



# VIRGINIA BEACH

BAYFRONT ADVISORY COMMISSION  
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**BAYFRONT ADVISORY COMMISSION  
Ocean Park Volunteer Rescue Squad  
3769 E. Stratford Drive  
(Enter on side opposite Shore Drive)  
November 16, 2023**

**CALL TO ORDER – 3:30 pm**

## **APPROVAL OF MINUTES**

Review and Approval of Minutes from 11/16/23 meeting

## **CHAIRMAN'S REPORT**

## **PRESENTATIONS/PROJECT BRIEFINGS**

## **SUBCOMMITTEE REPORTS**

- Design – Bob Magoon
- Communications – Paul Schubert
- Public Safety, Transit, Parking & Pedestrian Access – Martin Thomas

## **STAFF REPORTS**

## **OLD BUSINESS**

## **NEW BUSINESS**

## **PUBLIC COMMENTS**

## **ADJOURN**

## **BAYFRONT ADVISORY COMMISSION**

### **DRAFT MINUTES – November 16, 2023**

The regular meeting of the Bayfront Advisory Commission was held on November 16, 2023, at 3:30 p.m., at the Ocean Park Fire and Rescue Squad Building (3769 E. Stratford Road).

MEMBERS PRESENT: Phil Davenport (Chair), Bob Magoon (Vice Chair), Morgan Ayers, Lexi Bradshaw, Holly Cuellar, Wally Damon, Chuck Guthrie, Bill Hearst, Molly Jones, Andrea Lindemann, Aubrey Moore, Stacey Shiflet, Councilmember Joash Schulman, Amanda Wong

MEMBERS ABSENT: Joe Bovee (Excused), John Coston (Excused), Samantha Volkringer (Excused), Councilmember Chris Taylor (Excused)

CITY STAFF PRESENT: Hank Morrison – Planning, Kay Wilson – City Attorney, LJ Hansen – Public Works

#### **CALL TO ORDER**

Chair Phil Davenport called the meeting to order at 3:30pm.

#### **MOTION TO APPROVE THE MINUTES FROM 10/19/23 MEETING**

A motion was made by Bill Hearst, seconded by Chuck Guthrie, to approve the minutes from the 10/19/23 meeting.

The motion passed unanimously

#### **CHAIR'S REPORT**

There was no report from the Chair.

#### **PRESENTATIONS/DISCUSSIONS**

- 1) Skip the Stuff Presentation – Molly Jones and Lexi Bradshaw:

Student Members Molly Jones and Lexi Bradshaw presented on a campaign by the Surfrider Foundation called “Skip the Stuff” which encourages policy changes at the city and state level to provide single use items such as plastic utensils, condiments, straws, and napkins to be only available by request. This campaign is aimed at reducing plastic waste that can end up in waterways and throughout the environment.

The students will be meeting with the Virginia Beach Clean Communities Commission and Virginia Beach Restaurant Association to inform them of this campaign.

The Chair requested that Ms. Jones and Ms. Bradshaw come to BAC at the January meeting with an update and to discuss ways the Commission can be involved in the campaign.

## 2) Cape Henry Trail update by Dave Plum

Dave Plum is a member of the Active Transportation Advisory Committee (ATAC). Mr. Plum informed the group that a HAWK light (High Intensity Activated Crosswalk) will be installed by Public Works at the Cape Henry Trail crossing at N. Great Neck Road. This will allow pedestrians crossing N Great Neck to control the traffic light in order to cross the street safely. If pressed, the stoplight will flash yellow and turn red, allowing pedestrians to cross. The light will be off unless engaged by a pedestrian.

## 3) Vote on Officers

Two members were nominated for Chair: Phil Davenport (nominated by Chuck Guthrie) and Bob Magoon (nominated by Morgan Ayers). Phil Davenport was elected 6 to 1.

Wally Damon nominated Bob Magoon for Vice Chair. Mr. Magoon was elected unanimously.

## 4) Beach Access Easement – Westminster Canterbury

Amanda Logsdon, project manager from JLL, and Lawrence Benson, civil engineer from Kimley Horn presented about the proposed beach access easement for the Westminster Canterbury project.

The existing 20 ft easement is proposed to be move from the middle of the parcel to the eastern property line, similar to many other beach accesses in the area. The ADA access and movement of the easement was required by the Conditional Use Permit for Westminster Canterbury. The new access will be rated to withstand 134 mph winds, have trex decking, and will be between 6-10 feet wide. The City will not own the beach access, so Westminster will be responsible for maintenance.

## **COMMITTEE REPORTS**

- **DESIGN** – No reports
- **COMMUNICATION** – Reported that there are 142 subscribers to Baylines Newsletter
- **PUBLIC SAFETY, TRANSIT, PARKING & PEDESTRIAN ACCESS** – No Report

## **STAFF REPORTS**

Hank Morrison made the following announcements:

- Comp Plan public meetings went well and were well attended. Staff received some good feedback on how to improve the meetings in the future as well, so we are taking that into consideration. Consultant is working on virtual version of the meeting that will be on our website. There will be at least 6 public meetings in the new year.
- The modification conditions for the wedding venue on W Great Neck was recommended for approval by PC, with the stipulation that no speakers be used in the outdoor area.
- Shore Drive Plan – lacking staff capacity at the moment to do the SD plan at the same time as the Comp Plan. Would suggest that BAC create a list of priorities they would like to see in the RFP and more generally for updates to the plan and design guidelines.

## **OLD BUSINESS**

No old business.

## **NEW BUSINESS**

Commissioners voted to cancel the December BAC meeting.

## **PUBLIC COMMENTS**

No public comments

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:13 p.m.



Phil Davenport  
Chair

Hank Morrison  
Comprehensive Planning Administrator

## **Conditional Use Permit Request**

Type of Conditional Use Permit being requested (As listed in the applicable Zoning District Use Regulations)

The townhome lot was platted in 1976 and constructed in 1977 as it stands now. The zoning of the lot has been amended to B-4 and the city has applied an overlay district to this area that makes the modification and expansion of the unit non-conforming to the current zoning district

## **Conditional Use Permit Details**

Please provide a detailed description of the proposal below. Include information related to previously approved City Council actions, pending or anticipated variance requests and/or Chesapeake Bay Preservation Act requests, number of units, square footage of building, exterior building materials, hours of operation, number of employees, etc.

The existing two-story townhouse unit will be demolished and redeveloped with a new three-story townhouse unit with garage, front porch, second-story rear porch and third-story deck. It's important to note, the existing lot is 5,594 square feet in size, far exceeding the minimum average lot area for townhouse development in this zoning district.

Based on staff review of the ordinance we are seeking approvals to Section 1703, townhouses are not permitted by-right in the B-4 (SD), Shore Drive Overlay District, but would be permitted with a Conditional Use Permit; and Section 105 of the Zoning Ordinance states that a nonconforming use shall not be increased, enlarged, or extended to cover a greater land area unless approved by the City Council.





**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"