



City Council Staff Report

Subject: September 2024 Monthly Land Use Report
Author: Patrick A. Duhaney, City Manager 
Department: Planning & Community Development
Date: September 20, 2024
Type of Item: Informational

Summary

The attached report includes a summary of permit activities for approved site development plans from the Development Services Center (DSC), Planning Commission agenda for items heard at the September 11, 2024, public meetings, and the pending Planning Commission items. This month's report has been updated to signify DSC approvals that are both by-right, as well as those that had prior City Council land use approvals and now include 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 include this new 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)

- September 2024 Monthly Land Use Report

SEPTEMBER 2024

**MONTHLY
LAND USE
REPORT**



Planning &
Community
Development

SEPTEMBER 2024

MONTHLY LAND USE REPORT

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

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

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

Permits & Inspections Totals

Reporting Period	Permit Count	Value	Fees	Inspections
August 2024	2,970	\$49,075,603	\$545,577	6,541
July 2024	2,785	\$63,631,632	\$415,718	6,019
Calendar Year To Date	22,822	\$616,176,047	\$4,007,157	49,698
Fiscal Year To Date	33,252	\$784,757,677	\$5,514,760	74,732
August 2023	2,897	\$145,455,060	\$442,844	7,318

Number of Active Development Sites:

467

Building Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
August 2024	622	\$20,027,492	\$155,695	1,344
July 2024	574	\$20,538,197	\$143,821	1,149
Calendar Year To Date	4,500	\$266,371,835	\$1,558,926	9,738
Fiscal Year To Date	6,494	\$345,020,633	\$2,259,217	15,411
August 2023	751	\$118,296,444	\$180,626	1,295

Trade Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
August 2024	1,511	\$29,048,111	\$324,527	3,507
July 2024	1,360	\$43,093,435	\$190,232	3,140
Calendar Year To Date	11,358	\$349,804,211	\$1,815,461	26,190
Fiscal Year To Date	16,818	\$439,736,544	\$2,341,648	39,048
August 2023	1,552	\$27,158,616	\$197,038	4,168

Civil Inspections Totals

(Right of Way, Hauling, Utilities)

Reporting Period	Permit Count	Value	Fees	Inspections
August 2024	494	-	\$50,305	185
July 2024	454	-	\$55,740	446
Calendar Year To Date	4,171	-	\$502,420	2,851
Fiscal Year To Date	5,925	-	\$731,570	4,405
August 2023	466	-	\$51,130	322

Administrative Tracking/Complaint Totals/Plan Review

(Includes E&S, Stormwater & CBPA Inspections)

Reporting Period	Permit Count	Value	Fees	Inspections
August 2024	343	-	\$15,050	1,505
July 2024	397	-	\$25,925	1,284
Calendar Year To Date	2,793	-	\$130,350	10,919
Fiscal Year To Date	4,015	\$500	\$182,325	15,868
August 2023	128	-	\$14,050	1,533

DSC Site Plan Approvals

Approval Date	Plan Type	Project Name	Project Location	Council District
8/23/2024	City Facility	Mount Trashmore Cap Restoration and Walk	310 EDWIN DR	3
8/29/2024	Commercial	Judeo Christian Outreach Center*	1053 VIRGINIA BEACH BLVD	6
8/12/2024	Commercial	Pearle Vision	889 S LYNNHAVEN RD	3
8/6/2024	Right of Way Utility Drainage	Poplar Hall Davis Corner Trunk 24-Inch Gravity Sewer Improvement	5629 ELAM AVE	4
8/27/2024	Right of Way Utility Drainage	Holiday Trav-L-Park	1075 GENERAL BOOTH BLVD	5
8/15/2024	Single Family	Lot 12, Block 16, Jacksondale	122 N PALM AVE	4
8/22/2024	Single Family	ML Fentress, 0.75 Acres	2451 POTTERS RD	3
8/1/2024	Single Family	Lot 19 Lakeview Park Section I	5005 CULLEN RD	9
8/15/2024	Single Family	Parcel A, 8.502 AC of Edwin S. Brock	1224 PRINCESS ANNE RD	2
8/27/2024	Single Family	Lot 16, Bayside Place	728 ROCKY RUN CT	4
8/21/2024	Single Family	Parcel A, Curling Property	2045 SALEM RD	2
8/22/2024	Single Family	Lot 21, Section 2, Tract C, Sandbridge Beach	3112 SANDFIDDLER RD	2
8/15/2024	Single Family	Lot 4A, Bright Family Trust	1925 LANDING RD	7
8/27/2024	Single Family	Lot 19, Croatan Beach	604 VIRGINIA DARE DR	5
8/23/2024	Single Family	Lot A, Block 2, Pine Acres	801 DELAWARE AVE	5
8/22/2024	Single Family	Lot 22, Croatan Beach	549 VIRGINIA DARE DR	5
8/16/2024	Single Family	Lot 212B, Redwing, Sec 2	1558 HUMMINGBIRD LN	5
8/30/2024	Single Family	Site 1, Bay Colony Lake	1401 CRYSTAL PKWY	6
8/12/2024	Single Family Demo	Lot 39, Sandbridge Beach	3613 SANDFIDDLER RD	2
8/19/2024	Single Family Demo	Lots 9, 10, & 11, Block 8, C. W. Deal Near Jacksondale	132 S GUM AVE	4
8/15/2024	Single Family Demo	Lot 8 & E 20' of Lot 10, Block 58, Virginia Beach Development Co.	504 24TH ST	6
8/20/2024	Single Family Demo	Lot 124, Linkhorn Park,	100 S DOGWOOD RD	6
8/28/2024	Single Family Demo	Lot 123, Linkhorn Park	164 PINWOOD RD	6
8/22/2024	Single Family RPA	Lot 164, North Linkhorn Park	1108 BRUTON LN	6
8/6/2024	Single Family RPA	Lot 21, Linkhorn Park	917 HOLLADAY PT	6
8/7/2024	Single Family RPA	Lot 4, Lynnwood, Sec. 3	1228 CARLSON LN	8
8/14/2024	Single Family RPA	Parcel C, Property of Roy O. Dozier	2032 RIDGE END RD	8
*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*
8/1/2024	PJ Scully	n/a	Subdivision Inquiry	1494-99-7788	Brian Owens, MSA	I
8/1/2024	PJ Scully	L09-019726-PM	Oceana Blvd Office/Retail	1217 Oceana Blvd	Brad Martin, WPL	PS
8/1/2024	PJ Scully	M07-019733-PM	Rudee Restaurant & Bait Shop	200 Winston Salem Ave	John Zaszewski, Timmons	PS
8/1/2024	PJ Scully	J12-019725-PM	Bernadotte Subdivision	Bernadotte St & Lemans Way	Joe Pulley, HAV Inc.	PS
8/1/2024	Melissa Kellam	K07-018476-SP	Born Primitive	Virginia Beach Blvd	Joseph Bushey, TRC Companies	CR
8/1/2024	Melissa Kellam	J11-635-CP	Nimmo Quay Subdivision	Nimmo Pkwy	Chris Aebel, Timmons	CR
8/5/2024	PJ Scully	2023-PCCC-00152	Car Spa Virginia Beach I, LLC	3282 Holland Rd	Brett Hammonds, Bowman	I
8/5/2024	PJ Scully	n/a	Subdivision Inquiry	1201 Prosperity Rd	Diego Yopez	I
8/5/2024	PJ Scully	n/a	Sandbridge Beach Rentals	600 Sandbridge Rd	Martin Duffy	I
8/6/2024	Theresa Holleran	L06-016899-SP	Sports Center Storage Building	19th Street	Mary Prescott	I
8/8/2024	PJ Scully	D08-019694-PM	First Watch - Fairfield Shopping Center	5244 Fairfield SC	Doug Will, MSA	PS
8/8/2024	PJ Scully	G11-019770-PM	CVB Sportsplex Turf Field	Landstown Center Way	Matt Mader, VHB	PS
8/8/2024	Melissa Kellam	K10-008541-ESSW	CLBP Pond Phase 1	Corporate Landing Pkwy	Matt Mader, VHB	CR
8/8/2024	Ronald Frink	E07-019448-SP	Funny Bone Comedy Club	Virginia Beach Blvd	Kimley-Horn and Associates, Inc.	CR
8/8/2024	Ronald Frink	D07-019724-PM	Select Automotive	5033 Admiral Wright Rd	John Sadow Engineering LLC	PS
8/9/2024	PJ Scully	n/a	Subdivision	2577 Back Acres	Eric Garner, WPL	I
8/9/2024	PJ Scully	n/a	1808 Redevelopment/ Restaurant	1808 Baltic Ave	Jeremy Maloney	I
8/15/2024	Melissa Kellam	K07-018476-SP	Born Primitive	Virginia Beach Blvd	Joseph Bushey, TRC Companies	CR
8/15/2024	Melissa Kellam	J10-016296-CP	Project Beach	Dam Neck Rd	Dave France, Kimley-Horn	CR
8/15/2024	Melissa Kellam	J12-019383-SP	Impoundment Lot	Leroy Rd	Michael Palkovic, KBJW Group	CR

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
8/19/2024	Theresa Holleran	L06-018622-MLSP	1136 Carver	Carver Ave	Hollis Ellis	CR
8/21/2024	PJ Scully	D08-019877-PM	Wright Pediatric Dentistry	5152 Princess Anne Rd	Chris Odle, Creative Development Partners	PS
8/22/2024	Ronald Frink	C07-002939-PP	Arrowhead Susquehanna PS# 403 Replacement	5721 Susquehanna Drive	Hazen & Sawyer	CR
8/23/2024	Melissa Kellam	J10-016296-CP	Project Beach	Dam Neck Rd	Dave France, Kimley-Horn	CR
8/24/2024	PJ Scully	L10-019620-PM	New Realm, Parking Lot Expansion	1209 Craft Ln	David Dallman, Kimley-Horn	CR
8/27/2024	Melissa Kellam	J10-016296-CP	Project Beach	Dam Neck Rd	Dave France, Kimley-Horn	CR
8/28/2024	Melissa Kellam	I08-017611-SP	Earthscapes	London Bridge Rd	Edner Rull, MSA, P. C.	CR
8/28/2024	PJ Scully	H10-019917-PM	Holland Road Office Building	Holland Rd & Dam Neck Rd	Mike Gaddy, Gaddy Engineering Services	PS
8/28/2024	Ronald Frink	E11-017266-CP	Riverlake Subdivision Phase 3 (Right-of-Way ECE Discussion)	Danali Lane	MSA, P.C	CR
8/29/2024	Ronald Frink	D06-019701-PM	Grand Lake Senior Community	Virginia Beach Blvd	Troutman Peppers Sanders	PS
8/29/2024	Ronald Frink	F08-019879-PM	OneLife Fitness	Holland Road	Kimley-Horn and Associates, Inc.	PS
8/29/2024	Ronald Frink	F10-019865-PM	Panera Bread	2061 Lynnhaven Parkway	Civil Engineering and Construction Services Inc.	PS
8/29/2024	Ronald Frink	B03-015958-PM	HRSD CEL Building Addition	5733 Bayside Road	Bamforth Engineers + Surveyors	PS
8/29/2024	PJ Scully	n/a	Residential Development	1423 Bold Ruler	Stacy Bodenner	I
8/29/2024	Melissa Kellam	J05-019863-PM	Lynnhaven Park Restroom	Bayne Dr	Robyn Niss, Kimley-Horn	PS

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

Planning Commission September 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 the [Virginia Beach Planning Commission Home Page](#) to review the applications scheduled for each month's Planning Commission public hearing.

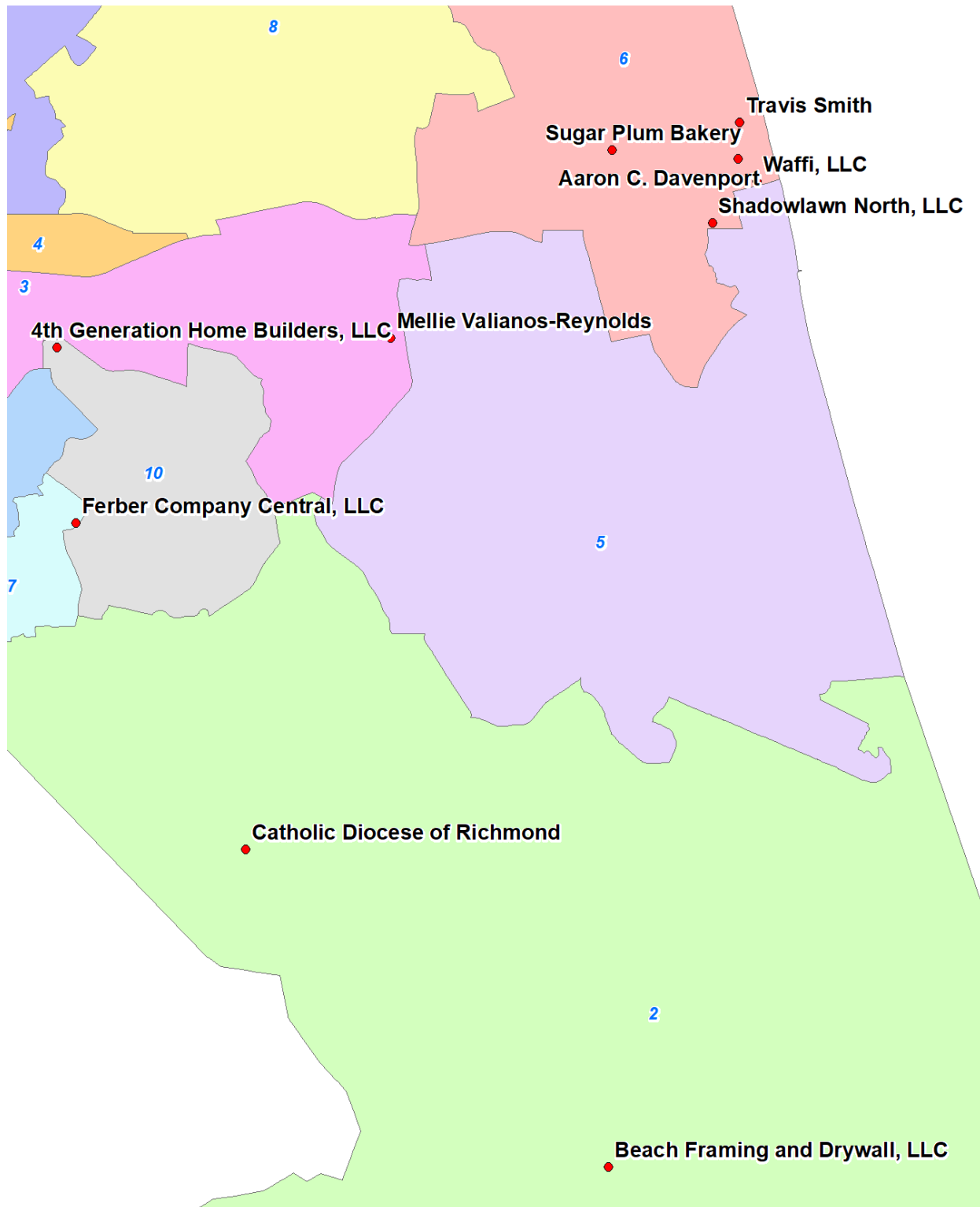
Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
1	CRZ	Franklin Group Companies, LLC	Portion of 5366 Virginia Beach Boulevard	4	2024-PCCC-00156	MC
<i>Request to rezone property from B-2 to Conditional A-24 with a workforce housing overlay to accommodate a proposed multifamily senior living (55+) residential community with 172 units</i>						
2	SVR	Franklin Group Companies, LLC	Portion of 5366 Virginia Beach Boulevard	4	2024-PCCC-00157	MC
<i>Request to deviate from the required lot width and street line frontage requirements to develop the property with a multifamily senior living (55+) residential community with 172 units</i>						
3	NON	Tidewater Structures LLC	514 9 th Street	5	2024-PCCC-00153	AB
<i>Request to add additions on the 1st and 2nd floor of the existing duplex building in the R-5S district</i>						
4	NON	Sentara Virginia Beach General Hospital	1060 Colonial Road	6	2024-PCCC-00150	GH
<i>Request to replace an electronic display sign on the property</i>						
5	NON	Sentara Independence	800 Independence Boulevard	9	2024-PCCC-00151	GH
<i>Request to replace an electronic display sign on the property</i>						
6	CUP	Tiffany Corey-Brown	5701 Thurston Avenue	4	2024-PCCC-00152	ME
<i>Request to operate a daycare center</i>						
7	CUP	Charles Young	933 Pacific Avenue, Unit D	5	2024-PCCC-00148	AB
<i>Request to operate a 2-bedroom short term rental</i>						

Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
8	SVR	C and C Development Company	6502 Atlantic Avenue	6	2024-PCCC-00154	AT
<i>Request to deviate from the required corner lot dimensional requirements</i>						
9	MDC	Grace Bible Church of Virginia, Inc.	Parcel directly south of 2285 London Bridge Road	6	2024-PCCC-00155	AB
<i>Request to amend previous approval to modify the site layout for the development of a church</i>						

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

September 11, 2024 Planning Commission Agenda



Planning Commission Agenda

1. **COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION**
2. **REVIEW FORMAL MINUTES** August 14, 2024
3. **REVIEW RULES OF PROCEDURE OF THE PLANNING COMMISSION**

12:00 Noon: Public Hearing

1. **City of Virginia Beach**

An Ordinance to adopt and incorporate into the Virginia Beach Comprehensive Plan, 2016, the Urban Forest Management Plan, 2023, which will supersede the Urban Forest Management Plan, 2014

2. **City of Virginia Beach**

An Ordinance to adopt and incorporate into the Virginia Beach Comprehensive Plan 2016, the Local Road Safety Action Plan, 2024

3. **4th Generation Home Builders, LLC**

Property Owner: 4th Generation Home Builders, LLC

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

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

GPIN: 1476769961

City Council: District 10 (Rouse)

Accela Record: 2024-PCCC-00070

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman

Request to rezone 2.3 acres from PD-H1 to Conditional A-18 Apartment District for development of up to 25 condominium units.



4. Shadowlawn North, LLC

Street Closure

Adjacent Address: 901 12th Street

Adjacent GPIN: 2417846654

City Council: District 6 (Remick)

Accela Record: 2024-PCCC-00093

AICUZ: 70-75 dB DNL

SGA: Resort Area

Overlay: No

Staff Planner: Marchelle Coleman



Request for closure of 4200 sq. ft. of Rudee Avenue to incorporate into adjacent western property for the construction of two single-family dwellings, one on each lot.

5. Ferber Company Central, LLC, a Delaware limited liability company

Property Owner: Lynnhaven BOA L, LLC & Lynnhaven BOA Q, LLC

Modification of Proffers

Address: 2061 Lynnhaven Parkway

GPIN: 1475961048

City Council: District 7 (Wooten)

Accela Record: 2024-PCCC-00095

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Marchelle Coleman



Request to modify proffers to redevelop the site with a Panera restaurant.

6. Sugar Plum, Inc.

Property Owners: SUGAR PLUM, INC.

Modification of Proffers

Address: 1361 Laskin Road

GPIN: 2417293117

City Council: District 6 (Remick)

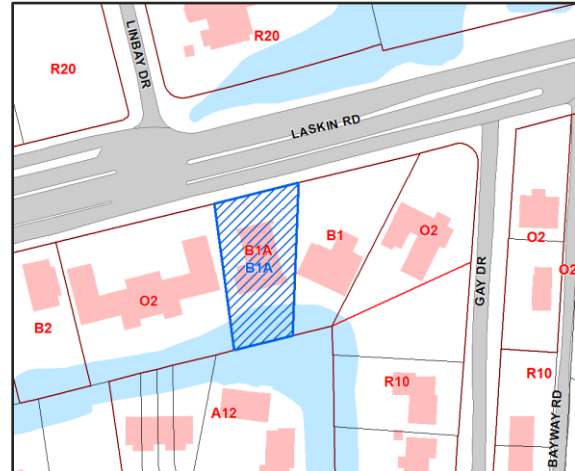
Accela Record: 2024-PCCC-00096

AICUZ: 70-75 dB DNL, Greater than 75 dB DNL

SGA: Hilltop

Overlay: No

Staff Planner: Elizabeth Nowak



Request to modify proffers to operate a bakery.

7. Catholic Diocese of Richmond

Property Owner: City of Virginia Beach

Conditional Use Permit (Cemetery)

Address: Portion of parcel on Indian River Road, directly east of 3168 Indian River Road

GPIN: Portion of 1483956756

City Council: District 2 (Henley)

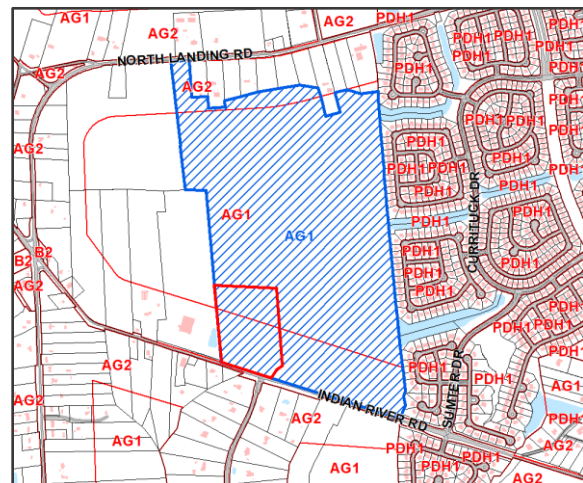
Accela Record: 2024-PCCC-00119

AICUZ: 65-70 dB DNL, 70-75 dB DNL, >75 dB DNL

SGA: No

Overlay: No

Staff Planner: Elizabeth Nowak



Request to develop an 11.44-acre area of the property with a cemetery.

8. Mellie Valianos-Reynolds

Property Owner: Valianos Properties, LLC

Modification of Conditions

Address: 619 London Bridge Road

GPIN: 1496876542

City Council: District 3 (Berlucchi)

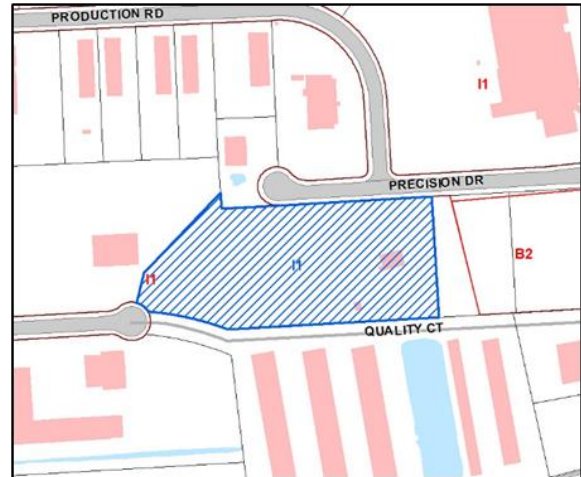
Accela Record: 2024-PCCC-00094

AICUZ: >75 dB DNL - APZ-2

SGA: No

Overlay: No

Staff Planner: Alexis Bailey



Request to modify previous conditions to construct a building for an automobile repair garage.

9. Mellie Valianos-Reynolds

Property Owner: Valianos Properties, LLC

Conditional Use Permit

Address: 619 London Bridge Road

GPIN: 1496876542

City Council: District 3 (Berlucchi)

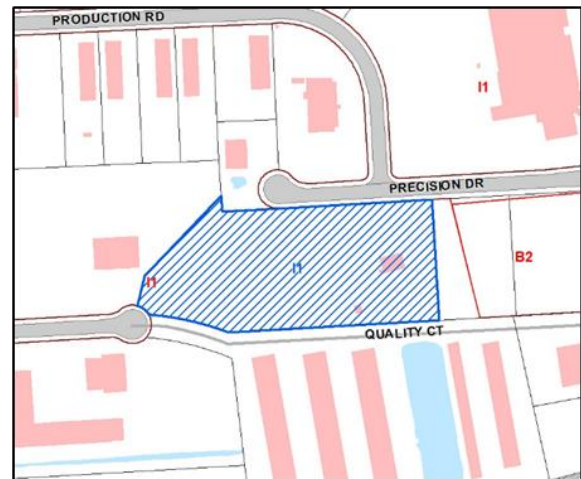
Accela Record: 2024-PCCC-00134

AICUZ: >75 dB DNL – APZ-2

SGA: No

Overlay: No

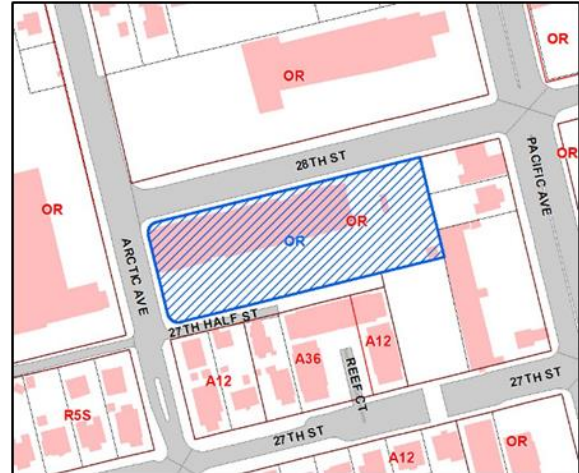
Staff Planner: Alexis Bailey



Request to operate and construct a building for an automobile repair garage.

10. Travis Smith

Property Owners: Travis & Elizabeth Smith
Conditional Use Permit (Short Term Rental)
Address: 304 28th Street, Unit 205
GPIN: 24280028662005
City Council: District 6 (Remick)
Accela Record: 2024-PCCC-00098
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.

11. Beach Framing and Drywall, LLC

Property Owner: Beach Framing and Drywall, LLC
Subdivision Variance (Section 4.4(b) of the Subdivision Regulations)
Address: Parcel on Gum Bridge Road, directly east of 1924 Gum Bridge Road
GPIN: 2411262111
City Council: District 2 (Henley)
Accela Record: 2023-PCCC-00228
AICUZ: <65 dB DNL
SGA: No
Overlay: No
Staff Planner: Aubrey Trebilcock



Request to deviate from the required lot width, street line frontage, and lot size for property zoned AG-2 for development of a single-family dwelling.

12. 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.

13. Waffi, LLC

Property Owner: Waffi, LLC

Alternative Compliance

Address: 1710 Pacific Avenue

GPIN: 2427174225

City Council: District 6 (Remick)

Accela Record: 2024-PCCC-00097

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

SGA: No

Overlay: No

Staff Planner: Garek Hannigan



Request to redevelop the property for a commercial parking lot.