC), Planning Commission agenda for items heard at the August 13, 2025, public meetings and the pending Planning Commission items.

This month's report includes DSC approvals that are both by-right, as well as those that had prior City Council land use approvals, a meeting log for projects requesting meetings through the formal pre-submittal meeting process and inquiries through the Development Liaison inquiry portal. Future land use reports will continue to include this information.

Should you have any additional questions or concerns, please contact Deputy City Manager, Amanda Jarratt, at [ajarratt@vbgov.com](mailto:ajarratt@vbgov.com) or Department of Planning and Community Development Director, Kathy Warren, at [kmwarren@vbgov.com](mailto:kmwarren@vbgov.com) or 757-385-5802.

### Attachment (1)

- August 2025 Monthly Land Use Report

AUGUST 2025

---

**MONTHLY  
LAND USE  
REPORT**



Planning &  
Community  
Development

# AUGUST 2025

---

## MONTHLY LAND USE REPORT

Section 1 – Permits & Inspections Report

(Reporting Period July 2025)

Section 2 – Development Services Center Report

(Reporting Period July 2025)

Section 3 – Planning Commission Report

(Reporting Period August 2025)

## Permits & Inspections Totals

Reporting Period	Permit Count	Value	Fees	Inspections
July 2025	3,228	\$42,108,303	\$617,096	6,667
June 2025	2,688	\$37,025,227	\$442,443	6,523
Calendar Year To Date	18,067	\$270,085,399	\$3,277,815	43,897
Fiscal Year To Date	3,228	\$42,108,303	\$617,096	6,667
July 2024	2,533	\$63,450,395	\$407,076	6,019

**Number of Active Development Sites:** 535

## Building Permit Totals

(Residential, Commerical, New, Addition, Alteration, Renovation)

Reporting Period	Permit Count	Value	Fees	Inspections
July 2025	601	\$15,483,611	\$136,846	1,480
June 2025	562	\$19,260,528	\$163,813	1,370
Calendar Year To Date	3,946	\$110,424,475	\$1,162,009	9,511
Fiscal Year To Date	601	\$15,483,611	\$136,846	1,480
July 2024	574	\$20,356,960	\$143,679	1,149

## Trade Permit Totals

(Residential, Commerical, New, Addition, Alteration, Renovation)

Reporting Period	Permit Count	Value	Fees	Inspections
July 2025	1,685	\$26,624,692	\$209,490	3,339
June 2025	1,333	\$17,764,699	\$211,736	3,271
Calendar Year To Date	10,077	\$159,660,924	\$1,333,161	21,989
Fiscal Year To Date	1,685	\$26,624,692	\$209,490	3,339
July 2024	1,360	\$43,093,435	\$190,232	3,140

## Civil Inspections Totals

(Right of Way, Hauling, Utilities)

Reporting Period	Permit Count	Value	Fees	Inspections
July 2025	523	-	\$253,160	223
June 2025	472	-	\$52,445	293
Calendar Year To Date	1,278	-	\$657,470	1,785
Fiscal Year To Date	523	-	\$253,160	223
July 2024	454	-	\$55,740	446

## Administrative Tracking/Complaint Totals/Plan Review

(Includes E&S, Stormwater & CBPA Inspections)

Reporting Period	Permit Count	Value	Fees	Inspections
July 2025	419	-	\$17,600	1,625
June 2025	321	-	\$14,450	1,589
Calendar Year To Date	2,766	-	\$125,175	10,612
Fiscal Year To Date	419	-	\$17,600	1,625
July 2024	145	-	\$17,425	1,284

## DSC Site Plan Approvals

Approval Date	Plan Type	Project Name	Project Location	Council District
7/21/2025	Commercial	AutoZone #5829	4920 Virginia Beach Blvd	4
7/29/2025	Commercial	Dominion Energy Crew Building *	1824 Twin Mills Road	5
7/30/2025	E & S Only	VB National Golf Course Lake #1 Erosion Control and Maintenance Plan	2068 Landstown Centre Way	2
7/21/2025	E & S Only	Cavalier Golf and Yacht Club Greens Maintenance	1052 Cardinal Road	6
7/15/2025	Other	The Canopy - Foundation Design *	1421, 1425, 1429, 1431, 1441 Laskin Road	6
7/28/2025	Right-of-Way Utility Drainage	Encore Vet Group Water Service Extension	380 Cleveland Place	4
7/17/2025	Single Family	Lot 2, Subdivision Site C, Bayside	1469 Maharis Road	9
7/11/2025	Single Family	Lot Y3, Block 4, GW Deal	110 S. Budding Avenue	4
7/2/2025	Single Family	Lot 77A, Gatewood Park Extended	2235 Wolf Street	3
7/17/2025	Single Family	Nimmo Parcel 2.906 Acres	1948 Princess Anne Road	2
7/16/2025	Single Family	Lot B, Lake George Corp	219 79th Street	6
7/7/2025	Single Family	1025 Dam Neck Road	1025 Dam Neck Road	5
7/3/2025	Single Family	Lot 18A, Block 45 Shadow Lawn Heights	718 High Point Avenue	5
7/24/2025	Single Family Demo	Northampton DEMO	5949 Northampton Blvd.	4
7/16/2025	Single Family Demo	112 62nd Street	112 62nd Street	6
7/21/2025	Single Family Demo	Lot 5, Block 4, New Virginia Beach	212 60th Street	6
7/16/2025	Single Family Demo	4800 Holly Road	4800 Holly Road	6
7/29/2025	Single Family Demo	Lot 8-A, Block 1, Ubermeer	114 52nd Street	6
7/7/2025	Single Family Demo	Lot 52, Cavalier Shores	4202 Ocean Front Avenue	6
7/21/2025	Single Family RPA	Lot 35, King Grant	600 Queensgrove Court	8
7/3/2025	Single Family RPA	Lot 53 A&B, Chesapeake Colony, Section 1	2821 Pine Ridge Lane	8

Approval Date	Plan Type	Project Name	Project Location	Council District
7/30/2025	Single Family RPA	Lot A2-1, Lynnhaven River	804 Gilbert Circle	8
7/24/2025	Single Family RPA	Lot 7, Wilder Point, Section Two	505 Wilder Road	6
<b>* Projects associated with previous City Council land use approvals. All other projects are by-right development.</b>				

## Presubmittal, Comment Review, Inquiry Meeting Log

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
7/2/2025	Melissa Kellam	I08-020361-SP	London Bridge Self Storage	Precision Drive	Doug Will, MSA P.C.	CR
7/3/2025	PJ Scully	K17-021521-PM	Single-family Development Inquiry	1220 Princess Anne Road	Rebecca Jones	PS
7/3/2025	Ronald Frink	C07-020641-SP	Kempsville Christian Church	Parliament Drive	Turtle Engineering LLC	CR
7/3/2025	Ronald Frink	C09-021394-PM	Kemps River Apartments	Fordham Drive	Kimley-Horn and Associates, Inc.	PS
7/10/2025	Ronald Frink	F03-021554-PM	Bayville Golf Club Bag Drop-Off Area	4141 Shore Drive	Barry Land Consulting LLC	PS
7/10/2025	Ronald Frink	E08-020649-PM	Regent University	Regent University Drive	Burns and McDonnell	PS
7/10/2025	Melissa Kellam	H14-020817-RUD	LP Force Main	Indian River Road	Ryan Shader, MSA P.C.	CR
7/10/2025	Melissa Kellam	H06-021414-PM	Groveland Substation	N Lynnhaven Road	Michael Chin, Burns & McDonnell	PS
7/10/2025	PJ Scully	G08-021525-PM	7 Brew Coffee Shop	969 Chimney Hill	Robin Ersfeldt, Watermark Engineering Resources	PS
7/11/2025	PJ Scully	n/a	Bells Storage	Bells Road	Jose Martinez, KCI Associates of North Carolina	I
7/14/2025	PJ Scully	n/a	Leroy Road Subdivision	2597 Leroy Road	Eric Garner, WPL	I
7/16/2025	PJ Scully	n/a	Shoppes at Oceana	1337 & 1333 Oceana Blvd	Beverly Betcher, Divaris	I
7/17/2025	PJ Scully	C05-021577-PM	Newtown Rezoning	722 Newtown Road	Laurence Benson, Kimbley-Horn	PS
7/17/2025	Melissa Kellam	H14-020817-RUD	LP Force Main	Indian River Road	Ryan Shader, MSA P.C.	CR
7/20/2025	PJ Scully	n/a	Industrial Development Inquiry	2525 Encounter Court	Alexandra Serrano	I

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
7/28/2025	Melissa Kellam	J10-016296-CP	Project Beach	Dam Neck Road	Dave France, Kimley-Horn	CR
7/31/2025	PJ Scully	J04-021643-PM	Green Clean @ Great Neck	1373 Great Neck Road	Grace Henderson, Kimley-Horn	PS
7/31/2025	PJ Scully	C09-021591-PM	Retail @ Indian River & Ferry Point	GPINs 1465197133, 1465196240, and 1465195157	Larry Barry, Barry Land Consultanting	PS
7/31/2025	Melissa Kellam	I09-021642-PM	VTG Parking Expansion	International PKWY	Stuart Bonnell, Hassell & Folkes, P. C.	PS
7/31/2025	Theresa Holleran	M05-021681-PM	3400 Arctic Avenue Multifamily	3400 Arctic Avenue	Eric Garner	PS

**\*Meeting Type Key: I=Inquiry PS=Presubmittal Meeting CR=Comment Review**



## Planning Commission August 2025 Application Submittals

*This list reflects the applications that were submitted to the Planning Department this month. It does not indicate or imply when an application will be scheduled for a public hearing. Please visit [VirginiaBeach.gov/PC](http://VirginiaBeach.gov/PC) to review the applications scheduled for each month's Planning Commission public hearing.*

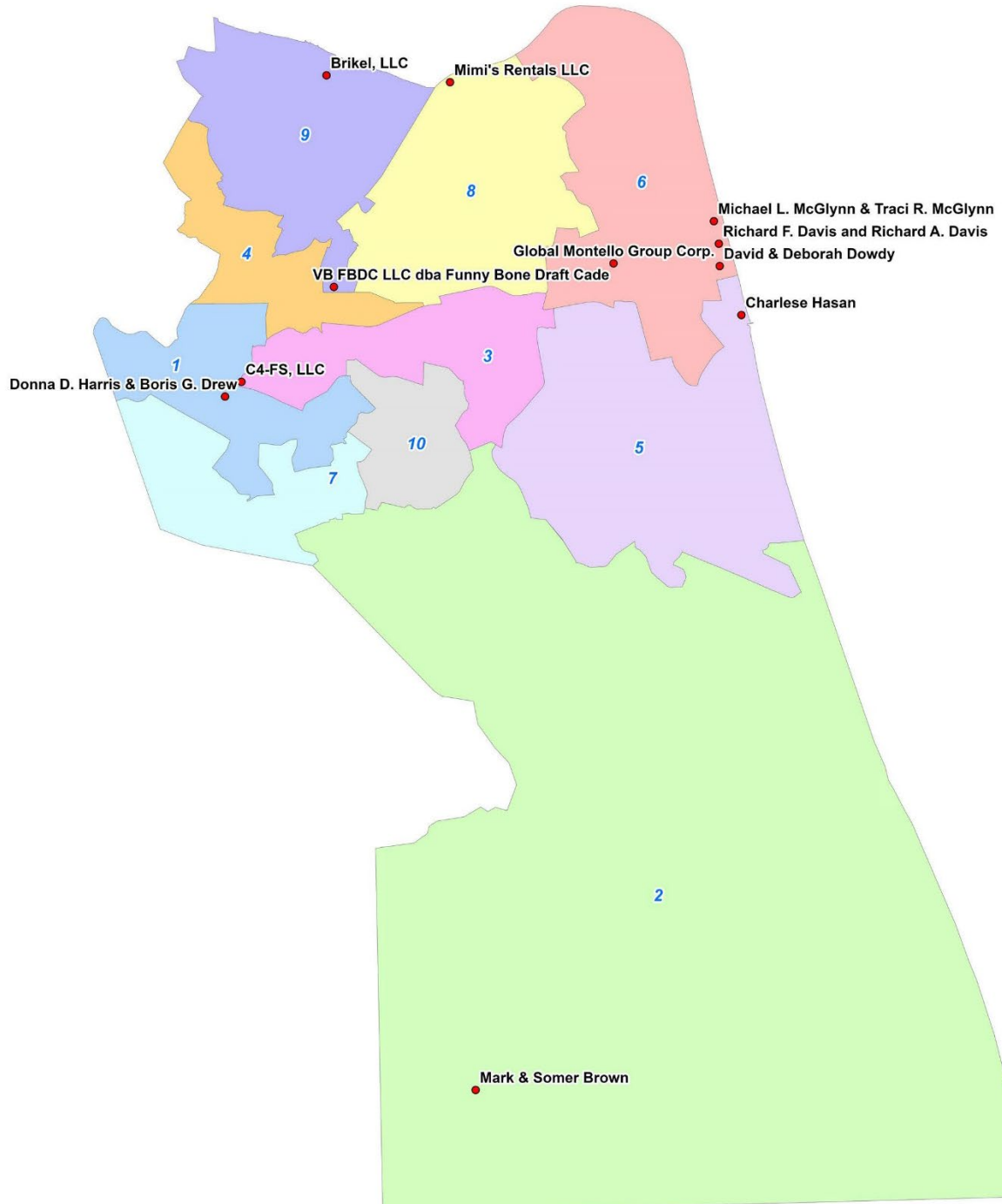
Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
1	NON	Jon M. Nuckols	1029 Hillview Boulevard	1	2025-PCCC-00122	KM
<i>Request to add a bedroom and bathroom addition to an existing single-family dwelling</i>						
2	NON	Amanda Linhart	203 75 <sup>th</sup> Street	6	2025-PCCC-00119	LH
<i>Request to add new living space a detached garage to an existing single-family dwelling</i>						
3	MDC	Catholic Diocese of Richmond	Two parcels directly east of Indian River Road	2	2025-PCCC-00124	MC
<i>Request to modify conditions to replace the proposed mausoleums on site with a 2,750 square foot chapel.</i>						
4	MDC	CESJB II, LLC	409 24th 1/2 Street	6	2025-PCCC-00120	AB
<i>Request to modify conditions to improve stormwater plans from originally approved site layout.</i>						
5 & 6	MDC & CUP	Wave Church	1000 N Great Neck Road	8	2025-PCCC-00121 & 2025-PCCC-00130	AB
<i>Request to modify conditions of previous approval and to operate an indoor recreational facility.</i>						
7	CRZ	Rhema TC, LLC	4873 Cleveland Street & parcel directly east of 4873 Cleveland Street	4	2025-PCCC-00113	MC
<i>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 &amp; 50 residential units.</i>						

Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
8	CUP	Cortnie Ebron	5004 Rugby Road	7	2025-PCCC-00125	MC
<i>Request to operate a youth group home with up to eight children.</i>						
9 & 10	CUP & CUP	Stephen Bruce	1328, 1352, 1354, 1418, 1424, 1446 Regent University Drive	7	2025-PCCC-00118 & 2025-PCCC-00128	MH
<i>Requests to construct an outdoor and indoor recreational facility on the campus of Regent University</i>						
11	CUP	Green Clean Holdings, LLC – Joe Bertucci	1373 N Great Neck Road	8	2025-PCCC-00126	MH
<i>Request to operate a car wash facility.</i>						
12	CUP	Small Circle Tattoo	977 Chimney Hill Shopping Center, Unit 103	10	2025-PCCC-00123	KB
<i>Request to operate a tattoo parlor.</i>						
13	CUP	Bessem Adeso	303 Atlantic Avenue, Suite 1002	5	2025-PCCC-00127	AB
<i>Request to operate a 2-bedroom short term rental.</i>						

KEY/Planners	Name
AB	Alexis Bailey
AT	Aubrey Trebilcock
BH	Brandon Hackney
CB	Carrie Bookholt
HM	Hank Morrison
KA	Kaitlen Alcock
KB	Kristin Bauer
KK	Kevin Kemp
KM	Kara Mclane
LH	Laine Harrington
MC	Marchelle Coleman
ME	Madison Eichholz
MH	Michael Hayes
MR	Mark Reed
RM	Rachael Miller
VE	Victoria Eisenberg

KEY/Application Types	Application Type
AMD	Code Amendment
ALT	Alternative Compliance
CUP	Conditional Use Permit
FVR	Floodplain Variance
MDC	Modification of Conditions
MDP	Modification of Proffers
MEV	Major Entertainment Venue Signs
NON	Expansion to a Nonconforming Use or Structure
PDH	Amendment/Modification to the PDH Land Use Plan
REZ	Rezoning
RGS	Roadside Guide Signs
STC	Street Closure
SVR	Subdivision Variance

## August 13, 2025 Planning Commission Agenda



## Planning Commission Agenda

**1. COMMENTS BY CHAIR OF COMMISSION**

**2. BRIEFING**

- A. Park System Needs Assessment and Development Strategy - Chad R. Morris, Planning, Design Development Administrator, Department of Parks & Recreation

**3. AGENDA REVIEW**

**4. PLANNING COMMISSION LIAISON REPORTS**

## 12:00 Noon: Public Hearing

**APPROVAL OF MINUTES:**

- JULY 9, 2025 FORMAL
- JULY 9, 2025 INFORMAL
- JULY 29, COMPREHENSIVE PLAN WORKSHOP
- AUGUST 7, 2025 SITE VISIT

**APPROVAL OF ANNUAL REPORT:**

- FY 2024-2025 PLANNING COMMISSION ANNUAL REPORT
1. CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND SECTION 2404 OF THE CITY ZONING ORDINANCE PERTAINING TO THE WESTERN CAMPUS OVERLAY DISTRICT
  2. CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND SECTION 1.3, 4.3, 4.10, AND 6.1, 6.3, and 6.7 OF THE FLOODPLAIN ORDINANCE PERTAINING TO FUNCTIONALLY DEPENDENT USES, RESIDENTIAL CONSTRUCTION REQUIREMENTS AND GRANDFATHERING

### 3. Donna D. Harris & Boris G. Drew

**Property Owner:** Donna D. Harris & Boris G. Drew

**Subdivision Variance** (Section 4.4.(b) of Subdivision Regulations)

**Address:** 970 Whitehurst Landing Road

**GPIN:** 1466330252

**City Council:** District 1 (Hutcheson)

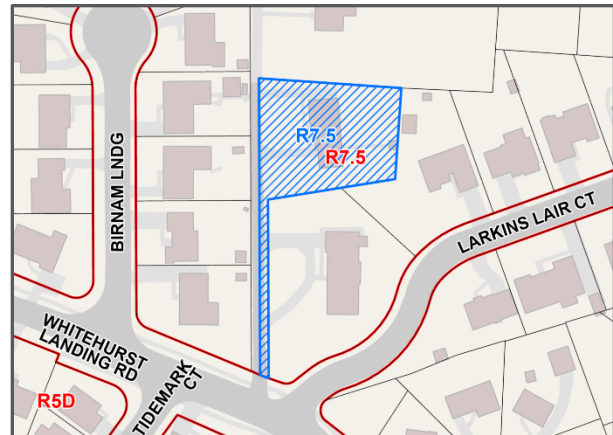
**Accela Record:** 2025-PCCC-00087

**AICUZ:** <65 dB DNL

**SGA:** No

**Overlay:** No

**Staff Planner:** Aubrey Trebilcock



*Request to deviate from the required lot width and street line frontage requirements.*

### 4. Global Montello Group Corp.

**Property Owner:** Global Montello Group Corp.

**Change in Nonconformity**

**Address:** 1689 Laskin Road

**GPIN:** 2407880612

**City Council:** District 6 (Remick)

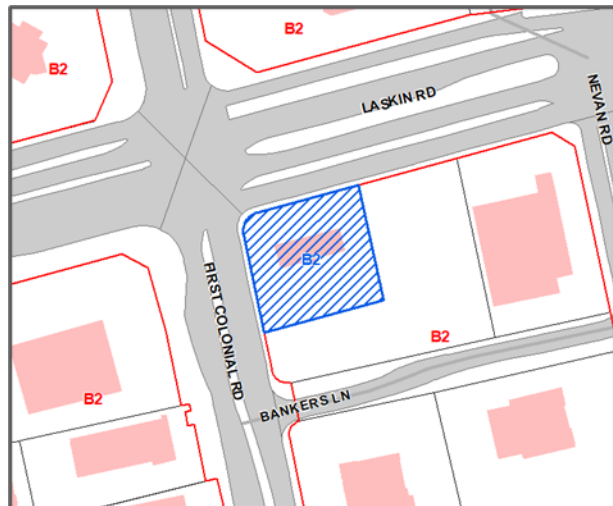
**Accela Record:** 2025-PCCC-00070

**AICUZ:** >75 dB DNL

**SGA:** Hill Top

**Overlay:** No

**Staff Planner:** Michael Hayes



*Request to relocate a nonconforming sign on the property.*

## 5. Michael L. McGlynn & Traci R. McGlynn

**Property Owner:** Michael L. & Traci R. McGlynn

**Change in Nonconformity**

**Address:** 311 35<sup>th</sup> Street

**GPIN:** 2418936530

**City Council:** District 6 (Remick)

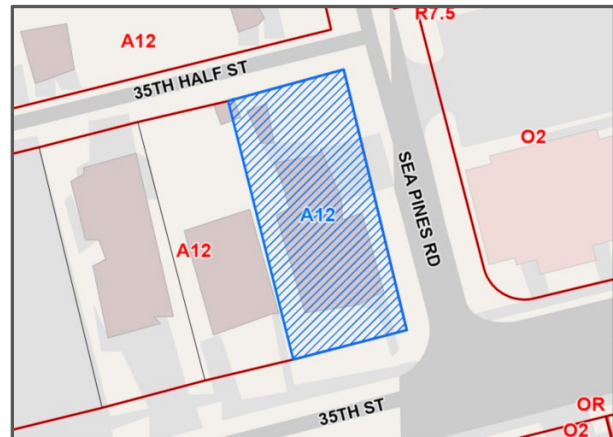
**Accela Record:** 2025-PCCC-00086

**AICUZ:** 70-75 dB DNL

**SGA:** No

**Overlay:** No

**Staff Planner:** Alexis Bailey



*Request to add a 2nd story room addition and front porch to an existing single-family dwelling.*

## 6. Mimi's Rentals LLC– INDEFINITE DEFERRAL REQUESTED

**Property Owners:** Mimi's Rentals LLC & Svetlin Penchev I

**Change in Nonconformity**

**Addresses:** 3221, 3223, 3225 & 3227 Page Avenue

**GPINs:** 14899915283720, 14899915283730, 14899915283740 & 14899915283750

**City Council:** District 8 (Cummings)

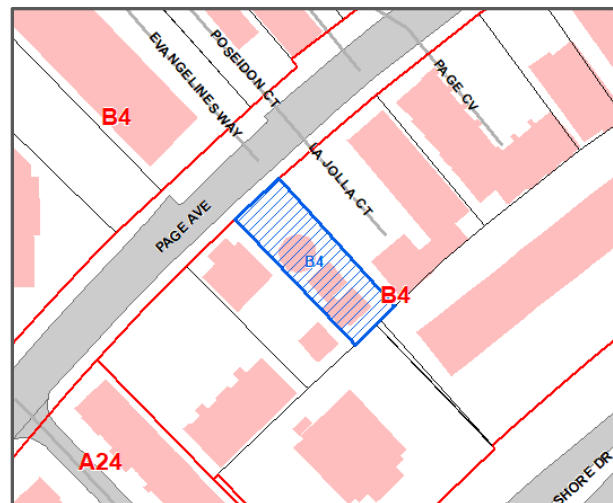
**Accela Record:** 2025-PCCC-00077

**AICUZ:** <65 dB DNL

**SGA:** No

**Overlay:** Shore Drive Corridor

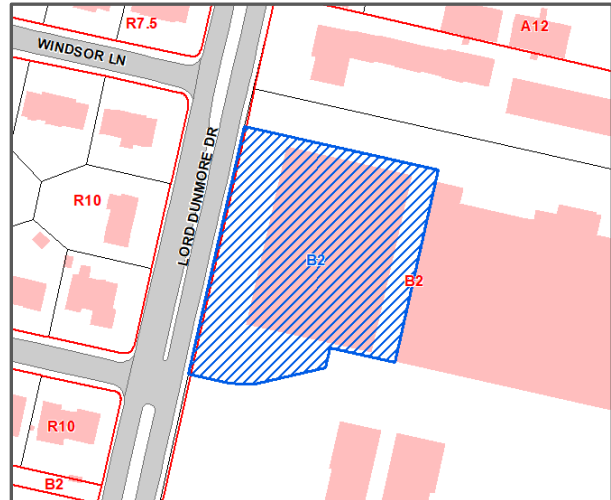
**Staff Planner:** Marchelle Coleman



*Request to reduce the number of multi-family residential units from 4 to 3 on this approximately 7,049 square foot parcel.*

## 7. C4-FS, LLC

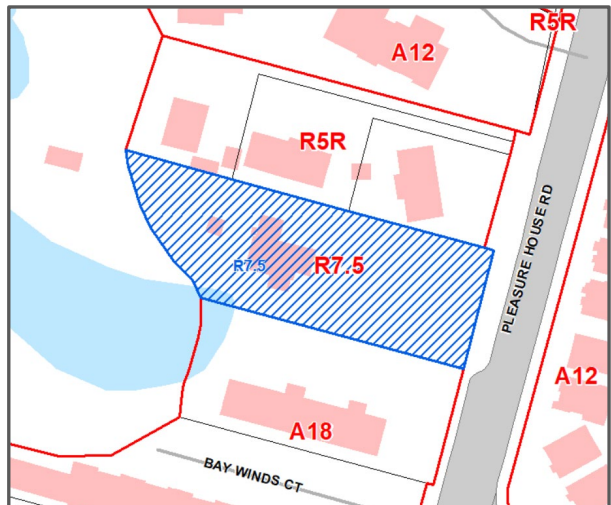
**Property Owner:** C4-FS, LLC  
**Modification of Conditions** (Mini-Warehouse)  
**Address:** 772 Lord Dunmore Drive  
**GPIN:** 1466449952  
**City Council:** District 3 (Berlucchi)  
**Accela Record:** 2025-PCCC-00080  
**AICUZ:** <65 dB DNL  
**SGA:** No  
**Overlay:** No  
**Staff Planner:** Marchelle Coleman



Request to modify conditions to allow for the option of internal illumination of signage.

## 8. Brikel, LLC

**Property Owners:** Alton Neal Edwards Jr & Et Al  
**Conditional Rezoning** (R-7.5 Residential District to Conditional A-24 Apartment District)  
**Address:** 2421 Pleasure House Road  
**GPIN:** 1570408357  
**City Council:** District 9 (Schulman)  
**Accela Record:** 2025-PCCC-00051  
**AICUZ:** <65 dB DNL  
**SGA:** No  
**Overlay:** Shore Drive Corridor  
**Staff Planner:** Michael Hayes



*Request to rezone a 25,797 sq. ft. parcel to Conditional A-24 for development of up to 7 condominium units.*



## 9. VB FBDC LLC dba Funny Bone Draft Cade

**Property Owner:** Pembroke Square Associates LLC

**Alternative Compliance**

**Address:** 4554 Virginia Beach Boulevard, Suite 100

**GPIN:** 1477554898

**City Council:** District 9 (Schulman)

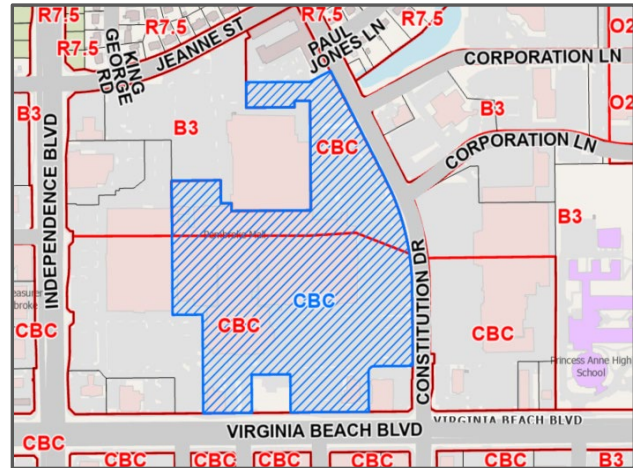
**Accela Record:** 2025-PCCC-00085

**AICUZ:** <65 dB DNL

**SGA:** Pembroke

**Overlay:** No

**Staff Planner:** Laine Harrington



*Request to install a 91 square foot sign.*

## 10. Mark & Somer Brown – INDEFINITE DEFERRAL REQUESTED

**Property Owners:**

Wild Acres Farms VB LLC, Ryan & Rachel L Jennings, Zachary D & Rebecca Beck

**Modification of Conditions**

**Addresses:** 5917, 5929, & 5941 Blackwater Road

**GPINs:** 1398123991, 1398220535, & 1398221203

**City Council:** District 2 (Henley)

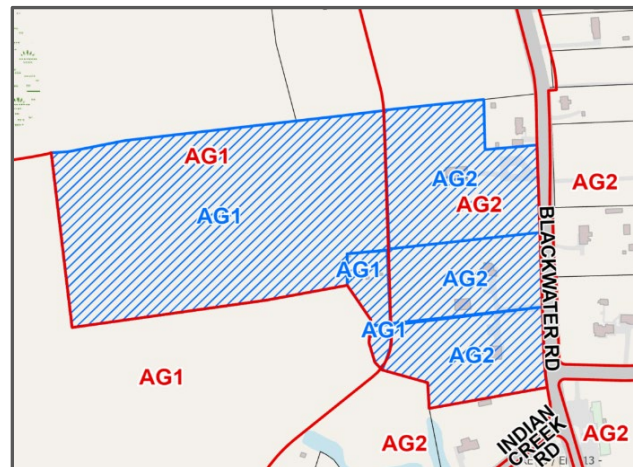
**Accela Record:** 2025-PCCC-00084

**AICUZ:** <65 dB DNL

**SGA:** No

**Overlay:** No

**Staff Planner:** Madison Eichholz



*Request to modify conditions to operate a youth dirt bike training facility.*

### 11. Mark & Somer Brown– INDEFINITE DEFERRAL REQUESTED

**Property Owner:**

Wild Acres Farms VB LLC

**Conditional Use Permit** (Outdoor Recreation Facility)

**Address:** 5917 Blackwater Road

**GPIN:** 1398123991

**City Council:** District 2 (Henley)

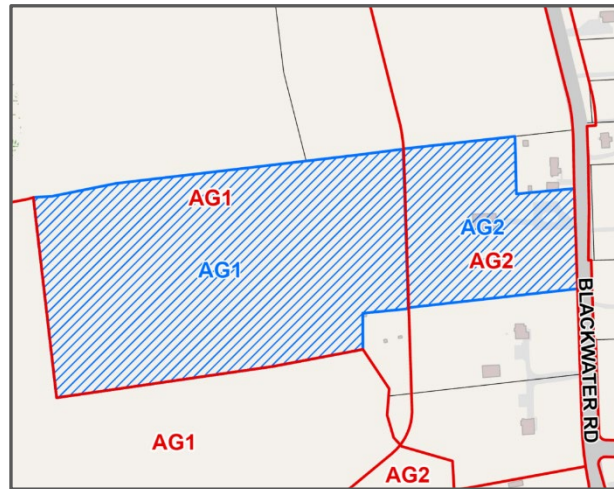
**Accela Record:** 2025-PCCC-00064

**AICUZ:** <65 dB DNL

**SGA:** No

**Overlay:** No

**Staff Planner:** Madison Eichholz



*Request to operate a youth dirt bike training facility.*

### 12. David & Deborah Dowdy

**Property Owner:** David Wayne &

Deborah M Dowdy

**Conditional Use Permit** (Short Term Rental)

**Address:** 423 21<sup>st</sup> Street

**GPIN:** 24270823850001

**City Council:** District 6 (Remick)

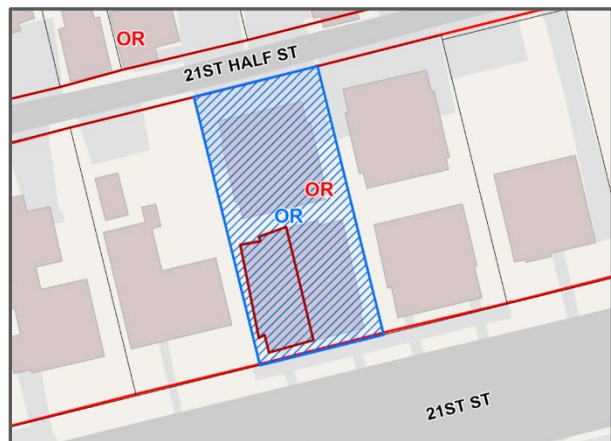
**Accela Record:** 2025-PCCC-00081

**AICUZ:** 65-70 dB DNL - Sub-Area 1

**SGA:** Resort Area

**Overlay:** Short Term Rental

**Staff Planner:** Alexis Bailey



*Request to operate a 4-bedroom short term rental.*

**13. Charlese Hasan**

**Property Owner:** CEC Family Trust  
**Conditional Use Permit** (Short Term Rental)

**Address:** 213 4<sup>th</sup> Street

**GPIN:** 24272286045670

**City Council:** District 5 (Wilson)

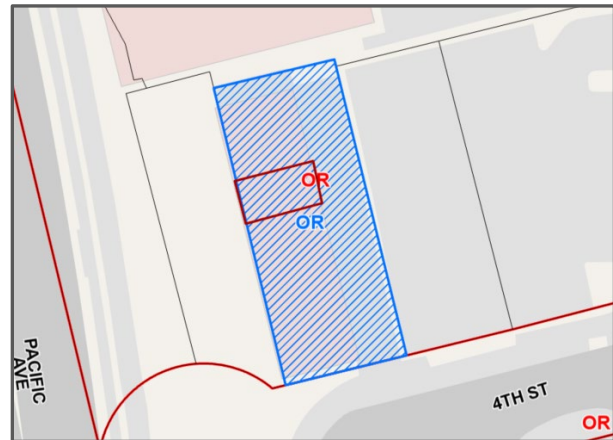
**Accela Record:** 2025-PCCC-00083

**AICUZ:** 65-70 dB DNL - Sub-Area 1

**SGA:** Resort Area

**Overlay:** Short Term Rental

**Staff Planner:** Alexis Bailey



*Request to operate a 2-bedroom short term rental.*

**14. Richard F. Davis and Richard A. Davis**

**Property Owner:** Richard F. Davis & Richard A. Davis

**Conditional Use Permit** (Short Term Rental)

**Address:** 304 28<sup>th</sup> Street, Unit 206

**GPIN:** 24280028662006

**City Council:** District 6 (Remick)

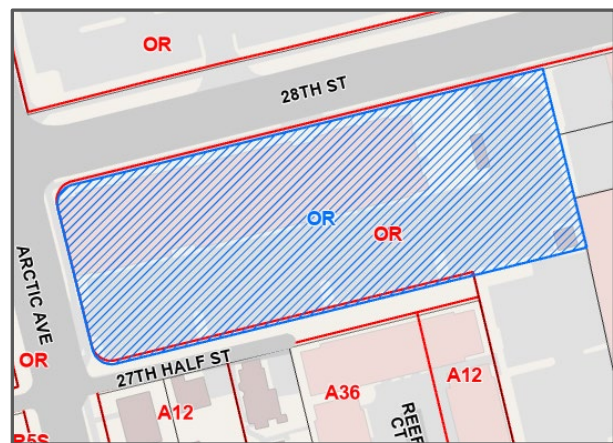
**Accela Record:** 2025-PCCC-00088

**AICUZ:** 65-70 dB DNL - Sub-Area 1

**SGA:** Resort Area

**Overlay:** Short Term Rental

**Staff Planner:** Alexis Bailey



*Request to operate a 2-bedroom short term rental.*