



City Council Staff Report

Subject: November 2025 Monthly Land Use Report
Author: Patrick A. Duhaney, City Manager 
Department: Planning & Community Development
Date: November 21, 2025
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 November 12, 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 Department of Planning and Community Development Director, Kathy Warren, at kmwarren@vbgov.com or 757-385-5802.

Attachment (1)

- November 2025 Monthly Land Use Report

NOVEMBER 2025

**MONTHLY
LAND USE
REPORT**



Planning &
Community
Development

NOVEMBER 2025

MONTHLY LAND USE REPORT

Section 1 – Permits & Inspections Report

(Reporting Period October 2025)

Section 2 – Development Services Center Report

(Reporting Period October 2025)

Section 3 – Planning Commission Report

(Reporting Period November 2025)

Permits & Inspections Totals

Reporting Period	Permit Count	Value	Fees	Inspections
October 2025	3,379	\$45,443,283	\$415,211	7,163
September 2025	3,092	\$45,588,426	\$463,927	6,675
Calendar Year To Date	26,656	\$393,758,471	\$4,589,835	64,850
Fiscal Year To Date	12,869	\$165,781,374	\$1,929,117	27,620
October 2024	2,962	\$76,921,054	\$519,042	7,198

Number of Active Development Sites: 543

Building Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
October 2025	669	\$18,907,456	\$110,794	1,417
September 2025	603	\$14,530,817	\$192,039	1,397
Calendar Year To Date	5,845	\$160,722,830	\$1,614,931	13,825
Fiscal Year To Date	2,500	\$65,781,965	\$589,769	5,794
October 2024	642	\$14,820,323	\$128,542	1,490

Trade Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
October 2025	1,660	\$26,535,828	\$222,993	3,770
September 2025	1,482	\$31,057,608	\$176,983	3,530
Calendar Year To Date	14,827	\$233,035,640	\$1,935,614	32,996
Fiscal Year To Date	6,435	\$99,999,409	\$811,943	14,346
October 2024	1,492	\$62,100,732	\$289,196	3,697

Civil Inspections Totals

(Right of Way, Hauling, Utilities)

Reporting Period	Permit Count	Value	Fees	Inspections
October 2025	554	-	\$57,575	300
September 2025	579	-	\$65,780	248
Calendar Year To Date	1,851	-	\$841,590	2,591
Fiscal Year To Date	2,148	-	\$437,280	1,029
October 2024	637	-	\$80,780	291

Administrative Tracking/Complaint Totals/Plan Review

(Includes E&S, Stormwater & CBPA Inspections)

Reporting Period	Permit Count	Value	Fees	Inspections
October 2025	496	-	\$23,850	1,676
September 2025	428	-	\$29,125	1,500
Calendar Year To Date	4,133	-	\$197,700	15,438
Fiscal Year To Date	1,786	-	\$90,125	6,451
October 2024	191	-	\$20,525	1,720

DSC Site Plan Approvals

Approval Date	Plan Type	Project Name	Project Location	Council District
10/17/2025	Commercial	Born Primitive Warehouse*	1467 Virginia Beach Blvd	6
10/24/2025	Commercial	Kempsville Christian Church Building Addition*	5424 Parliament Drive	1
10/31/2025	Commercial	HRSD Central Environmental Laboratory	1432 Air Rail Avenue	4
10/24/2025	Mixed Use	Lower 40 Mixed-Use Apartments	3713 & 3715 Sandpiper Road	2
10/29/2025	Other	The Canopy*	1421, 1425, 1429, 1431, 1441 Laskin Road	6
10/8/2025	Duplex	62nd Street Duplex	112 A & 112 B 62nd Street	6
10/20/2025	Duplex	Roanoke Avenue Duplex	2228 A & 2228 B Roanoke Avenue	9
10/17/2025	Hauling Plan	Born Primitive Warehouse*	1467 Virginia Beach Blvd	6
10/21/2025	Hauling Plan	Dominion Crew Building*	1824 Twin Mills Road	5
10/22/2025	Hauling Plan	55th Street	311 55th Street	6
10/28/2025	Hauling Plan	Mayo Proposed Dredging	2601 Sandy Valley Road	8
10/7/2025	Single Family	Site 68, Map of North Linkhorn Park	1121 Windsor Road	6
10/9/2025	Single Family	Lot G, Property of Fred L Tatem	1920 Gum Bridge Road	2
10/9/2025	Single Family	Lot 173 & E' Lot 174, Hollies	4800 Holly Road	6
10/13/2025	Single Family	Lot 4, Le Cove Point	944 Le Cove Drive	1
10/14/2025	Single Family	Lot 1 Blackwater Road	6568 Blackwater Road	2
10/14/2025	Single Family	Lot 28, Birdneck Point Club Section	772 Oriole Drive	6
10/17/2025	Single Family	Atlantic Avenue [EAST]	6502 Atlantic Avenue	6
10/20/2025	Single Family	Lot 42, Westmoreland, Sec 1	137 Waverly Drive	3
10/22/2025	Single Family	Lots 16 & 17, Block 1, Fentress	4788 Seal Drive	9
10/23/2025	Single Family	Blackwater, 41.36 +/- ACS	3300 Old Landing Road	2

Approval Date	Plan Type	Project Name	Project Location	Council District
10/23/2025	Single Family	13th Street [WEST]	610 B 13th Street	6
10/24/2025	Single Family	Lot 2A, Block 58, Shadowlawn Heights	801 Terrace Avenue	5
10/3/2025	Single Family Demo	Lot D, Hollies	108 48th Street	6
10/6/2025	Single Family Demo	Lot 23, Block 1, Sandbridge Beach	2356 Sandfiddler Road	2
10/13/2025	Single Family Demo	Lot 10A & 11A, Oyster Point Quay	3759 Oyster Point Quay	8
10/23/2025	Single Family Demo	Lot 27A, Block 35, Shadow Lawn Heights	631 Virginia Avenue	5
10/30/2025	Single Family Demo	Lots 4 & 5, Block 4, Bean Garden	652 Barberton Drive	6
10/10/2025	Single Family RPA	Lot D, Subdivision of Property of Rhae W. Adams	1288 Hebden Cove	8
10/15/2025	Single Family RPA	Site 1, Alanton Corporation, Property on Linkhorn Bay	1500 McCullough Lane	6
* 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*
10/2/2025	PJ Scully	F07-021968-PM	Priority Lexus Dealership	3909 Virginia Beach Boulevard, District 4	Nadean Shovels, Kimley-Horn	PS
10/2/2025	PJ Scully	F07-021977-PM	Priority Lexus Parking	3898, 3894, & 3890 Virginia Beach Boulevard, District 4	Nadean Shovels, Kimley-Horn	PS
10/2/2025	PJ Scully	D08-021912-PM	525 Kempsville Apartments, Phase 2	GPIN 14666847960000, Corner of Oakmeads Crescent & Princess Anne Road, District 3	Daniel Heatwole, Ripley Heatwole Company	PS
10/2/2025	PJ Scully	L06-021991-PM	BIVI Padel	941 Laskin Road, District 6	Tyler Rosa, Williams Mullen	PS
10/2/2025	Ronald Frink	C03-021969-PM	Chalice Christian Church Overflow Gravel Parking Lot	5612 Haden Road, District 9	Chalice Christian Church	PS
10/6/2025	PJ Scully	N/A	Lot 3, Estates Court	1801 Estates Court, District 8 District 3	Chris Parrish, Parrish Layne	I
10/8/2025	PJ Scully	N/A	Ag Barn Development	GPINs 1483499662000, 14834963560000, Salem Road, District 2	Mary Block	I
10/8/2025	Ronald Frink	N/A	Coastal Community Church - Second Entrance	2800 S Independence Boulevard, District 7	Coastal Community Church	I
10/9/2025	Ronald Frink	E07-021992-PM	7-Eleven Baxter	4740 Baxter Road, District 3	Kimley-Horn and Associates, Inc.	PS
10/9/2025	PJ Scully	K10-021970-PM	Industrial Rezoning	1700 Mayberry Drive, District 5	Laurie Williamson, Bershire Hathaway	PS
10/9/2025	Theresa Holleran	M06-020810-SF2	23rd Street Multi-Family	611 23rd Street, District 6	Brad Martin, WPL	CR

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
10/9/2025	Melissa Kellam	I12-020131-SP	Southern Pines Phase II	Princess Anne Road, District 2	John Zaszewski, P. E., Timmons Group	CR
10/12/2025	PJ Scully	N/A	Residential Development	3561 Chester Street, District 3	Shawn Blount	I
10/13/2025	Melissa Kellam	I12-020131-SP	Southern Pines Phase II	Princess Anne Road, District 2	John Zaszewski, P. E., Timmons Group	CR
10/15/2025	PJ Scully	N/A	Lauren Lane Residential	2884 Indian River Road, District 2	Bill DeSteph	I
10/16/2025	Ronald Frink	C04-021992-PM	Dutch Bros Coffee	5720 Northampton Boulevard, District 4	Foresite Group LLC	PS
10/16/2025	Beth Sykes	E11-022031-PM	Stumpy Lake Single Family	3850 Stumpy Lake Lane, District 7	Michael Menichino	PS
10/16/2025	Melissa Kellam	H09-021560-SP	Sam's Holding	Holland Road, District 3	Matthew Kirchner, P. E., Eagle Engineering	CR
10/21/2025	PJ Scully	N/A	Residential Development	2676 West Neck Road, District 2	Michael Ettel, VB Homes	I
10/23/2025	PJ Scully	N/A	Commercial Development/ Flex Suite	2128 Laskin Road, District 6	Kristopher Knepper	I
10/30/2025	PJ Scully	B10-022072-PM	7-Eleven Centerville	1861 Kempsville Road, District 7	Allie Zuras, Kimley-Horn	PS
10/30/2025	Tony Tolentino	G03-022060-PM	Whistle Buoy	3745 Shore Drive, District 9	Watershed Partners	PS

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

Planning Commission November 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	STC	David A & Robin Parker	Unimproved Arctic Avenue adjacent to 300 Winston Salem Avenue	5	2025-PCCC-00166	AT
<i>Request to close a 25 foot by 150-foot portion of unimproved Arctic Avenue.</i>						
2	NON	Kathleen M. Bilisoly	116 88 th Street	6	2025-PCCC-00173	KM
<i>Request to construct a 60 square-foot addition and a new bedroom addition above the existing deck on the existing single-family dwelling.</i>						
3	MDC	Matthew Scornavacchi	514 9 th Street	5	2025-PCCC-00177	AB
<i>Request to modify conditions of a previously approved Change in Nonconformity to revise the concept plan to accurately show construction of a staircase, future handicap accessible ramp, and accurate dimensions of the existing deck.</i>						
4	MDC	Star of the Sea Catholic Church/Catholic Diocese of Richmond	1500 Pacific Avenue	5	2025-PCCC-00169	KM
<i>Request to modify conditions of a previously approved Conditional Use Permit to install a 6-foot-tall fence around the perimeter of the parking lot.</i>						
5	MDP	Harrison and Lear, Inc.	3100 Arnold Palmer Drive	2	2025-PCCC-00179	MC
<i>Request to amend the previous approval to redevelop the existing defunct golf course with 143 single-family style dwellings and 9-hole golf course.</i>						

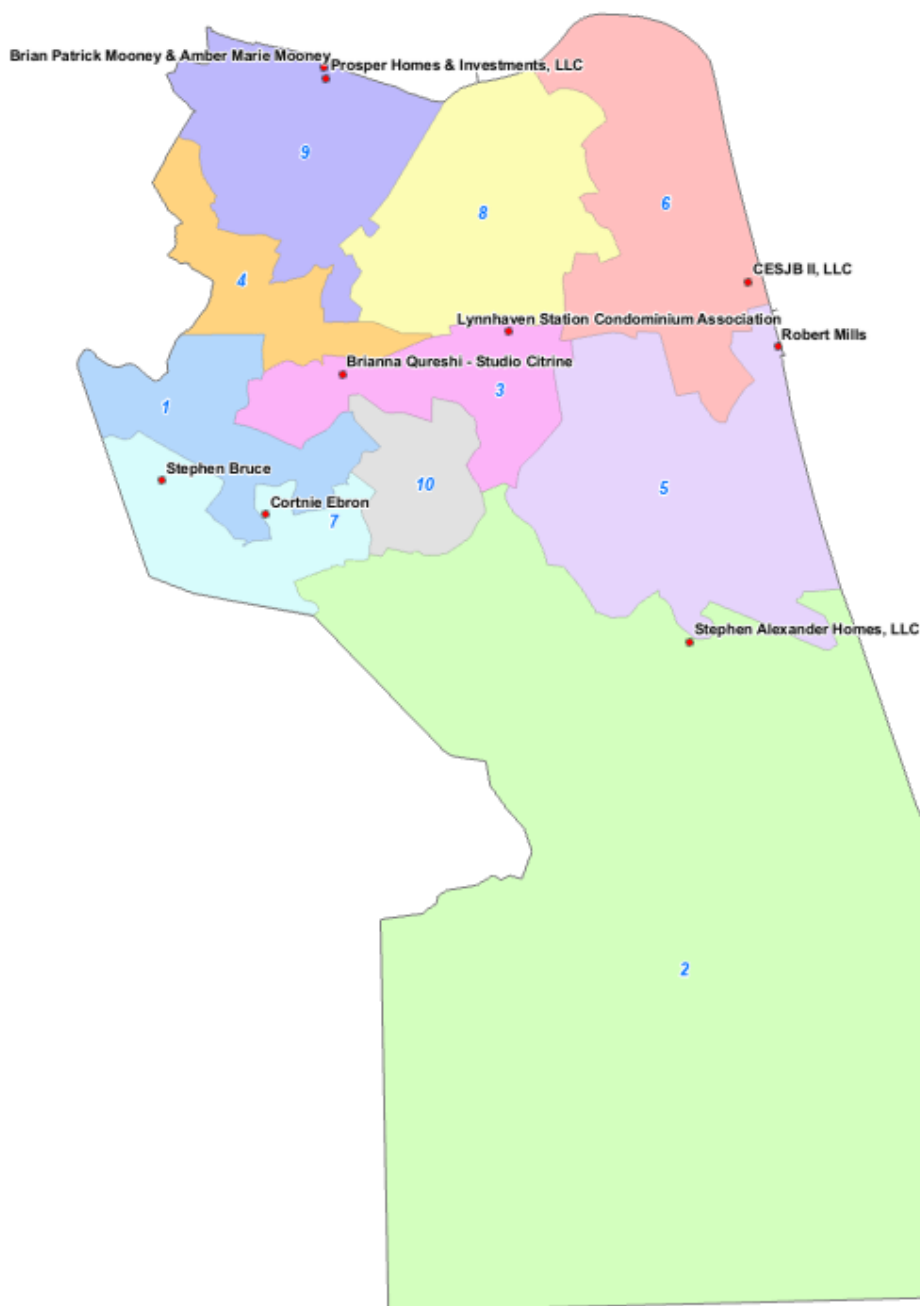
6	CRZ	Harrison and Lear, Inc.	3100 Arnold Palmer Drive	2	2025-PCCC-00178	MC
<i>Request to rezone the property to redevelop the existing defunct golf course with 143 single-family style dwellings and a 9-hole golf course.</i>						
7	CRZ	Shakilah Verner	4916 Euclid Road	4	2025-PCCC-00131	MC
<i>Request to rezone the property to Conditional A-18 apartment to construct a three-unit multi-family development.</i>						
8	CRZ	Jeff Berkowitz	Northwest corner of London Bridge Road & Hornet Drive	5	2025-PCCC-00176	MH
<i>Request to rezone the property to Conditional I-1 Light Industrial to operate a Bulk Storage Yard.</i>						
9	CUP	Jeff Berkowitz	Northwest corner of London Bridge Road & Hornet Drive	5	2025-PCCC-00175	MH
<i>Request to operate a bulk storage yard.</i>						
10	CRZ	Patrick & Joye Patzer	901 First Colonial Road	6	2025-PCCC-00160	MH
<i>Request to rezone the property to Conditional B-2 Community Business to operate a retail store.</i>						
11	CUP	Oceana Development LLC	464 Progress Lane	3	2025-PCCC-00174	MH
<i>Request to operate a contactor laydown yard.</i>						
12	CUP	BIVI/Padel, LLC	941 Laskin Road	6	2025-PCCC-00170	AB
<i>Request to operate an indoor recreation facility.</i>						
13	CUP	C the JEMS LLC	1361 Virginia Beach Blvd	6	2025-PCCC-00172	KB

<i>Request to operate a bulk storage yard.</i>						
14	CUP	Jamila Griswell	788 Crepe Myrtle Lane	9	2025-PCCC-00164	KB
<i>Request to operate an in-home daycare for up to 12 children.</i>						
15	ALT	Christa Pickrell/Cardinal Sign Corporation	4616 Virginia Beach Blvd	4	2025-PCCC-00167	LH
<i>Request to update an existing monument sign.</i>						
16	ALT	iFLY Virginia Beach	2402 Pacific Avenue	6	2025-PCCC-00171	LH
<i>Request to operate a temporary commercial parking lot.</i>						
17	CUP	Justin Brown	428 21 st Street	6	2025-PCCC-00162	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

November 12, 2025 Planning Commission Agenda



Planning Commission Agenda

1. **COMMENTS BY CHAIR OF COMMISSION**
2. **BRIEFING**
 - A. Comprehensive Plan Briefing
 - B. Master Transportation Plan Briefing
 - C. Planning Commission Retreat Debrief
3. **AGENDA REVIEW**
4. **PLANNING COMMISSION LIAISON REPORTS**

12:00 Noon: Public Hearing

APPROVAL OF MINUTES:

- SEPTEMBER 24, 2025 PC RETREAT MINUTES
 - OCTOBER 8, 2025 INFORMAL
 - OCTOBER 8, 2025 FORMAL
 - NOVEMBER 6, 2025 SITE VISIT
-
1. **CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND SECTION 111 OF THE CITY ZONING ORDINANCE PERTAINING TO THE DEFINITION OF PORTABLE STORAGE CONTAINERS**
 2. **CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND SECTION 105 OF THE CITY ZONING ORDINANCE PERTAINING TO NONCONFORMITIES**

3. Prosper Homes & Investments, LLC

Property Owner: Prosper Homes & Investments LLC

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

Address: 2453 Beaufort Avenue

GPIN: 1570416549

City Council: District 9 (Schulman)

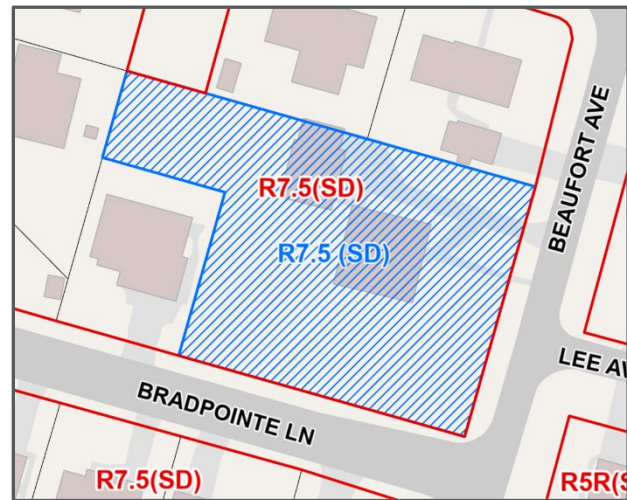
Accela Record: 2025-PCCC-00112

AICUZ: <65 dB DNL

SGA: No

Overlay: Shore Drive Corridor

Staff Planner: Aubrey Trebilcock



Request to subdivide the property into two lots and deviate from the required lot width requirements for Lot B.

4. Brian Patrick Mooney & Amber Marie Mooney

Property Owners: Brian Patrick Mooney & Amber Marie Mooney

Change in Nonconformity

Address: 2618 W Chubb Lake Avenue

GPIN: 1570422675

City Council: District 9 (Schulman)

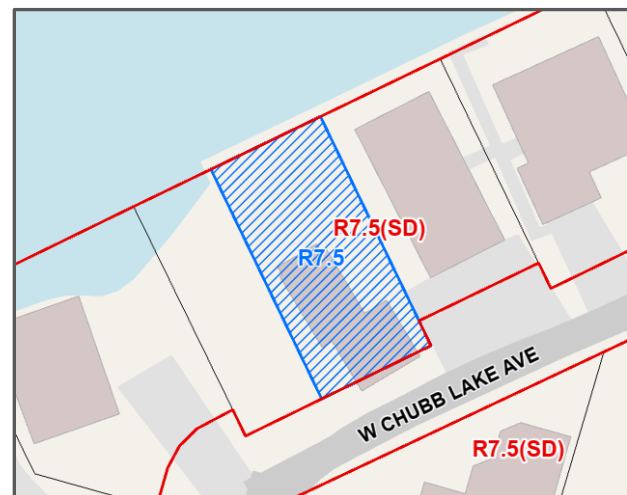
Accela Record: 2025-PCCC-00147

AICUZ: <65 dB DNL

SGA: No

Overlay: Shore Drive Corridor

Staff Planner: Laine Harrington



Request to add a front elevation, roof, addition of retaining walls and relocation of mechanical equipment pads to meet flood requirements on an existing single-family dwelling.

5. CESJB II, LLC

Property Owner: CESJB II, LLC

Modification of Conditions

Address: 409 24th 1/2 Street

GPIN: 2427091661

City Council: District 6 (Remick)

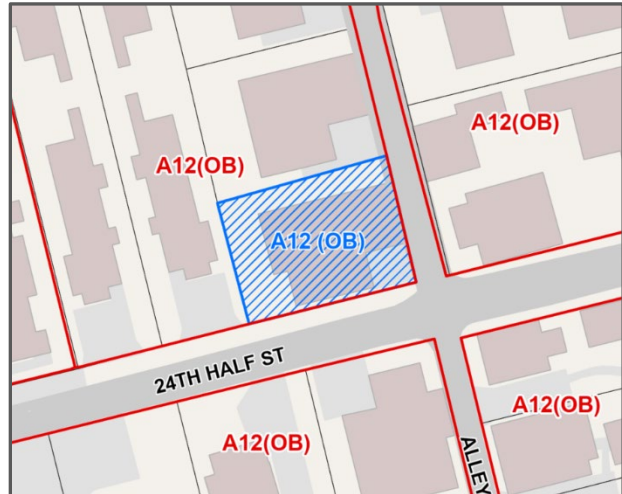
Accela Record: 2025-PCCC-00120

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

SGA: Resort Area

Overlay: No

Staff Planner: Alexis Bailey



Request to modify conditions to improve stormwater plans from originally approved site layout.

6. Stephen Alexander Homes, LLC

Property Owner: Princessboro

Development Company, Inc

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

Address: Parcel south of 1925 Fisher Arch

GPIN: 2414309862

City Council: District 2 (Henley)

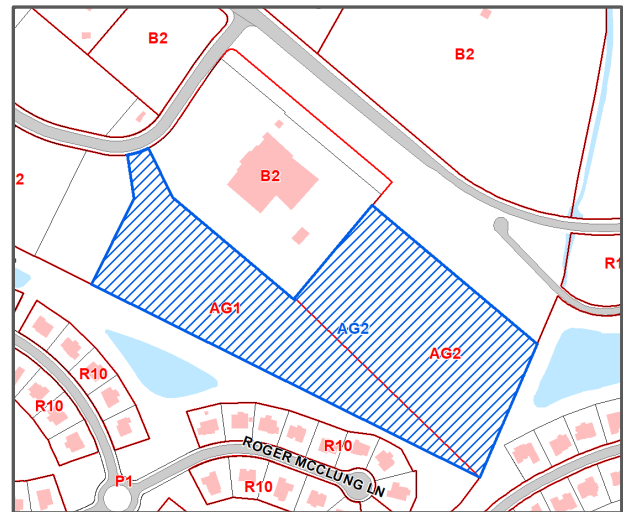
Accela Record: 2024-PCCC-00166

AICUZ: 65-70 dB DNL - Sub-Area 2

SGA: No

Overlay: Transition Area

Staff Planner: Marchelle Coleman



Request to conditionally rezone property zoned AG-1 & AG-2 Agricultural District to Conditional R-10 Residential District to develop 14 single-family lots.

7. Lynnhaven Station Condominium Association by Global Cinematic Society, LLC & Harbour Investments, LLC

Property Owners: Global Cinematic Society, LLC, Harbour Investments, LLC

Conditional Rezoning (O-2 Office District to Conditional B-2 Community Business District)

Addresses: 101 N Lynnhaven Road & 105 N Lynnhaven Road, Unit 105

GPINs: 14974422580001 & 14974422580002

City Council: District 3 (Berlucchi)

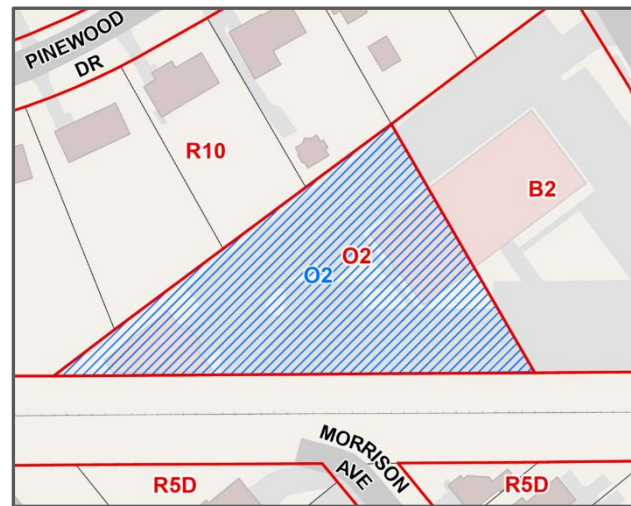
Accela Record: 2025-PCCC-00114

AICUZ: >75 dB DNL

SGA: Lynnhaven

Overlay: No

Staff Planner: Michael Hayes



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.

8. Brianna Qureshi - Studio Citrine, LLC

Property Owner: Holland Office Park LLC

Conditional Use Permit (Beauty Salon)

Address: 4510 Holland Office Park, Suite 507

GPIN: 1476691535

City Council: District 3 (Berlucchi)

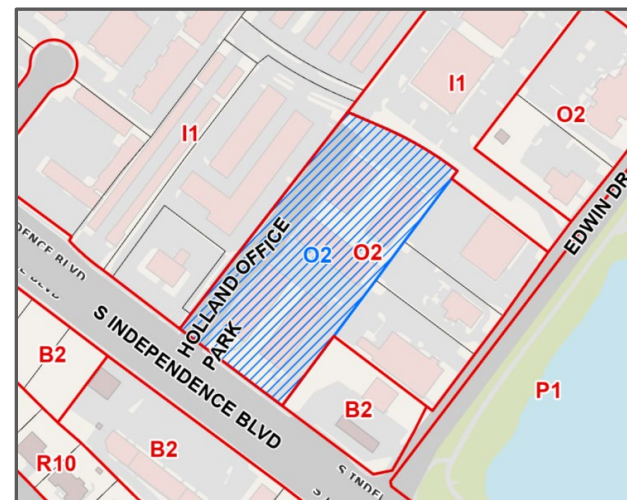
Accela Record: 2025-PCCC-00146

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Kristin Bauer



Request to operate a beauty salon.

9. Stephen Bruce

Property Owner: Regent University

Conditional Use Permit (Indoor Recreational Facility)

Addresses: 1328, 1352, 1354, 1418, 1424, 1446 Regent University Drive

GPINs: 1455688175, 1455762465,

1455762578, 1455763697, 1455764803,

1455771225, 1455773499, 1455773790,

1455774018, 1455774269, 1455776105,

1455776670, 1455777122, 1455781074,

1455873681

City Council: District 7 (Jackson-Green)

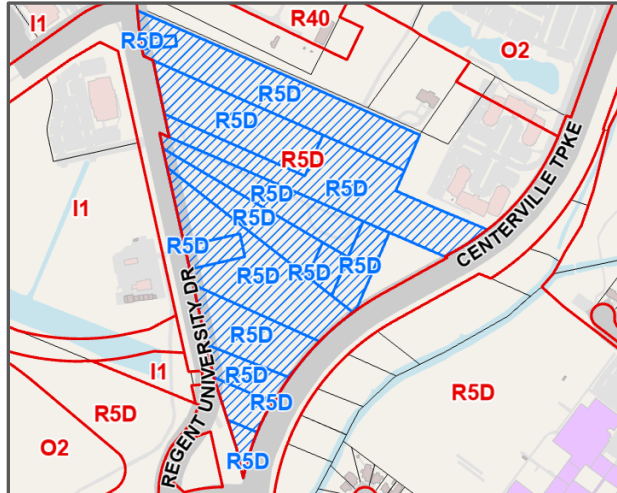
Accela Record: 2025-PCCC-00128

AICUZ: <65 dB DNL

SGA: Centerville

Overlay: No

Staff Planner: Michael Hayes



Request to construct an indoor recreational facility on the campus of Regent University.

10. Stephen Bruce

Property Owners: Regent University

Conditional Use Permit (Outdoor Recreational Facility)

Addresses: 1328, 1352, 1354, 1418, 1424, 1446 Regent University Drive

GPINs: 1455688175, 1455762465,

1455762578, 1455763697, 1455764803,

1455771225, 1455773499, 1455773790,

1455774018, 1455774269, 1455776105,

1455776670, 1455777122, 1455781074,

1455873681

City Council: District 7 (Jackson-Green)

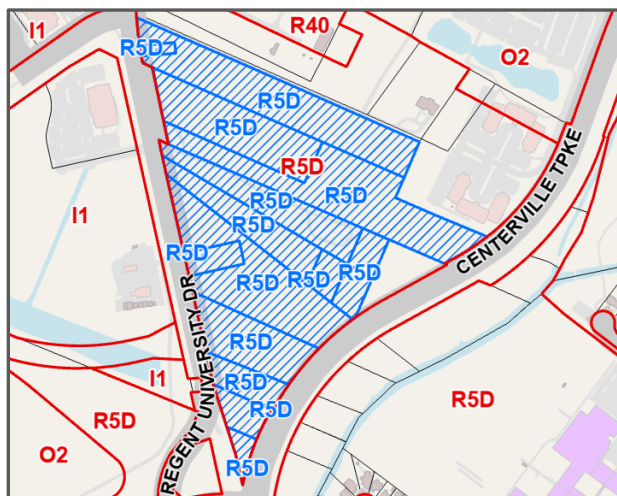
Accela Record: 2025-PCCC-00118

AICUZ: <65 dB DNL

SGA: Centerville

Overlay: No

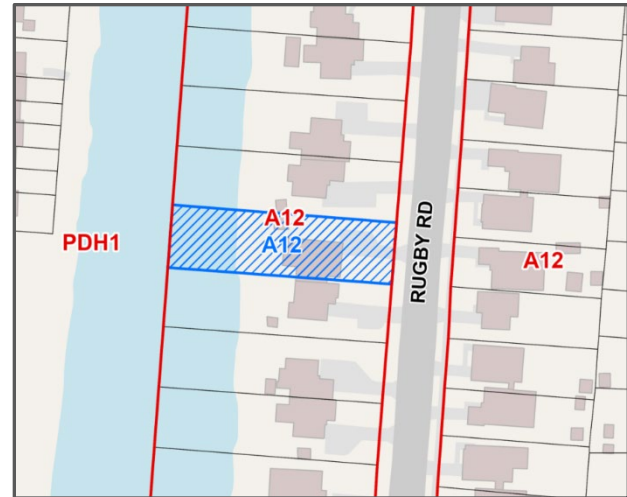
Staff Planner: Michael Hayes



Request to construct an outdoor recreational facility on the campus of Regent University.

11. Cortnie Ebron

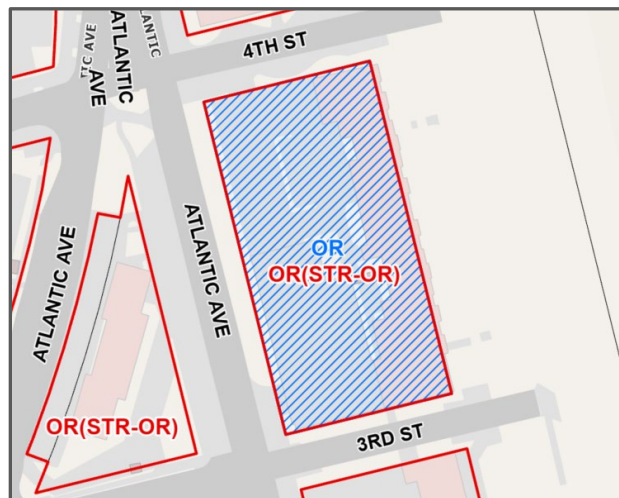
Property Owner: Valroy F Williams
Conditional Use Permit (Group Home)
Address: 5004 Rugby Road
GPIN: 1465840522
City Council: District 7 (Jackson-Green)
Accela Record: 2025-PCCC-00125
AICUZ: <65 dB DNL
SGA: No
Overlay: No
Staff Planner: Marchelle Coleman



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

12. Robert Mills

Property Owner: One Perfect Day LLC
Conditional Use Permit (Short Term Rental)
Address: 303 Atlantic Ave, Unit 1503
GPIN: 24273224032510
City Council: District 5 (Wilson)
Accela Record: 2025-PCCC-00138
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.