



City Council Staff Report

Subject: July 2025 Monthly Land Use Report
Author: Patrick A. Duhaney, City Manager
Department: Planning & Community Development
Date: August 8, 2025
Type of Item: Informational

PAU

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 July 9, 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 and/or Department of Planning and Community Development Director, Kathy Warren, at kmwarren@vbgov.com or 757-385-5802.

Attachment (1)

- July 2025 Monthly Land Use Report

JULY 2025

MONTHLY LAND USE REPORT



**Planning &
Community
Development**

JULY 2025

MONTHLY LAND USE REPORT

Section 1 – Permits & Inspections Report

(Reporting Period June 2025)

Section 2 – Development Services Center Report

(Reporting Period June 2025)

Section 3 – Planning Commission Report

(Reporting Period July 2025)

Permits & Inspections Totals

Reporting Period	Permit Count	Value	Fees	Inspections
June 2025	2,688	\$37,025,227	\$442,443	6,515
May 2025	2,866	\$35,040,193	\$453,231	6,144
Calendar Year To Date	15,093	\$227,784,783	\$2,656,152	38,230
Fiscal Year To Date	33,617	\$498,542,384	\$5,455,782	74,616
June 2024	2,425	\$61,236,286	\$463,825	5,748

Number of Active Development Sites: 522

Building Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
June 2025	562	\$19,260,528	\$163,813	1,370
May 2025	579	\$12,010,400	\$207,020	1,302
Calendar Year To Date	3,337	\$94,748,552	\$1,025,021	8,031
Fiscal Year To Date	6,679	\$168,354,198	\$1,951,334	15,822
June 2024	515	\$10,545,939	\$220,955	1,166

Trade Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
June 2025	1,333	\$17,764,699	\$211,736	3,263
May 2025	1,420	\$23,029,793	\$174,136	3,112
Calendar Year To Date	8,392	\$133,036,232	\$1,123,671	19,650
Fiscal Year To Date	16,428	\$330,188,186	\$2,529,997	37,902
June 2024	1,264	\$50,690,347	\$171,825	3,097

Civil Inspections Totals

(Right of Way, Hauling, Utilities)

Reporting Period	Permit Count	Value	Fees	Inspections
June 2025	472	-	\$52,445	293
May 2025	487	-	\$56,925	263
Calendar Year To Date	1,110	-	\$404,310	1,562
Fiscal Year To Date	6,303	-	\$782,600	3,231
June 2024	497	-	\$56,145	194

Administrative Tracking/Complaint Totals/Plan Review

(Includes E&S, Stormwater & CBPA Inspections)

Reporting Period	Permit Count	Value	Fees	Inspections
June 2025	321	-	\$14,450	1,589
May 2025	380	-	\$15,150	1,467
Calendar Year To Date	2,254	-	\$103,150	8,987
Fiscal Year To Date	4,207	-	\$191,850	17,661
June 2024	149	-	\$14,900	1,291

DSC Site Plan Approvals

Approval Date	Plan Type	Project Name	Project Location	Council District
6/25/2025	City Facility	Pungo Ferry Park Improvements	2272 Old Pungo Ferry Road	2
6/3/2025	Commercial	Hardee's at Celebration Station	3342 Virginia Beach Blvd	8
6/4/2025	Subdivision Construction Plan	White Oak Manor*	Orchard Blossom Way (2000-2099) Pawpaw Way (2100-2199) Sassafras Way (2100-2199)	2
6/11/2025	E & S and Stormwater	Dominion Energy Crew Building*	1824 Twin Mills Road	5
6/2/2025	Hauling Plan	Ridge End Dredge	2008 Ridge End Road	8
6/23/2025	Hauling Plan	ASC - Innovation Park - Phase III*	2009 Hudome Way	2
6/25/2025	Mixed Use	Parcel 2A-1, Cypress Terrace	1907 Cypress Avenue	6
6/24/2025	Pump Station City	Eastern Shore Drive Phase I, Section I - Pump Station 1B	3140 Cape Henry Drive	8
6/25/2025	Pump Station City	Eastern Shore Drive Phase I, Section I - Pump Station 1D	2208 Great Neck Road	8
6/11/2025	Single Family	Lot Y1, Block 4, G. W. Deal	114 S. Budding Avenue	4
6/12/2025	Single Family	5553 Daniel Smith Road	5553 Daniel Smith Road	4
6/17/2025	Single Family	Parcel 6A, Morris Neck Road	5246 Morris Neck Road	2
6/25/2025	Single Family	Lot 4, Crystal Acres	307 55th Street	6
6/25/2025	Single Family	Lot 236, Hillcrest Farms Phase 1A	2669 Eagles Lake Road	2
6/18/2025	Single Family	Lot 5, South Gum Avenue	142 S. Gum Avenue	4
6/11/2025	Single Family	Lot 6, South Gum Avenue	140 S. Gum Avenue	4
6/26/2025	Single Family	Lot 7, South Gum Avenue	138 S. Gum Avenue	4
6/26/2025	Single Family	Lot 8, South Gum Avenue	136 S. Gum Avenue	4
6/30/2025	Single Family	Lot 11, Fair Meadows	5625 Elam Avenue	4
6/5/2025	Single Family RPA	Lot 33, Sea Breeze Farm, Section 2	1428 Five Hill Trail	8
6/16/2025	Single Family RPA	LWI Revocable Trust Residence	2037 Thomas Bishop Lane	8

Approval				Council
Date	Plan Type	Project Name	Project Location	District
* Projects associated with previous City Council land use approvals. All other projects are by-right development.				

Presubmittal, Comment Review, Inquiry Meeting Log

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
6/2/2025	PJ Scully	n/a	Single-family Development Inquiry	2934 Princess Anne Road	Liquori Ethridge	I
6/5/2025	PJ Scully	J12-021357-PM	Residential subdivision - 3 single-family development	2512 Seaboard Road	Bill Walke (developer) & Kimberly Denton (agent)	PS
6/5/2025	PJ Scully	E03-021333-PM	Residential Subdivision - 6 single-family development	4543 & 4545 James Court	Chris Wood	PS
6/5/2025	PJ Scully	K14-021351-PM	Commercial Development	1801 Princess Anne Road	Jason Loizou, JL Real Estate	PS
6/5/2025	PJ Scully	H11-021339-PM	Acoustical Sheetmetal	Hudome Way, GPIN 14940863980000	Greg Schmitt, Kimley-Horn	PS
6/5/2025	PJ Scully	F10-020942-PM	Celebree Virginia Beach	1808 Salem Road	Nikhil Deshpande, Rinker Design Associates	I
6/5/2025	Ronald Frink	C07-021145-PM	Beaufort Avenue Subdivision	Beaufort Avenue	WPL	PS
6/6/2025	Ronald Frink	E02-018656-LDSMA	Commonwealth Brewery - Phase 2	Pleasure House Road	John Sandow Engineering LLC	CR
6/9/2025	Ronald Frink	B03-020851-SP	HRSD Central Environmental Laboratory	1432 Air Rail Avenue	CDM Smith	I
6/9/2025	PJ Scully	n/a	Commercial Development Inquiry, 7 Brew Restaurant	969 Chimney Hill Rd	Robin Ersfeldt, Watermark Engineering Resources	I
6/9/2025	PJ Scully	E06-017390-PM	Commercial/Industrial Expansion	4849 North Witchduck Road	Jadon Gayle, VB Economic Development	I
6/9/2025	PJ Scully	n/a	Groveland Substation Expansion, Dominion Power	568 N Lynnhaven Road	Michael Chin, Burns & McDonnell	I
6/10/2025	Melissa Kellam	K12-020696-SP	Fisher Arch MOB	Fisher Arch	Courtney King, Timmons Group	CR

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
6/10/2025	Melissa Kellam	K10-008541-ESSW-FC2	CLBPK Pond C	Corporate Landing Parkway	Matt Madder, VHB	CR
6/10/2025	Theresa Holleran	L12-021036-SP	St Johns Church	1968 Sandbridge Rd	Chris Stubbs	CR
6/10/2025	Theresa Holleran	L09-627-SP	KOA Phase A	1240 General Booth Blvd	WPL	I
6/11/2025	Theresa Holleran	L07-020501-ESSW	CVB Laydown Yard	1141 Southern Blvd	Jack Bloom	I
6/12/2025	Theresa Holleran	L03-021395-PM	Duplex at 110 70th Street	110 70th Street	Mike Gaddy	PS
6/12/2025	PJ Scully	E07-021401-PM	Solidcore Pilates	4541 Main Street	Katie Gray, Pulley Studio, Inc.	PS
6/12/2025	PJ Scully	I08-021402-PM	Yorktown Materials	525 Viking Drive	John Zaszewski, Timmons Group	PS
6/12/2025	Ronald Frink	E09-021223-PM	Dutch Brothers Coffee Shop	4664 Princess Anne Road	Kimley Horn	PS
6/13/2025	Theresa Holleran	L04-021109-DP	62nd Street Duplex	62nd Street	WPL	CR
6/16/2025	Melissa Kellam	J10-016296-CP	Project Beach CP	Dam Neck Road	Dave France, Kimley-Horn	CR
6/17/2025	Melissa Kellam	H17-020817-RUD	LP Force Main Connection	Indiance River Road	Scott Acey, MSA, P. C.	CR
6/17/2025	PJ Scully	n/a	Single-family Development/Agricultural Barn	1220 Princess Anne Road	Rebecca Jones	I
6/18/2025	PJ Scully	n/a	Commercial Development, Restaurant Construction	3342 Virginia Beach Blvd	Judith Finkner	I
6/23/2025	Ronald Frink	E07-019460-SP	Tempo Hotel	4550 Virginia Beach Blvd	Kimley Horn	I
6/24/2025	Theresa Holleran	O15-019774-SP	Lower 40 Mixed Use	3713 Sandpiper Rd	VHB	CR
6/26/2025	PJ Scully	n/a	Rezoning/Multi-family Development	722 Newtown Rd	Bingqi Zhao	I

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

Planning Commission July 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 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	SVR	Prosper Home & Developments, LLC	2453 Beaufort Avenue	9	2025-PCCC-00112	AT
<i>Request to subdivide the property into three lots and deviate from the required lot width requirements for Lot B.</i>						
2	STC	Ellmer Properties, LLC	Adjacent to 3909 Virginia Beach Boulevard	4	2025-PCCC-00110	MH
<i>Request to close approx. 36,920 square feet of unimproved public right-of-way.</i>						
3	MDC	Phil M. Bonifant	2244 & 2252 Indian River Road	2	2025-PCCC-00117	MC
<i>Request to modify conditions to construct an approximately 3,080 square foot greenhouse and operate event venue.</i>						
4	CRZ	Lynnhaven Station Condominium Association by Global Cinematic Society, LLC & Harbour Investments, LLC	101 N Lynnhaven Road & 105 N Lynnhaven Road, Unit 105	3	2025-PCCC-00114	MH
<i>Request to conditionally rezone split zoned parcel from O-2 Office District to Conditional B-2 Community Business District to operate an eating & drinking establishment or retail business.</i>						

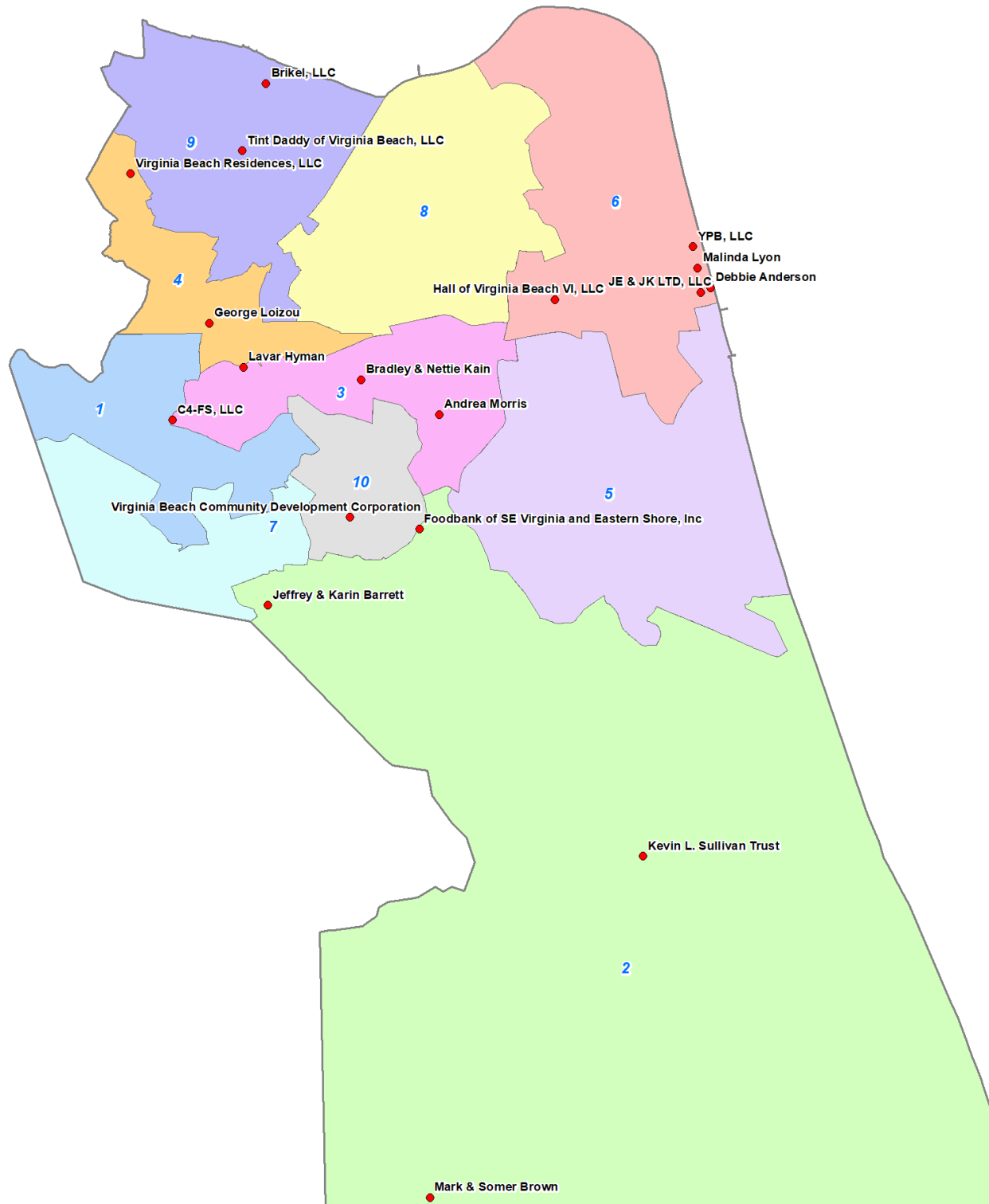
Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
5	CRZ	Franklin Group Companies, LLC	Two parcels west of 2956 Ansol Lane	3	2025-PCCC-00109	MC
<i>Request to rezone the property from O-2 Office District to Conditional A-24 Apartment District to construct a multi-family development with 194 units.</i>						
6	CRZ	Atkinson Holdings, LLC	608, 610, 612, 614, 616, 633, 641 Norfolk Avenue	5	2025-PCCC-00108	MH
<i>Request to rezone these parcels from I-1 Light Industrial to Conditional B-2 Community Business to allow for community serving business development.</i>						
7	CRZ	Atlantic East Builders, LLC	2221 Greenwell Road, Units C & B, 2223 Greenwell Road, 2223 Greenwell Road, Unit B	9	2025-PCCC-00111	MH
<i>Request to rezone these parcels from R-5R Residential Resort District to Conditional A-18 Apartment District to construct a six-unit townhome condominium community.</i>						
8	CUP	Eljin C. Ventura	1209 Ferndale Court	1	2025-PCCC-00101	KB
<i>Request to operate a residential kennel up to 6 dogs.</i>						
9	CUP	Ferda Aydogan	5773 Arrowhead Drive, Suite 107	1	2025-PCCC-00099	AB
<i>Request to operate an automotive repair garage.</i>						
10	CUP	The Church in Virginia Beach	5263 Greenwich Road	1	2025-PCCC-00107	MC
<i>Request to construct an approximately 10,000 square feet, 2.5 story church building, including a sanctuary with a maximum capacity of 200 seats.</i>						
11	CUP	Jay Erny	1524 Gum Bridge Road	2	2025-PCCC-00097	MC
<i>Request to subdivide a 47-acre parcel into two parcels, one 10-acre parcel and one 37-acre parcel.</i>						

Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
12 & 13	CUP & MDC	West Neck Community Association, Inc.	Parcel east of 3072 Signature Circle	2	2025-PCCC-00115 & 2025-PCCC-00116	AB
<i>Request to modify proffers to construct pickleball courts.</i>						
14	CUP	Margaret Shaia & ASC Real Estate LLC	2008 Hudome Way	2	2025-PCCC-00106	AB
<i>Request to operate a Bulk Storage Yard.</i>						
15 & 16	CUP & CUP	George Loizou	245 Pennsylvania Avenue	4	2025-PCCC-00102 & 2025-PCCC-00103	AB
<i>Request to operate an automobile repair garage & a motor vehicles sales and rentals business.</i>						
18	CUP	Belinda Gail Hill	709 De Laura Lane	9	2025-PCCC-00100	ME
<i>Request to operate a home-based wildlife rehabilitation center.</i>						
19	CUP	Juxhin Eugene Sela	516 22nd Street, Unit 300	6	2025-PCCC-00097	AB
<i>Request to operate a 4-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
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

July 9, 2025 Planning Commission Agenda



Planning Commission Agenda

1. COMMENTS BY CHAIR OF COMMISSION

2. BRIEFING

- A. Legislative Updates – Diamond Royster, Assistant City Attorney
- B. 2024-2025 Planning Commission Annual Report Briefing - Marchelle L. Coleman, Planning Evaluation Coordinator

3. AGENDA REVIEW

4. PLANNING COMMISSION LIASION REPORTS

12:00 Noon: Public Hearing

APPROVAL OF MINUTES:

- APRIL 9, 2025 FORMAL HEARING - REVISION
- MAY 14, 2025 FORMAL HEARING
- MAY 21, 2025 COMPREHENSIVE PLAN WORKSHOP
- JUNE 11, 2025 INFORMAL HEARING
- JUNE 11, 2025 FORMAL HEARING
- JULY 3, 2025 SITE VISIT

1. CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND SECTION 104 OF THE CITY ZONING ORDINANCE PERTAINING TO SHORT TERM RENTAL VIOLATIONS
2. CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND SECTION 241.2 OF THE CITY ZONING ORDINANCE PERTAINING TO SHORT TERM RENTALS
3. CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND SECTION 104 OF THE CITY ZONING ORDINANCE PERTAINING TO CIVIL PENALTIES
4. CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND SECTION 106 OF THE CITY ZONING ORDINANCE PERTAINING TO APPEAL PERIOD FOR NOTICE OF VIOLATION
5. CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND THE CITY CODE, APPENDIX C, SITE PLAN ORDINANCE, TO UPDATE REFERENCES TO THE STATE CODE AND THE EROSION AND STORMWATER MANAGEMENT ORDINANCE

6. CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND THE CITY CODE, APPENDIX B, SUBDIVISION REGULATIONS, TO UPDATE REFERENCES TO THE STATE CODE AND THE EROSION AND STORMWATER MANAGEMENT ORDINANCE

7. Kevin L. Sullivan Trust

Property Owner: Kevin L. Sullivan Trust
Subdivision Variance (Section 4.4(b) of Subdivision Regulations)

Address: 3840 Dawley Road

GPIN: 2411484675

City Council: District 2 (Henley)

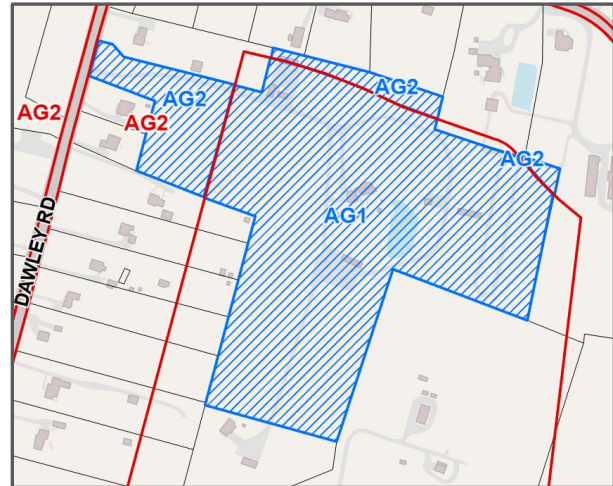
Accela Record: 2025-PCCC-00062

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Aubrey Trebilcock



Request to deviate from the required lot width & street line frontage requirements to subdivide the property into two single-family lots.

8. Andrea Morris

Property Owner: Lynnhaven Mall LLC
Modification of Conditions (Outdoor Recreational Facility)

Address: 701 Lynnhaven Parkway

GPIN: 1496350434

City Council: District 3 (Berlucchi)

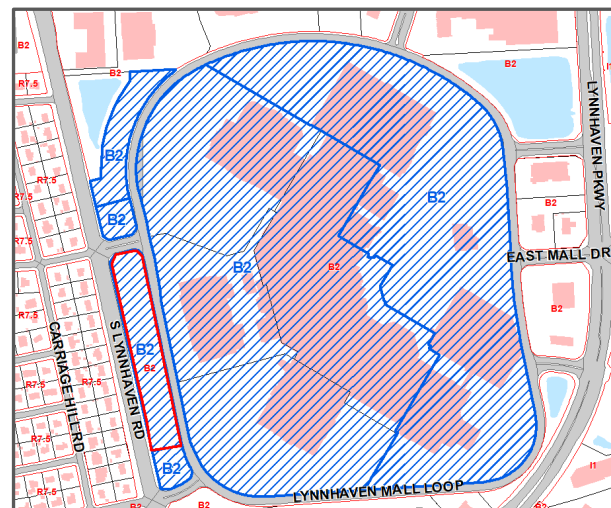
Accela Record: 2025-PCCC-00068

AICUZ: >75 dB DNL

SGA: No

Overlay: No

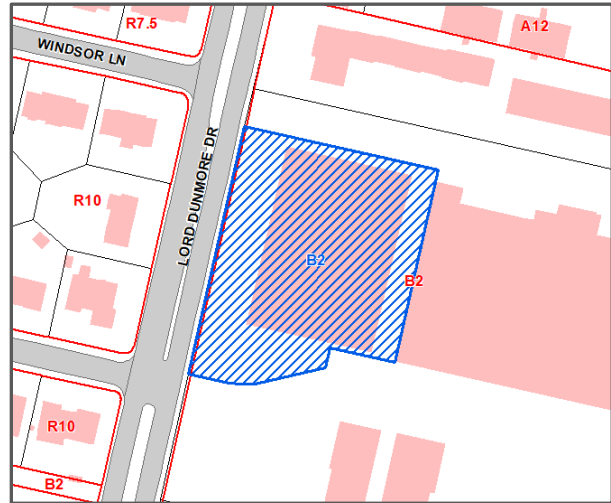
Staff Planner: Kristin Bauer



Request to modify conditions to extend operating time.

9. C4-FS, LLC (DEFERRAL REQUESTED)

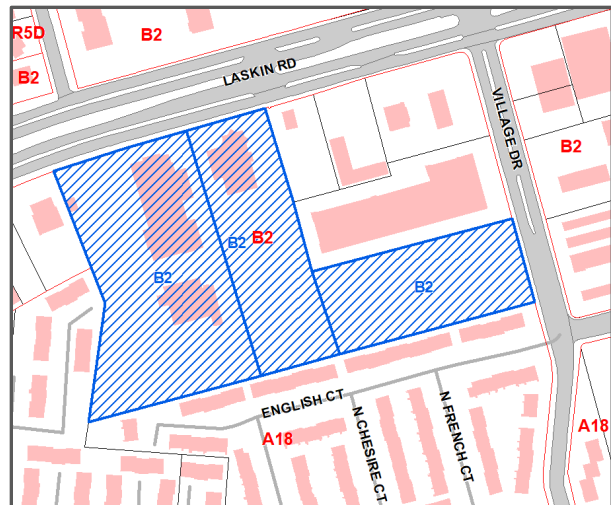
Property Owner: C4-FS, LLC
Modification of Conditions (Mini-Warehouse)
Address: 772 Lord Dunmore Drive
GPIN: 1466449952
City Council: District 3 (Berlucchi)
Accela Record: 2025-PCCC-00080
AICUZ: <65 dB DNL
SGA: No
Overlay: No
Staff Planner: Marchelle Coleman



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

10. Hall of Virginia Beach VI, LLC

Property Owner:
 Auto Properties Virginia Beach VI, LLC
Modification of Conditions (Motor Vehicle Sales & Service)
Address: 1875 & 1877 Laskin Road and the parcel directly south of 621 Village Drive
GPIN: 240757460, 2407572632, and 2407578547
City Council: District 6 (Remick)
Accela Record: 2025-PCCC-00074
AICUZ: >75 dB DNL - APZ-1
SGA: Hill Top
Overlay: No
Staff Planner: Michael Hayes



Request to modify conditions to expand the dealership onto an adjacent undeveloped lot.

11. Virginia Beach Residences, LLC

Property Owner: Baker Road Properties LLC

Modification of Proffers

Address: 1276 Baker Road & vacant parcel north of 1276 Baker Road

GPINs: 1469005850, 1469014520

City Council: District 4 (Ross-Hammond)

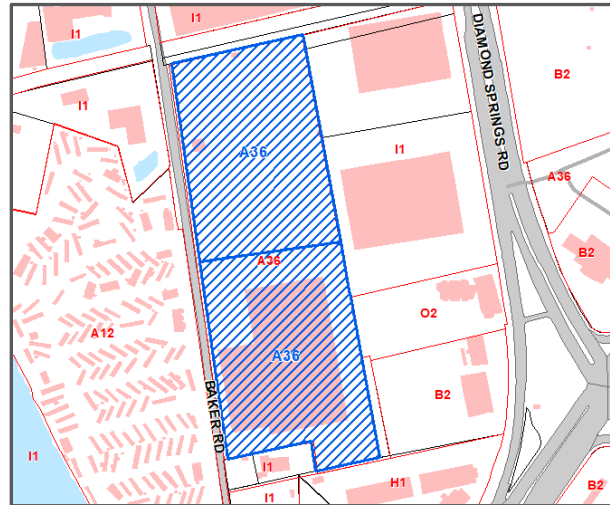
Accela Record: 2025-PCCC-00079

AICUZ: <65 dB DNL

SGA: Burton Station

Overlay: No

Staff Planner: Marchelle Coleman



Request to modify proffers to revise site layout and building design for a multi-family development for up to 375 units.

12. Foodbank of Southeastern Virginia and Eastern Shore, Inc.

Property Owners: Foodbank of Southeastern Virginia and the Eastern Shore, Inc.

Conditional Rezoning (AG-1 & AG-2 Agricultural Districts to Conditional I-1 Light Industrial)

Addresses: 3325 Dam Neck Road, parcel directly southwest of 3325 Dam Neck Road, & 3357 Dam Neck Road

GPINs: 1495127948, 1495123916, & 1495122749

City Council: District 2 (Henley)

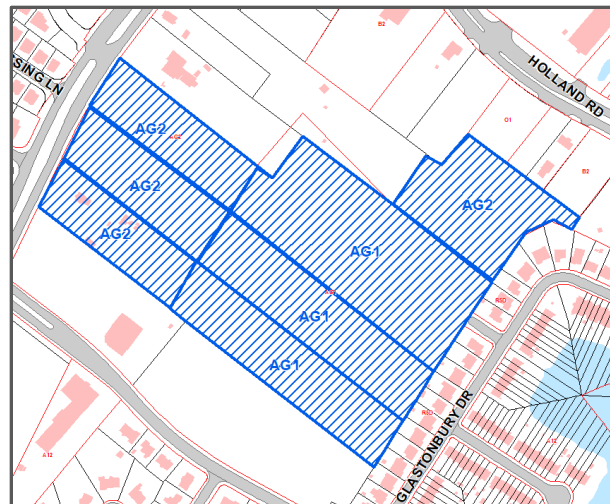
Accela Record: 2025-PCCC-00026

AICUZ: 70-75 dB DNL, >75 - APZ-2

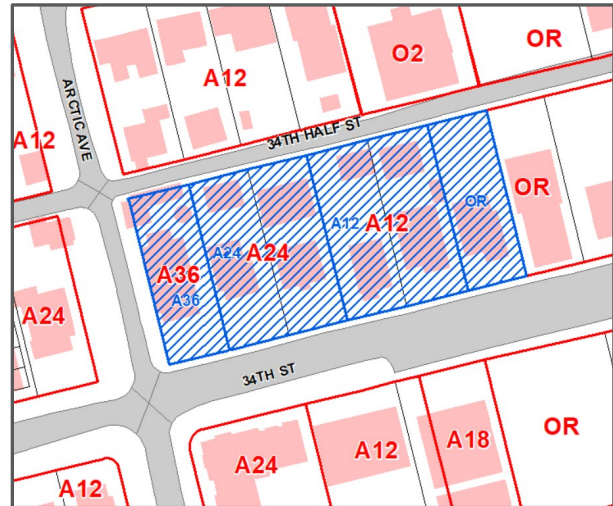
SGA: No

Overlay: No

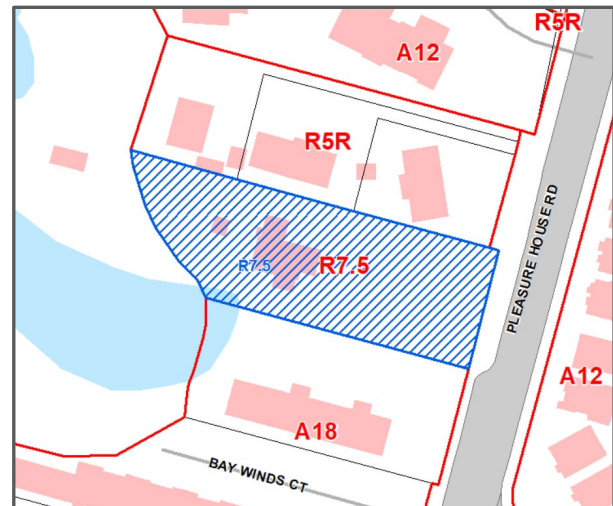
Staff Planner: Michael Hayes



Request to rezone the property to Conditional I-1 to construct & operate a warehouse for a foodbank.

13. YPB, LLC**Property Owner:** YPB, LLC**Conditional Rezoning** (OR, A-12, A-24, A-36 to Conditional A-24 Apartment District)**Address:** 309, 311, 313, 315, 317, & 319 34th Street**GPINs:** 2418937197, 2418937139, 2418936196, 2418936137, 2418935193, & 2418935135**City Council:** District 6 (Remick)**Accela Record:** 2025-PCCC-00031**AICUZ:** 70-75 dB DNL**SGA:** Resort Area**Overlay:** Short Term Rental**Staff Planner:** Marchelle Coleman

Request to rezone parcels to Conditional A-24 to develop a multi-family community.

14. Brikel, LLC (DEFERRAL REQUESTED)**Property Owners:** Edwards Alton Neal 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.

15. Virginia Beach Community Development Corporation

Property Owner: City of Virginia Beach
Conditional Rezoning (B-2 Community Business District to Conditional B-4 Mixed Use District)

Address: Parcel northwest of 3792 Princess Anne Road

GPIN: 1485346667

City Council: District 10 (Rouse)

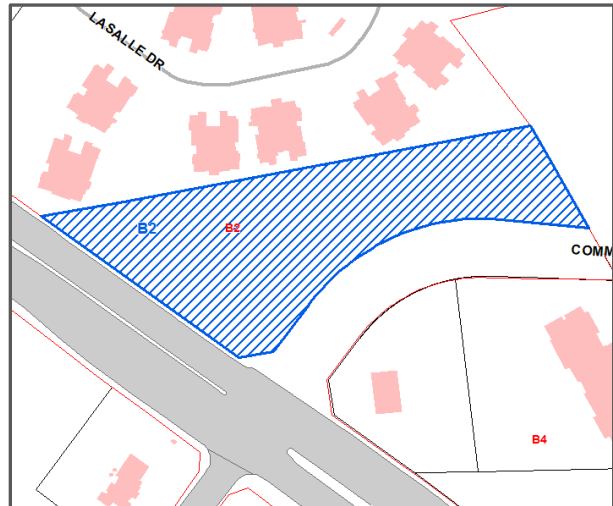
Accela Record: 2025-PCCC-00058

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Michael Hayes



Request to rezone 3.18-acre parcel to Conditional B-4 for the development of up to 60 multifamily units and office space.

16. Mark & Somer Brown

Property Owner:

Wild Acres Farms VB LLC

Conditional Use Permit (Outdoor Recreation Facility)

Address: 5917 Blackwater Road

GPIN: 1398123991

City Council: District 2 (Henley)

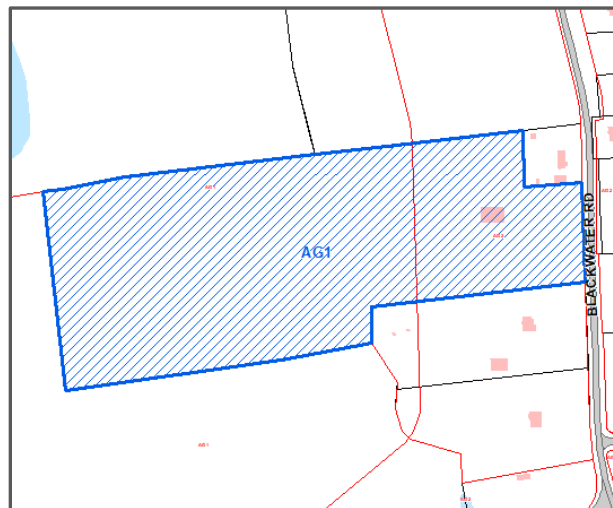
Accela Record: 2025-PCCC-00064

AICUZ: <65 dB DNL

SGA: No

Overlay: No

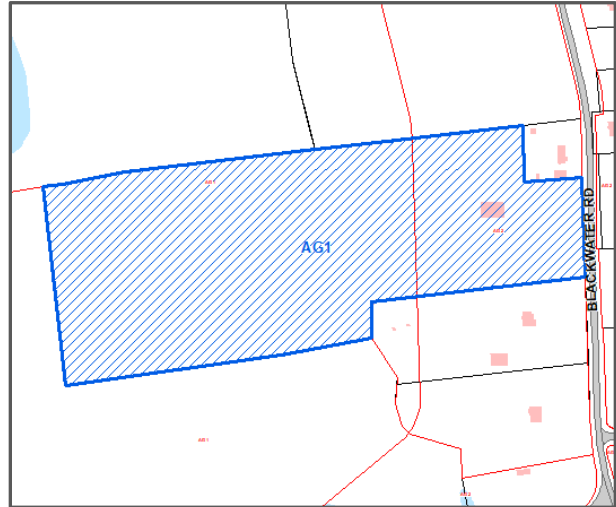
Staff Planner: Madison Eichholz



Request to operate a youth dirt bike training facility.

17. Mark & Somer Brown**Property Owner:**

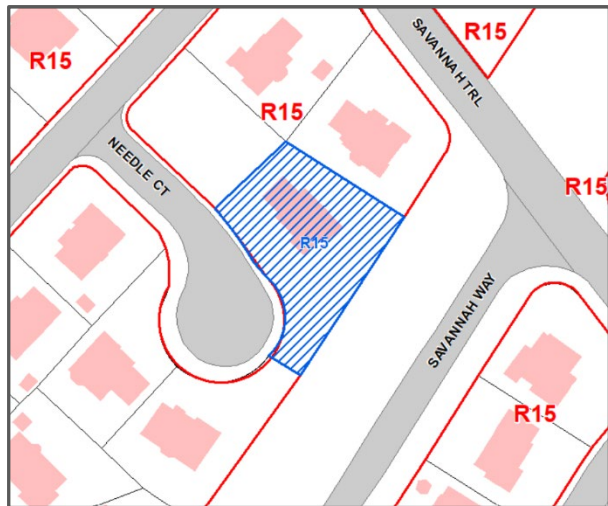
Wild Acres Farms VB LLC

Modification of Conditions**Address:** 5917 Blackwater Road**GPIN:** 1398123991**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.

18. Jeffrey & Karin Barrett**Property Owners:** Jeffrey George &

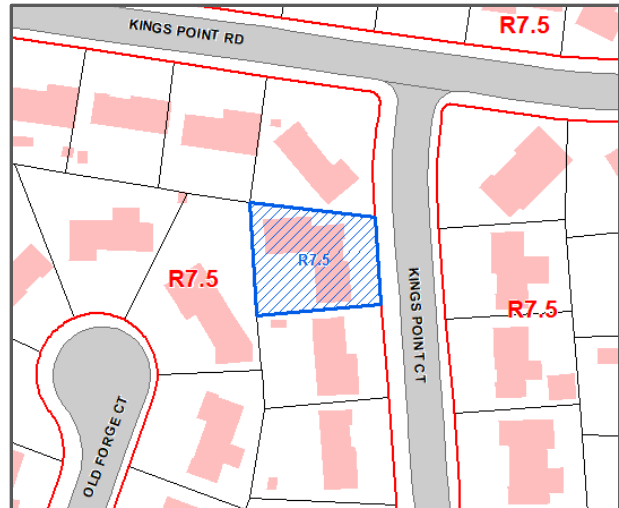
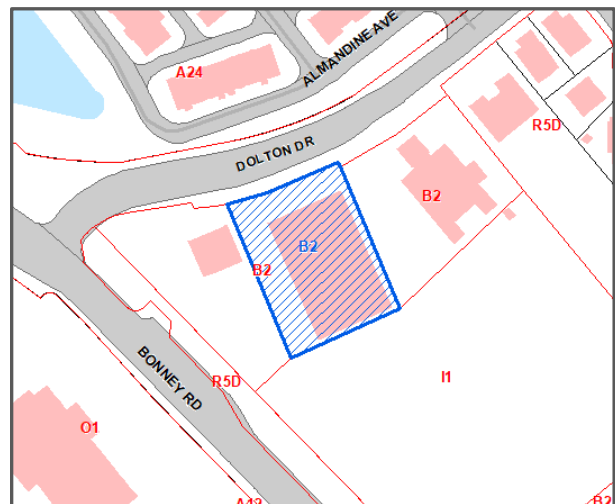
Karin Augustine Barrett Joint Living

Conditional Use Permit (Residential
Kennel)**Address:** 2408 Needle Court**GPIN:** 1474550319**City Council:** District 2 (Henley)**Accela Record:** 2025-PCCC-00046**AICUZ:** <65 dB DNL**SGA:** No**Overlay:** No**Staff Planner:** Alexis Bailey

Request to operate a residential kennel with up to 6 dogs.

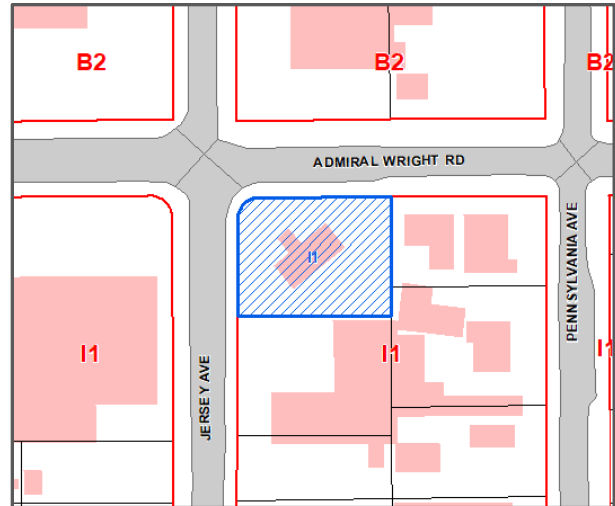
19. Bradley & Nettie Kain**Property Owner:**

Bradley & Nettie Kain

Conditional Use Permit (Residential Kennel)**Address:** 405 Kings Point Court**GPIN:** 1486498144**City Council:** District 3 (Berlucchi)**Accela Record:** 2025-PCCC-00069**AICUZ:** <65 dB DNL**SGA:** No**Overlay:** No**Staff Planner:** Alexis Bailey*Request to operate a residential kennel for up to 13 dogs.***20. Lavar Hyman****Property Owner:** Annarino Enterprises LLC**Conditional Use Permit** (Car Wash Facility)**Address:** 4859 Dolton Drive, Unit A**GPIN:** 14772044383530**City Council:** District 3 (Berlucchi)**Accela Record:** 2025-PCCC-00072**AICUZ:** <65 dB DNL**SGA:** Pembroke**Overlay:** No**Staff Planner:** Alexis Bailey*Request to operate a car wash facility.*

21. George Loizou

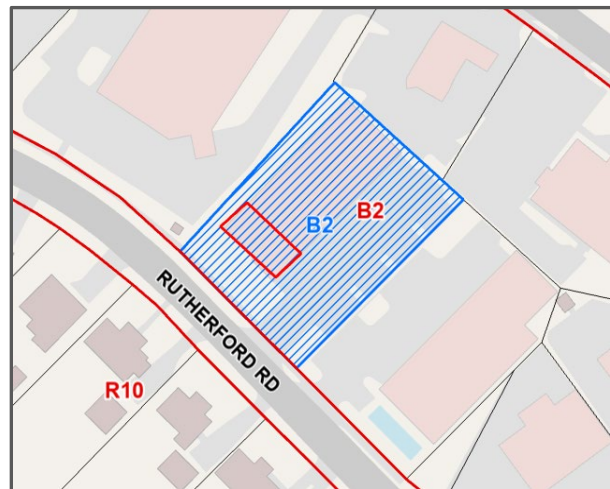
Property Owner: 232 Jersey, LLC
Conditional Use Permit (Bulk Storage Yard)
Address: 5033 Admiral Wright Road
GPIN: 1467858101
City Council: District 4 (Ross-Hammond)
Accela Record: 2025-PCCC-00071
AICUZ: <65 dB DNL
SGA: Pembroke
Overlay: No
Staff Planner: Alexis Bailey



Request to operate a bulk storage yard.

22. Tint Daddy of Virginia Beach, LLC

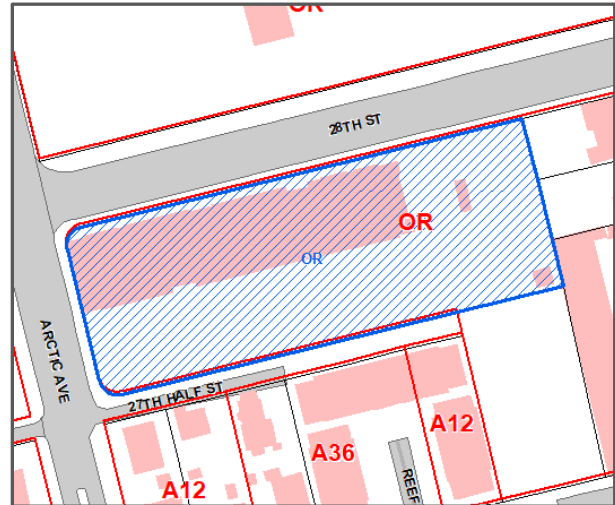
Property Owner: Clemson JBS, LLC
Conditional Use Permit (Automobile Repair Garage)
Address: 4912 Rutherford Road
GPIN: 1479233301
City Council: District 9 (Schulman)
Accela Record: 2025-PCCC-00078
AICUZ: <65 dB DNL
SGA: No
Overlay: No
Staff Planner: Madison Eichholz



Request to remove and install window tinting on vehicles.

23. Malinda Lyon

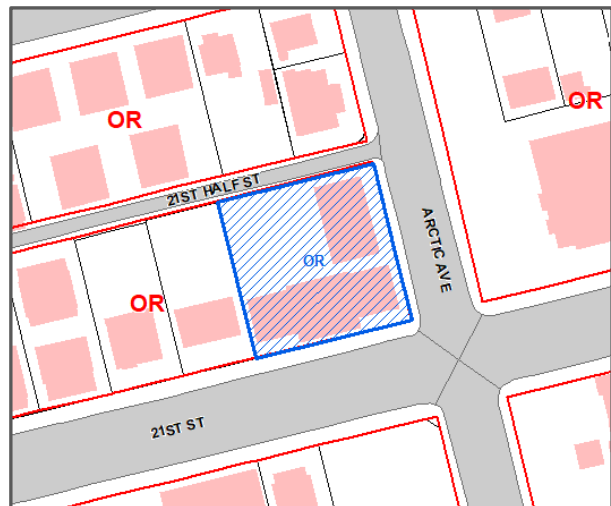
Property Owner: Malinda Lyon
Conditional Use Permit (Short Term Rental)
Address: 304 28th Street, Unit 210
GPIN: 24280028662010
City Council: District 6 (Remick)
Accela Record: 2025-PCCC-00061
AICUZ: 65-70 dB DNL - Sub-Area 1
SGA: Resort Area
Overlay: Short Term Rental
Staff Planner: Alexis Bailey



Request to operate a 2-bedroom short term rental.

24. JE & JK LTD, LLC

Property Owner: JE & JK LTD LLC
Conditional Use Permit (Short Term Rental)
Address: 401 21st Street, Unit 3
GPIN: 24270854826390
City Council: District 6 (Remick)
Accela Record: 2025-PCCC-00072
AICUZ: 65-70 dB DNL - Sub-Area 1
SGA: Resort Area
Overlay: Short Term Rental
Staff Planner: Alexis Bailey



Request to operate a 1-bedroom short term rental.

25. Debbie Anderson

Property Owner: Shaun & Debbie Anderson

Conditional Use Permit (Short Term Rental)

Address: 2113 Atlantic Avenue, Unit 6-B

GPIN: 24271868788350

City Council: District 6 (Remick)

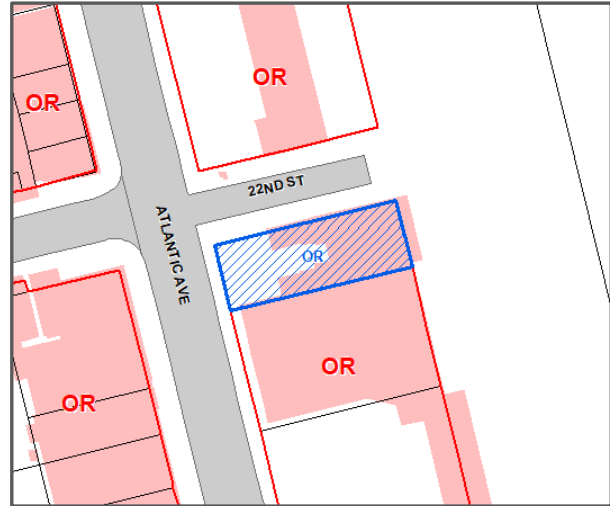
Accela Record: 2025-PCCC-00067

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.