



**CITY OF VIRGINIA BEACH
BAYFRONT ADVISORY COMMISSION
MEETING AGENDA**

Thursday, October 15, 2026
3:30 P.M.
Ocean Park Fire and Rescue Squad Building
3769 E. Stratford Road

The mission of the Bayfront Advisory Commission is to review and make recommendations to the City Council regarding public and private projects and issues associated with the Bayfront area.

CALL TO ORDER
3:30 P.M.

ROLL CALL

APPROVAL OF MINUTES
Review and approval of minutes from 9/17/26 special meeting and regular meeting.

CHAIR'S REPORT AND INTRODUCTIONS

STAFF REPORTS

- 1) Public Works
 - a. Post-nor'easter storm report – PW Coastal Division
- 2) Planning
- 3) City Attorney
 - a. Freedom of Information Act (FOIA) Overview

COMMITTEE REPORTS

- Design and Infrastructure Committee
- Communications and Outreach Committee
- Lynnhaven Boat Ramp Committee
- Student Committee

OLD BUSINESS

NEW BUSINESS

- 1) Corridor Gateways Funding Discussion

PRESENTATIONS/PROJECT BRIEFINGS

- 1) LBC Ventures, LLC – Subdivision Variance request at 4716 Hook Lane

PUBLIC COMMENTS

ADJOURN



**CITY OF VIRGINIA BEACH
BAYFRONT ADVISORY COMMISSION
DRAFT MEETING MINUTES**

Thursday, September 17, 2026
3:30 P.M.
Ocean Park Fire and Rescue Squad Building
3769 E. Stratford Road

MEMBERS PRESENT:

Andrea Lindemann (Chair), Morgan Ayers (Vice Chair), Ed Amorosso, Joe Bovee, Sandy Cohen, John Crouse, Windy Crutchfield, Chase McConnell, Elle Pero, Bailey Quarg, Adam Shield, Cole Trower, Planning Commissioner Holly Cuellar, Planning Commissioner John Coston

MEMBERS ABSENT:

Bill Hearst, JB Maas, Bill Prince, Neel Singh, Elena Vilches,

CITY STAFF PRESENT:

Hank Morrison – Planning, Saba Shirazi – Planning, Diamond Royster – City Attorney, Katie Shannon – Public Works

CALL TO ORDER:

Chair Lindemann called the meeting to order at 3:30 P.M.

ROLL CALL:

Saba Shirazi did roll call.

MOTION TO APPROVE THE MINUTES FROM 8/20/26 MEETING:

Motion by Mr. Shield, seconded by Mr. Trower. The meeting minutes were approved unanimously.

CHAIR’S REPORT and INTRODUCTIONS:

- Chair Lindemann introduced the Commission’s newest member, Mr. Adam Shield.
- Ms. Crutchfield made a motion to move the Eastern Shore Drive Drainage Project briefing forward on the agenda. Mr. Crouse seconded the motion. The motion passed unanimously.

Council Member Schulman arrived at 3:35 P.M.

PRESENTATIONS/PROJECT BRIEFINGS:

1) Eastern Shore Drive Drainage Project Briefing – Melissa Lindgren, Public Works; Teddy Thurston, Construction Manager

- Presentation summary:
 - Scope: The project includes two stormwater pump stations at Lynnhaven Drive and Lynnhaven Colony Park, canal widening and deepening, stormwater collection system upgrades, automated tide gates, and roadway elevation along portions of Lynnhaven Drive and West Great Neck Road.
 - Funding and Schedule: The project is associated with FEMA's BRIC program and related federal funding requirements. BRIC timelines contributed to an overlap with construction of Shore Drive Phase III.
 - Current Work: Work underway includes site clearing, erosion and sediment controls, pump station staging and security fencing, temporary Cape Henry Trail closures and detours, and construction activities at both pump station sites.
 - Traffic and Access: Intermittent road and trail closures are anticipated as construction progresses. A temporary roadway closure north of Lynnhaven Drive will be required during the roadway elevation phase but is not anticipated within the next 12 months. Detours will be localized, and affected areas will be reopened as work progresses.
 - Coordination is occurring with the Shore Drive Phase III project to maintain pedestrian and bicycle access and avoid conflicts between overlapping construction activities.
- Discussion:
 - Roadway Elevation: Portions of the roadway will be raised to approximately 7 feet in elevation and tied into surrounding grades. Existing grades in the area discussed are approximately 4.5 feet.
 - Members discussed the overlap with Shore Drive construction, impacts on nearby businesses and residents, construction-zone safety, trail closures, and tree removal and mitigation.
 - Members were reminded to follow posted detours and traffic-control measures and to remain alert near active construction areas.

STAFF REPORTS

1) Public Works

- Report:
 - Ms. Shannon reported that repairs to the canoe-light structure are scheduled to begin September 20.
 - The U.S. Army Corps of Engineers is conducting geotechnical drilling along Bayfront beaches as part of a coastal storm risk management

feasibility study. Work is limited to weekdays and was reported to be ahead of schedule.

- Ms. Shannon provided an overview of the City's tree-mitigation process. Where trees cannot be replaced within a project area due to site or linear-project constraints, the associated mitigation funds are transferred to the Parks and Recreation tree-mitigation fund for planting on City-owned property.
- Updates were provided regarding signage visibility for the Shore Drive Phase III project. Public Works is evaluating opportunities to improve the visibility and placement of existing project signage.
- Sidewalk construction was reported to be approximately 50 percent complete, with nine of ten required parcels acquired.

2) Planning

- LBC Ventures, LLC – Alexis Bailey, Planning
 - Ms. Bailey explained the subdivision variance request for 4716 Hook Lane seeking direct access to a public street to redevelop the site into three single-family lots.
 - Ms. Bailey noted that each of the three proposed lots would exceed the minimum lot-area requirement for the R-7.5 Residential District.
- Discussion
 - Members discussed the proposed flag-lot configuration, street access, neighborhood compatibility, and whether the proposal would be consistent with the existing development pattern.
 - Members expressed concern regarding the limited architectural and site-design information provided and requested additional information beyond the applicant's inspirational images before taking a position on the request.
 - Mr. Trower made a motion to recommend the project to the Planning Commission. Following additional discussion regarding the need for architectural information and community engagement, Mr. Trower withdrew the motion.
 - Members requested that additional information be provided and, at a minimum, that the proposal be reviewed by the appropriate design committee prior to further consideration.

COMMITTEE REPORTS

- COMMUNICATIONS AND OUTREACH COMMITTEE –
 - Ms. Ayers reported that the Committee discussed strategies to improve community engagement before and after BAC meetings, particularly for items involving recommendations that will subsequently be considered by the Planning Commission.

- Members discussed whether draft meeting minutes could be posted online sooner to provide more timely information. Concerns were raised regarding the potential for inaccuracies or changes prior to formal approval, and the concept of posting draft minutes was tabled for the time being.
- It was determined that formal BAC letters, recommendations, and position statements may be posted on the BAC website as additional meeting materials to provide the public with more timely access to the Commission's formal positions.
- The Committee reported progress in obtaining recurring BAC meeting notices in a Bayfront community publication and discussed opportunities to promote public participation in the Shore Drive Corridor Plan and Design Guidelines Update.
- Ms. Ayers encouraged members to review communications distributed through the Baylines communication roster and forward relevant information to neighbors and community members who may be interested.

Council Member Cummings left at 4:30 p.m.

- STUDENT COMMITTEE –
 - No significant new updates were reported as students are currently balancing school schedules, senior internships, and other commitments.
 - The Committee is considering continuing a previous project to inventory beach-access locations, including accessible ramps, to make this information more readily available.
- LYNNHAVEN BOAT RAMP COMMITTEE –
 - The Committee provided an end-of-season summary: Vehicle parking lots reached capacity on approximately 57.7 percent of tracked peak days. Boat-trailer lots reached capacity on approximately 57.4 percent of tracked peak days. The overflow trailer lot reached capacity approximately 30 percent of the time. Capacity varied depending on trailer size and parking efficiency.
 - The text-alert system used to notify the public when lots are full or reopen operated intermittently. Approximately 700 users are subscribed, and technological improvements are needed to improve the timeliness of notifications.
 - Continued concerns were noted regarding left turns and U-turns by boat trailers in constrained areas. Members discussed the potential use of standard VDOT-compliant signage.

Council Member Shulman left at 4:47 P.M.

- DESIGN & PROJECT OUTLOOK COMMITTEE –
 - Mr. Bovee reported that the Committee met on September 3 and reviewed the proposed scope of work for the Shore Drive Corridor Plan and Design Guidelines Update.
 - Members emphasized the diversity of development patterns along the Shore Drive corridor, ranging from high-rise development to suburban residential neighborhoods, and the importance of developing guidelines that respond appropriately to these different contexts.
 - The Committee discussed the potential use of districts or zones to address development intensity and density concerns.
 - Members expressed interest in developing a matrix or scorecard based on the updated guidelines to provide a more objective framework for reviewing future development proposals.
 - The importance of continued community involvement and ongoing BAC participation throughout the planning process was emphasized.
 - Mr. Cohen discussed opportunities for gateway and wayfinding signage directing visitors to the Bayfront area, businesses, dining, and other destinations.

OLD BUSINESS

- Shore Drive Corridor Plan + Design Guidelines – Draft Scope of Work Discussion
 - Members discussed the draft scope of work and emphasized the importance of maintaining BAC and community involvement throughout development of the updated plan and guidelines.
 - Mr. Trower made a motion to proceed with the scope of work. Mr. Bovee seconded the motion. The motion passed unanimously.
 - Mr. Trower recommended incorporating boating and watercraft considerations into the Shore Drive planning and design-guideline framework.

Planning Commissioner Cuellar left at 5:05 P.M.

- Mural Update – Vice Chair Morgan Ayers
 - Ms. Ayers shared observations regarding the process for commissioning local murals. She noted that traditional open-bid processes may discourage local artists because of the time required to prepare unpaid concepts.
 - Members discussed alternatives such as direct commissioning and portfolio-based artist selection.
 - Potential funding sources include Cultural Affairs grants, partnerships, and other opportunities to support public art.
 - Members also discussed coordinating public-art and branding elements with potential gateway and wayfinding signage along the corridor.

NEW BUSINESS

- Bayfront / Shore Drive Gateway and Welcome Signage
 - Members discussed the possibility of creating a prominent gateway or “Welcome” sign to strengthen the identity of the Bayfront/Shore Drive area.
 - Discussion included potential locations, coordination with public-art elements such as murals, opportunities to highlight dining and beach destinations, VDOT signage options, and potential grant or partnership funding.
 - Members expressed interest in developing a recognizable visual identity that could help unify the Shore Drive/Bayfront corridor.

PUBLIC COMMENTS

- A member of the public asked for an update regarding the proposed “LOVE” sign project.
 - BAC had previously provided its approval for the project; however, further implementation is dependent on action and funding by the project sponsor.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:07 P.M.

Andrea Lindemann, Chair

Saba Shirazi, Planner I

Hank Morrison, Comprehensive Planning Administrator