




City Council Staff Report

Subject: October 2024 Monthly Land Use Report
Author: Patrick A. Duhaney, City Manager 
Department: Planning & Community Development
Date: October 18, 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 October 9, 2024 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 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 or 757-385-4242 and/or Department of Planning and Community Development Director, Kathy Warren, at kmwarren@vbgov.com or 757-385-5802.

Attachment (1)

- October 2024 Monthly Land Use Report

OCTOBER 2024

MONTHLY LAND USE REPORT



**Planning &
Community
Development**

OCTOBER 2024

MONTHLY LAND USE REPORT

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

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

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

Permits & Inspections Totals

Reporting Period	Permit Count	Value	Fees	Inspections
September 2024	2,734	\$40,789,743	\$490,361	5,995
August 2024	2,970	\$49,075,603	\$545,577	6,541
Calendar Year To Date	25,556	\$656,965,790	\$4,497,518	55,693
Fiscal Year To Date	33,252	\$784,757,677	\$5,514,760	74,732
September 2023	2,500	\$128,812,599	\$370,279	6,256

Number of Active Development Sites:

483

Building Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
September 2024	564	\$12,980,189	\$245,888	1,236
August 2024	622	\$20,027,492	\$155,695	1,344
Calendar Year To Date	5,064	\$279,352,024	\$1,804,814	10,974
Fiscal Year To Date	6,494	\$345,020,633	\$2,259,217	15,411
September 2023	657	\$115,129,458	\$145,082	1,101

Trade Permit Totals

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

Reporting Period	Permit Count	Value	Fees	Inspections
September 2024	1,336	\$27,809,554	\$148,968	3,051
August 2024	1,511	\$29,048,111	\$324,527	3,507
Calendar Year To Date	12,694	\$377,613,765	\$1,964,429	29,241
Fiscal Year To Date	16,818	\$439,736,544	\$2,341,648	39,048
September 2023	1,325	\$13,683,142	\$155,996	3,676

Civil Inspections Totals

(Right of Way, Hauling, Utilities)

Reporting Period	Permit Count	Value	Fees	Inspections
September 2024	461	-	\$80,805	266
August 2024	494	-	\$50,305	185
Calendar Year To Date	4,632	-	\$583,225	3,117
Fiscal Year To Date	5,925	-	\$731,570	4,405
September 2023	380	-	\$54,600	256

Administrative Tracking/Complaint Totals/Plan Review

(Includes E&S, Stormwater & CBPA Inspections)

Reporting Period	Permit Count	Value	Fees	Inspections
September 2024	373	-	\$14,700	1,442
August 2024	343	-	\$15,050	1,505
Calendar Year To Date	3,166	-	\$145,050	12,361
Fiscal Year To Date	4,015	\$500	\$182,325	15,868
September 2023	138	-	\$14,600	1,223

DSC Site Plan Approvals

Approval Date	Plan Type	Project Name	Project Location	Council District
9/26/2024	Commercial	Napa Auto Parts	400 FIRST COLONIAL RD	6
9/16/2024	Commercial	Cool Wave Car Wash *	6213 INDIAN RIVER RD	1
9/4/2024	Duplex	5406 Atlantic Ave Duplex	5406 A & B ATLANTIC AVE	6
9/4/2024	Hauling Plan	Landstown Yard Improvement (Phases 1 and 2)	1812 CONCERT DR	10
9/20/2024	Multi Family	22nd Street Multi-Family	639, 643, 647, 651, 655, 659, 663, 667, 671, 675 22ND ST	6
9/20/2024	Subdivision Construction Plan	Project Beach - Subdivision Construction Plan *	TWIN MILLS RD AND LAVA BEACH LANE	5
9/27/2024	Right of Way Utility Drainage	Springhill Suites - Open Air Cafe	901 ATLANTIC AVE	5
9/10/2024	Right of Way Utility Drainage	W.H. Reid	2881 HOLLAND RD	2
9/26/2024	Single Family	Lot 3, Block 13, G. W. Deal Near Jacksondale	104 N BUDDING AVE	4
9/12/2024	Single Family	Parcel 2, Donald H, Horsley & Diane F. Horsley *	3318 IVES RD	2
9/17/2024	Single Family	Lot 298, Rock Creek, Phase III	2233 SPECKLED ROCK LN	10
9/17/2024	Single Family	Parcel A, Eva D. Waterfield	368 PRINCESS ANNE RD	2
9/18/2024	Single Family	Lot 84, Broad Bay Greens	2252 HAVERSHAM CLOSE	8
9/16/2024	Single Family Demo	Lot 21, Block 5, West Alanton	1429 FRANKLIN DR	6
9/18/2024	Single Family Demo	14th Street East	604 & 604 B 14TH ST	6
9/18/2024	Single Family Demo	14th Street Mid	604 1/2 14TH ST	6
9/18/2024	Single Family Demo	14th Street West	606 14TH ST	6
9/19/2024	Single Family Demo	Lots 16 & 17, Block 24, G.W. Deal Near Jacksondale	205 N FIR AVE	4
9/23/2024	Single Family Demo	Site 1, Alanton	1500 MCCULLOUGH LN	6
9/27/2024	Single Family Demo	Lot 72 Sandbridge Beach, North Area - Section 2	2216 SANDPIPER RD	2
9/25/2024	Single Family Demo	Lot 34, Linlier	816 LINBAY DR	6
9/30/2024	Single Family Demo	Lot 8 Block 6 Lake Shores	5212 W LAKE RD	9
9/20/2024	Single Family RPA	Lot 34, Linlier	816 LINBAY DR	6
9/4/2024	Single Family RPA (Small)	Lot 4, Hall Haven	909 HALL HAVEN DR	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*
9/4/2024	Melissa Kellam	J10-016296-CP	Project Beach	Dam Neck Road	Dave France, Kimley-Horn	I
9/4/2024	PJ Scully	n/a	Residential Development Inquiry	2293 Princess Anne Road & GPIN 2404621114	Jenny Liehr, Jones Developments	I
9/5/2024	PJ Scully	H10-019917-PM	Holland Road Office Building	1495-15-9312	Jason Loizou, JL Commercial Real Estate	PS
9/5/2024	Melissa Kellam	J20-0019737-SP	Pungo Ferry Park Improvements	Old Pungo Ferry Road	Chris Aebel, Timmons	CR
9/10/2024	PJ Scully	n/a	Page Avenue Duplex Redevelopment Inquiry	3221-3227 Page Avenue	Eric Garner, WPL	I
9/12/2024	Melissa Kellam	I12-019941-PM	Princess Anne Village	Princess Anne Road	Bob Kellam, Kellam Gerwitz Engineering	PS
9/12/2024	Melissa Kellam	H09-019985-PM	Eating Establishment with drive-through	Holland Road	Brian Soltz, SAMBATEK	PS
9/12/2024	Melissa Kellam	I10-019906-PM	Equipment Storage Yard	Encounter Court	Bart Ehrenzeller, Gallup Surveyors and Engineers	PS
9/12/2024	Theresa Holleran	L09-019955-PM	Eating Establishment w/Drive Through	1272 General Booth Blvd	Brian Soltz	PS
9/16/2024	Theresa Holleran	L04-019125-DP	Lot 5, Block 6, New Virginia Beach Corp.	114 62nd Street	Bob Kellam	CR
9/16/2024	Melissa Kellam	J20-0019737-SP	Pungo Ferry Park Improvements	Old Pungo Ferry Road	Chris Aebel, Timmons	CR
9/17/2024	Ronald Frink	E07-019448-SP	Pembroke Mall Intersection Improvments	Constitution Drive	Kimley-Horn and Associates, Inc.	CR
9/18/2024	Melissa Kellam	J06-018048-PM	Parking and Pedestrian Walkway - Hilltop Regency	Laskin Road	Stuart Bonnell, Hassell and Folkes, P. C.	PM
9/19/2024	Ronald Frink	E07-018645-SP	TownPlace Suites	Broad Street - Independence Boulevard	TRC Engineers Inc.	CR

Meeting Date	Project Coordinator	DSC File#	Project Name	Project Location	Customer Name	Meeting Type*
9/19/2024	Melissa Kellam	H07-019983-PM	Chase Bank	Virginia Beach Boulevard	Eller Tolle, Development Services Group	PM
9/19/2024	Melissa	H06-019878-PM	1 in All GC	Virginia Beach	Nelson Corneil,	PM
9/19/2024	PJ Scully	H10-019981-PM	Starling Battery Energy Storage System (BESS)	1688 Windy Willow Court	Marc Pouson, Starling BESS Energy LLC	PS
9/19/2024	PJ Scully	H10-020010-PM	Southeast Virginia (SEVA) Foodbank New Headquarters	3325 Dam Neck Road	Chris Tan, Foodbank of SEVA	PS
9/20/2024	PJ Scully	n/a	New Light Affordable Housing	5549 Indian River Road	Eugene Cowan, Pastor, New Light Full Gospel Church	I
9/23/2024	PJ Scully	n/a	Open Air Jeeps, New Facility	GPIN 1496555084, Seahawk Circle	Jeff Blake, Open Air Jeeps	I
9/24/2024	PJ Scully	2022-PCCC-00092	Event Venue	1833 Princess Anne Road	Jason Loiziu, JL Commerial Real Estate	I
9/24/2024	PJ Scully	D08-019877-PM	Wright Pediatric Dentistry	5152 Princess Anne Road	Randy Royal, Kimley-Horn	CR
9/24/2024	PJ Scully	n/a	Self Storage	3264 Hollad Road, GPIN 1495093490	Kyle Duffy, Johnson Developent Associates	I
9/27/2024	PJ Scully	I03-019177-RPA	Ellmer Residence	1829 Green Hill Road	David Kledzik, Marine Engineering	CR
9/27/2024	Beth Sykes	I03-980-ASF	Green Hill	1829 Green Hill Rd	David Kledzik	CR

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

Planning Commission October 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.

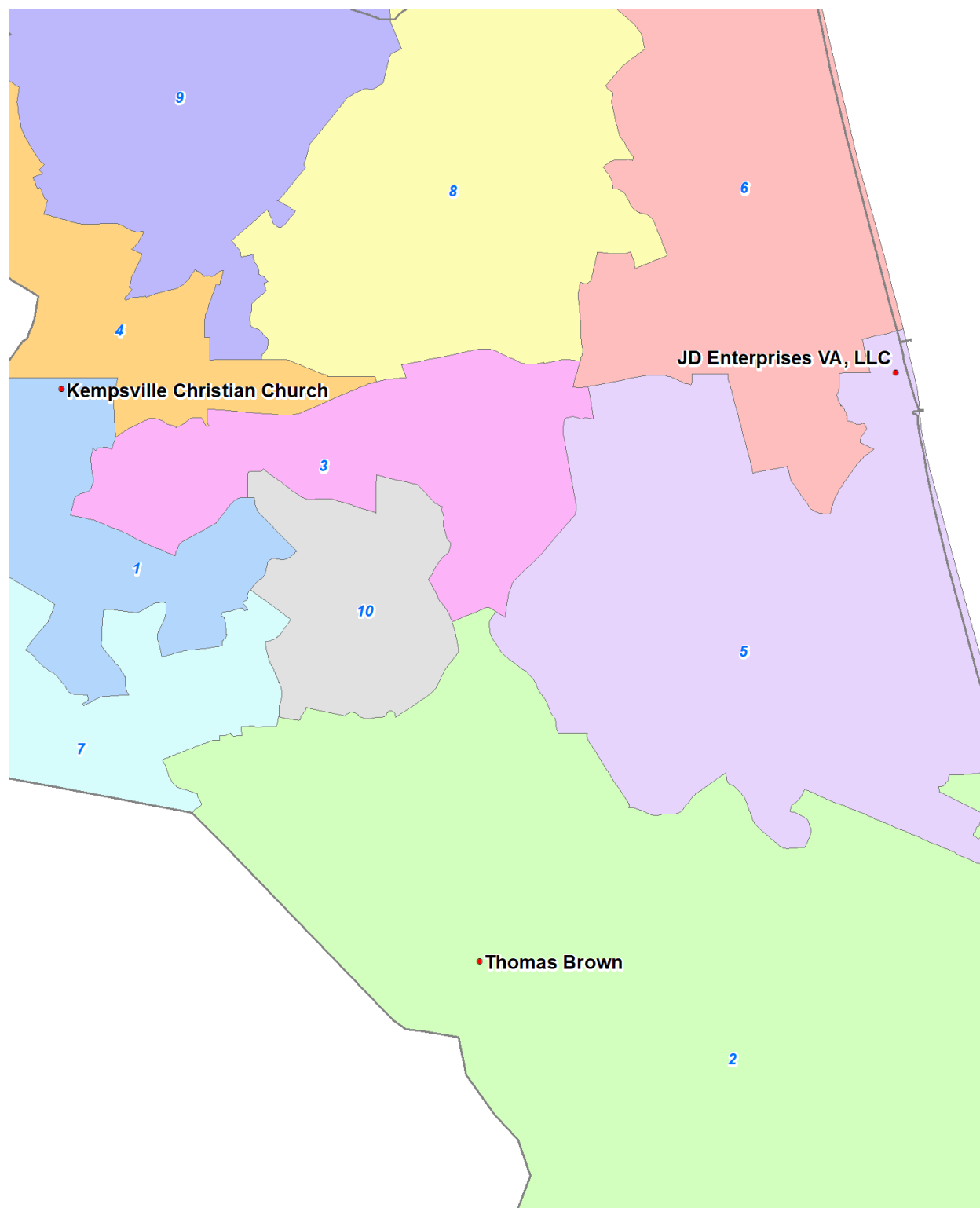
Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
1	MDC	Commonwealth Brewing Company, LLC	2440 & 2444 Pleasure House Road & Portion of the 50-foot right-of-way of Lake Drive, east of Pleasure House Road	9	2024-PCCC-00165	MC
<i>Request for an extension of previously approved modified conditions.</i>						
2	CRZ	Stephen Alexander Homes, LLC	Parcel south of 1925 Fisher Arch	2	2024-PCCC-00166	MC
<i>Request to conditionally rezone property zoned AG-1 & AG-2 to Conditional R-10 to develop 14 single-family lots.</i>						
3	CUP	Green Clean Holland, LLC	4245 Holland Road	10	2024-PCCC-00163	AB
<i>Request to operate an automated car wash facility.</i>						
4	NON	John Overstreet	2409 Holland Road	2	2024-PCCC-00158	AB
<i>Request to add an addition to a non-conforming structure that was converted to a residence in 1970's.</i>						
5	REZ	FWM Residential Rental Properties, LLC	310 & 312 Winston Salem Avenue	5	2024-PCCC-00168	AB
<i>Request to rezone these properties to RT-3 to continue to operate a commercial marina.</i>						

Item #	Application Type	Applicant	Project Location	Council District	Record Number	Planner
6	CUP	FWM Residential Rental Properties, LLC	310 & 312 Winston Salem Avenue	5	2024-PCCC-00167	AB
<i>Request to obtain a Conditional Use Permit to continue to operate a commercial marina.</i>						
7	CUP	Veonca Evans	5317 Canterford Lane	7	2024-PCCC-00159	ME
<i>Request to operate in-home daycare up to maximum 12 children.</i>						
8	STC	Kaylor Family Trust	630 Surfside Avenue	5	2024-PCCC-00164	AT
<i>Request to close ±375 sq. ft. portion of an unimproved alleyway.</i>						
9	STC	33 rd Street, LLC	the Pacific Avenue west of side of frontage of the 3300 block between 33 rd & 34 th Streets	6	2024-PCCC-00169	GH
<i>Request to close, vacate, and abandon a 20-foot-wide air rights parcel within and above the improved 33rd ½ street public right of way.</i>						
10	MEV	The City of Virginia Beach Development Authority	1915 Baltic Avenue, 365 18 th Street, 320 & 400 20 th Street	6	2024-PCCC-00171	GH
<i>Request to allow four major entertainment venue signs for Atlantic Park.</i>						

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

KEY/Application Types	Application Type
ALT	Alternative Compliance
AMD	Code Amendment
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
STC	Street Closure
SVR	Subdivision Variance
REZ	Rezoning
PDH	Amendment/Modification to the PDH Land Use Plan

October 9, 2024 Planning Commission Agenda



Planning Commission Agenda

1. **COMMENTS BY DIRECTOR OF PLANNING AND CHAIR OF COMMISSION**
2. **REVIEW FORMAL MINUTES SEPTEMBER 11, 2024**
3. **BRIEFING**

A. Comprehensive Planning Briefing – Hank Morrison, Comprehensive Planning Administrator and Rachael Miller, Planner I

12:00 Noon: Public Hearing

1. **City of Virginia Beach** - An Ordinance to amend section 1501 of the City Zoning Ordinance pertaining eating and drinking establishments.
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. **Kempsville Christian Church**

Property Owner: Kempsville Church of Christ

Modification of Conditions (Church)

Address: 5424 & 5432 Parliament Drive

GPINs: 1467431335, 1467430780

City Council: District 1 (Hutcheson)

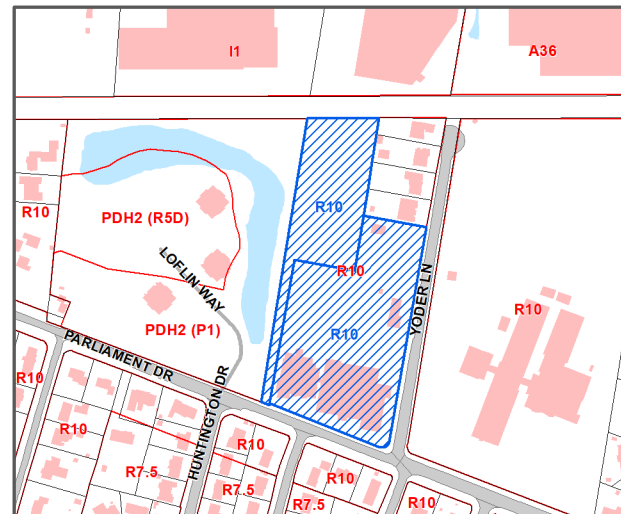
Accela Record: 2024-PCCC-00140

AICUZ: <65 dB DNL

SGA: No

Overlay: No

Staff Planner: Alexis Bailey



Request to modify conditions to incorporate the former Carolanne Swim Club property to the existing religious use, construct an entryway addition of no more than 900 square-feet and a 12,000 square-foot multi-purpose rear addition, and update the exterior elevation of the church.

4. JD Enterprises VA, LLC DBA Atlantic Rental Homes

Property Owner: Lei Xu

Conditional Use Permit

Address: 903 Pacific Ave, Unit C

Adjacent GPIN: 24272444110970

City Council: District 5 (Wilson)

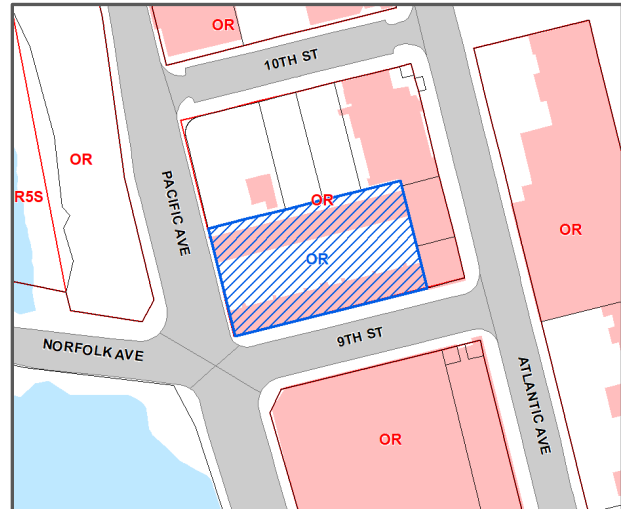
Accela Record: 2024-PCCC-00138

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

SGA: Resort Area

Overlay: Short Term Rental

Staff Planner: Alexis Bailey



Request to operate 2-bedroom short term rental.

5. Thomas Brown

Property Owner: Thomas Brown

Modification of Conditions

Address: 2888 & 2892 Indian River Road, parcel east of 2892 Indian River Road, parcel north of 2888 Indian River Road, and two parcels on the east side of a 15-foot-wide private Lane, north of Indian River Road

GPINs: 1493334650, 1493335697, 1493339800, 1493440002, 1493348082, 1493440216,

City Council: District 2 (Henley)

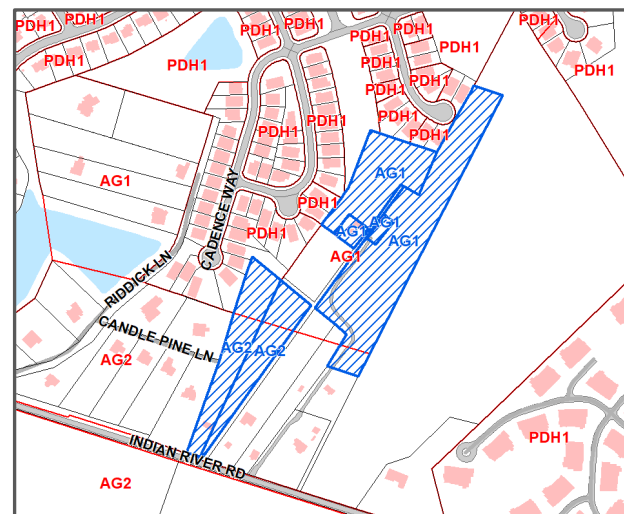
Accela Record: 2024-PCCC-00141

AICUZ: 65-70 dB DNL

SGA: No

Overlay: Interfacility Traffic Area

Staff Planner: Aubrey Trebilcock



Request to modify previous conditions requiring development of site with a multi-lot site plan.