



City Council Staff Report

Subject: July 2024 Monthly Land Use Report
Author: Patrick A. Duhaney, City Manager 
Department: Planning & Community Development
Date: August 2, 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 July 10, 2024, public meetings, and the pending Planning Commission items.

Note the report has been reformatted for accessibility and moving forward will be titled for the month in which the report is delivered to City Council. For example, this month's report is titled July Land Use Report and reports data from Permits & Inspections and DSC from June 1 to June 30 and includes July Planning Commission submittals and agenda.

Should you have any additional questions or concerns, please contact Deputy City Manager Amanda Jarratt at ajarratt@vbgov.com or 757-385-6204 or Department of Planning and Community Development Director, Kathy Warren at kmwarren@vbgov.com or 757-385-5802.

Attachments (1)

- July 2024 Monthly Land Use Report

JULY 2024

**MONTHLY
LAND USE
REPORT**



Planning &
Community
Development

JULY 2024

MONTHLY LAND USE REPORT

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

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

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

Permits & Inspections Totals

Reporting Period	Permit Count	Value	Fees	Inspections
June 2024	2,644	\$61,353,985	\$464,261	5,748
May 2024	3,065	\$51,857,552	\$456,049	6,162
Calendar Year To Date	17,098	\$503,468,812	\$3,054,362	37,138
Fiscal Year To Date	33,252	\$784,757,677	\$5,514,760	74,732
June 2023	2,911	\$161,725,932	\$588,262	7,053

Number of Active Development Sites:

456

Building Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
June 2024	519	\$10,663,638	\$220,991	1,166
May 2024	617	\$23,571,932	\$161,859	1,238
Calendar Year To Date	3,304	\$225,806,146	\$1,259,410	7,245
Fiscal Year To Date	6,494	\$345,020,633	\$2,259,217	15,411
June 2023	772	\$137,229,720	\$319,209	1,316

Trade Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
June 2024	1,264	\$50,690,347	\$171,825	3,097
May 2024	1,493	\$28,285,620	\$196,085	3,324
Calendar Year To Date	8,487	\$277,662,666	\$1,300,702	19,543
Fiscal Year To Date	16,818	\$439,736,544	\$2,341,648	39,048
June 2023	1,564	\$24,496,212	\$201,943	3,826

Civil Inspections Totals

(Right of Way, Hauling, Utilities)

Reporting Period	Permit Count	Value	Fees	Inspections
June 2024	497	-	\$56,145	194
May 2024	582	-	\$81,230	187
Calendar Year To Date	3,223	-	\$396,375	2,220
Fiscal Year To Date	5,925	-	\$731,570	4,405
June 2023	394	-	\$46,110	457

Administrative Tracking/Complaint Totals/Plan Review

(Includes E&S, Stormwater & CBPA Inspections)

Reporting Period	Permit Count	Value	Fees	Inspections
June 2024	364	-	\$15,300	1,291
May 2024	373	-	\$16,875	1,413
Calendar Year To Date	2,084	-	\$97,875	8,130
Fiscal Year To Date	4,015	\$500	\$182,325	15,868
June 2023	181	-	\$21,000	1,454

DSC Site Plan Approvals

Approval Date	Plan Type	Project Name	Project Location	Council District
6/12/2024	City Facility	531 Memorial	2508 PRINCESS ANNE RD, VIRGINIA BEACH, VA 23456	2
6/7/2024	Duplex	Clipper Bay Duplex	3753 CLIPPER BAY DR, VIRGINIA BEACH, VA 23455 294	9
6/25/2024	Hauling Plan	Checkered Flag Porsche, Virginia Beach Boulevard	2865 VIRGINIA BEACH BLVD, #1, VIRGINIA BEACH, VA 23452	3
6/25/2024	Hauling Plan	Level Green Park	1520 LEVEL GREEN BLVD, VIRGINIA BEACH, VA 23464	7
6/25/2024	Industrial	The Sasnett Building	GLOBAL WY 23454	5
6/26/2024	Multi Family	Hampton Manor Assisted Living	PRINCESS ANNE RD	2
6/13/2024	Pump Station City	Plaza Bow Creek Pump Station (PS 525) Replacement	3334 BOW CREEK BLVD, VIRGINIA BEACH, VA 23452	3
6/12/2024	Single Family	Lot C-1 Lakewood	515 LAKEWOOD CIR, VIRGINIA BEACH, VA 23451	5
6/20/2024	Single Family	Lot 13-B, Property of, Jesse J. Parkerson	WOODSTOCK RD	1
6/12/2024	Single Family	Lot 17, The Hollies	4710 OCEAN FRONT AVE, VIRGINIA BEACH, VA 23451	6
6/18/2024	Single Family	Lot D Block 1, Pine Acres	807 VIRGINIA AVE, VIRGINIA BEACH, VA 23451 464	5
6/18/2024	Single Family	Lot 46, Sandbridge Beach	3417 SANDFIDDLER RD, VIRGINIA BEACH, VA 23456 430	2
6/11/2024	Single Family	Lot 28, Block B, Great Neck Estates	2424 PINELAND LN, VIRGINIA BEACH, VA 23454 173	8
6/27/2024	Single Family	Lot 5, Block 5, West Alanton	1509 ASHLEY DR, VIRGINIA BEACH, VA 23454 165	6
6/25/2024	Single Family	Lot 1, Sandbridge Shores	2900 SAND BEND RD, VIRGINIA BEACH, VA 23456 442	2
6/26/2024	Single Family	Lot B-1, Cohen Residential LLC	4450 OLD PRINCESS ANNE RD, VIRGINIA BEACH, VA 23462	1
6/4/2024	Single Family Demo	Lot 28, Section-A, Princess Anne Hills Park	484 GOODSPEED RD, VIRGINIA BEACH, VA 23451 220	6
6/20/2024	Single Family Demo	Lot B, N.W. Corner of 74th St. & Ocean Front	7402 OCEAN FRONT AVE, VIRGINIA BEACH, VA 23451 195	6
6/26/2024	Single Family Demo	Lots 13, 15, & 17, Block 23, Shadow Lawn Heights	533 CAROLINA AVE, VIRGINIA BEACH, VA 23451 460	5
6/25/2024	Single Family Demo	Lots 9 & 11, Block 23, Shadow Lawn Heights	525 CAROLINA AVE, VIRGINIA BEACH, VA 23451 460	5
6/21/2024	Single Family Demo	Lot 2, Parkview Manor	3344 EAGLE NEST PT, VIRGINIA BEACH, VA 23452 622	8

Approval Date	Plan Type	Project Name	Project Location	Council District
6/10/2024	Single Family RPA	Lot 4, Wilder Point	521 WILDER RD, VIRGINIA BEACH, VA 23451 234	6
6/14/2024	Single Family RPA	Parcel C, E. Bradford Tazewell Jr.& Braden Vandeventer	1407 N BAY SHORE DR, VIRGINIA BEACH, VA 23451 371	6
6/3/2024	Single Family RPA	0.82, AC Parcel, Bay Colony	1333 N BAY SHORE DR, VIRGINIA BEACH, VA 23451 371	6

Planning Commission July 2024 Application Submittals

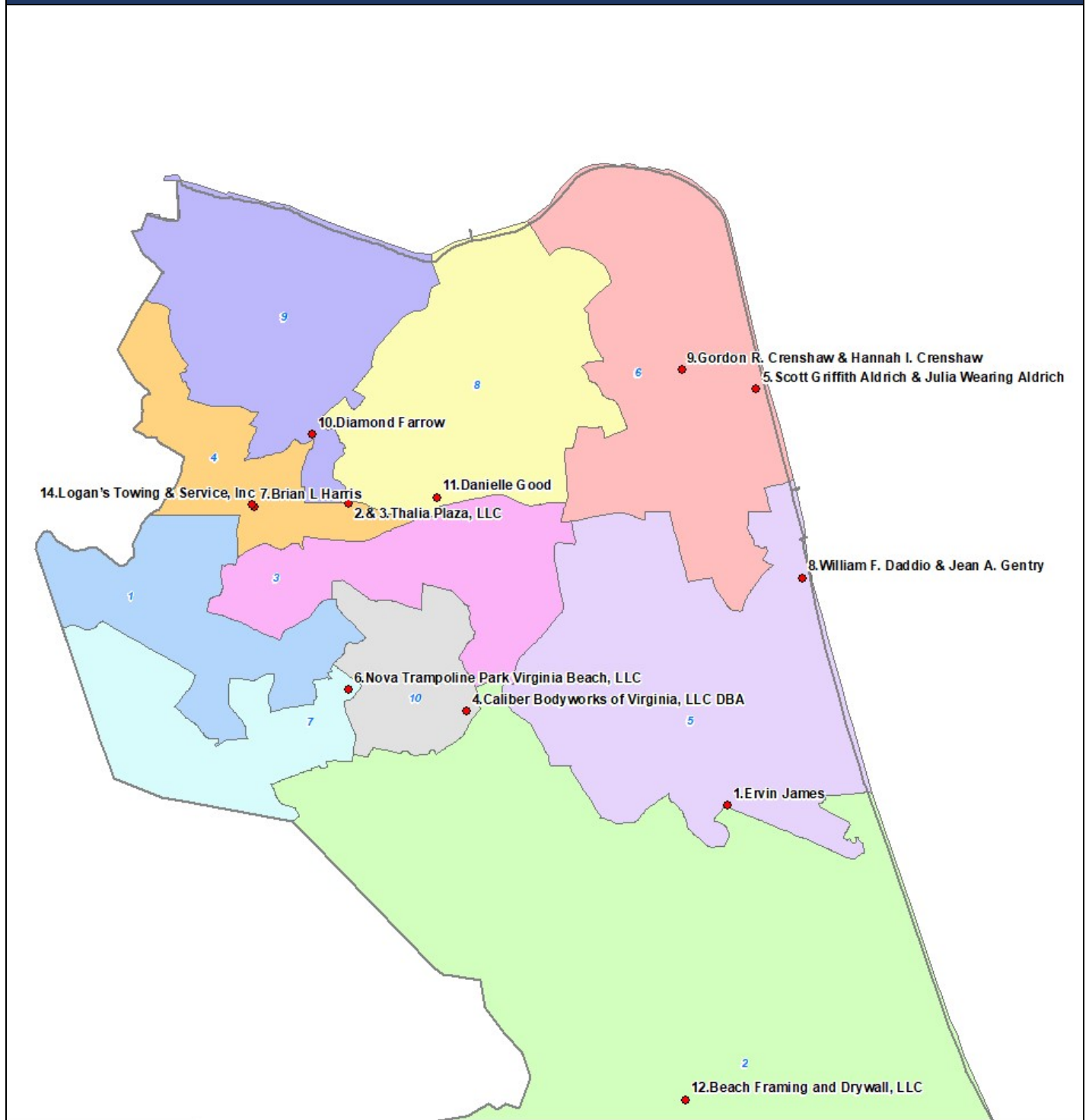
This list reflects the applications that were submitted to the Planning Department this month. It does not indicate or imply when an application will be scheduled for a public hearing. Please visit VirginiaBeach.gov/PC to review the applications scheduled for each month's Planning Commission public hearing.

Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
1	STC	Shadowlawn North, LLC	901 12th Street	6	2024-PCCC-00093	MC
Request for closure of 4200 sq. ft. of Rudee Avenue to incorporate into adjacent western property for the construction of two duplexes						
2	MDP	Ferber Company Central, LLC	2061 Lynnhaven Parkway	7	2024-PCCC-00095	MC
Request to modify proffers to redevelop the site with a Panera restaurant						
3	MDP	Sugar Plum Bakery	1353 Laskin Road	6	2024-PCCC-00096	EN
Request to modify proffers to operate a bakery						
4	CUP	Catholic Diocese of Richmond	Parcel on Indian River Road, directly east of 3168 Indian River Road	2	2024-PCCC-00119	EN
Request to develop the site with a cemetery						
5	MDC	Mellie Valianos-Reynolds	619 London Bridge Road	3	2024-PCCC-00094	AB
Request to modify previous conditions to construct a building for an automobile repair garage						
6	ATC	Waffi, LLC	1710 Pacific Avenue	6	2024-PCCC-00097	GH
Request to redevelop the property for a commercial parking lot						
7	STR	Travis Smith	304 28th Street, #205	6	2024-PCCC-00098	GH
Request to operate a 2-bedroom Short Term Rental						

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

JULY 10, 2024 PLANNING COMMISSION AGENDA



PLANNING COMMISSION AGENDA

A.

COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION

B.

BRIEFING

1. Urban Forest Management Plan Update – Brooke L. Costanza, City Arborist, Parks & Recreation
2. 2023-2024 Planning Commission Annual Report - Marchelle L. Coleman, Planning Evaluation Coordinator

12:00 P.M. – PUBLIC HEARING

1.

Ervin James (Applicant & Property Owner)

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

Address: 2336 Painters Lane

GPIN: 2414653251

City Council: District 5 (Wilson)

Accela Record: 2024-PCCC-00071

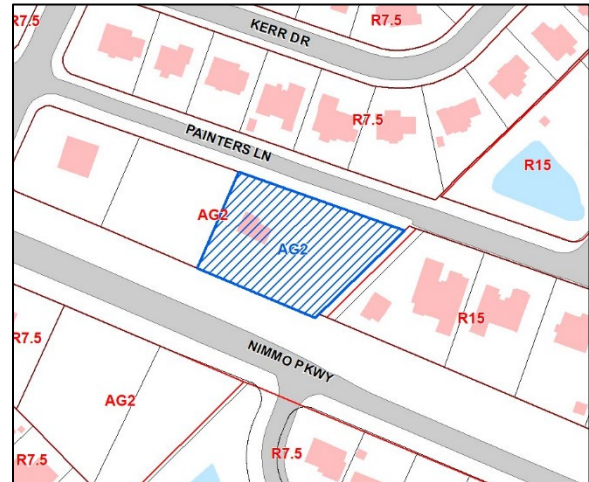
AICUZ: 65-70 dB DNL - Sub-Area 2

SGA: No

Overlay: No

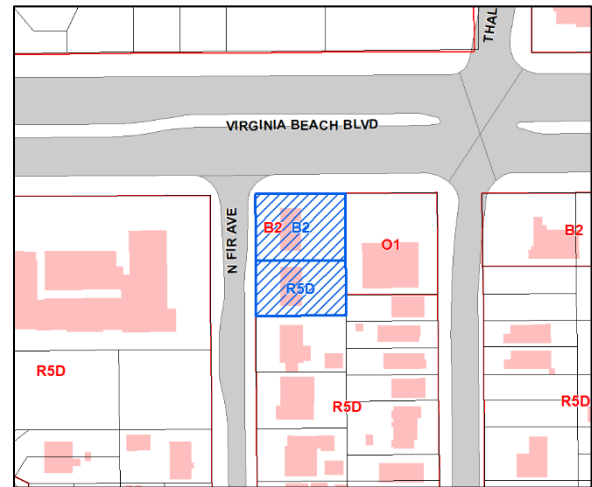
Staff Planner: Marchelle Coleman

Request to rezone a 28,130 sq. ft. parcel from AG-2 to R-10 to create a 2-lot subdivision.

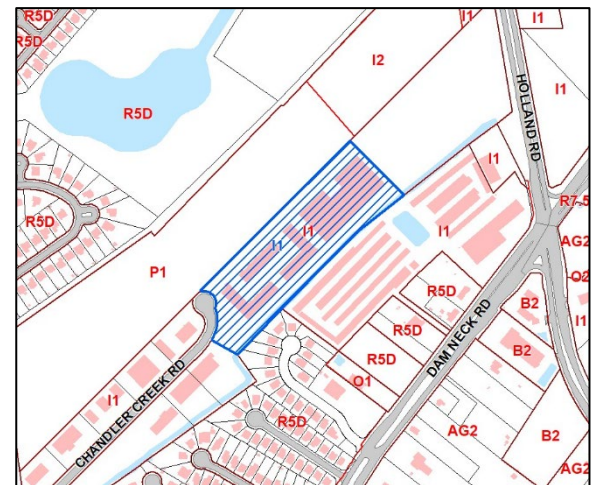


2. & 3.**Thalia Plaza, LLC** (Applicant & Property Owner)**Conditional Rezoning** (B-2 Community Business District & R-5D Residential Duplex District to Conditional B-4 Mixed Use Business District)**Subdivision Variance** (Section 4.4(b) of the Subdivision Regulations)**Addresses:** 4317 Virginia Beach Boulevard & 216 N. Fir Avenue**GPINs:** 1477857194 & 1477857096**City Council:** District 4 (Ross-Hammond)**Accela Records:** 2024-PCCC-00077, 2024-PCCC-00078**AICUZ:** <65 dB DNL**SGA:** No**Overlay:** No**Staff Planner:** Marchelle Coleman

Request to rezone 0.44 acres for a mixed-use development to include up to eight multi-family units along with a Subdivision Variance request for lot width and deviation to the lot area.

**4.****Caliber Bodyworks of Virginia, LLC DBA****Caliber Collision Centers** (Applicant)**GHS II, LC** (Property Owner)**Conditional Use Permit** (Automobile Repair Garage)**Addresses:** 3417 Chandler Creek Road, Units 135, 136, & 137**GPIN:** 1495047961**City Council:** District 10 (Rouse)**Accela Record:** 2024-PCCC-00065**AICUZ:** 70-75 dB DNL**SGA:** No**Overlay:** No**Staff Planner:** Elizabeth Nowak

Request to operate an Automotive Repair Garage.



7.

Brian L Harris (Applicant)
AI Mason Landscaping, Inc (Property Owner)

Conditional Use Permit (Automobile Repair Garage)

Addresses: 212 Southgate Avenue & adjoining southern parcel

GPINs: 1467944748, 1467944746

City Council: District 4 (Ross-Hammond)

Accela Record: 2024-PCCC-00012

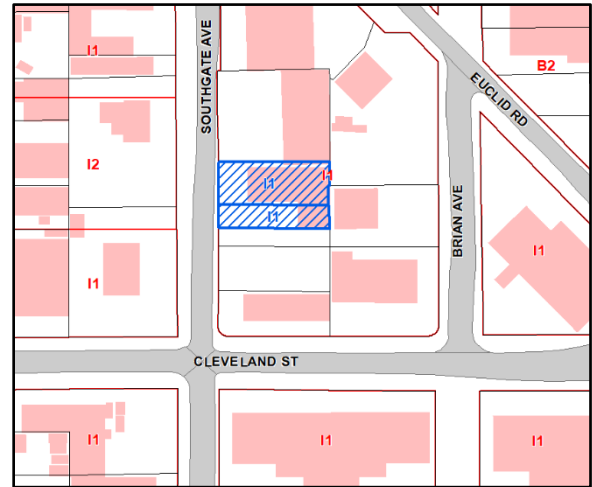
AICUZ: <65 dB DNL

SGA: Pembroke

Overlay: No

Staff Planner: Elizabeth Nowak

Request to operate a repair shop for motor vehicle sales.



8.

William F. Daddio & Jean A. Gentry (Applicants)

Street Closure

Adjacent Address: 817 Vanderbilt Avenue

Adjacent GPIN: 2426376770

City Council: District 5 (Wilson)

Accela Record: 2024-PCCC-00073

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

SGA: No

Overlay: No

Staff Planners: Elizabeth Nowak

Request for closure of 375 sf portion of a 15 ft. alley way in Croatan Beach.

