



City of Virginia Beach

Oceana Land Use Conformity Committee

2025-2026 Annual Report to City Council

Chair: Mayor Robert M. Dyer

Date: August 24, 2026

Executive Summary

During the fiscal year covering the period of July 1, 2025 – June 30, 2026, the Oceana Land Use Conformity Committee (OLUCC) volunteers and liaisons

- met one time

Mission Statement

The mission of the Oceana Land Use Conformity Committee is to make recommendations to City Council and the Virginia Beach Development Authority (VBDA) on matters relating to reducing the amount of pre-existing nonconforming development, under Section 1804 of the City Zoning Ordinance, in APZ-1 / Clear Zone Use and Acquisition Plan, the Comprehensive Plan, the Final Hampton Roads Joint Land Use Study (JLUS), and with good zoning practices that do not adversely affect established residential neighborhoods.

Accomplishment of Goals and Objectives

The goal of OLUCC is to make recommendations to City Council, Planning Commission, and Virginia Beach Development Authority regarding:

1. Agreements and transactions that further the purposes for which the Committee was created.
2. Zoning and other land use ordinances, including the advisability of adopting new or amended ordinances.

3. Discretionary zoning applications, such as rezoning and conditional use permits.
4. Ordinances imposing fees or taxes, including the advisability of adopting new or amended ordinances; and
5. Staffing and resources necessary, or appropriate, to assist the committee in the exercise of its duties.

Over the past fiscal year, its appointed volunteers and its liaisons have not been presented with a reason to hold any additional meetings except the meeting in August 2025 to approve and adopt the annual report to City Council for the 2024-2025 year.

Membership and Attendance

The attendance report is attached.

Financial Report (if applicable)

This agency is an advisory committee therefore does not require a budget.

Goals and Objectives for the Coming Year

In alignment with OLUCC's mission and goals, this committee intends to meet as needed to continue making recommendations to City Council, Planning Commission, and Virginia Beach Development Authority regarding agreements and transactions that further the purposes for which the Committee was created; zoning and other land use ordinances, including the advisability of adopting new or amended ordinances; discretionary zoning applications, such as rezoning and conditional use permits; ordinances imposing fees or taxes, including the advisability of adopting new or amended ordinances; and staffing and resources necessary, or appropriate, to assist the Committee in the exercise of its duties.

Recommendations to City Council

The Oceana Land Use Conformity Committee respectfully requests the continued support of the Virginia Beach City Council through City Council direction and with the assistance of the City's Development Authority in accomplishing the rollback of nonconforming property uses to conforming property uses. The City of Virginia Beach remains committed to keeping NAS Oceana as a viable master jet base and preserving the quality of life for all residents in the city.

Closing

Should you have any questions or desire a formal City Council briefing from our agency, please contact Mayor Robert M. Dyer, OLUCC Chair at bdyer@vbgov.com, or Clerk, Natacia James at njames@vbgov.com.