City Council Staff Report

Subject: November 2026 Monthly Land Use

Author: Report Patrick A. Duhaney, City

Department: Manager Planning & Community

Date: Development November 20, 2026

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 November 12, 2026, 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, inquiries through the Development Liaison inquiry portal and district locations. 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 Walsh at kmwalsh@vbgov.com or 757-385-5802.

Attachments (1)

- November 2026 Monthly Land Use Report

NOVEMBER 2026

MONTHLY LAND USE REPORT

Planning & Community Development

NOVEMBER 2026

MONTHLY LAND USE REPORT

Section 1 – Permits & Inspections Report

(Reporting Period October 2026)

Section 2 – Development Services Center Report

(Reporting Period October 2026)

Section 3 – Planning Commission Report

(Reporting Period November 2026)

Permits & Inspections Totals

Reporting Period	Permit Count	Value	Fees	Inspections
October 2026	3,058	$40,163,163	$470,923	6,532
September 2026	3,001	$31,324,683	$415,882	6,178
Calendar Year To Date	28,169	$555,766,854	$4,659,855	64,700
Fiscal Year To Date	12,471	$147,455,043	$1,752,326	26,623
October 2025	3,094	$45,299,286	$415,211	7,163

Number of Active Development Sites: 601

Building Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
October 2026	569	$14,186,217	$147,401	1,317
September 2026	590	$16,512,438	$147,853	1,248
Calendar Year To Date	6,213	$261,294,042	$1,739,339	13,173
Fiscal Year To Date	2,536	$60,071,842	$583,698	5,434
October 2025	669	$18,763,459	$110,794	1,417

Trade Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
October 2026	1,536	$25,976,946	$215,682	3,355
September 2026	1,454	$14,812,245	$172,279	3,242
Calendar Year To Date	15,672	$294,472,811	$2,027,706	33,597
Fiscal Year To Date	6,251	$87,383,201	$805,658	13,632
October 2025	1,660	$26,535,828	$222,993	3,770

Civil Inspections Totals

(Right of Way, Hauling, Utilities)

Reporting Period	Permit Count	Value	Fees	Inspections
October 2026	574	-	$92,365	294
September 2026	575	-	$79,650	301
Calendar Year To Date	2,202	-	$719,835	2,902
Fiscal Year To Date	2,038	-	$291,970	1,255
October 2025	554	-	$57,575	300

Administrative Tracking/Complaint Totals/Plan Review

(Includes E&S, Stormwater & CBPA Inspections)

Reporting Period	Permit Count	Value	Fees	Inspections
October 2026	379	-	$15,475	1,566
September 2026	382	-	$16,100	1,387
Calendar Year To Date	4,082	-	$172,975	15,028
Fiscal Year To Date	1,646	-	$71,000	6,302
October 2025	211	-	$23,850	1,676

DSC Site Plan Approvals

Approval Date	Plan Type	Project Name	Project Location	Council District
10/16/2026	Commercial	Checkered Flag Hyundai Car Wash and Parking Lot Expansion*	3736 Sentara Way	3
10/22/2026	Commercial	Indian River Business Park	6592, 6596, 6600 Indian River Road	1
10/30/2026	Duplex	75th Street Duplex	7502 and 7504 Atlantic Avenue	6
10/14/2026	Industrial	Payne Property	425 Patent Drive	3
10/7/2026	Right of Way Utility Drainage	First Colonial Renovation	608 First Colonial Road	6
10/1/2026	Single Family	Lot 25, Sandbridge Beach	3256 Sandfiddler Road	2
10/1/2026	Single Family	Lot 19, Sandbridge Beach	3524 Sandfiddler Road	2
10/2/2026	Single Family	Lot 27, Olive Heights Annex	1059 Norfolk Avenue	6
10/5/2026	Single Family	Lot 28, Olive Heights Annex	1055 Norfolk Avenue	6
10/9/2026	Single Family	Lot 86, Sandbridge Beach	3433 Sandpiper Road	2
10/9/2026	Single Family	Lot 12, Block M, Hilltop Manor	1837 Karen Lane	6
10/16/2026	Single Family	Lot C, Block B, Bay Colony	1416 Berkshire Lane	6
10/27/2026	Single Family	Lot A1, Block, Chesapeake Park	4904 Bradpointe Lane	9
10/28/2026	Single Family	Part of Lot 9, Douglas Park	1069 Longstreet Avenue	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*
10/1/2026	PJ Scully	I11-023771-PM	Forefront Christian Church	2492 and 2500 Holland Road, District 2	Brian Smith, Forefront Christian Church	PS
10/1/2026	PJ Scully	L06-023757-PM	Americus Townhomes	Americus Avenue - GPIN 24174627660000, District 6	Jason Louizou, LOCK Investment Group, LLC	PS
10/1/2026	PJ Scully	n/a	Development Inquiry, Vacant Parcel	Tiverton Drive - GPIN 14869292820000, District 10	Kelly Andrews, KARE Metro Premier Homes, LLC	I
10/1/2026	PJ Scully	H10-023795-PM	International Christian Church	2961 and 2989 Holland Road, District 2	Melannie Rhoad, International Christian Church	PS
10/1/2026	PJ Scully	n/a	Commercial Redevelopment	4753 Virginia Beach Boulevard, District 4	Mike Gaddy, Gaddy Engineering Services, LLC	I
10/1/2026	Kristin Bauer	K10-023817-PM	Tidewater Volleyball	1537 Dam Neck Road & 1300 Perimeter Parkway, District 5	Sagie Doron, DS Development and Construction, LLC	PS
10/1/2026	Ronald Frink	D02-023767-PM	Lake Bradford-Chubb Lake Stormwater Pump Station	Little Creek 10th Street, District 9	Matt Mader, P.E., VHB, Inc.	PS
10/2/2026	Ronald Frink	E07-022632-SP	Columbus Loop Tank Maintenance	4841 Cleveland Street, District 4	The Katsias Company and Amy Hemingway, Suffolk Utility Construction	I

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
10/2/2026	Ronald Frink	E07-013992-RUD	REI Waterline Revision - ROW Surety Release	350 Independence Boulevard, District 9	James Brat, Four Corner Property Trust	I
10/5/2026	Kristin Bauer	n/a	Multi-Use Development Inquiry	Holland Road - GPINs 14955195180000, 14954117336000, and 14955126960000, District 2	Radhakrishna Renukunta	I
10/6/2026	Kristin Bauer	n/a	Industrial Development	Potter Road - GPIN 24076480890000, District 6	Sebastian Martin	I
10/7/2026	Kristin Bauer	n/a	Industrial Development	Potter Road - GPIN 24076480890000, District 6	Boyd Andrews, Grease Outlet	I
10/7/2026	Kristin Bauer	n/a	Residential Development	3496 and 3500 Holland Road, District 10	Trussie Rogers, Wakefield Development Company	I
10/7/2026	Ronald Frink	E06-020815-SP	Pembroke Meadows Medical Facility	740 Independence Circle, District 9	Bob Kellam, Kellam-Gerwitz, Inc.	CR
10/8/2026	PJ Scully	L08-023858-PM	SACRA Performance Center	908 General Booth Boulevard, District 5	Sean Wayne, S&A Commercial, LLC	PS
10/8/2026	PJ Scully	D07-023857-PM	Vehicle Wholesale/ Storage/ Distribution	5401 Cleveland Street, District 4	Grace Henderson, Kimley-Horn and Associates, Inc.	PS

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
10/8/2026	Kristin Bauer	M06-023832-PM	12-Unit Apartment Development	2016 Arctic Avenue, District 6	Kristie Starr, Pinnacle Group Engineering, Inc.	PS
10/13/2026	Theresa Holleran	L06-023427-SP	19th Street Garage	825 18th Street, District 6	Robyn Niss, Kimley-Horn and Associates, Inc.	CR
10/14/2026	Theresa Holleran	L09-020820-SP	McDonald's	1272 General Booth Boulevard, District 5	Chris Nichols, Sambatek, Inc.	CR
10/15/2026	Theresa Holleran	M05-023852-PM	40th Street Townhomes	210 40th Street, District 6	Lucy Ballard, Timmons Group, Inc.	PS
10/15/2026	Kristin Bauer	C04-023917-PM	Workforce Housing Studio Apartments	5708 Northampton Boulevard, District 4	Lisa Murphy, Wilcox & Savage, P.C.	PS
10/15/2026	Kristin Bauer	J04-023898-PM	Single Family Development, 4 Single Family Residences	1725 South Woodhouse Road, District 6	Lane Fledderus, John Sandow Engineering, LLC	PS
10/15/2026	Ronald Frink	E06-022652-ESSW	Bayside Sixth Grade Campus Demo	4722 Jericho Road, District 4	Tysha Theurer Edwards, WPL	CR
10/24/2026	Kristin Bauer	n/a	Portable Storage	1141 Cordova Court, District 2	Robert Pannenbacker	I
10/28/2026	Theresa Holleran	M06-023690-SP	iFly Parking Lot	2402 Pacific Avenue, District 6	Jason Seas, AES Consulting Engineers, P.C.	CR

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
10/29/2026	PJ Scully	K10-023975-PM	GovSolutions Industrial Development Inquiry	Corporate Landing Parkway - GPIN 24152274050000, District 5	Chris Stubbs, Hoggard-Eure Associates, P.C.	PS
10/29/2026	Kristin Bauer	L06-023937-PM	Mixed Use Development Inquiry	700 21st Street, District 6	Elijah Haddad, Altruistic Design	PS
10/29/2026	Kristin Bauer	E07-023926-PM	Motor Vehicle Display/Storage Inquiry	4847 Virginia Beach Boulevard, District 4	John Sandow, John Sandow Engineering, LLC	PS
10/30/2026	Ronald Frink	B09-021753-SP	Regent University Athletic and Fitness Complex	Regent University Drive, District 7	Burns and McDonnell and Regent University	CR

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

Planning Commission November 2026 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.

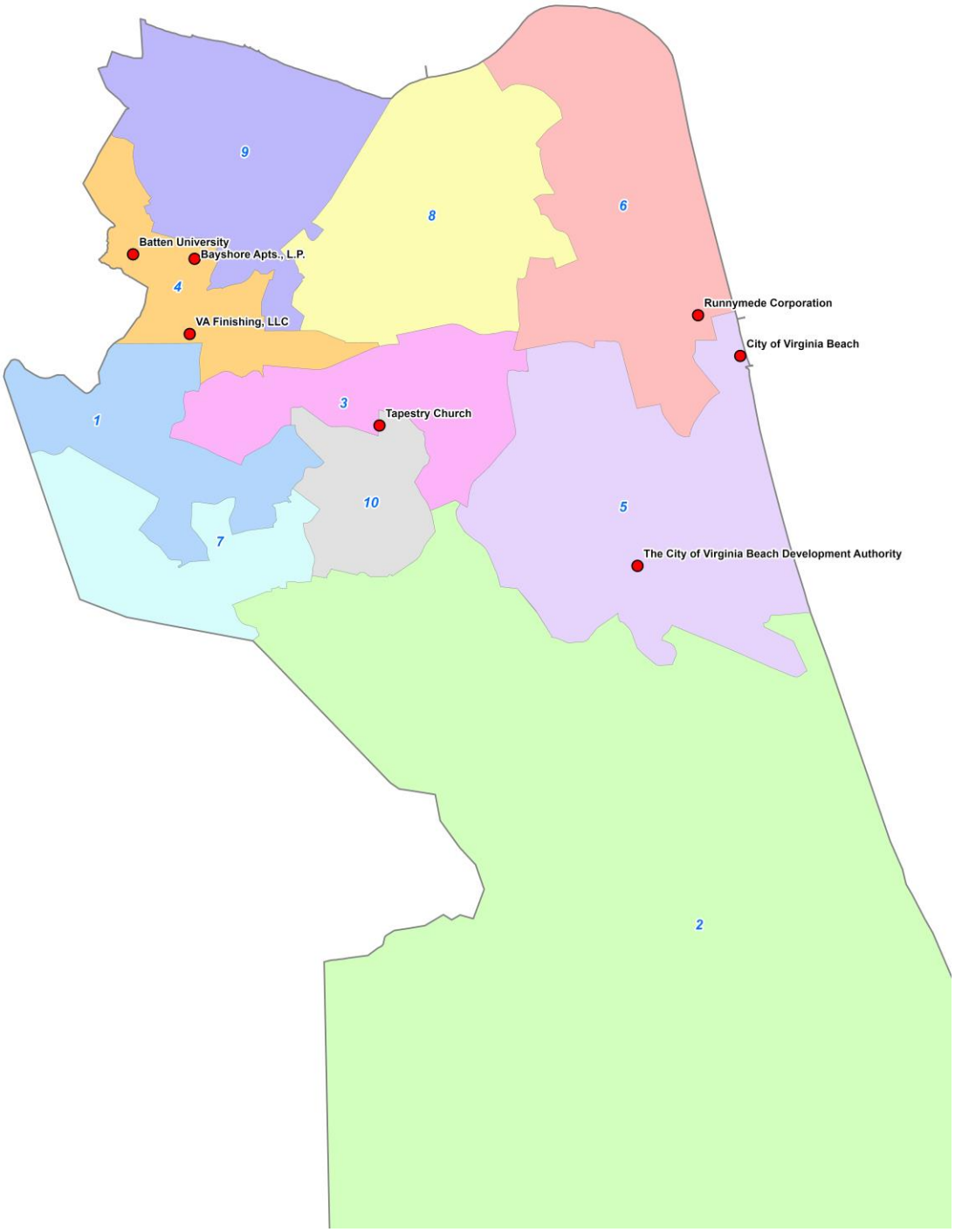
Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
1	STC	Mark A. Roy	829 Vanderbilt Avenue	5	2026-PCCC-00212	AB
Request to close a 375 square feet portion of an unimproved alley.						
2	MDC	Ann Sagle	1212 Candlewood Drive	1	2026-PCCC-00204	AL
Request to modify conditions to a previously approved Conditional Use Permit.						
3	CUP	Mavis Southeast LLC	4540 Princess Anne Road	1	2026-PCCC-00210	AB
Request to operate an automobile repair garage.						
4	CUP	Autumn Fossett	443 Dauphin Lane	3	2026-PCCC-00202	AL
Request to operate a private school within an existing single-family dwelling for up to 4 children.						
5	CUP	Valvoline Oil Change	Parcel along the northeast corner of Lord Dunmore Drive and Providence Road, directly east of 5284 Providence Road	3	2026-PCCC-00207	SH
Request to operate an automotive repair garage.						
6	CUP	Brandywine Green, LLC	1409 Air Rail Avenue	4	2026-PCCC-00208	AB
Request to operate a crematory.						
7	CUP	Mission Enterprises, LLC	501 Virginia Beach Boulevard	5	2026-PCCC-00199	LH
Request to operate an assembly use.						

Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
8	CUP	Jewish Virginia Beach	3400 Holly Road	6	2026-PCCC-00206	SH
Request to operate a religious use.						
9	CUP	Martin Yu	304 28th Street, Unit 110	6	2026-PCCC-00201	AL
Request to operate a two-bedroom short term rental.						
10	CUP	Thomas G Davis and Nancy Rodio Davis	4005 Atlantic Avenue, Unit 118	6	2026-PCCC-00205	AB
Request to operate a studio short term rental.						

KEY/Planners	Name
AB	Alexis Bailey
AL	Arianna Low
BH	Brandon Hackney
CB	Carrie Bookholt
HM	Hank Morrison
HS	Hannah Sabo
KA	Kaitlen Alcock
KB	Kristin Bauer
KM	Kara Mclane
LH	Laine Harrington
MC	Marchelle Coleman
MR	Mark Reed
SH	Shynae Howard
SR	Saba Rostami-Shirazi
VE	Victoria Eisenberg

KEY/Application Types	Application Type
AMD	Code Amendment
ALT	Alternative Compliance
CRZ	Conditional Rezoning
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

November 12, 2026 Planning Commission Agenda



Planning Commission Agenda

1. **COMMENTS BY CHAIR OF COMMISSION**
2. **AGENDA REVIEW**
3. **BRIEFINGS**
   A. Public School Briefing – Melissa A. Ingram, Executive Director - Office of Facilities Services
4. **CLOSED SESSION**

12:00 Noon: Public Hearing

APPROVAL OF MINUTES:

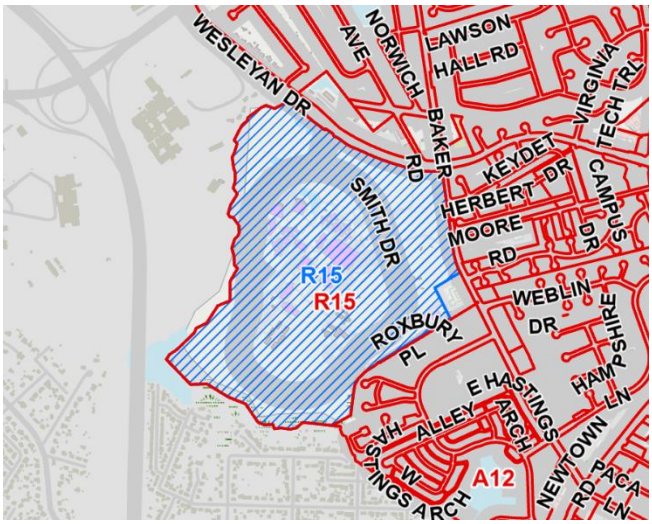
- **OCTOBER 14, 2026 INFORMAL**
- **OCTOBER 14, 2026 FORMAL**
- **OCTOBER 14, 2026 PLANNING COMMISSION RETREAT**
- **NOVEMBER 5, 2026 SITE VISIT**

1. **CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND SECTIONS 111, 401, 801, 901 AND 1001 AND ADD SECTION 209.9 OF THE CITY ZONING ORDINANCE AND AMEND SECTION 5.2 OF THE OCEANFRONT RESORT DISTRICT FORM BASED CODE PERTAINING CANNABIS ENFORCEMENT**

2. **CITY OF VIRGINIA BEACH – AN ORDINANCE TO AMEND SECTIONS 301, 401, 501,601, 701, 801, 901, AND 1501 AND ADD ARTICLE I TO THE CITY ZONING ORDINANCE AND AMEND SECTION 5.2 OF THE OCEANFRONT RESORT DISTRICT FORM BASED CODE PERTAINING TO AFFORDABLE HOUSING ON NONPROFIT TAX EXEMPT PROPERTIES**

3. Batten University

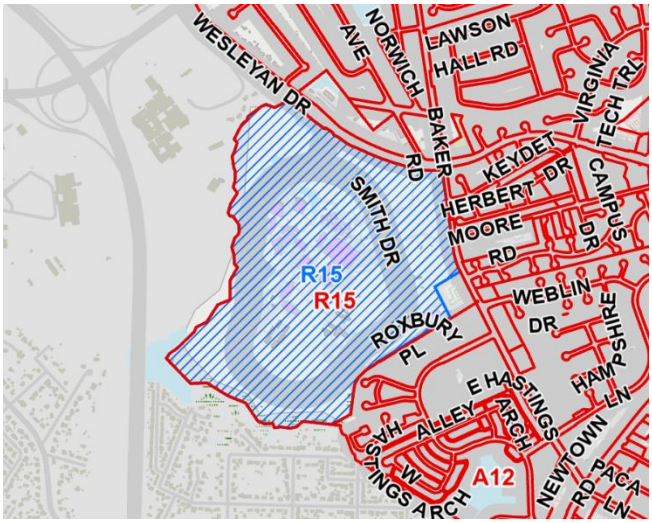
Property Owner: Batten University
Change in Nonconformity
Address: 5817 Wesleyan Drive
GPIN: 1468032646
City Council: District 4 (Ross-Hammond)
Accela Record: 2026-PCCC-00165
AICUZ: <65 dB DNL
SGA: No
Overlay: No
Staff Planner: Alexis Bailey



Request to expand an existing legally nonconforming use to construct a health sciences building and student dormitories.

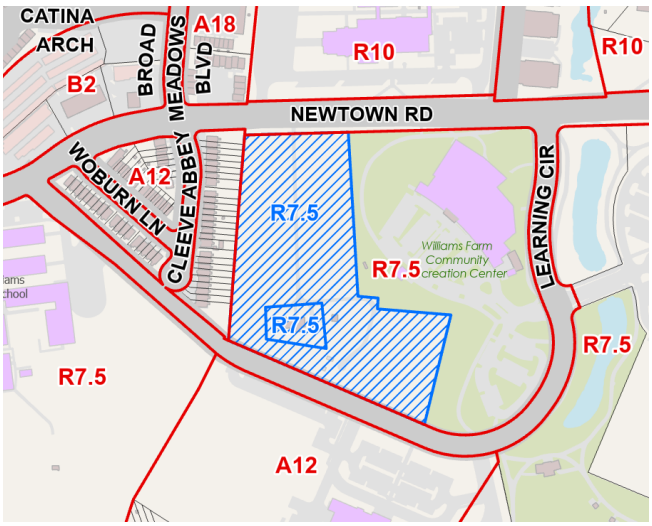
4. Batten University

Property Owner: Batten University
Modification of Conditions
Address: 5817 Wesleyan Drive
GPIN: 1468032646
City Council: District 4 (Ross-Hammond)
Accela Record: 2026-PCCC-00164
AICUZ: <65 dB DNL
SGA: No
Overlay: No
Staff Planner: Alexis Bailey



Request to modify conditions to a previously approved Conditional Use Permit to construct a two-story dormitory housing building.

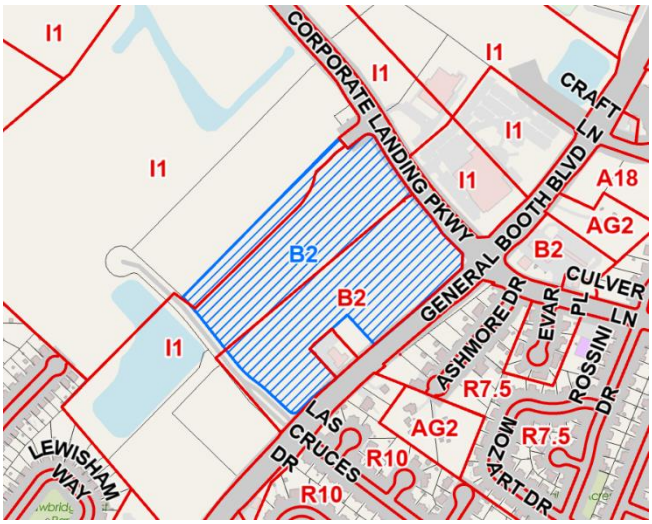
5. Bayshore Apts., L.P.



Property Owner: John G Williams Revocable Trust
Conditional Rezoning (R-7.5 Residential District to Conditional A-24 Apartment District)
Addresses: 948 & 952 Newtown Road
GPINs: 1468724376 & 1468722490
City Council: District 4 (Ross-Hammond)
Accela Record: 2026-PCCC-00166
AICUZ: <65 dB DNL
SGA: No
Overlay: No
Staff Planner: Alexis Bailey

Request to rezone from R-7.5 Residential District to Conditional A-24 Apartment District to develop a 184-unit multi-family community.

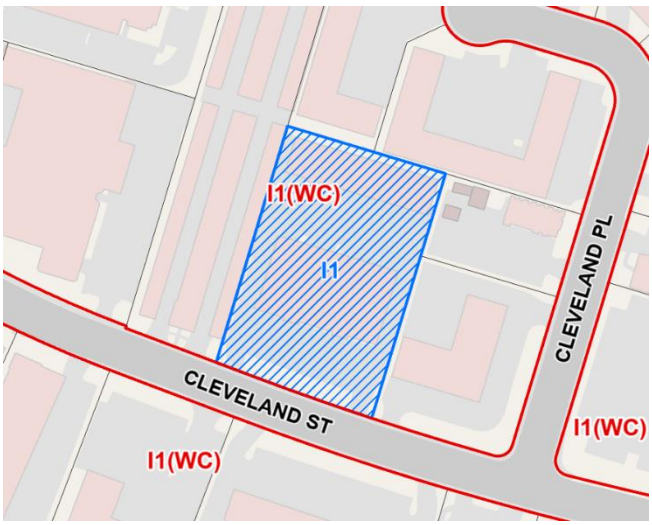
6. The City of Virginia Beach Development Authority



Property Owner: City of Virginia Beach Development Authority
Conditional Rezoning (B-2 Community Business District & Conditional I-1 Light Industrial District to Conditional I-1 Light Industrial District)
Address: Parcel located on the corner of Corporate Landing Parkway & General Booth Boulevard, directly west of 1941 General Booth Boulevard
GPIN: 2415124223
City Council: District 5 (Wilson)
Accela Record: 2026-PCCC-00168
AICUZ: 70-75 dB DNL
SGA: No
Overlay: No
Staff Planner: Marchelle Coleman

Request to rezone from B-2 Community Business District to Conditional I-1 Light Industrial to develop an industrial use.

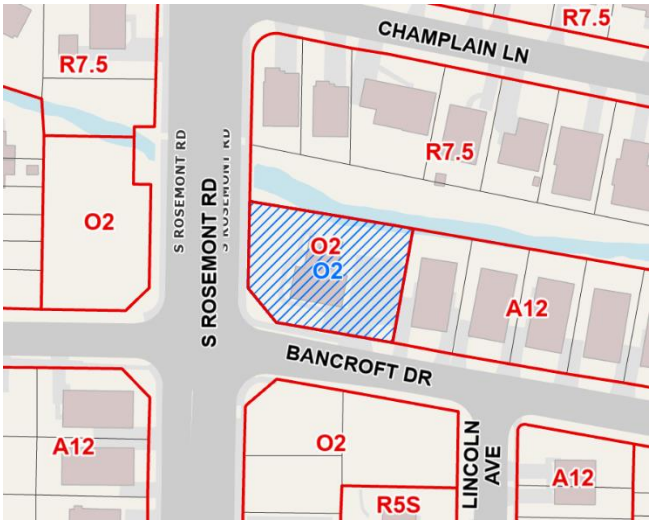
7. VA Finishing, LLC



Property Owner: E L Hudson Enterprises LLC
Conditional Use Permit (Automotive Repair Garage)
Addresses: 5178 & 5180 Cleveland Street
GPIN: 1467657063
City Council: District 4 (Ross-Hammond)
Accela Record: 2026-PCCC-00170
AICUZ: <65 dB DNL
SGA: Pembroke
Overlay: Western Campus
Staff Planner: Arianna Low

Request to operate an automotive repair garage.

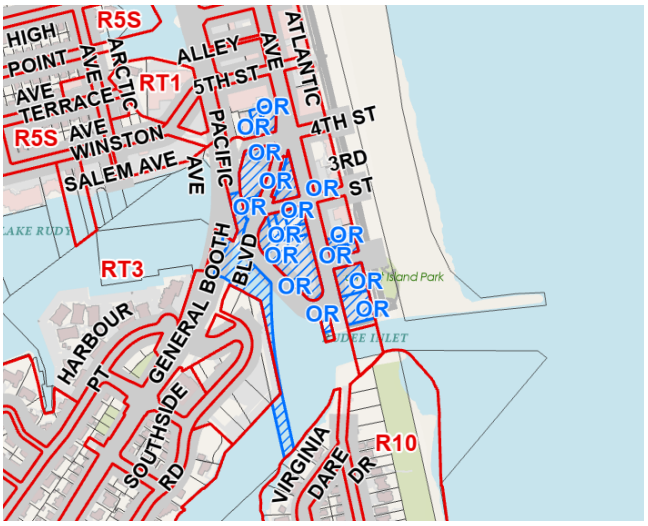
8. Tapestry Church



Property Owner: Tapestry Church
Conditional Use Permit (Eating & Drinking Establishment)
Address: 696 South Rosemont Road
GPIN: 1486651600
City Council: District 10 (Rouse)
Accela Record: 2026-PCCC-00159
AICUZ: 65-70 dB DNL - Sub-Area 3
SGA: No
Overlay: No
Staff Planner: Alexis Bailey

Request to operate an eating and drinking establishment.

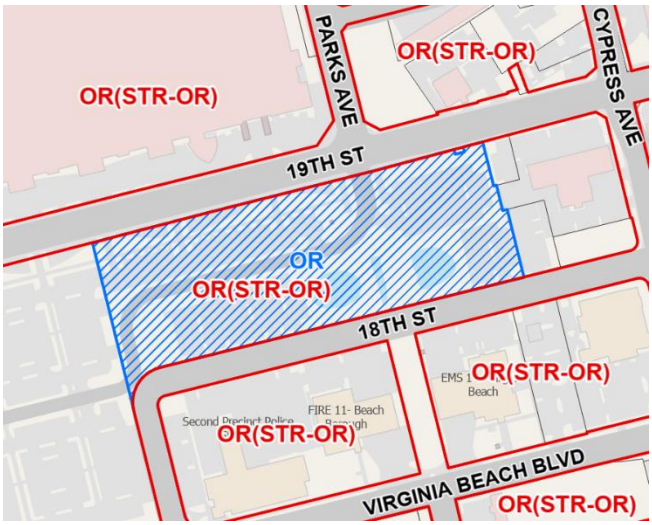
9. City of Virginia Beach



Property Owner: City of Virginia Beach
Alternative Compliance
Address: Rudee Loop, south of 5th Street
GPINs: 2427229617, 2427228656, 2427228412, 2427229388, 2427320300,2427228212, 2427219099, 2427320138, 2427229184, 2427229150,2427320193, 2427320057, 2427320006, 2427310964, 2427312602, 2427313689, 2427313843, 2427313918, 2427323003
City Council: District 5 (Wilson)
Accela Record: 2026-PCCC-00160
AICUZ: 65-70 dB DNL - Sub-Area 1
SGA: Resort Area
Overlay: Short Term Rental
Staff Planner: Laine Harrington

Request for alternative compliance to allow 0-foot setback and new vehicular access for the 2nd Street connector park, as well as a deviation to the build-to zone.

10. Runnymede Corporation



Property Owner: City of Virginia Beach
Alternative Compliance
Address: 825 18th Street
GPIN: 2417866932
City Council: District 6 (Remick)
Accela Record: 2026-PCCC-00172
AICUZ: 70-75 dB DNL
SGA: Resort Area
Overlay: Short Term Rental
Staff Planner: Laine Harrington

Request for an alternative compliance for a parking garage.

New Business