



## City Council Staff Report

**Subject:** September 2025 Monthly Land Use Report  
**Author:** Patrick A. Duhaney, City Manager  
**Department:** Planning & Community Development  
**Date:** September 19, 2025  
**Type of Item:** Informational

PAD

### 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 September 10, 2025, public meeting 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)

- September 2025 Monthly Land Use Report



SEPTEMBER 2025

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**MONTHLY  
LAND USE  
REPORT**



Planning &  
Community  
Development

# SEPTEMBER 2025

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## MONTHLY LAND USE REPORT

Section 1 – Permits & Inspections Report

(Reporting Period August 2025)

Section 2 – Development Services Center Report

(Reporting Period August 2025)

Section 3 – Planning Commission Report

(Reporting Period September 2025)

## Permits & Inspections Totals

Reporting Period	Permit Count	Value	Fees	Inspections
August 2025	3,170	\$32,641,362	\$432,883	7,926
July 2025	3,228	\$42,108,303	\$617,096	6,667
Calendar Year To Date	20,906	\$302,726,762	\$3,710,697	57,253
Fiscal Year To Date	6,398	\$74,749,665	\$1,049,979	15,451
August 2024	2,755	\$48,408,067	\$545,577	7,480

**Number of Active Development Sites:** 536

## Building Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
August 2025	627	\$16,860,082	\$150,091	1,500
July 2025	601	\$15,483,611	\$136,846	1,480
Calendar Year To Date	4,573	\$127,284,557	\$1,312,099	11,011
Fiscal Year To Date	1,228	\$32,343,692	\$286,937	2,980
August 2024	622	\$19,359,956	\$155,695	1,344

## Trade Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
August 2025	1,608	\$15,781,281	\$202,477	4,518
July 2025	1,685	\$26,624,692	\$209,490	3,339
Calendar Year To Date	11,685	\$175,442,205	\$1,535,638	31,937
Fiscal Year To Date	3,293	\$42,405,973	\$411,967	8,715
August 2024	1,511	\$29,048,111	\$324,527	4,386

## Civil Inspections Totals

(Right of Way, Hauling, Utilities)

Reporting Period	Permit Count	Value	Fees	Inspections
August 2025	492	-	\$60,765	258
July 2025	523	-	\$253,160	223
Calendar Year To Date	1,439	-	\$718,235	2,043
Fiscal Year To Date	1,015	-	\$313,925	481
August 2024	494	-	\$50,305	245

## Administrative Tracking/Complaint Totals/Plan Review

(Includes E&S, Stormwater & CBPA Inspections)

Reporting Period	Permit Count	Value	Fees	Inspections
August 2025	443	-	\$19,550	1,650
July 2025	419	-	\$17,600	1,625
Calendar Year To Date	3,209	-	\$144,725	12,262
Fiscal Year To Date	862	-	\$37,150	3,275
August 2024	128	-	\$15,050	1,505

## DSC Site Plan Approvals

Approval Date	Plan Type	Project Name	Project Location	Council District
8/8/2025	Commercial	Kemps Orthodontics*	5129 Singleton Way	3
8/26/2025	Commercial	Green Clean Independence*	1014 Independence Blvd	9
8/27/2025	Subdivision Construction Plan	Meadowbrook N/F Beiler Subdivision*	Salem Road	2
8/1/2025	Duplex	55th Street Duplex	311 55th Street and 5503 Dawson Road	6
8/1/2025	Right of Way Utility Drainage	Ocean Shore Condominiums, Irrigation Meter Connection	2420 Ocean Shore Crescent	8
8/22/2025	Single Family	Lot 4, Avalon Terrace Extended	616 Avalon Avenue	1
8/28/2025	Single Family	Lot 12, Bayville Gardens	4540 Delmar Drive	9
8/20/2025	Single Family	Lot 6, Block V, Bellamy Manor Estates	933 Stockbridge Drive	1
8/20/2025	Single Family	South Budding Y2	112 S. Budding Avenue	4
8/7/2025	Single Family	Parcels 1 & 2, James Flemming Farm	2800 W. Gibbs Road	2
8/19/2025	Single Family	9.67 Acre Parcel Plat of Walter L. Brock	1240 Princess Anne Road	2
8/27/2025	Single Family	Atlantic Avenue [MID]	203 65th Street	6
8/26/2025	Single Family	Lot 39, Lotus Garden Farm	1461 Sandbridge Road	2
8/14/2025	Single Family	Lot 52, Cavalier Shores	4202 Ocean Front Avenue	6
8/7/2025	Single Family Demo	6608 Indian River Road	6608 Indian River Road	1
8/13/2025	Single Family Demo	Lot 4, Block 8, Cape Henry, Section E	7006 Atlantic Avenue	6
8/6/2025	Single Family Demo	Lot 8-A, Block 1, Ubermeer	112 52nd Street	6
8/14/2025	Single Family Demo	Lot 1, Block 109, Linkhorn Park	3400 Arctic Avenue	6
8/25/2025	Single Family Demo	Lot 2, Blk 1, Sandbridge Beach	2472 Sandfiddler Road	2
8/19/2025	Single Family Demo	Lot 74, Sandbridge Shores, Section 1B	316 Teal Crescent	2
8/8/2025	Single Family RPA	Lot 96, Broad Bay Colony	2013 Alphine Road	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*
8/1/2025	PJ Scully	H11-021339-PM	Acoustical Sheetmetal - Phase 4	2008 Hudome Way	Greg Schmitt, Kimley-Horn	I
8/5/2025	Melissa Kellam	H09-021560-SP	Sam's Holdings	Holland Road	Demian Matysuk, Eagle Engineering, Inc.	CR
8/5/2025	Madison Eichholz	n/a	Redevelopment Inquiry	708 23rd Street	Heather Barnes	I
8/6/2025	Theresa Holleran	O14-019774-SP	Lower 40 Mixed Use Apartments	3713 Sandpiper Road	Matt Mader	CR
8/7/2025	PJ Scully	E08-021667-PM	4760 Princess Anne Demo Project	4760 Princess Anne Road	Andy Gerringer, Haley & Aldrich	PS
8/7/2025	PJ Scully	E04-021641-PM	Retail User	4588 VB Boulevard, GPIN 14774670150000	Grace Henderson, Kimley-Horn	PS
8/7/2025	PJ Scully	E07-021695-PM	Euclid Road Rezoning	4916 Euclid Road	Shakilah Verner	PS
8/7/2025	PJ Scully	H11-021668-PM	Residential Subdivision	2934 Princess Anne Road, Lot A & B	Liquori Etheridge	PS
8/8/2025	PJ Scully	H11-021339-PM	Hudome Way Plat	GPINs 14941795910000 & 14940863980000	Matt Mader, VHB	PS
8/11/2025	Ronald Frink	B03-0220851-SP	HRSD Central Environmental Laboratory	1432 Air Rail Avenue	Bamforth	CR
8/12/2025	PJ Scully	n/a	Residential Redevelopment	5605 Elgin Road	Elena Shevock	I
8/12/2025	Theresa Holleran	M06-021068-SP	22nd Street Multi-Family	621 22nd Street	Brad Martin	CR
8/13/2025	Melissa Kellam	H14-02817-RUD	LP Force Main	Indian River Road	Ryan Shader, MSA P. C.	CR
8/14/2025	Theresa Holleran	M11-021708-PM	HRSD Atlantic TP Reliability and Odor control Improvements	685 Firefall Drive	Jennifer Klagues	PS
8/14/2025	Theresa Holleran	M05-021681-PM	Beach Tower	3400 Arctic Avenue	John Zaszewski	PS



Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
8/14/2025	PJ Scully	J12-021710-PM	Residential Subdivision	2597 Leroy Road	Sandy Cohen, Cohen Builders	PS
8/15/2025	PJ Scully	n/a	Rezoning	Bancroft & Rosemont Road	Bruce Mills	I
8/15/2025	Melissa Kellam	K10-019944-ESSW	Dominian Energy Crew Building	Dam Neck Road	Dave France, Kimley-Horn	CR
8/19/2025	Ronald Frink	E02-020641-SP	Commonwealth Brewing Company Phase 2	Pleasure House Road	John Sadow Engineering LLC	CR
8/19/2025	PJ Scully	n/a	Senior Housing Development Inquiry	Downey Street	Chris Elam, RBA, PC	I
8/21/2025	Ronald Frink/Paul Scully	C05-021733-PM	Cypress Point Shopping Center Redevelopment	Diamond Springs Road & Wesleyan Drive	AES Consulting Engineers	PS
8/21/2025	PJ Scully	C10-021740-PM	Barefoot Child Care	1458 Kempsville Road	Wayne Hixenbaugh, Barefoot Child Care	PS
8/21/2025	Madison Eichholz	I08-021739-PM	Closet Factory Headquarters Expansion	2632 Production Way	Larry Barry, Barry Consulting	PS
8/21/2025	PJ Scully	I12-021749-PM	HRSD CE Treatment Plant	5332 Shore Drive	Bill Balzer, Tetra Tech	PS
8/21/2025	Melissa Kellam	I08-020971-CP	Payne Property	Bowland Parkway	Greg Schmitt, Kimley-Horn	CR
8/21/2025	Melissa Kellam	H09-020309-PP	Magic Hollow PS	Salisbury Drive	Jonathan Dozier, Hazen and Sawyer	CR
8/22/2025	PJ Scully	n/a	Ocean Center Development Inquiry	887 Virginia Beach Boulevard	Danny Rojas, Ryan Homes	I
8/26/2025	PJ Scully	n/a	Industrial Development Inquiry	Progress Lane	Economic Development	I
8/27/2025	PJ Scully	n/a	Commercial Development	2957 Princess Anne Road	n/a	I
8/28/2025	PJ Scully	n/a	Change in Nonconformity	45th Street	Sally Brown, Elizabeth DC	I

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
8/28/2025	Ronald Frink	E09-021524-SP	Our Lady of Perpetual Help Building Addition	Princess Anne Road	Pennoni	CR
8/28/2025	Melissa Kellam	I12-015279-SP-FC1	North Landing Vet Clinic	North Landing Road	Rodney Flores, Pinnacle Group Engineering, Inc	CR
<b>*Meeting Type Key: I=Inquiry PS=Presubmittal Meeting CR=Comment Review</b>						

## Planning Commission September 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.*

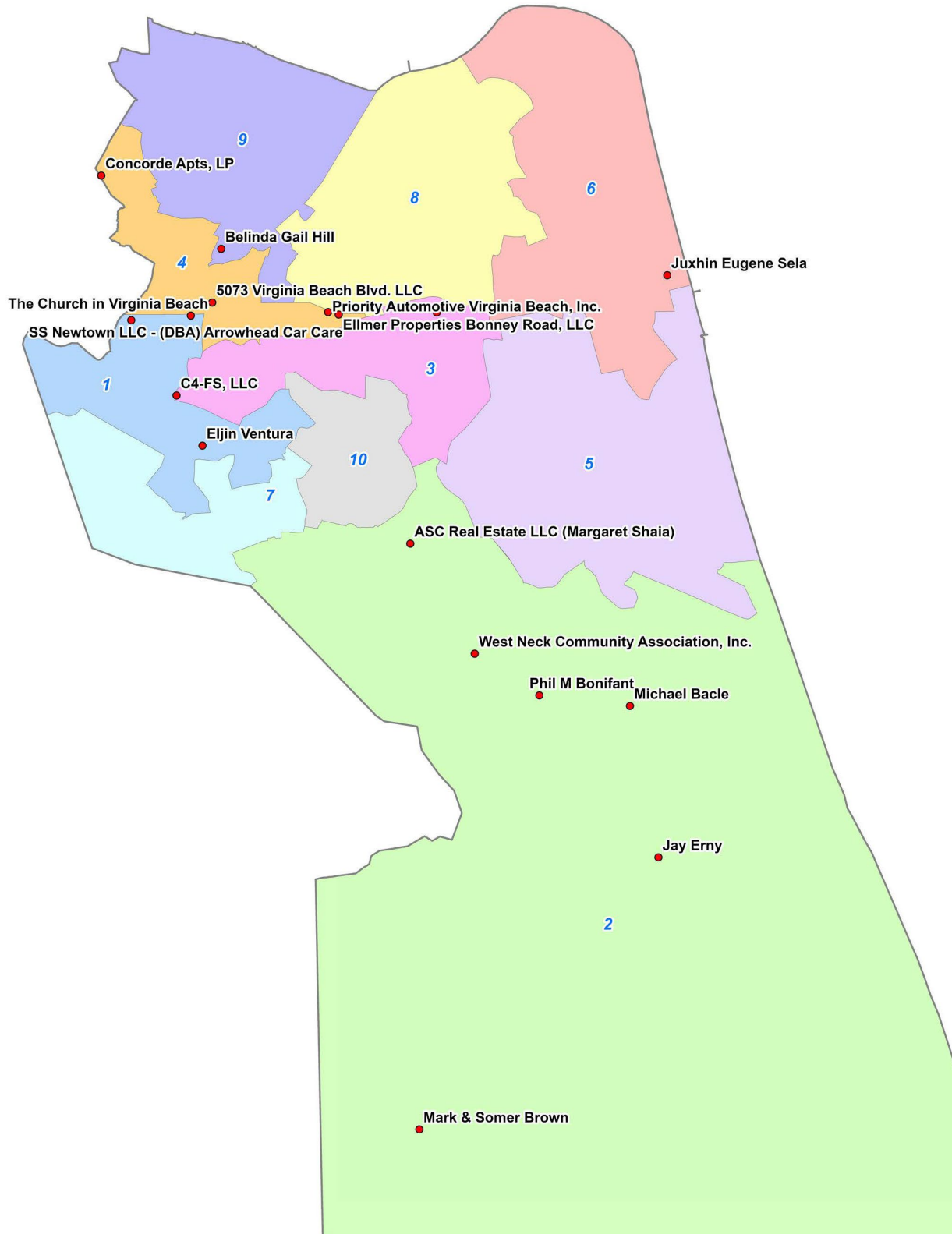
Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
1	NON	Partrick R. & Jordan E. Grube	211 66th Street	6	2025-PCCC-00141	KM
<i>Request to add second floor living space to an existing single-family dwelling.</i>						
2	NON	Brian Patrick Mooney & Amber Marie Mooney	2618 W Chubb Lake Avenue	9	2025-PCCC-00147	LH
<i>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.</i>						
3	MDC	Kartrina Dorroh	304 45th Street	6	2025-PCCC-00145	AB
<i>Request to modify conditions of previously approved Change in Nonconformity to replace roofing and add breezeway to front elevation of an existing semi-detached dwelling.</i>						
4	CRZ	Cohen Residential	2597 Leroy Road	2	2025-PCCC-00142	MH
<i>Request to rezone from AG-1 &amp; AG-2 Agricultural District to Conditional R-10 Residential District to create four lots with one single-family dwelling per lot.</i>						
5	CRZ	Brink Quality Construction, LLC	722 Newtown Road	4	2025-PCCC-00143	MH
<i>Request to rezone property from Conditional B-1 Neighborhood Business to Conditional A-18 Apartment District to construct an 18-unit townhome condominium community.</i>						

Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
6	CRZ	MPB II, LLC	5465 Indian River Road & both parcels directly west of 5465 Indian River Road	7	2025-PCCC-00148	MH
<i>Request to rezone property from R-5D Residential District to Conditional B-2 Community Business District to develop two restaurants.</i>						
7	CUP	Studio Citrine	4510 Holland Office Park, Suite 507	3	2025-PCCC-00146	KB
<i>Request to operate a beauty salon.</i>						
8	CUP	Robert Mills	303 Atlantic Ave, Unit 1503	5	2025-PCCC-00138	AB
<i>Request to operate a 3-bedroom short term rental.</i>						
9	CUP	Amrish Jain	505 20 ½ Street	6	2025-PCCC-00133	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

## September 10, 2025 Planning Commission Agenda



## Planning Commission Agenda

1. COMMENTS BY CHAIR OF COMMISSION
2. AGENDA REVIEW
3. PLANNING COMMISSION LIAISON REPORTS

## 12:00 Noon: Public Hearing

### APPROVAL OF MINUTES:

- AUGUST 13, 2025 INFORMAL
- AUGUST 13, 2025 FORMAL
- AUGUST 21, 2025 VBCCO FORUM
- SEPTEMBER 4, 2025 SITE VISIT

## 1. Concorde Apts, LP

**Property Owner:**

Norfolk Premium Outlets LLC

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

**Address:** Parcel directly southwest of 5945 Burton Station Road

**GPIN:** 1458695582

**City Council:** District 4 (Ross-Hammond)

**Accela Record:** 2025-PCCC-00089

**AICUZ:** <65 dB DNL

**SGA:** Burton Station

**Overlay:** No

**Staff Planner:** Michael Hayes



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

## 2. Concorde Apts, LP

**Property Owner:**

Norfolk Premium Outlets LLC

**Conditional Rezoning** (I-1 Light Industrial District to Conditional A-36 Apartment District)

**Address:** Parcel directly southwest of 5945 Burton Station Road

**GPIN:** 1458695582

**City Council:** District 4 (Ross-Hammond)

**Accela Record:** 2025-PCCC-00089

**AICUZ:** <65 dB DNL

**SGA:** Burton Station

**Overlay:** No

**Staff Planner:** Michael Hayes



*Request to rezone the property from I-1 Light Industrial District to Conditional A-36 Apartment District to construct a multi-family residential community with 180 units.*



### 3. West Neck Community Association, Inc.

**Property Owner:** West Neck Community Association, Inc.

**Modification of Proffers**

**Address:** Parcel east of 3072 Signature Circle

**GPIN:** 1493859904

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

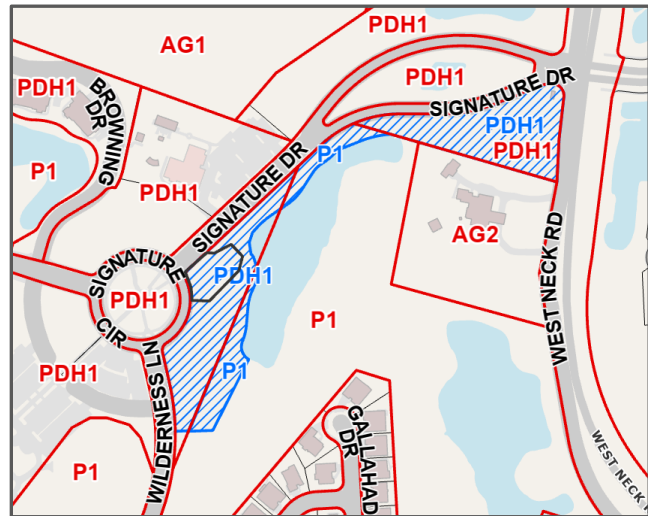
**Accela Record:** 2025-PCCC-00116

**AICUZ:** <65 dB DNL

**SGA:** No

**Overlay:** Transition Area

**Staff Planner:** Alexis Bailey



*Request to modify proffers to construct pickleball courts.*

### 4. West Neck Community Association, Inc.

**Property Owner:** West Neck Community Association, Inc.

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

**Address:** Parcel east of 3072 Signature Circle

**GPIN:** 1493859904

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

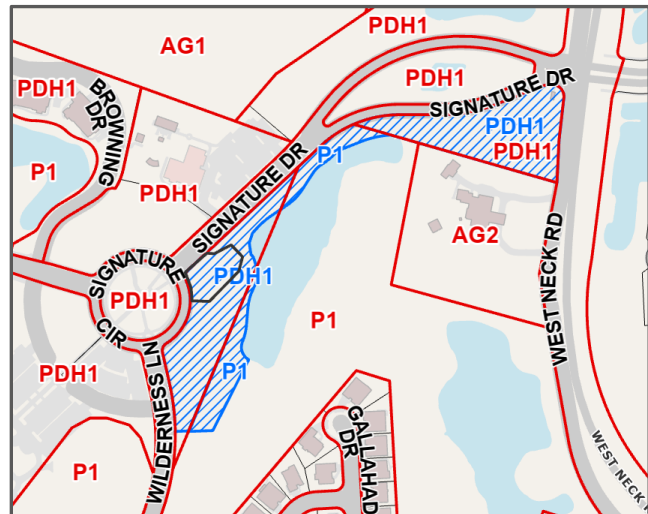
**Accela Record:** 2025-PCCC-00115

**AICUZ:** <65 dB DNL

**SGA:** No

**Overlay:** Transition Area

**Staff Planner:** Alexis Bailey



*Request to construct pickleball courts.*

## 5. Phil M. Bonifant

**Property Owner:** Phil M & Teresa C Bonifant

**Modification of Conditions**

**Addresses:** 2244 & 2252 Indian River Road

**GPINs:** 2403419483, 2403418534

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

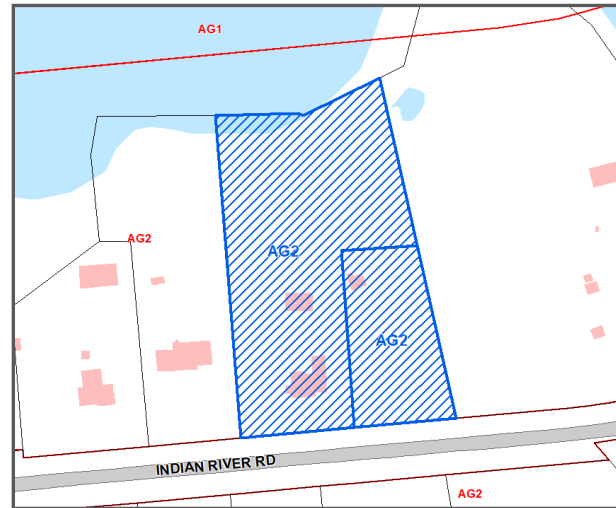
**Accela Record:** 2025-PCCC-00117

**AICUZ:** <65 dB DNL

**SGA:** No

**Overlay:** No

**Staff Planner:** Marchelle Coleman



*Request to modify conditions to construct an approximately 3,080 square foot event venue.*

## 6. 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)

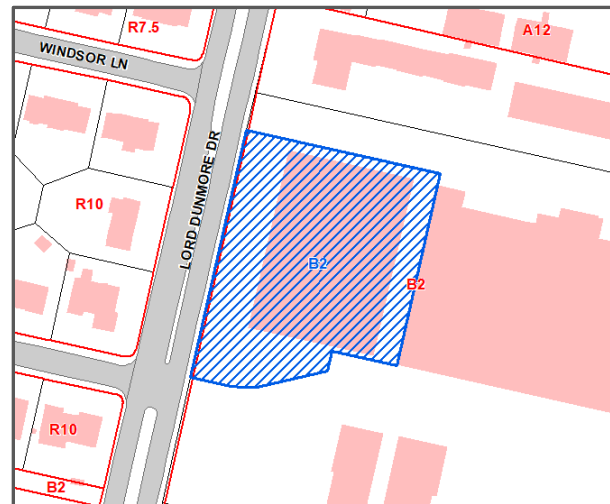
**Accela Record:** 2025-PCCC-00080

**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.*

## 7. Ellmer Properties Virginia Beach, LLC

**Property Owner:** 3909 VA Beach Blvd LLC

**Modification of Conditions**

**Address:** 3909 Virginia Beach Boulevard

**GPIN:** 1487241210

**City Council:** District 4 (Ross-Hammond)

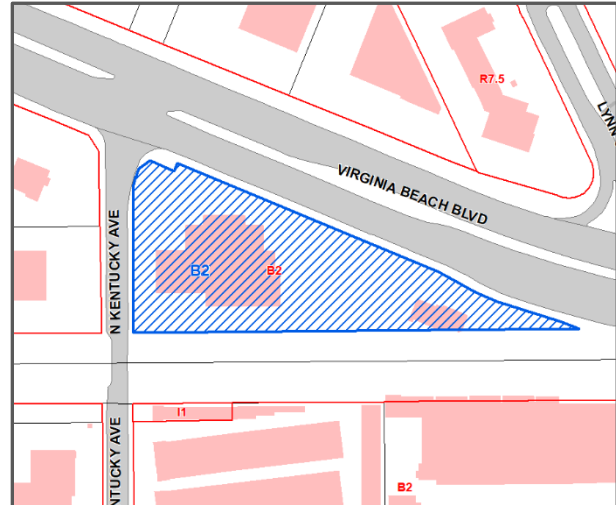
**Accela Record:** 2025-PCCC-00028

**AICUZ:** <65 dB DNL

**SGA:** Rosemont

**Overlay:** No

**Staff Planner:** Michael Hayes



*Request to demolish an existing automotive dealership to construct a new one on the site.*

## 8. Ellmer Properties Bonney Road, LLC

**Property Owners:** Bruce B Mills

Revocable Trust & Adams Outdoor LP

**Conditional Use Permit** (Bulk Storage Yard)

**Address:** 3890, 3894, & 3898 Virginia Beach Boulevard

**GPINs:** 1487330956, 1487238922, & 1487237932

**City Council:** District 4 (Ross-Hammond)

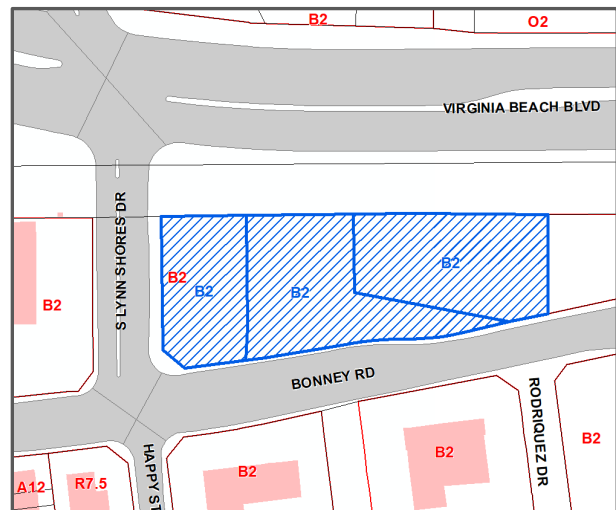
**Accela Record:** 2025-PCCC-00013

**AICUZ:** <65 dB DNL

**SGA:** Rosemont

**Overlay:** No

**Staff Planner:** Michael Hayes



*Request to operate an auto storage yard for an existing car dealership.*

### 9. 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)

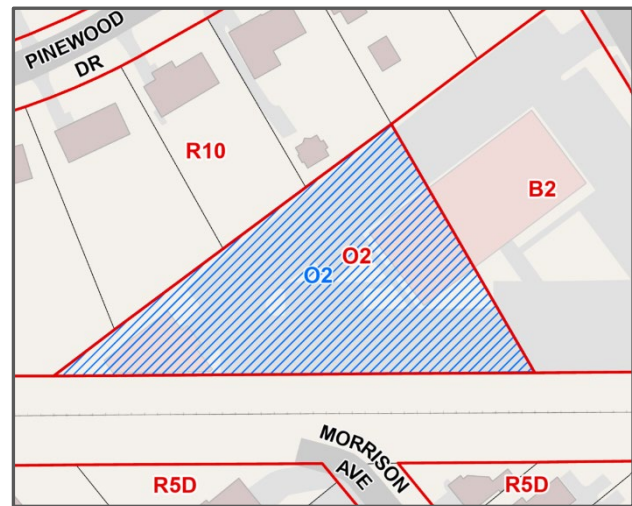
**Accela Record:** 2025-PCCC-00114

**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.*

### 10. Eljin Ventura

**Property Owner:** Eljin Ventura

**Conditional Use Permit** (Residential Kennel)

**Address:** 1209 Ferndale Court

**GPIN:** 1465798321

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

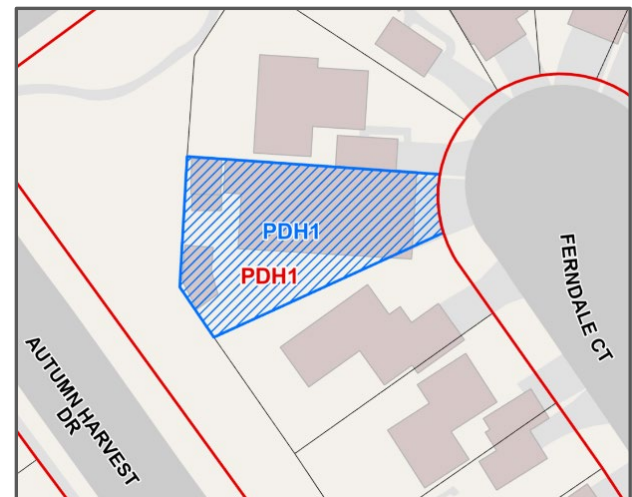
**Accela Record:** 2025-PCCC-00101

**AICUZ:** <65 dB DNL

**SGA:** No

**Overlay:** No

**Staff Planner:** Kristin Bauer



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

### **11. SS Newtown LLC - DBA (Arrowhead Car Care)**

**Property Owner:** Arrowhead Three LLC

**Conditional Use Permit** (Automobile Repair Garage)

**Address:** 5773 Arrowhead Drive, Suite 107

**GPIN:** 1457939303

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

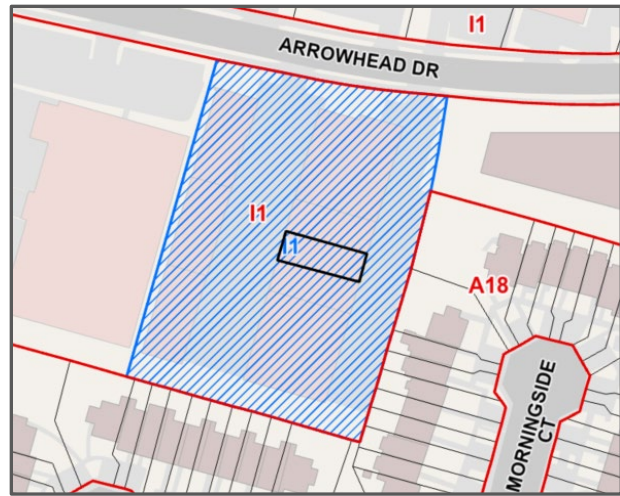
**Accela Record:** 2025-PCCC-00099

**AICUZ:** <65 dB DNL

**SGA:** Newtown

**Overlay:** No

**Staff Planner:** Alexis Bailey



*Request to operate an automotive repair garage.*

### **12. The Church in Virginia Beach**

**Property Owner:** The Church in Virginia Beach

**Conditional Use Permit** (Religious Use)

**Address:** 5263 Greenwich Road

**GPIN:** 1467635850

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

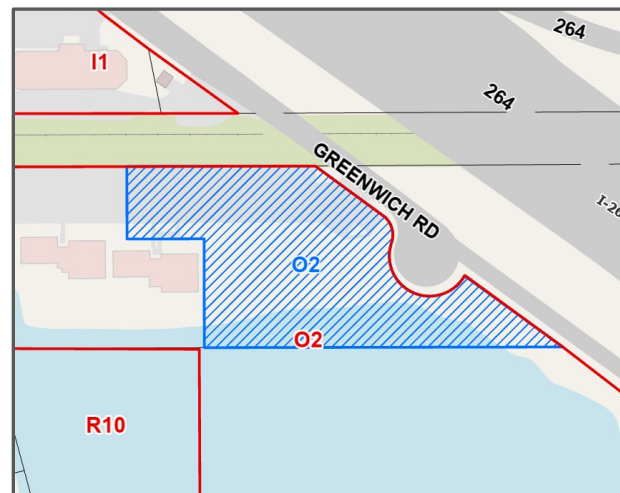
**Accela Record:** 2025-PCCC-00107

**AICUZ:** <65 dB DNL

**SGA:** Newtown

**Overlay:** No

**Staff Planner:** Marchelle Coleman



*Request to construct an approximately 10,000 square foot, 2.5 story church building, including a sanctuary with a maximum capacity of 200 seats.*



**13. Jay Erny**

**Property Owner:** Herman Douglas  
Paschall Revocable Trust

**Conditional Use Permit** (Alternative  
Residential Development)

**Address:** 1524 Gum Bridge Road

**GPIN:** 2411834285

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

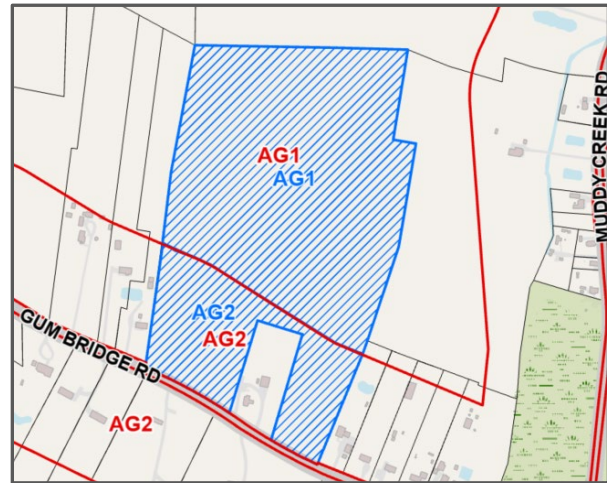
**Accela Record:** 2025-PCCC-00097

**AICUZ:** <65 dB DNL

**SGA:** No

**Overlay:** No

**Staff Planner:** Marchelle Coleman



*Request to subdivide a 47-acre parcel into two parcels, one 10-acre parcel and one 37-acre parcel.*

**14. ASC Real Estate LLC (Margaret Shaia)**

**Property Owner:** City of Virginia Beach  
Development Authority

**Conditional Use Permit** (Bulk Storage  
Yard)

**Address:** 2008 Hudome Way

**GPIN:** 1494086398

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

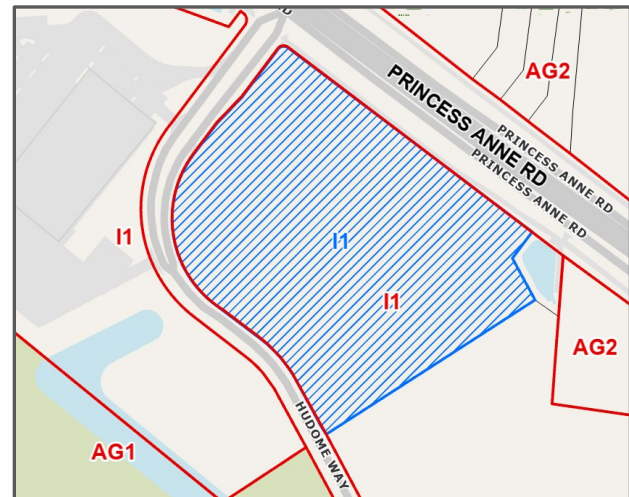
**Accela Record:** 2025-PCCC-00106

**AICUZ:** 70-75 dB DNL

**SGA:** No

**Overlay:** Interfacility Traffic Area

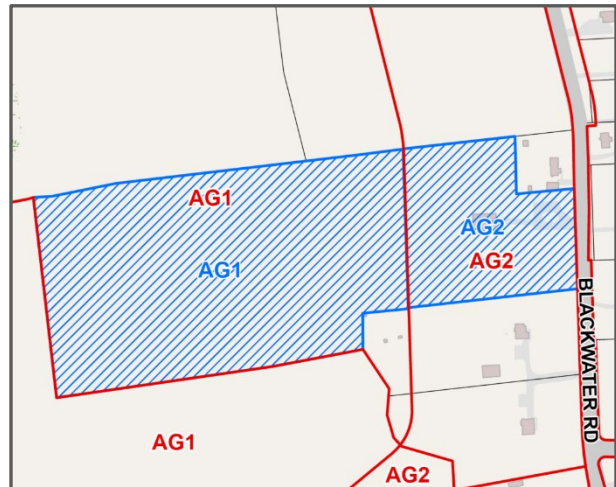
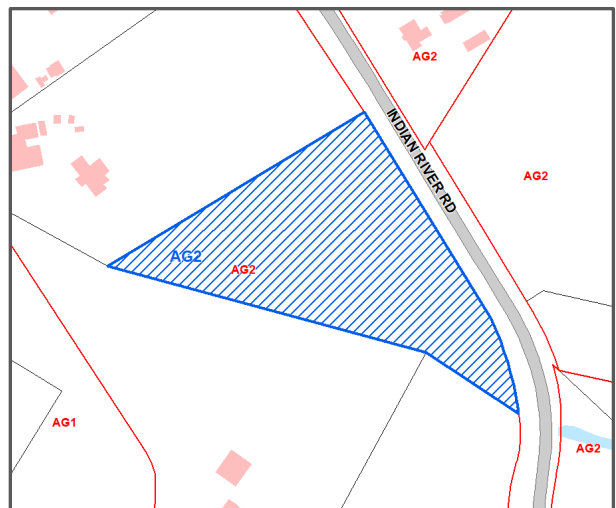
**Staff Planner:** Alexis Bailey



*Request to operate a Bulk Storage Yard.*

**15. 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.***16. Michael Bacle****Property Owners:** Michael D. & Susan L. Bacle**Conditional Use Permit** (Firewood Preparation Facility)**Address:** Parcel directly southeast of 1625 Indian River Road**GPIN:** 2413506321**City Council:** District 2 (Henley)**Accela Record:** 2025-PCCC-00035**AICUZ:** <65 dB DNL**SGA:** No**Overlay:** No**Staff Planner:** Alexis Bailey*Request to operate a firewood preparation facility.*

**17. 5073 Virginia Beach Blvd. LLC**

**Property Owner:** 5073 Virginia Beach Boulevard LLC

**Conditional Use Permit** (Automobile Repair Garage)

**Address:** 245 Pennsylvania Avenue

**GPIN:** 1467859351

**City Council:** District 4 (Ross-Hammond)

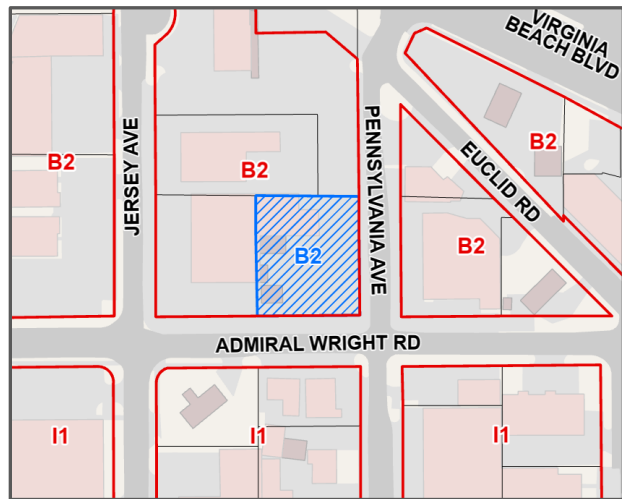
**Accela Record:** 2025-PCCC-00102

**AICUZ:** <65 dB DNL

**SGA:** Pembroke

**Overlay:** No

**Staff Planner:** Alexis Bailey



*Request to operate an automobile repair garage.*

**18. 5073 Virginia Beach Blvd. LLC**

**Property Owner:** 5073 Virginia Beach Boulevard LLC

**Conditional Use Permit** (Motor Vehicle Sales and Rentals)

**Address:** 245 Pennsylvania Avenue

**GPIN:** 1467859351

**City Council:** District 4 (Ross-Hammond)

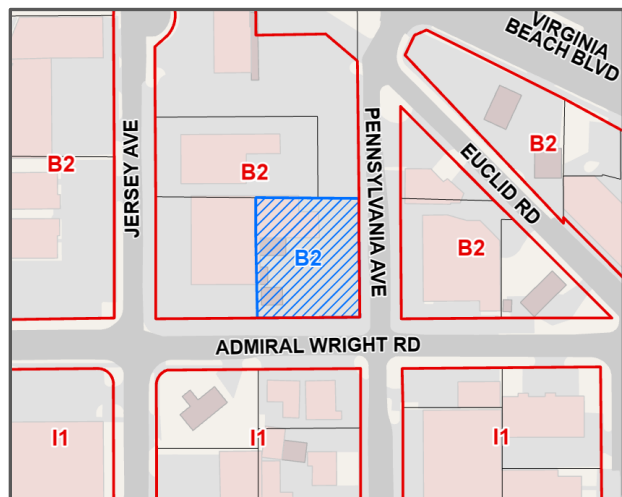
**Accela Record:** 2025-PCCC-00103

**AICUZ:** <65 dB DNL

**SGA:** Pembroke

**Overlay:** No

**Staff Planner:** Alexis Bailey

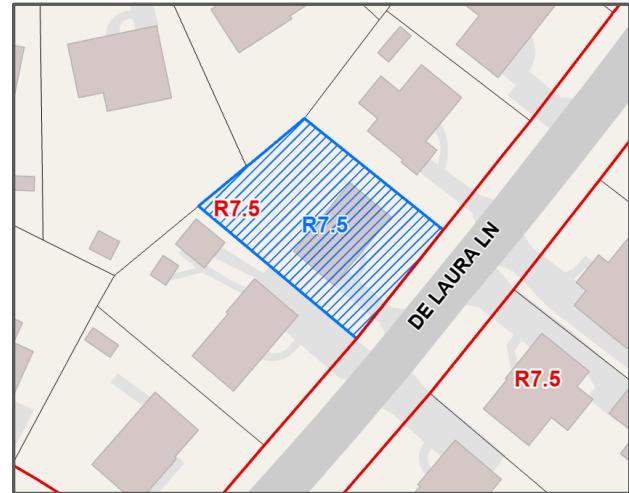


*Request to operate a motor vehicles sales and rental business.*



**19. Belinda Gail Hill**

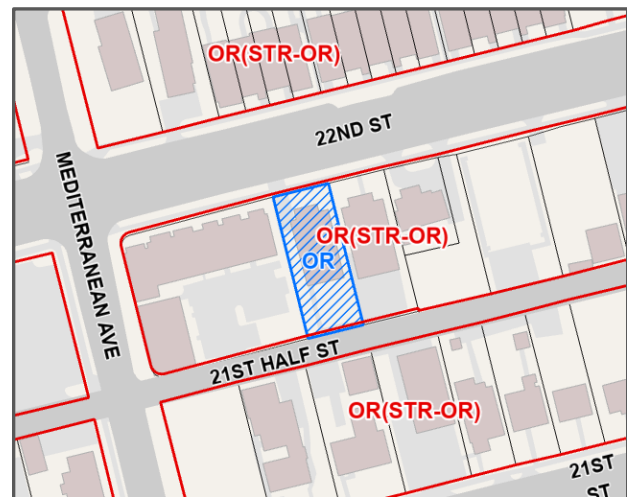
**Property Owner:** Belinda G Hill  
**Conditional Use Permit** (Home-Based Wildlife Rehabilitation Center)  
**Address:** 709 De Laura Lane  
**GPIN:** 1468919330  
**City Council:** District 9 (Schulman)  
**Accela Record:** 2025-PCCC-00100  
**AICUZ:** <65 dB DNL  
**SGA:** No  
**Overlay:** No  
**Staff Planner:** Madison Eichholz



*Request to operate a home-based wildlife rehabilitation center.*

**20. Juxhin Eugene Sela**

**Property Owner:** Ira Kosta & Juxhin Sela  
**Conditional Use Permit** (Short Term Rental)  
**Address:** 516 22nd Street, Unit 300  
**GPIN:** 24179873260300  
**City Council:** District 6 (Remick)  
**Accela Record:** 2025-PCCC-00097  
**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.*

**21. CITY OF VIRGINIA BEACH - AN ORDINANCE TO AMEND THE 2016 COMPREHENSIVE PLAN RE MASTER TRANSPORTATION PLAN REMOVAL OF A PORTION OF THE SOUTHEASTERN EXPRESSWAY**