



City Council Staff Report

Subject: October 2025 Monthly Land Use Report
Author: Patrick A. Duhaney, City Manager
Department: Planning & Community Development
Date: October 17, 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 October 8, 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. The Project Location column now has the districts added for ease of reference as well. 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)

- October 2025 Monthly Land Use Report

OCTOBER 2025

**MONTHLY
LAND USE
REPORT**



Planning &
Community
Development

OCTOBER 2025

MONTHLY LAND USE REPORT

Section 1 – Permits & Inspections Report

(Reporting Period September 2025)

Section 2 – Development Services Center Report

(Reporting Period September 2025)

Section 3 – Planning Commission Report

(Reporting Period October 2025)

Permits & Inspections Totals

Reporting Period	Permit Count	Value	Fees	Inspections
September 2025	3,092	\$45,588,426	\$463,927	6,675
August 2025	3,170	\$32,641,362	\$432,883	7,926
Calendar Year To Date	23,625	\$348,315,187	\$4,174,624	57,687
Fiscal Year To Date	9,490	\$120,338,091	\$1,513,905	20,457
September 2024	2,448	\$40,744,747	\$490,111	5,995

Number of Active Development Sites: 535

Building Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
September 2025	603	\$14,530,817	\$192,039	1,397
August 2025	627	\$16,860,082	\$150,091	1,500
Calendar Year To Date	5,176	\$141,815,374	\$1,504,138	12,408
Fiscal Year To Date	1,831	\$46,874,510	\$478,975	4,377
September 2024	564	\$12,935,193	\$245,888	1,236

Trade Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
September 2025	1,482	\$31,057,608	\$176,983	3,530
August 2025	1,608	\$15,781,281	\$202,477	4,518
Calendar Year To Date	13,167	\$206,499,813	\$1,712,621	29,226
Fiscal Year To Date	4,775	\$73,463,581	\$588,950	10,576
September 2024	1,336	\$27,809,554	\$148,968	3,051

Civil Inspections Totals

(Right of Way, Hauling, Utilities)

Reporting Period	Permit Count	Value	Fees	Inspections
September 2025	579	-	\$65,780	248
August 2025	492	-	\$60,765	258
Calendar Year To Date	1,645	-	\$784,015	2,291
Fiscal Year To Date	1,594	-	\$379,705	729
September 2024	461	-	\$80,805	266

Administrative Tracking/Complaint Totals/Plan Review

(Includes E&S, Stormwater & CBPA Inspections)

Reporting Period	Permit Count	Value	Fees	Inspections
September 2025	428	-	\$29,125	1,500
August 2025	443	-	\$19,550	1,650
Calendar Year To Date	3,637	-	\$173,850	13,762
Fiscal Year To Date	1,290	-	\$66,275	4,775
September 2024	87	-	\$14,450	1,442

DSC Site Plan Approvals

Approval Date	Plan Type	Project Name	Project Location	Council District
9/10/2025	Commercial	4288 Holland Road Retail Building	4288 Holland Road, Suites 101, 102, 103, 104, 105, 106 (NEW)	3
9/17/2025	Commercial	McDonald's	1272 General Booth Blvd.	5
9/30/2025	E & S and Stormwater	Acoustical Sheetmetal Phase 4A ESSW Plan	2008 Hudome Way	2
9/24/2025	E & S Only	Site 15, Linkhorn Shores	1536 Duke of Windsor Road	6
9/18/2025	Hauling Plan	Acoustical Sheetmetal Phase IV	2008 Hudome Way	2
9/9/2025	Right of Way Utility Drainage	North Landing Natural Area Trail Revitalization & Boardwalk	Blackwater Road	2
9/8/2025	Single Family	5-A, Block 7, Oceana Gardens	1624 Indiana Avenue	6
9/8/2025	Single Family	Lot 6-A, Block 7, Oceana, Gardens	1620 Indiana Avenue	6
9/8/2025	Single Family	Lot 11, Bayshore Estates	1709 N. River Road	8
9/10/2025	Single Family	Parcel A-1, Blackwater	4241 Blackwater Road	2
9/25/2025	Single Family	1017 Dam Neck Road	1017 Dam Neck Road	5
9/24/2025	Single Family	13th Street [EAST]	610 A 13th Street	6
9/17/2025	Single Family	One-half (½) Acre On the Road to Morses Point	585 Princess Anne Road	2
9/26/2025	Single Family	Lot 4, Property of D.R. & Zora Belle James	713 Semmie Drive	2
9/5/2025	Single Family	Lot 11, Point O' Woods, Block 1	520 W. Plantation Road	6
9/25/2025	Single Family	Lot 74, Sandbridge Shores, Section 1B, North	316 Teal Crescent	2
9/25/2025	Single Family	Lot 22, Hilltop Manor	1840 Karen Lane	6
9/9/2025	Single Family Demo	Lots 12 and 14, Croatan Beach	532 S. Atlantic Avenue	5
9/9/2025	Single Family Demo	Lot 15, Block 5, Cape Henry Syndicate	114 86th Street	6
9/4/2025	Single Family Demo	222 56th Street	222 56th Street	6
9/5/2025	Single Family Demo	527 25th Street	527 25th Street	6

Approval Date	Plan Type	Project Name	Project Location	Council District
9/9/2025	Single Family Demo	3600 Sandfiddler Road	3600 Sandfiddler Road	2
9/12/2025	Single Family Demo	Lots 1 & 2, Block 5, Lakewood	602 13th Street	6
9/29/2025	Single Family Demo	Little Neck 4.8 Acres	3895 Old Shell Road	8
9/15/2025	Single Family RPA	Lot 24, North Alanton	1805 N. Alanton Drive	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*
9/2/2025	Theresa Holleran	L03-021573-MLSP	73rd Street Homes	217 73rd Street, District 6	Brad Martin, WPL	CR
9/11/2025	Theresa Holleran	M06-021851-PM	22nd Baltic Multi-Family	501 22nd Street, District 6	Brad Martin, WPL	PS
9/18/2025	Theresa Holleran	L06-021937-PM	Trunk FM Pipecover Mitigation	Birdneck Road, District 6	Natale Carollo, Hazen & Sawyer	PS
9/4/2025	Beth Sykes	L05-021876-PM	Cavalier Single Family	316 Cavalier Drive, District 6	Jared and Jennifer Metzger	PS
9/3/2025	Ronald Frink	B03-0220851-SP	Pembroke Apartments - Water Services Discussion	Virginia Beach Boulevard, District 9	Kimley-Horn and Associates, Inc.	PS
9/4/2025	Ronald Frink	F10-021830-PM	Salem Woods Park Renovations	Salem Road, District 7	Kimley-Horn and Associates, Inc.	PS
9/6/2025	Ronald Frink	F07-021733-LDSMA	Fairfield Inn & Suites at Town Center	20 Constitution Drive, District 4	Sands Anderson PC	CR
9/11/2025	Ronald Frink	B04-021865-PM	5826 Burton Station Road Development	5826 Burton Station Road, District 4	Onyx Realty Pros	PS
9/18/2025	Ronald Frink	F03-021828-PM	Full Implant Choice	4425 Shore Drive, District 9	Hassell & Folkes, P.C.	PS
9/19/2025	Ronald Frink	D06-021353-SP	Grand Lake Apartments-Sequence of Construction Discussion	Virginia Beach Boulevard, District 4	Timmons Group	CR
9/19/2025	Ronald Frink	B03-020851-SP	HRSD Central Environmental Laboratory - Building Permits Discussion	1432 Air Rail Avenue, District 4	CDM Smith & HRSD	CR
9/19/2025	Ronald Frink	TBD	Planet Fitness Connections Submittal Inquiry	1205 Fordham Drive, District 1	Kimley-Horn and Associates, Inc.	PS/CR
9/25/2025	Ronald Frink	F10-021610-SP	Celebree School of Virginia Beach	1808 Salem Road, District 7	Rinker Design Associates LLC	CR

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
9/4/2025	PJ Scully	M05-021869-PM	Princess Anne Country Club (PACC) - Phase 4	3800 Pacific Avenue, District 6	Greg Schmitt, Kimley-Horn	PS
9/4/2025	PJ Scully	n/a	525 Kempsville Apartments	525 Kempsville Road, District 3	James McCune, Ripley Heatlowe	I
9/4/2025	PJ Scully	D08-021801-PM	Downey Street Senior Housing	541 Downey Drive, District 3	Chris Elam, RBA Architects	PS
9/5/2025	PJ Scully	n/a	Industrial Development/Property Rezoning	1700 Mayberry Drive, District 5	Robert Beasley, Harvey Lindsay	I
9/5/2025	PJ Scully	I08-021521-PM	Industrial Redevelopment	525 Viking Drive, District 3	Kenny Williams, Timmons Group	I
9/11/2025	PJ Scully	G03-021836-PM	Dupont & Shore Multifamily	3716 Shore Drive, District 9	Brad Martin, WPL	PS
9/11/2025	PJ Scully	I10-021710-PM	Hornet Drive Storage Rezoning	Hornet Drive & London Bridge Road, District 5	Matt Mader, VHB	PS
9/11/2025	PJ Scully	K05-021793-PM	Cavalier Golf & Yacht Club	1041 Cardinal Road, District 6	Bart Erhenzeller, Gallup Engineers	PS
9/12/2025	PJ Scully	n/a	Acoustical Sheetmetal, Phase 4 Scheduling	2008 Hudome Way, District 2	Greg Schmitt, Kimley-Horn	CR
9/18/2025	PJ Scully	C09-021906-PM	The Lighthouse	1224 Church Street, District 7	Pastor Eugene Cowen	PS
9/22/2025	PJ Scully	n/a	RED Church	245 & 315 Rosemont Road, District 3	Mike Fox, Stromberg/Garrigan & Associates	I
9/22/2025	PJ Scully	n/a	Sandbridge Rezoning	804 Sandbridge Road, District 2	Will Serge, WPL	I
9/24/2025	PJ Scully	n/a	Laskin Road Redevelopment	941 Laskin Road, District 6	Tyler Rosa, Williams Mullen	I
9/24/2025	PJ Scully	n/a	VB Little League Field Improvements	632 Firefall Drive, District 5	Maggie Stewart, VB Little League	I
9/30/2024	PJ Scully	n/a	Redevelopment/Rezoning	3600 Virginia Beach Blvd., District 8	Economic Development	I

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
9/2/2025	Melissa Kellam	I07-018375-SP	Bertolino Warehouse	Dean Drive, District 3	Christopher Taylor, P. E.	CR
9/3/2025	Melissa Kellam	H09-020309-PP	Magic Hollow PS	Salisbury Drive, District 3	Edwin Garcia-Cardona, Public Utilities	CR
9/18/2025	Melissa Kellam	H08-021330-SP	Dutch Bros Coffee	Lynnhaven Parkway, District 3	Brett Basquin, P. E., Foresite Group, LLC	CR
9/18/2025	Melissa Kellam	H06-021424-PM	Groveland Substation Expansion	N Lynnhaven Road, District 8	Michael Chin, P. E., Burns & McDonnell	PM
9/29/2025	Melissa Kellam	H11-007104-CP	Innovation Park Phase 1	Princess Anne Road, District 2	Staff	I

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

Planning Commission October 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.

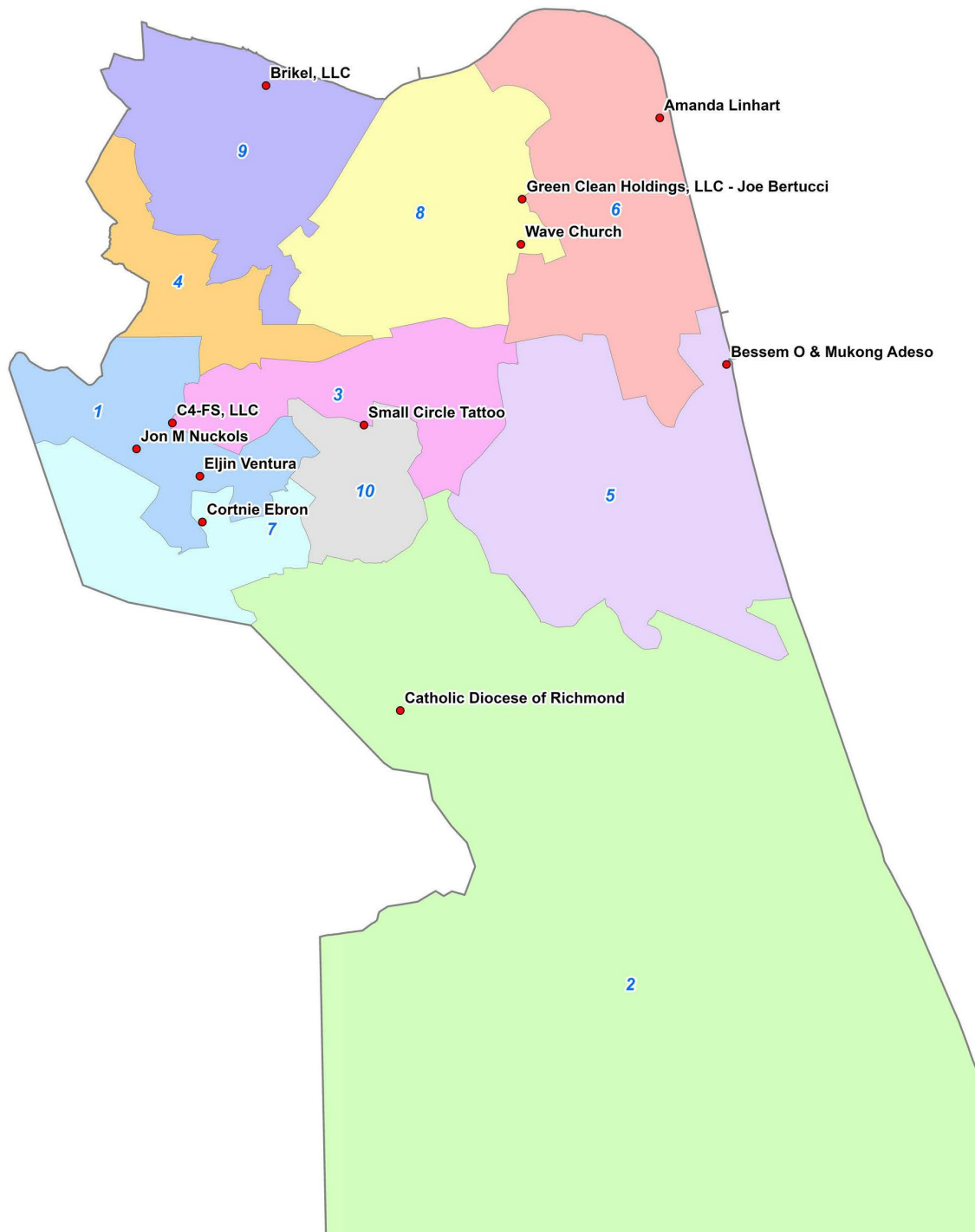
Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
1 & 2	CRZ &CUP	Michael D. Sifen, Inc.	1120 First Colonial Road	6	2025-PCCC-00156 & 2025-PCCC-00157	MH
<i>Request to rezone the property to Conditional B-2 Community Business District to construct & operate a 4-story self-storage facility.</i>						
3	CUP	Matthew Firme	1492 Back Bay Landing Road	2	2025-PCCC-00151	AB
<i>Request to operate an in-home business dedicated to working on parts for small engines within the garage of existing single-family dwelling.</i>						
4	CUP	Legacy Land LLC	525 Viking Drive, Unit B	3	2025-PCCC-00155	MC
<i>Request to operate a bulk storage yard.</i>						
5	CUP	Allyson Huff	1136 Lynnhaven Parkway	3	2025-PCCC-00153	AB
<i>Request to operate a coffee shop within a mobile trailer on site.</i>						
6	CUP	Loni Brown	677 Baker Road	4	2025-PCCC-00158	KB
<i>Request to operate an in-home daycare with up to 12 children.</i>						
7	CUP	Zakiya Walcott	5193 Shore Drive, Suite 108	9	2025-PCCC-000154	KB
<i>Request to operate an event venue within an existing suite in the Lake Shores Plaza shopping center.</i>						

Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
8	CUP	Jesse Ryan	919 Pacific Ave, Unit B	5	2025-PCCC-00152	AB
<i>Request to operate a 1-bedroom short term rental.</i>						
9	CUP	215 4th Street LLC	215 4th Street	5	2025-PCCC-00150	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
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

October 8, 2025 Planning Commission Agenda



Planning Commission Agenda

1. COMMENTS BY CHAIR OF COMMISSION

2. BRIEFING

- A. Comprehensive Plan Briefing presented by Hank Morrison, Comprehensive Planning Administrator, and Chris Sinclair, Renaissance Planning

3. AGENDA REVIEW

4. PLANNING COMMISSION LIAISON REPORTS

12:00 Noon: Public Hearing

APPROVAL OF MINUTES:

- SEPTEMBER 10, 2025 INFORMAL
- SEPTEMBER 10, 2025 FORMAL
- SEPTEMBER 17, 2025 COMPREHENSIVE PLAN PUBLIC MEETING ACTION MINUTES
- SEPTEMBER 18, 2025 COMPREHENSIVE PLAN PUBLIC MEETING ACTION MINUTES
- SEPTEMBER 24, 2025 PC RETREAT MINUTES
- OCTOBER 2, 2025 SITE VISIT

1. Jon M Nuckols

Property Owner: Jon M Nuckols

Change in Nonconformity

Address: 1029 Hillview Boulevard

GPIN: 1466121178

City Council: District 1 (Hutcheson)

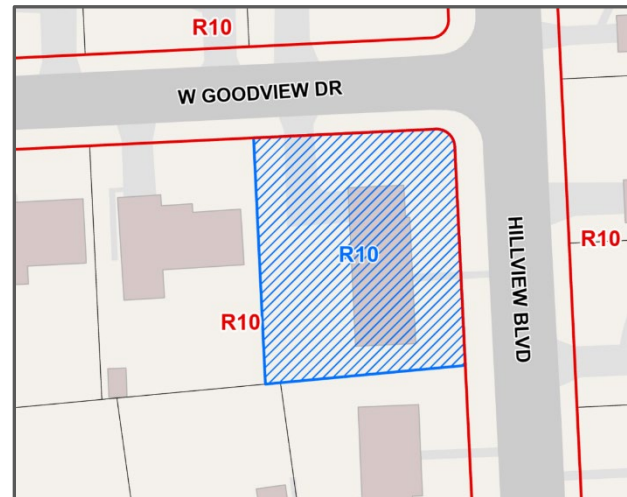
Accela Record: 2025-PCCC-00122

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Kara Mclane



Request to add a bedroom and bathroom addition to an existing single-family dwelling.

2. Amanda Linhart

Property Owner: Jane R & Winthrop A Short, Jr

Change in Nonconformity

Address: 203 75th Street

GPIN: 2419661999

City Council: District 6 (Remick)

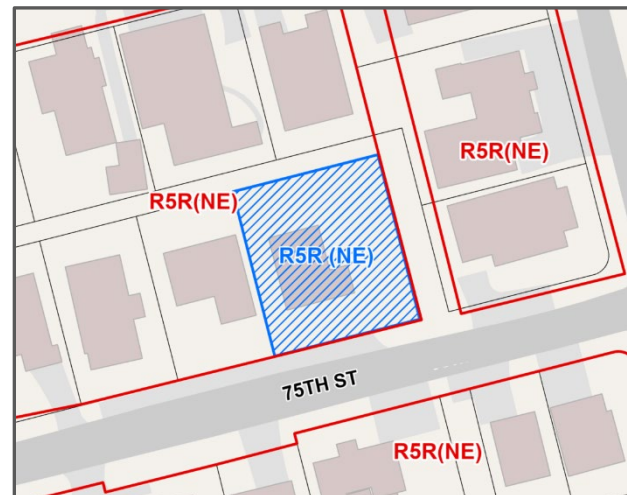
Accela Record: 2025-PCCC-00119

AICUZ: <65 dB DNL

SGA: No

Overlay: North End

Staff Planner: Laine Harrington



Request to add new living space to an existing single-family dwelling.

3. Catholic Diocese of Richmond

Property Owner: Catholic Diocese of Richmond

Modification of Conditions (Cemetery)

Address: Two parcels directly east of 3168 Indian River Road

GPINs: 1483849641 & 1483950067

City Council: District 2 (Henley)

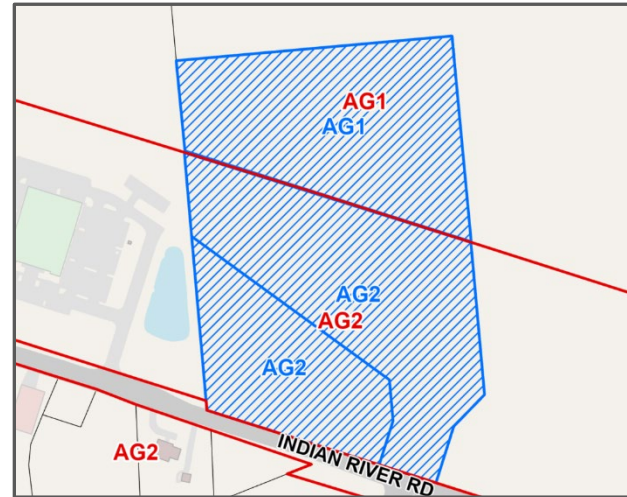
Accela Record: 2025-PCCC-00124

AICUZ: 70-75 dB DNL

SGA: No

Overlay: Interfacility Traffic Area

Staff Planner: Marchelle Coleman



Request to modify conditions to replace the proposed mausoleums on site with a 2,750 square foot chapel.

4. 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)

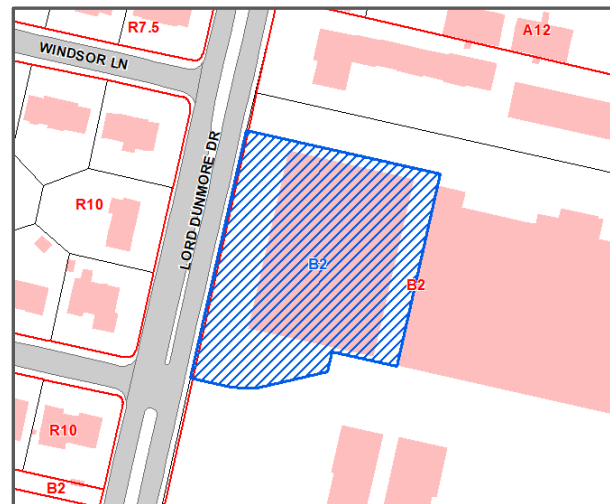
Accela Record: 2025-PCCC-00080

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.

5. Wave Church

Property Owner: Wave Church

Modification of Conditions

(Religious Use)

Address: 1000 N Great Neck Road

GPIN: 2408137769

City Council: District 8 (Cummings)

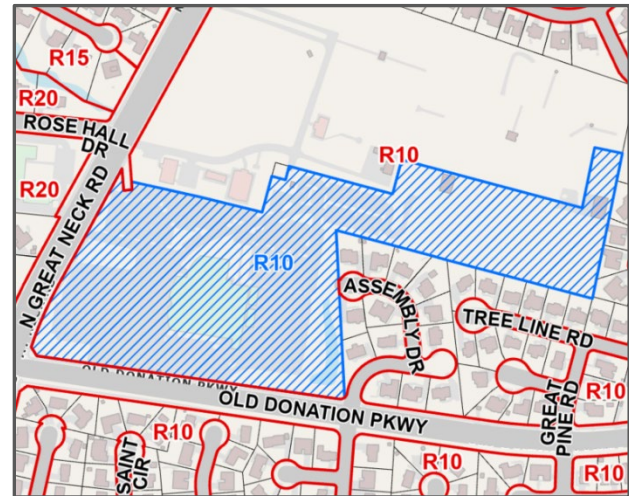
Accela Record: 2025-PCCC-00130

AICUZ: 65-70 dB DNL- Sub-Area 3, 70-75 dB DNL

SGA: No

Overlay: No

Staff Planner: Alexis Bailey



Request to modify conditions of previous approval to operate an indoor recreational facility.

6. Wave Church

Property Owner: Wave Church

Conditional Use Permit

(Community Center)

Address: 1000 N Great Neck Road

GPIN: 2408137769

City Council: District 8 (Cummings)

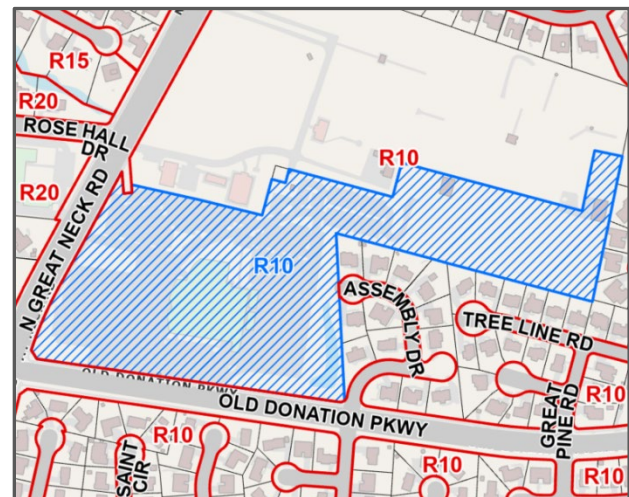
Accela Record: 2025-PCCC-00121

AICUZ: 65-70 dB DNL- Sub-Area 3, 70-75 dB DNL

SGA: No

Overlay: No

Staff Planner: Alexis Bailey



Request to operate an indoor recreational facility.

7. Brikel, LLC

Property Owners: Alton Neal Edwards Jr & Et Al

Conditional Rezoning (R-7.5 Residential District to Conditional A-12 Apartment District)

Address: 2421 Pleasure House Road

GPIN: 1570408357

City Council: District 9 (Schulman)

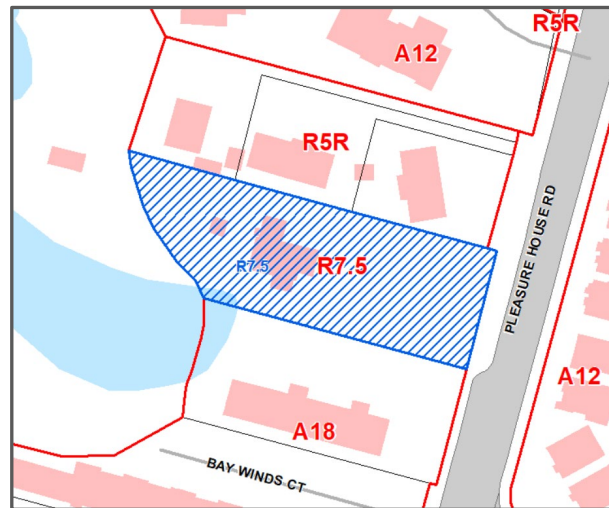
Accela Record: 2025-PCCC-00051

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-12 for development of up to 7 condominium units.

8. Eljin Ventura

Property Owner: Eljin Ventura

Conditional Use Permit (Residential Kennel)

Address: 1209 Ferndale Court

GPIN: 1465798321

City Council: District 1 (Hutcheson)

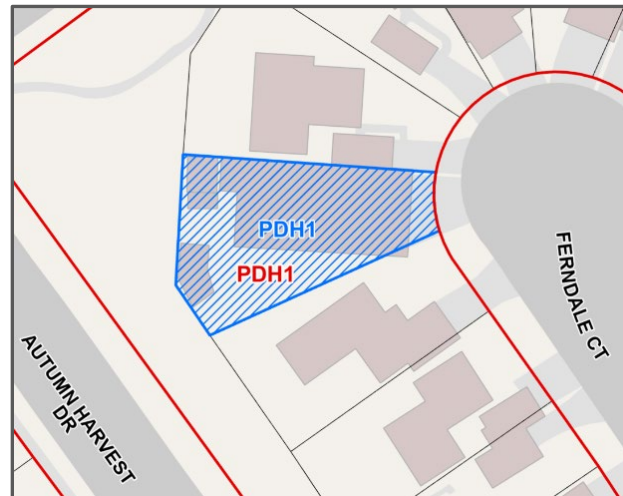
Accela Record: 2025-PCCC-00101

AICUZ: <65 dB DNL

SGA: No

Overlay: No

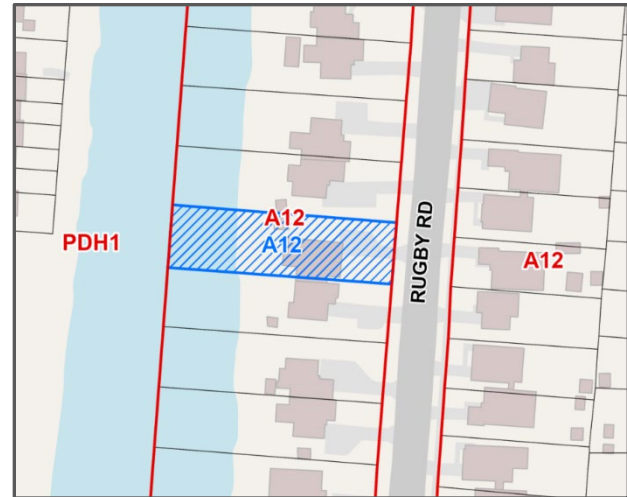
Staff Planner: Kristin Bauer



Request to house 6 dogs within an existing single family home.

9. Cortnie Ebron

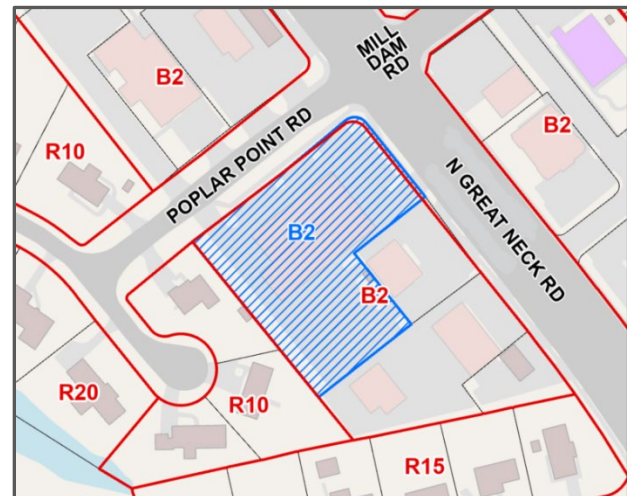
Property Owner: Valroy F Williams
Conditional Use Permit (Group Home)
Address: 5004 Rugby Road
GPIN: 1465840522
City Council: District 7 (Jackson-Green)
Accela Record: 2025-PCCC-00125
AICUZ: <65 dB DNL
SGA: No
Overlay: No
Staff Planner: Marchelle Coleman



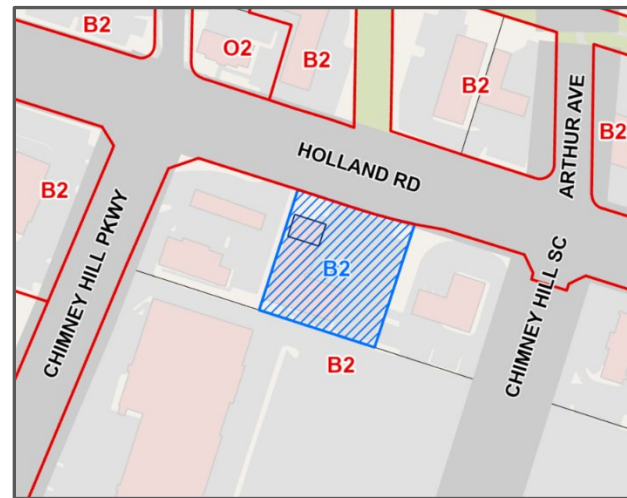
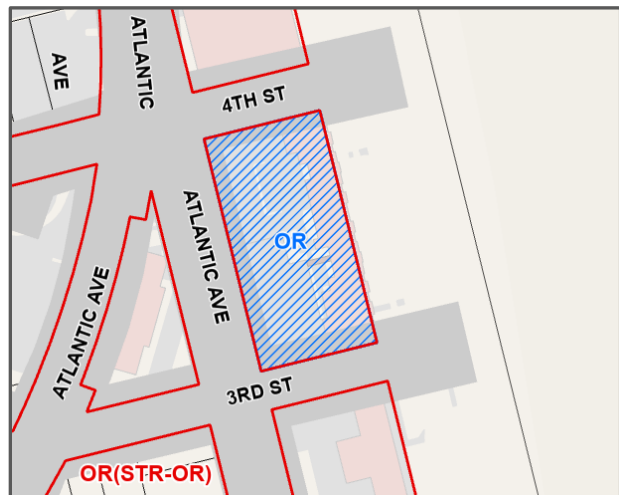
Request to operate a youth group home with up to eight children.

10. Green Clean Holdings, LLC – Joe Bertucci

Property Owners: Granite Peak Property Investments & NG20 LP
Conditional Use Permit (Car Wash Facility)
Address: 1373 N Great Neck Road
GPIN: 2408187455
City Council: District 8 (Cummings)
Accela Record: 2025-PCCC-00126
AICUZ: <65 dB DNL
SGA: No
Overlay: No
Staff Planner: Michael Hayes



Request to operate a car wash facility.

11. Small Circle Tattoo**Property Owner:** VISCORP**Conditional Use Permit** (Tattoo Parlor)**Address:** 979 Chimney Hill Shopping Center, Unit 103**GPIN:** 1486541674**City Council:** District 10 (Rouse)**Accela Record:** 2025-PCCC-00123**AICUZ:** 65-70 dB DNL - Sub-Area 3**SGA:** No**Overlay:** No**Staff Planner:** Kristin Bauer*Request to operate a tattoo parlor.***12. Bessem O & Mukong Adeso****Property Owner:** Bessem O & Mukong Adeso**Conditional Use Permit** (Short Term Rental)**Address:** 303 Atlantic Avenue, Suite 1002**GPIN:** 24273224032090**City Council:** District 5 (Wilson)**Accela Record:** 2025-PCCC-00127**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.***13. CITY OF VIRGINIA BEACH - AN ORDINANCE TO ADOPT AND INCORPORATE INTO THE VIRGINIA BEACH COMPREHENSIVE PLAN 2016, THE PARK SYSTEM NEEDS ASSESSMENT AND DEVELOPMENT STRATEGY**