




City Council Staff Report

Subject: December 2025 Monthly Land Use Report
Author: Patrick A. Duhaney, City Manager 
Department: Planning & Community Development
Date: January 2, 2026
Type of Item: Informational

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 December 10, 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, inquiries through the Development Liaison inquiry portal and district locations. 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 or Director of Planning and Community Development, Kathy Warren, at kmwarren@vbgov.com or (757) 385-5802.

Attachment (1)

- December 2025 Monthly Land Use Report

DECEMBER 2025

**MONTHLY
LAND USE
REPORT**



Planning &
Community
Development

DECEMBER 2025

MONTHLY LAND USE REPORT

Section 1 – Permits & Inspections Report

(Reporting Period November 2025)

Section 2 – Development Services Center Report

(Reporting Period November 2025)

Section 3 – Planning Commission Report

(Reporting Period December 2025)

Permits & Inspections Totals

Reporting Period	Permit Count	Value	Fees	Inspections
November 2025	2,504	\$38,604,963	\$358,882	5,409
October 2025	3,379	\$45,443,283	\$415,211	7,163
Calendar Year To Date	28,805	\$432,363,433	\$4,948,718	70,259
Fiscal Year To Date	15,373	\$204,386,337	\$2,287,999	33,029
November 2024	2,223	\$29,317,362	\$491,772	5,779

Number of Active Development Sites: 547

Building Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
November 2025	461	\$18,945,561	\$146,203	736
October 2025	669	\$18,907,456	\$110,794	1,417
Calendar Year To Date	6,306	\$179,668,391	\$1,761,135	14,561
Fiscal Year To Date	2,961	\$84,727,526	\$735,972	6,530
November 2024	500	\$8,483,118	\$140,621	1,206

Trade Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
November 2025	1,250	\$19,659,401	\$140,174	3,100
October 2025	1,660	\$26,535,828	\$222,993	3,770
Calendar Year To Date	16,077	\$252,695,042	\$2,075,788	36,096
Fiscal Year To Date	7,685	\$119,658,810	\$952,117	17,446
November 2024	1,086	\$20,834,244	\$287,426	2,990

Civil Inspections Totals

(Right of Way, Hauling, Utilities)

Reporting Period	Permit Count	Value	Fees	Inspections
November 2025	466	-	\$59,380	239
October 2025	554	-	\$57,575	300
Calendar Year To Date	1,962	-	\$900,970	2,830
Fiscal Year To Date	2,614	-	\$496,660	1,268
November 2024	519	-	\$55,075	228

Administrative Tracking/Complaint Totals/Plan Review

(Includes E&S, Stormwater & CBPA Inspections)

Reporting Period	Permit Count	Value	Fees	Inspections
November 2025	327	-	\$13,125	1,334
October 2025	496	-	\$23,850	1,676
Calendar Year To Date	4,460	-	\$210,825	16,772
Fiscal Year To Date	2,113	-	\$103,250	7,785
November 2024	118	-	\$8,650	1,355

DSC Site Plan Approvals

Approval Date	Plan Type	Project Name	Project Location	Council District
11/4/2025	Commercial	Fisher Arch Medical Office Building	1965 Fisher Arch	2
11/17/2025	Commercial	Springhill Suites PA - TCC Hotel Phase 2*	3756 Princess Anne Road	10
11/26/2025	Commercial	Seaside Warehouse Building	1378 Virginia Beach Blvd	6
11/5/2025	Duplex	88th Street Duplex	110 A & 110 B 88th Street	6
11/25/2025	Duplex	25th Street Duplex	527 A & 527 B 25th Street	6
11/25/2025	Duplex	South Budding Duplex	108A & 108B S. Budding Avenue	4
11/14/2025	E & S and Stormwater	Acoustical Sheetmetal Phase 4B	2008 Hudome Way	2
11/21/2025	Multi Family	Livano Virginia Beach Apartments*	Tidewater Circle and Anchor Lane	4
11/14/2025	Other	6th Street Restroom	100 6th Street	5
11/4/2025	Right of Way Utility Drainage	Lot A - Heart and Vascular Center, Fire Sprinkler System	389 Edwin Drive	3
11/25/2025	Right of Way Utility Drainage	The Shack Parking Lot Expansion	712 Atlantic Avenue	5
11/26/2025	Right of Way Utility Drainage	Kemps River Crossing Waterline for Planet Fitness	1205 Fordham Drive	1
11/5/2025	Single Family	Lot 8AA, Parcel A, Block 1, Ubermeer	112 52nd Street	6
11/6/2025	Single Family	Lot 13, Lake Smith Terrace	1320 Five Forks Road	9
11/13/2025	Single Family	'Vaughan' Parcel, Rainey's Gut - North Linkhorn Park Extended	1518 E. Bay Shore Drive	6
11/25/2025	Single Family	Lot 2, Block 1, Sandbridge Beach	2472 Sandfiddler Road	2
11/10/2025	Single Family Demo	Lot 95, Sandbridge Beach, North Area	2228 Sandpiper Road	2
11/4/2025	Single Family Demo	208 61st Street	208 61st Street	6
11/12/2025	Single Family Demo	Lot 7A, Block 1, New Virginia Beach	216 63rd Street	6
11/17/2025	Single Family Demo	Lot 201, The Hollies	402 49th Street	6

Approval Date	Plan Type	Project Name	Project Location	Council District
11/5/2025	Single Family RPA	Lot 11, Plat of Trant Berkshire Subdivision, Section 6	2608 Ridley Place	8
11/19/2025	Two Single Families on One	23rd Street Multi-Family	611 23rd Street and 611 23rd 1/2 Street	6
<p>* Projects associated with previous City Council land use approvals. All other projects are by-right development.</p>				

Presubmittal, Comment Review, Inquiry Meeting Log

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
11/3/2025	PJ Scully	n/a	Industrial Zoning/Bulk Storage	207 Parker Lane, District 3	Marshall Tree Service	I
11/3/2025	PJ Scully	n/a	Lauren Lane Single Family	2888 & 2892 Indian River Road, District 2	Bill DeSteph	I
11/4/2025	Madison Eichholz	n/a	Flex Suite/Office Development	2128 Laskin Road, District 6	Kristopher Knepper, Catamaran	I
11/6/2025	Madison Eichholz	I07-022098-PM	Progress Lane, Trident Parcel	464 Progress Lane, District 3	Grace Henderson , Kimley-Horn	PS
11/6/2025	PJ Scully	H09-022090-PM	Independent Hands Recreation Center	1045 Lynnhaven Parkway, District 3	Rodney Flores, Pinnacle Group Engineering	PS
11/6/2025	Melissa Kellam	K08-021632-SP	Oceana Storage	Oceana Boulevard, District 6	Brad Martin, P. E., WPL	CR
11/7/2025	Madison Eichholz	n/a	Residential Subdivision	2808 W. Gibbs Road, District 2	Trish Crawford, Dwellings Development Company	I
11/10/2025	Theresa Holleran	M06-018391-DP	25th Street Duplex	527 25th Street, District 6	Brad Martin, WPL	CR
11/13/2025	Theresa Holleran	E07-021033-SP	Thalia Substation Security Upgrade	108 Garrett Drive, District 4	Alee Silva, Burns&McDonn	CR
11/13/2025	PJ Scully	n/a	Flex Suite/Self Storage Development	917 Prosperity Road, District 5	Steve Crabb	I
11/13/2025	PJ Scully	F03-022119-PM	Shore Drive Condos	3853 Shore Drive, District 9	John Zaszewski, Timmons Group	PS
11/13/2025	Tony Tolentino	G11-020523-ESSW	Sportsplex Turf Conversion	2068 Landstown Centre Way, District 2	Colby Schneider, VHB	CR
11/18/2025	Madison Eichholz	n/a	Potential Auto Dealership	5404 Virginia Beach Boulevard, District 4	Kyle Korte, Wolcott, Rivers, Gates	I

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
11/20/2025	Tony Tolentino	G03-021555-CP	Ocean Park, Marlin Bay Development	Marlin Bay Drive, District 9	Chris Aebel, Timmons Group	CR
11/20/2025	Tony Tolentino	E07-021944-SP	Pembroke Apartments	Virginia Beach Blvd, District 9	Jeremy Yee, Kimley Horn	CR
11/20/2025	PJ Scully	B11-022191-PM	Vencam Auto Repair	1977 Centerville Turnpike, District 7	Vernon Ventura, Jr	PS
11/20/2025	PJ Scully	G09-022187-PM	VVRB Storage	3386 Holland Road, District 10	Cavelle Mollineaux, ONYX Realty Professionals	PS
11/20/2025	PJ Scully	n/a	North Landing Marina	3984 North Landing Road, District 2	Joshua Waldron, REIF	PS
11/21/2025	Seth Edwards	n/a	Muddy Creek Road	Muddy Creek Road, District 2	Mike Gaddy, Gaddy Engineering/ Greg Surber	I

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

Planning Commission December 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	Patsy Pallette	845 Kennedy Avenue	5	2025-PCCC-00191	AT
<i>Request to subdivide the property to create two parcels, deviating from the required corner lot requirement by five feet.</i>						
2	STC	Julia Ellen Keller, Trustee of the Julia Ellen Keller Revocable Living Trust	Unimproved alley way adjacent to 622 Surfside Avenue	5	2025-PCCC-00186	AT
<i>Request to close 750 sq.ft. portion of an unimproved alleyway.</i>						
3	MDP	VA OPC Land LLC	Parcel directly west of 5866 Northampton Boulevard	4	2025-PCCC-00195	MC
<i>Request to modify proffers associated with previous approval to construct a Veterans Administration Outpatient clinic and retail shops.</i>						
4	MDP	Northampton Development, LLC	Parcel directly west of 5866 Northampton Boulevard	4	2025-PCCC-00196	MC
<i>Request to modify proffers associated with previous approval to construct a Veterans Administration Outpatient clinic and retail shops.</i>						
5	MDC	Cavalier Golf & Yacht Club	1052 Cardinal Road	6	2025-PCCC-00189	AB
<i>Request to modify conditions to a previously approved Conditional Use Permit to accommodate upgrades and expansions on the property to include four covered and two uncovered pickleball courts.</i>						

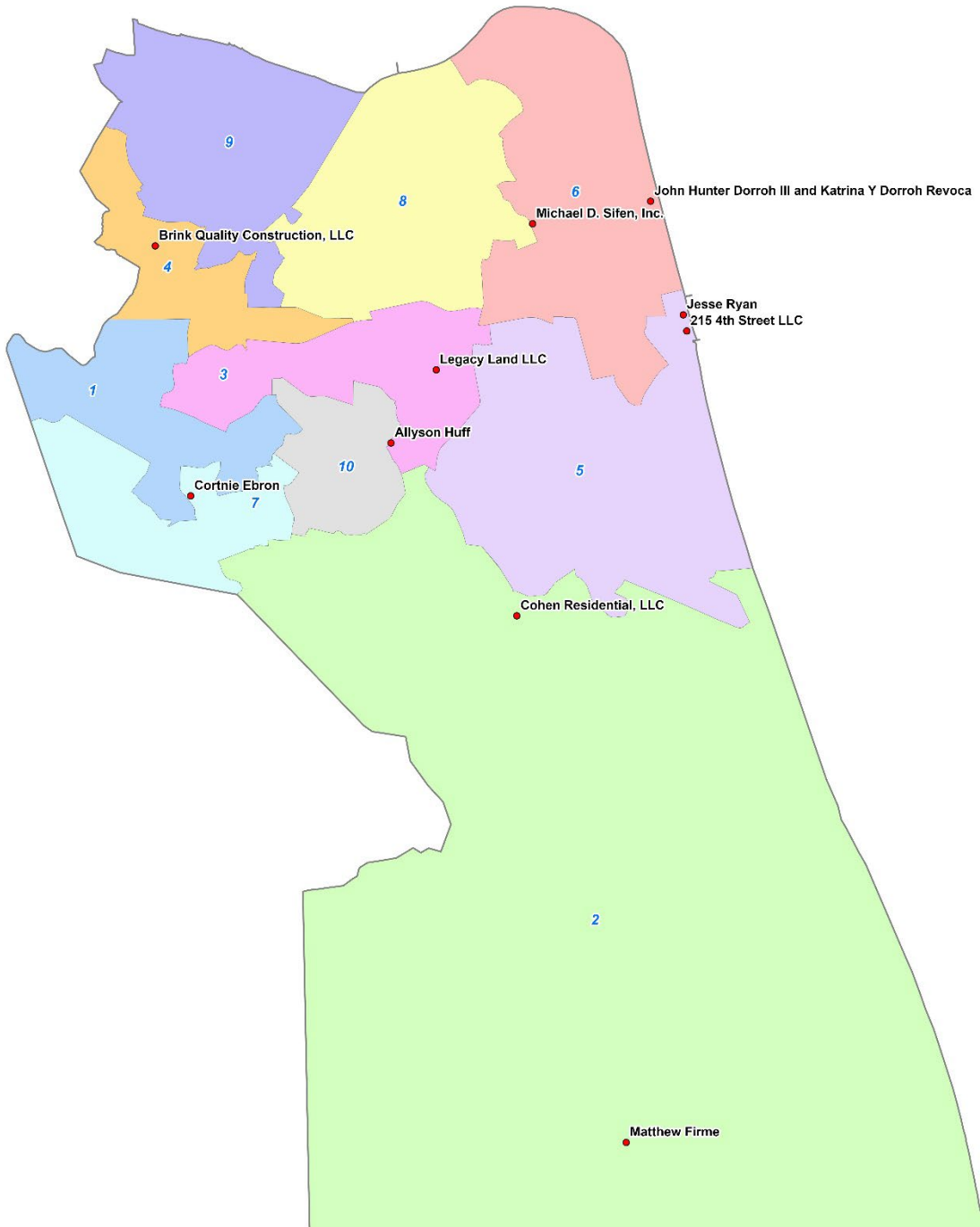
Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
6	CRZ	WEDG Acquisitions, LLC	996 Lynnhaven Parkway	3	2025-PCCC-00187	MC
<i>Request to rezone the property from R-7.5 Residential District to Conditional B-2 Community Business District to develop an eating and drinking establishment.</i>						
7	CUP	Larry Jay Giddens Jr.	1101 Trestman Avenue	1	2025-PCCC-00188	KB
<i>Request to operate music lessons within an existing single-family dwelling.</i>						
8	CUP	MTSF, Inc.	207 Parker Lane	3	2025-PCCC-00193	AB
<i>Request to operate a bulk storage yard for the storage of tree servicing equipment and the storage and processing of timber materials.</i>						
9	CUP	Kevin Dickhut	5512 Virginia Beach Boulevard	4	2025-PCCC-00190	KB
<i>Request to operate a fitness facility.</i>						
10	CUP	Cosmic Cure	3615 Virginia Beach Boulevard, Suite 102	8	2025-PCCC-00192	KB
<i>Request to operate a tattoo parlor within a suite of an existing shopping center.</i>						
11	CUP	Matt Nelson	2272 W Great Neck Road	8	2025-PCCC-00197	KB
<i>Request to operate a tattoo parlor within a suite of an existing shopping center</i>						
12	CUP	Vinh Le	4239 Holland Road, Suite 712	10	2025-PCCC-00185	AB
<i>Request to operate a tattoo parlor within a suite of an existing shopping center.</i>						

Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
13	ALT	21st Street Properties, LLC	Southwest corner of Pacific Avenue & 22nd street; 307 21st Street, 15-foot by 200-foot strip north of 307 21st Street, 2106 & 2108 Pacific Avenue, 302, 304, 306, & 308 22nd Street	6	2025-PCCC-00194	KM
<i>Request for alternative compliance to develop a nine-story mixed use building with a restaurant, retail spaces, 252 space parking garage, office, 131 residential units, and six 2-story townhomes</i>						
14	CUP	Aaron Hall	516 22nd Street, 200	6	2025-PCCC-00183	AB
<i>Request to operate a 4-bedroom short term rental.</i>						
15	CUP	Rayapu Reddy Tumma	413 21st Street	6	2025-PCCC-00198	AB
<i>Request to operate a 3-bedroom short term rental.</i>						

KEY/Planners	Name
AB	Alexis Bailey
AT	Aubrey Trebilcock
BH	Brandon Hackney
CB	Carrie Bookholt
HM	Hank Morrison
HS	Hannah Sabo
KA	Kaitlen Alcock
KB	Kristin Bauer
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
CRZ	Conditional Rezoning
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

December 10, 2025 Planning Commission Agenda



Planning Commission Agenda

1. **COMMENTS BY CHAIR OF COMMISSION**
2. **AGENDA REVIEW**
3. **BRIEFINGS**
 - A. Historic & Cultural Districts presented by Mark Reed, Historic Preservation Planner
 - B. Master Transportation Plan Briefing
4. **PLANNING COMMISSION LIAISON REPORTS**

12:00 Noon: Public Hearing

APPROVAL OF MINUTES:

- SEPTMBER 24, 2025 PC RETREAT MINUTES
- NOVEMBER 12, 2025 INFORMAL
- NOVEMBER 12, 2025 FORMAL
- DECEMBER 4, 2025 SITE VISIT

ELECTION OF PLANNING COMMISSION OFFICERS FOR 2026

1. **CITY OF VIRGINIA BEACH - A RESOLUTION TO SCHEDULE MONTHLY MEETINGS OF THE PLANNING COMMISSION OF THE CITY OF VIRGINIA BEACH FOR JANUARY 2026 TO DECEMBER 2026**
2. **CITY OF VIRGINIA BEACH - AN ORDINANCE TO REMOVE GPIN 24140508440000 AND A PORTION OF GPIN 24140549120000 FROM THE NIMMO CHURCH HISTORIC AND CULTURAL DISTRICT AND TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF VIRGINIA BEACH TO ELIMINATE THE NIMMO CHURCH HISTORIC AND CULTURAL DISTRICT**
3. **CITY OF VIRGINIA BEACH – AN ORDINANCE TO ADD SECTION 208.1 TO THE CITY ZONING ORDINANCE PERTAINING TO THE REGULATION OF ROLL OFF CONTAINERS (INDEFINITE DEFERRAL REQUESTED)**

4. John Hunter Dorroh III and Katrina Y Dorroh Revocable Trust (30 DAY DEFERRAL REQUESTED)

Property Owner: John Hunter Dorroh III and Katrina Y Dorroh Revocable Trust

Modification of Conditions

Address: 304 45th Street

GPIN: 2418868908

City Council: District 6 (Remick)

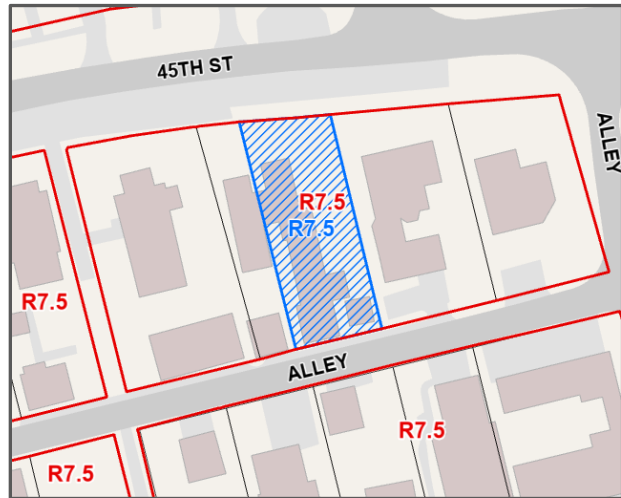
Accla Record: 2025-PCCC-00145

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

SGA: No

Overlay: No

Staff Planner: Alexis Bailey



Request to modify conditions of previously approved Change in Nonconformity related to required exterior building materials.

5. Cohen Residential, LLC

Property Owner: Barbara A Cason et al.

Conditional Rezoning (AG-1 & AG-2 Agricultural to Conditional R-10 Residential District)

Address: 2597 Leroy Road

GPIN: 2404410451

City Council: District 2 (Henley)

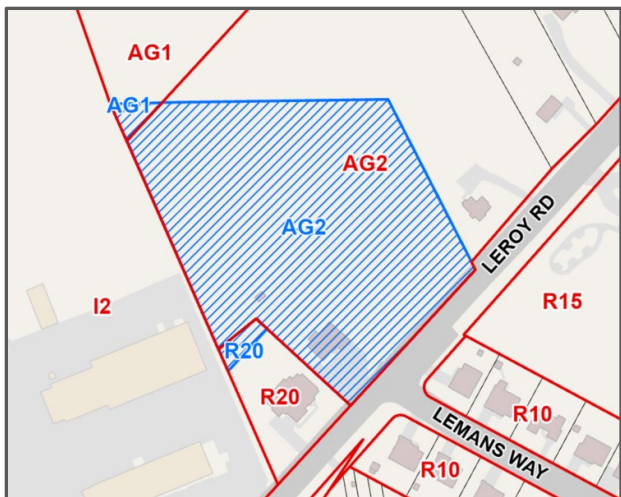
Accla Record: 2025-PCCC-00142

AICUZ: <65 dB DNL

SGA: No

Overlay: Transition Area

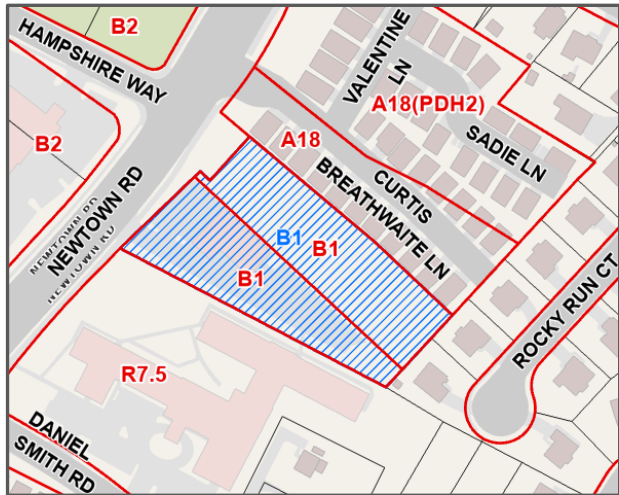
Staff Planner: Michael Hayes



Request to rezone from AG-1 & AG-2 Agricultural District to Conditional R-10 Residential District to develop four single-family lots.

6. Brink Quality Construction, LLC

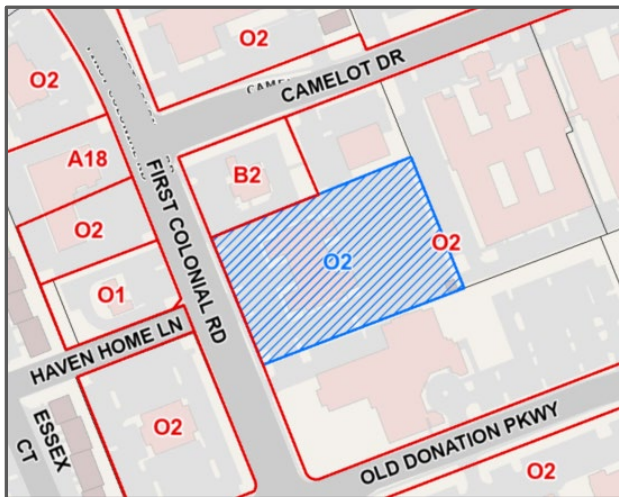
Property Owner: Chinese Comm Assoc of Hampton Etc
Conditional Rezoning (Conditional B-1 Neighborhood Business to Conditional A-18 Apartment District)
Address: 722 Newtown Road
GPIN: 1468422093
City Council: District 4 (Ross-Hammond)
Accela Record: 2025-PCCC-00143
AICUZ: <65 dB DNL
SGA: No
Overlay: No
Staff Planner: Michael Hayes



Request to rezone property from Conditional B-1 Neighborhood Business to Conditional A-18 Apartment District to construct an 18-unit townhome condominium community.

7. Michael D. Sifen, Inc.

Property Owners: 1120 First Colonial Storage, LLC
Conditional Rezoning (O-2 Office District to Conditional B-2 Community Business District)
Address: 1120 First Colonial Road
GPIN: 2408547489
City Council: District 6 (Remick)
Accela Record: 2025-PCCC-00156
AICUZ: 70-75 dB DNL
SGA: No
Overlay: No
Staff Planner: Michael Hayes



Request to rezone the property to Conditional B-2 Community Business District to construct a self-storage facility.

8. Michael D. Sifen, Inc.

Property Owners: 1120 First Colonial Storage, LLC

Conditional Use Permit (Mini-Warehouse)

Address: 1120 First Colonial Road

GPIN: 2408547489

City Council: District 6 (Remick)

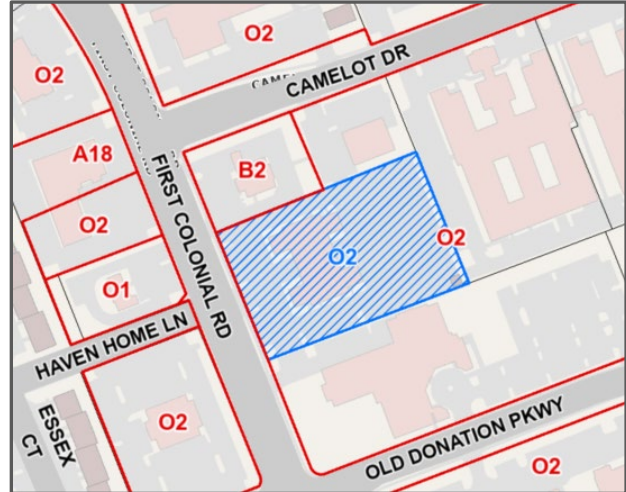
Accela Record: 2025-PCCC-00157

AICUZ: 70-75 dB DNL

SGA: No

Overlay: No

Staff Planner: Michael Hayes



Request to operate a 4-story self-storage facility.

9. Matthew Firme

Property Owners: Matthew & Jessica Firme

Conditional Use Permit (Home Occupation)

Address: 1492 Back Bay Landing Road

GPIN: 2318631219

City Council: District 2 (Henley)

Accela Record: 2025-PCCC-00151

AICUZ: <65 dB DNL

SGA: No

Overlay: No

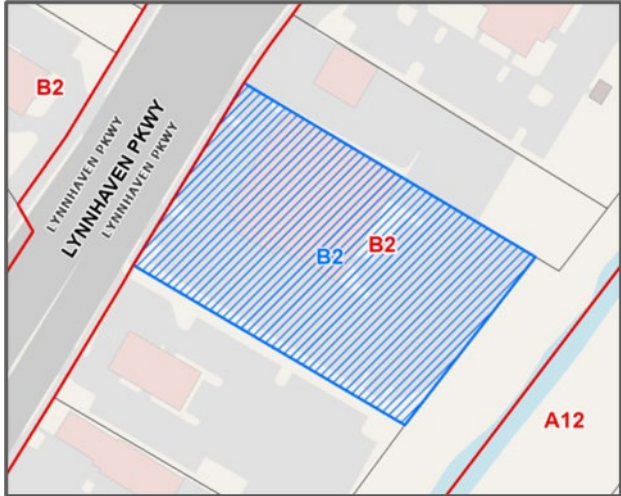
Staff Planner: Alexis Bailey



Request to operate an in-home business dedicated to working on parts for small engines within the detached garage of an existing single-family dwelling.

10. Allyson Huff

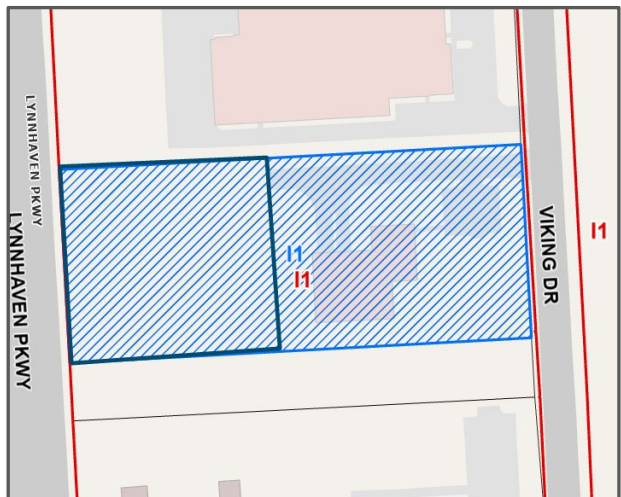
Property Owners: Sincavage Enterprises LLC
Conditional Use Permit (Open Air Market)
Address: 1136 Lynnhaven Parkway
GPIN: 1496002218
City Council: District 3 (Berlucchi)
Accela Record: 2025-PCCC-00153
AICUZ: 70-75 dB DNL - APZ-2
SGA: No
Overlay: No
Staff Planner: Alexis Bailey



Request to operate a coffee shop within a mobile trailer on site.

11. Legacy Land LLC

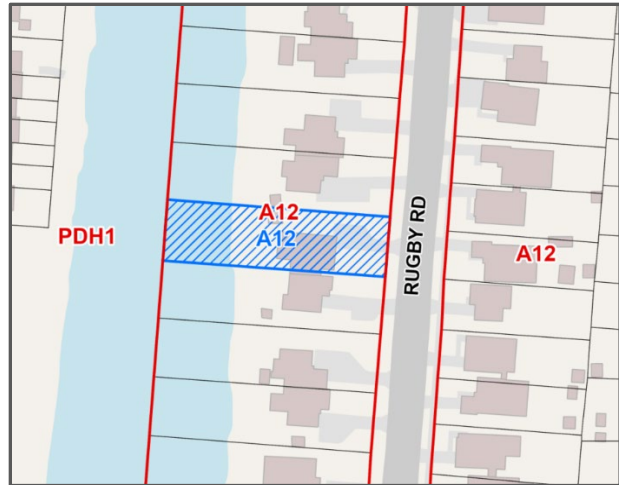
Property Owners: Viking Drive Holdings LLC
Conditional Use Permit (Bulk Storage Yard)
Address: 525 Viking Drive, Unit B
GPIN: 14965833080002
City Council: District 3 (Berlucchi)
Accela Record: 2025-PCCC-00155
AICUZ: >75 dB DNL - APZ-2
SGA: No
Overlay: No
Staff Planner: Marchelle Coleman



Request to operate a bulk storage yard.

12. Cortnie Ebron (WITHDRAWAL REQUESTED)

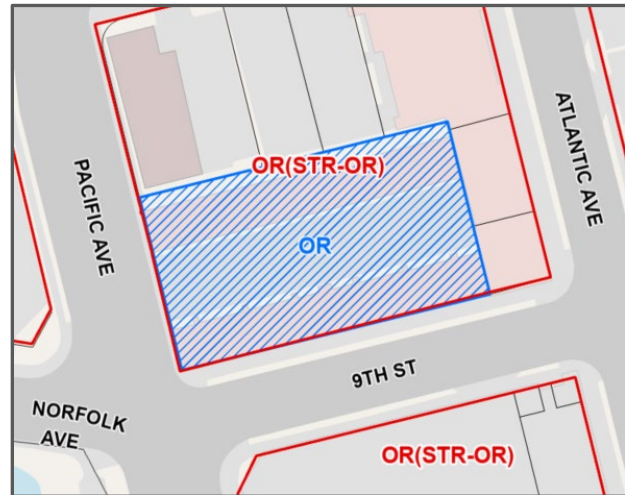
Property Owner: Valroy F Williams
Conditional Use Permit (Group Home)
Address: 5004 Rugby Road
GPIN: 1465840522
City Council: District 7 (Jackson-Green)
Accela Record: 2025-PCCC-00125
AICUZ: <65 dB DNL
SGA: No
Overlay: No
Staff Planner: Marchelle Coleman



Request to operate a youth group home with up to eight children.

13. Jesse Ryan

Property Owner: Jesse Ryan and Nicole Levitt
Conditional Use Permit (Short Term Rental)
Address: 919 Pacific Ave, Unit B
GPIN: 24272444111110
City Council: District 5 (Wilson)
Accela Record: 2025-PCCC-00152
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.

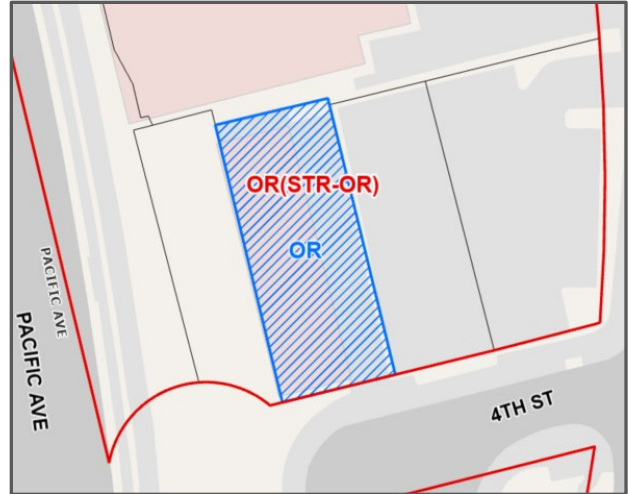
14.215 4th Street LLC

Property Owners: 215 4th Street, LLC
Conditional Use Permit (Short Term Rental)

Address: 215 4th Street
GPIN: 24272286045680

City Council: District 5 (Wilson)
Accela Record: 2025-PCCC-00150
AICUZ: 65-70 dB DNL - Sub-Area 1

SGA: Resort Area
Overlay: Short Term Rental
Staff Planner: Alexis Bailey



Request to operate a 3-bedroom short term rental.