



City Council Staff Report

Subject: August 2024 Monthly Land Use Report
Author: Patrick A. Duhaney, City Manager 
Department: Planning & Community Development
Date: August 23, 2024
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 August 14, 2024, public meetings, and the pending Planning Commission items.

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)

- August 2024 Monthly Land Use Report

AUGUST 2024

**MONTHLY
LAND USE
REPORT**



Planning &
Community
Development

AUGUST 2024

MONTHLY LAND USE REPORT

Section 1 – Permits & Inspections Report
(Reporting Period July 2024)

Section 2 – Development Services Center Report
(Reporting Period July 2024)

Section 3 – Planning Commission Report
(Reporting Period August 2024)

Permits & Inspections Totals

Reporting Period	Permit Count	Value	Fees	Inspections
July 2024	2,785	\$63,631,632	\$415,718	6,019
June 2024	2,644	\$61,353,985	\$464,261	5,748
Calendar Year To Date	19,989	\$567,100,444	\$3,507,980	43,157
Fiscal Year To Date	33,406	\$784,757,677	\$5,582,760	63,362
July 2023	2,581	\$140,444,598	\$337,355	6,042

Number of Active Development Sites:

467

Building Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
July 2024	574	\$20,538,197	\$143,821	1,149
June 2024	519	\$10,663,638	\$220,991	1,166
Calendar Year To Date	3,878	\$246,344,343	\$1,403,231	8,394
Fiscal Year To Date	6,494	\$345,020,633	\$2,259,217	15,411
July 2023	677	\$115,921,943	\$127,711	1,157

Trade Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
July 2024	1,360	\$43,093,435	\$190,232	3,140
June 2024	1,264	\$50,690,347	\$171,825	3,097
Calendar Year To Date	9,847	\$320,756,101	\$1,490,934	22,683
Fiscal Year To Date	16,818	\$439,736,544	\$2,341,648	27,678
July 2023	1,368	\$24,522,655	\$149,729	3,241

Civil Inspections Totals

(Right of Way, Hauling, Utilities)

Reporting Period	Permit Count	Value	Fees	Inspections
July 2024	454	-	\$55,740	446
June 2024	497	-	\$56,145	194
Calendar Year To Date	3,677	-	\$452,115	2,666
Fiscal Year To Date	5,925	-	\$731,570	4,405
July 2023	383	-	\$38,240	378

Administrative Tracking/Complaint Totals/Plan Review

(Includes E&S, Stormwater & CBPA Inspections)

Reporting Period	Permit Count	Value	Fees	Inspections
July 2024	397	-	\$25,925	1,284
June 2024	364	-	\$15,300	1,291
Calendar Year To Date	2,587	-	\$161,700	9,414
Fiscal Year To Date	4,169	\$500	\$250,325	15,868
July 2023	153	-	\$21,675	1,266

DSC Site Plan Approvals

Approval Date	Plan Type	Project Name	Project Location	Council District
7/26/2024	City Facility	Tallwood High School Track and Field Improvements	1668 KEMPSVILLE RD	7
7/11/2024	Commercial	Office Warehouse at Holland Road	3157 HOLLAND RD	10
7/11/2024	Commercial	VMOCA at Virginia Wesleyan University	5811 WESLEYAN DR	4
7/18/2024	Commercial	Owl's Creek Oyster Bar	919 OWLS CREEK LN	6
7/22/2024	Commercial	Sam's Xpress Car Wash - Virginia Beach Blvd.	5476 VIRGINIA BEACH BLVD	4
7/24/2024	Commercial	South Birdneck Business Park Phase II Expansion	595 & 597 S. BIRDNECK RD	6
7/23/2024	Duplex	North 60' Lots 27, 29, & 31, Block 96, Virginia Beach Development Co.	2503 & 2503A BALTIC AVE	6
7/23/2024	Duplex	54th Street Duplex	5401 & 5405 OCEAN FRONT AVE	6
7/26/2024	Duplex	Red Tide Duplex	2316 & 2318 RED TIDE RD	8
7/16/2024	E & S and Stormwater	CBN Tree Clearing	1354 REGENT UNIVERSITY DR	7
7/9/2024	Hauling Plan	Adam Keeling Dredge	3179 ADAM KEELING RD	8
7/25/2024	Other	Innovation Park Phase II - Traffic Signal	HUDOME WY	2
7/24/2024	Pump Station City	Euclid Pump Station #357 Replacement	141 OPAL AVE	4
7/3/2024	Single Family	Parcel A, Seatack	1082 KENYA LN	6
7/10/2024	Single Family	Parcel B, Old Princess Anne Road	4468 OLD PRINCESS ANNE RD	1
7/12/2024	Single Family	Parcel A, Old Princess Anne	4472 OLD PRINCESS ANNE RD	1
7/16/2024	Single Family	Lot 13 & 14, Chesapeake Park	4400 SANDY BAY DR	9
7/17/2024	Single Family	Lot-1 & N 1/2 Lot-2, Block 23, Cape Henry Syndicate	7610 OCEAN FRONT AVE	6
7/24/2024	Single Family	Lot B2-B, H.G. Felton	5028 LORD FELTON LN	9
7/25/2024	Single Family	Lot 39 Sylvan Lake	1956 SANDEE CRES	6
7/26/2024	Single Family	Lot 6, New Bridge Rd	3093 NEW BRIDGE RD	2
7/30/2024	Single Family	Lot 13, Block 16, Jacksondale	124 N PALM AVE	4
7/30/2024	Single Family	Lot 14, Block 16, Jacksondale	126 N PALM AVE	4
7/31/2024	Single Family	Site B-2, Property of H. G. Felton	5052 LORD FELTON LN	9

Approval Date	Plan Type	Project Name	Project Location	Council District
7/2/2024	Single Family RPA	Lot A, Eagle Nest Point	3380 EAGLE NEST PT	8
7/8/2024	Single Family RPA	Lot 69, Thalia Shores	636 PINETREE DR	8
7/12/2024	Single Family RPA	Lot 28, Princess Anne Hills Park	484 GOODSPEED RD	6
7/15/2024	Single Family RPA	Lot 58, Sea Breeze Farm, Section Seven	1528 S. SEA BREEZE TR	8
7/15/2024	Single Family RPA	Lot 104, Birdneck Point, Club Section	913 PENGUIN PL	6
7/17/2024	Single Family RPA	Lot 7 Shorehaven	2681 SHOREHAVEN DR	8
7/16/2024	Subdivision Construction Plan	Village E at Ashville Park	ASHVILLE PARK BLVD	2
7/31/2024	Single Family	2.0AC, Annis Brockett	2605 SALEM RD	2

Planning Commission August 2024 Application Submittals

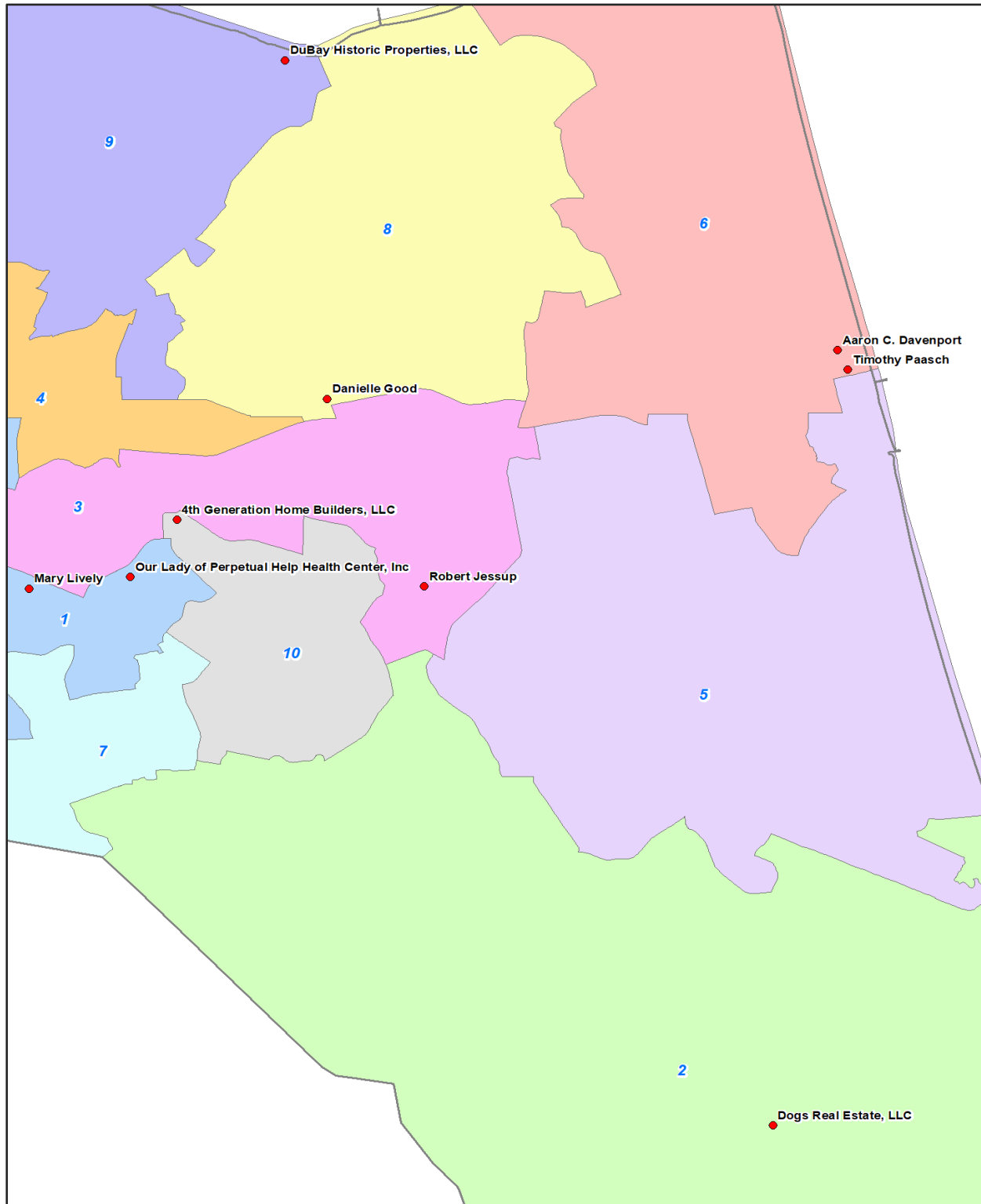
This list reflects the applications that were submitted to the Planning Department this month. It does not indicate or imply when an application will be scheduled for a public hearing. Please visit VirginiaBeach.gov/PC to review the applications scheduled for each month's Planning Commission public hearing.

Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
1	CRZ	Harrison and Lear, Inc	3100 Arnold Palmer Drive	2	2024-PCCC-00143	MC
Request to redevelop the existing defunct golf course to construct 127 single-family-style dwellings and 30 multifamily units						
2	MDP	Harrison and Lear, Inc	3100 Arnold Palmer Drive	2	2024-PCCC-00144	MC
Request for redevelop the existing defunct golf course to construct 127 single-family-style dwellings and 30 multifamily units						
3	STC	Rudee Heights Properties, LLC, a Virginia limited liability company	South side of 13 th Street at SW corner of 13 th & unimproved Rudee Avenue	6	2024-PCCC-00139	EN
Request to close 4,221 sq. ft. portion of unimproved Rudee Avenue to construct a duplex						
4	MDC	Kempsville Christian Church	5424 & 5432 Parliament Drive	1	2024-PCCC-00140	EN
Request to modify conditions to incorporate the former Carolanne Swim Club property to the existing religious use, provide a small entryway addition of no more than 900 square feet, and to update the exterior elevation of the church						

KEY / Planners	Name
CB	Carrie Bookholt
KA	Kaitlen Alcock
MC	Marchelle Coleman
EN	Elizabeth Nowak
AT	Aubrey Trebilcock
HM	Hank Morrison
BH	Brandon Hackney
MR	Mark Reed
GH	Garek Hannigan
ME	Madison Eichholz
KK	Kevin Kemp
RM	Rachael Miller
AB	Alexis Bailey

KEY / Application Types	Application Type
AMD	Code Amendment
ATC	Alternative Compliance
CUP	Conditional Use Permit
FVR	Floodplain Variance
MDC	Modification of Conditions
MDP	Modification of Proffers
NON	Expansion to a Nonconforming Use or Structure
STC	Street Closure
STR	Short-Term Rental
REZ	Rezoning
PDH	Amendment/Modification to the PDH Land Use Plan

August 14, 2024 Planning Commission Agenda



Planning Commission Agenda

1. COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION 2. BRIEFINGS

- A. Draft Rules of Procedure of the Planning Commission
- B. Local Road Safety Action Plan - Ric Lowman, Traffic Engineer, Katie Shannon, Engineer V, and Devin Simpson, Consultant, Kimley-Horn

12:00 Noon: Public Hearing

Planning Commission Minutes:

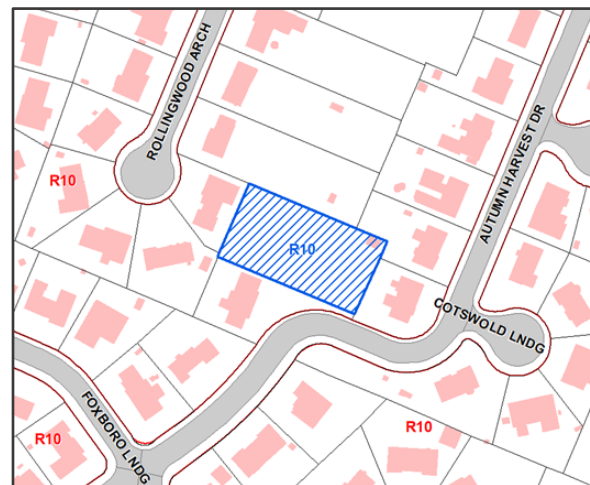
- Approval of the July 10, 2024 Planning Commission Minutes
- Approval of the July 08, 2024 Planning Commission Special Session Minutes
- Fiscal Year 2023-2024 Planning Commission Annual Report

1. City of Virginia Beach

An ordinance to adopt a new Official Zoning Map, which shall replace the existing Office Zoning Map, due to a change in the computer mapping format used to store the map data and develop the printed copies. There are no changes to the zoning districts or to their existing locations between the current and proposed maps.

2. Mary Lively

Property Owner: Mary Lively
Subdivision Variance (Section 4.4(b) of the Subdivision Regulations)
Address: Parcel directly east of 1140 Rollingwood Arch and north of 989 Autumn Harvest Drive
GPIN: 1466825107
City Council: District 1 (Hutcheson)
Accela Record: 2024-PCCC-00001
AICUZ: <65 dB DNL
SGA: No
Overlay: No
Staff Planner: Hoa N. Dao/Marchelle Coleman



Request to deviate from the required lot width and street line frontage on property zoned R-10.

3. 4th Generation Home Builders, LLC

Property Owner: 4th Generation Home Builders, LLC

Conditional Rezoning (PD-H1 to Conditional A-18 Apartment District) (Amendment to Land Use Plan))

Address: Parcel on Commuter Drive, directly west of 1436 S Independence Boulevard

GPIN: 1476769961

City Council: District 10 (Rouss)

Accela Record: 2024-PCCC-00070

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman



INDEFINITE DEFERRAL REQUESTED

Request to rezone 2.3 acres from PD-H1 to Conditional A-18 Apartment District to amend the land use plan from commercial to residential for the development of up to 25 condominium units.

4. Dogs Real Estate, LLC

Property Owner: Dogs Real Estate, LLC

Conditional Use Permit (Residential Kennel)

Address: 3449 Robinson Road

GPIN: 2412650161

City Council: District 2 (Henley)

Accela Record: 2024-PCCC-00086

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Elizabeth Nowak



Request to operate a residential kennel as a dog sanctuary for up to 12 dogs on the property.

5. DuBay Historic Properties, LLC

Property Owner: Ocean Park Baptist Church

Conditional Rezoning (R-5D
Residential District to Conditional B-2
Business District)

Address: 3624 Dupont Circle

GPIN: 1489488740

City Council: District 9 (Schulman)

Accela Record: 2024-PCCC-00039

AICUZ: <65 dB DNL

SGA: No

Overlay: Shore Drive Corridor

Staff Planner: Elizabeth Nowak



Request to rezone property to Conditional B-1A along with a CUP request to operate an events venue.

**INDEFINITE DEFERRAL
REQUESTED**

6. DuBay Historic Properties, LLC

Property Owner: Ocean Park Baptist Church

Conditional Use Permit (Assembly Use)

Address: 3624 Dupont Circle

GPIN: 1489488740

City Council: District 9 (Schulman)

Accela Record: 2024-PCCC-00041

AICUZ: <65 dB DNL

SGA: No

Overlay: Shore Drive Corridor

Staff Planner: Elizabeth Nowak



Request to rezone property to Conditional B-1A along with a CUP request to operate an events venue.

7. Our Lady of Perpetual Help Health Center, Inc

Property Owners: Our Lady of Perpetual Help Health Center, Inc
Modification of Conditions (Nursing Home)

Address: 4560 Princess Anne Road

GPIN: 1476439090

City Council: District 1 (Hutcheson)

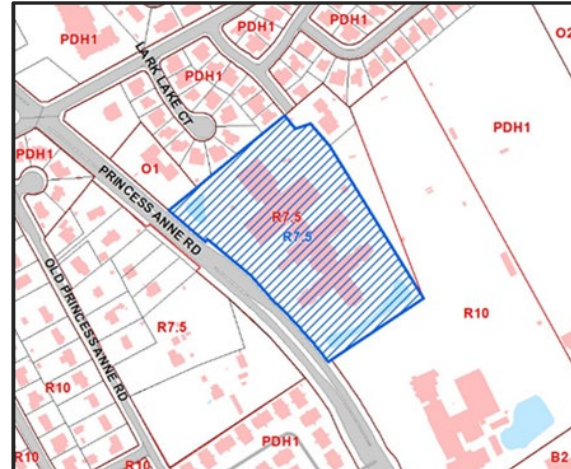
Accela Record: 2024-PCCC-00087

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Elizabeth Nowak



Request to amend previously approved conditions to increase the number of beds from 120 to 124 and to expand the building by 16,850 square feet.

8. Danielle Good

Property Owner: Little Neck Office Park
Conditional Use Permit (Tattoo Parlor)

Address: 397 Little Neck Road, Suite 303

GPIN: 1487755373

City Council: District 8 (Taylor)

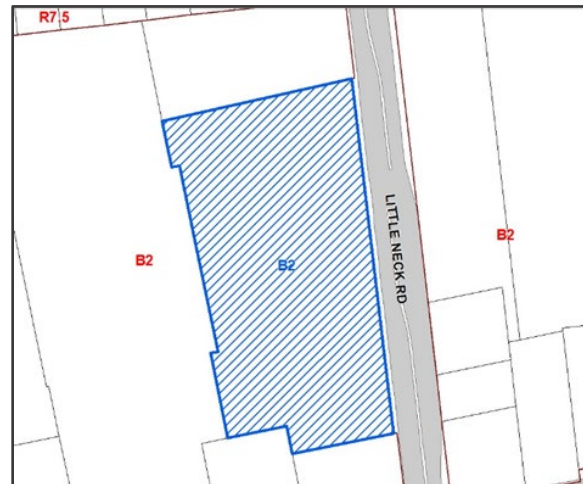
Accela Record: 2024-PCCC-00069

AICUZ: <65 dB DNL

SGA: Rosemont

Overlay: No

Staff Planner: Madison Harris-Eichholz



Request to operate a Tattoo Parlor for permanent make up within a vocational school for permanent cosmetic tattoo.

9. Robert Jessup

Property Owner: Robert Jessup & Jennifer A. Jessup

Conditional Use Permit (Home Occupation)

Address: 2940 Dante Place

GPIN: 1496327363

City Council: District 3 (Berlucchi)

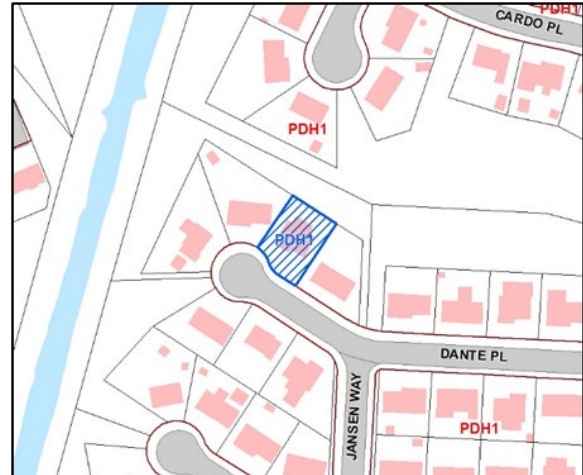
Accela Record: 2024-PCCC-00082

AICUZ: >75 dB DNL

SGA: No

Overlay: No

Staff Planner: Rachael Miller



Request to operate a gunsmithing business within a single-family residence by appointment.

10. Aaron C. Davenport

Property Owners: Aaron & Kendra Davenport

Conditional Use Permit (Short Term Rental)

Address: 421 22nd Street

GPIN: 2427082711

City Council: District 6 (Remick)

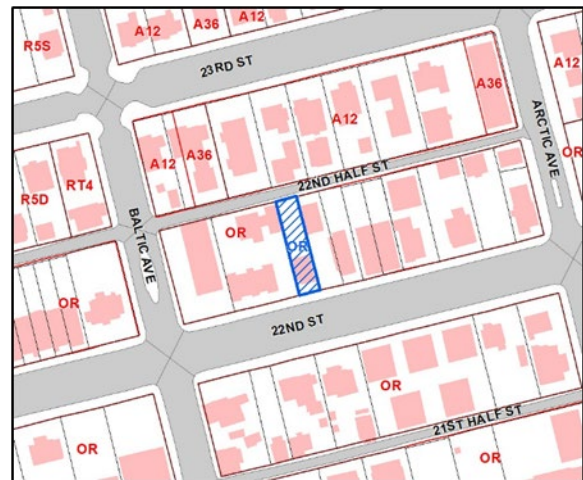
Accela Record: 2024-PCCC-00083

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

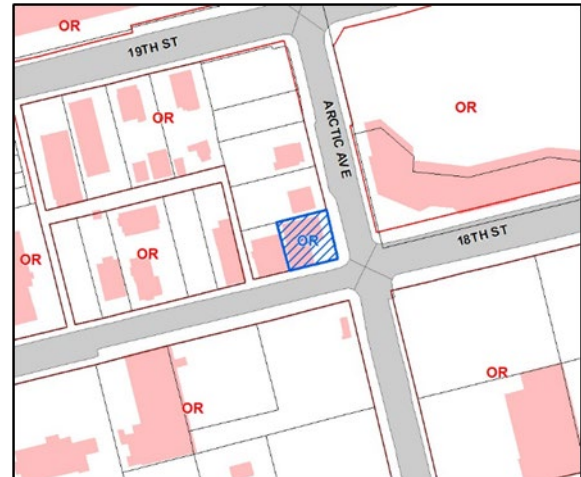
SGA: Resort Area

Overlay: No

Staff Planner: Garek Hannigan



Request to operate a 2-bedroom Short term rental.

11. Timothy Paasch**Property Owner:** Timothy Paasch**Alternative Compliance****Address:** 1804 Arctic Ave**GPIN:** 2427078360**City Council:** District 6 (Remick)**Accela Record:** 2024-PCCC-00092**AICUZ:** 65-70 dB DNL - Sub-Area 1**SGA:** Resort Area**Overlay:** Short Term Rental/ViBe
Creative**Staff Planner:** Garek Hannigan*Request to operate a low-speed vehicle storage business.*