



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)
July 18, 2024**

CALL TO ORDER – 3:30 pm

APPROVAL OF MINUTES

Review and Approval of Minutes from 6/20/24 meeting

CHAIRMAN'S REPORT AND INTRODUCTIONS

PRESENTATIONS/PROJECT BRIEFINGS

SUBCOMMITTEE REPORTS

- Design
- Communications
- Public Safety, Transit, Parking & Pedestrian Access
- Sidewalks

STAFF REPORTS

OLD BUSINESS

NEW BUSINESS

- 1) Annual Report Discussion

PUBLIC COMMENTS

ADJOURN

BAYFRONT ADVISORY COMMISSION

DRAFT MINUTES – June 20, 2024

The regular meeting of the Bayfront Advisory Commission was held on June 20, 2024, 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), Joe Bovee, Sandy Cohen, Wally Damon, Chuck Guthrie, Andrea Lindemann, Aubrey Moore, Stacey Shiflet, Amanda Wong, Planning Commissioner John Coston, Planning Commissioner Holly Cuellar, Councilmember Joash Schulman, Councilmember Chris Taylor

MEMBERS ABSENT: Morgan Ayers (excused), Lexi Bradshaw (excused), Bill Hearst (excused), Molly Jones (excused), Martin Thomas (excused), Samantha Volkringer (Absent), Seth Quick (excused)

CITY STAFF PRESENT: Hank Morrison – Planning, Kay Wilson – City Attorney, Jeremy Kline – Public Works

CALL TO ORDER

Chair called the meeting to order at 3:33 pm.

MOTION TO APPROVE THE MINUTES FROM 5/16/24 MEETING

Mr. Damon motioned to approve the minutes. Mr. Bovee seconded. Approved unanimously, with the stipulation that Mr. Morrison correct the mistakes regarding attendance at the May meeting.

CHAIR'S REPORT

Mr. Davenport welcomed the new student members to the BAC. They will be official members starting at the June BAC meeting. Mrs. Shiflet will be coordinating with the students for different activities throughout the year.

PRESENTATIONS/DISCUSSIONS

Derek and Hayden DuBay provided a second presentation regarding their applications for Conditional Use Permit and Conditional Rezoning to operate a small event venue at the Ocean Park Baptist Church at 3624 Dupont Circle.

Applicants have a history of preserving and renovating historic properties, particularly in Chesapeake Beach, and explained that they are applying to rezone to Conditional B-1 because they wanted to host open air markets and events. The property is currently zoned for residential (R-5D). No viable economic uses for the property to keep the historic church in place.

The applicants stated that they met with the trustees of the church, whose desire was to maintain the church building.

They are Planning to renovate the interior of the church but are not making any additional exterior changes. Their main business will be as a wedding venue, limited to 100 people.

Parking: requirement of 70 parking. Applicant is providing mix of mandatory valet and shuttling. They expect the busiest days will be Saturdays and Sundays, with a maximum of 100 cars in the neighborhood each weekend. They will not be allowing street parking, and have a cross parking agreement with a property less than 500 feet away.

Noise Mitigation: Applicant performed a noise test with Astro Event Company around the property. Letter provided in minutes. Plan to replace doors with sound proof doors, and are considering the use of sound absorbing foam, paint, insulation, and sheet rock. Ambient noise in the neighborhood is approximately 55 dB.

Landscape Plan: adding buffer to west side (12-foot-tall screening). Proposing to plant new live oak trees, hedges. Meeting with LRNow to discuss additional native plantings on the site.

Alcohol: Events to end at 10pm, 8pm on Weekdays. There will be trained management, bartenders and staff, as well as parking lot sweepers. Last call is 9:30pm on weekends. Each patron renting the space would be required to obtain their own ABC license.

Conditional Rezoning: The applicant will be proffering uses that would not be allowed.

Question from Chair, Phil Davenport – what exterior improvements are planned? Budget of \$200,000 for exterior improvements. Repairing windows, rot, and repainting. Re-oiling and re-stripping the parking lot. Repointing of concrete, replacement of roof. No additional impervious surface will be added. Mr. Davenport asked to see the planning department's recommendation prior to BAC making one for this application.

Question from Mr. Sandy Cohen – are they willing to proffer the items that were discussed in the meeting? Noise, landscape plan, lighting plan, etc. Yes – this will be covered by the application.

COMMITTEE REPORTS

- **DESIGN** – No reports. Mr. Magoon stated that the committee provided input to staff regarding the Ocean Park Baptist Church Planning Commission applications
- **COMMUNICATION** – Christy Allen is the new volunteer for the Communications Committee.
- **PUBLIC SAFETY, TRANSIT, PARKING & PEDESTRIAN ACCESS** – No Report. Councilmember Schulman reported that he held a meeting with HRT to discuss marketing opportunities with HRT to increase ridership on the Route 35 Shuttle.
- **SIDEWALKS** – Mr. Damon reported that he has met with Councilmember Schulman and Mr. Jeremy Kline to show them the disconnected sidewalk network in Chic's Beach. Chair requested that he look at areas east of the Lesner Bridge, outside of the Shore Drive Phase 3 CIP project area. A list of areas was requested, and Mr. Cohen suggested that BAC create a list of priority areas.

STAFF REPORTS

Hank Morrison reported the Comprehensive Plan Virtual Meeting will be available online through June 25.

The Annual Report is due by August 2024, so Mr. Morrison will be providing a draft to review prior to the August BAC Meeting.

OLD BUSINESS

David Plum from ATAC reported that bike racks have been ordered to be installed at the beach accesses that Mr. Thomas had scouted and provided to Parks and Recreation.

NEW BUSINESS

Chair recognized Martin Thomas, Wally Damon, Stacey Shiflet, and Kay Wilson for their time on the BAC. Mr. Damon and Mrs. Shiflet will remain active participants with BAC, but no longer as commissioners.

PUBLIC COMMENTS

Todd Solomon asked about a McDonald's that closed

Danny Murphy asked whether there was a private dredge and transfer in May. Jeremy Kline stated that he would look into it.

Stacey Shiflet reported that the LOVE art installation could be completed by the end of the year.

ADJOURNMENT

There being no further business, the meeting was adjourned at 4:49 p.m.

Phil Davenport
Chair

Hank Morrison
Comprehensive Planning Administrator