

**BAYFRONT ADVISORY COMMISSION
APPROVED MINUTES
May 20, 2021**

Delta Virginia Beach Bayfront Hotel and Conference Center

BAC MEMBERS PRESENT:

Chair Phil Davenport, Vice-Chair Bob Magoon, Charlie Malbon, Wally Damon, Bill Hearst, Stacey Shiflet, Frank Rabena, Charles Guthrie, Morgan Ayers

STAFF PRESENT:

Mark Shea – Planning, Kay Wilson – City Attorney, Jenizza Badua, Planning, Brad Vanderwarker – Public Works, Mike Mundy – Public Works, Jason Wilson – Public Works

APPLICANTS/PRESENTORS PRESENT:

Eddie Bourdon, Jonathan Speight, Chris Stubbs, Raeford Eure, Billy Garrington, Mimi Kopassis, Eleni Kopassis

OTHERS PRESENT:

Todd Solomon – Shore Drive Community Coalition, Empsy Munden – Cape Story by the Sea, Dan Murphy – Ocean Park, Tim Solanic, Elizabeth Headlund, Trish Rozanski – Bay Breeze Villas, Doug Norris – Ship’s Watch

APPROVAL OF MINUTES:

Mr. Damon made a motion to approve the April minutes, Mr. Malbon seconded the motion and the motion was approved by unanimous vote.

CHAIRMAN REPORT:

Mr. Shea was about whether the approved CIP included the update of the Shore Drive Corridor Plan and Guidelines and Waterman’s Walk. Mr. Shea indicated that these projects did not receive funding in current plan. BAC will push again with next cycle.

STAFF REPORTS:

- Love Art agreement is close to approval. Traffic Engineering and Risk Manager have given ok for new location.
- Mr. Shea stated that an artist has been chosen for the underpass mural at Route 13 and Shore Drive. Mr. Magoon and Mr. Damon also provided remarks about that the process worked well and the artist selection was near unanimous. Mr. Shea will provide information about the design proposal.

Design: No report outside of mural discussion.

Transportation/Infrastructure:

Mr. Malbon checked with Public Works and received an update that the Virginia Port Authority will open bids for this project on June 29th where we will be able to nail down the project scope and timeline soon thereafter. The project is anticipated to finish in early, 2022.

Mr. Malbon also gave an update that the Federal Transportation Safety Board requirement for masks on trolleys/buses will remain in effect even for the vaccinated.

PRESENTATIONS:

Beach Building Group, Inc., 2332 Pleasure House Road (Rezoning from R-7.5 Residential to A-18 Apartments)

Mr. Bourdon gave a brief summary of the revised building plans for the Beach Builders application off Pleasure House Road. He indicated that the applicant worked with the BAC design committee to address the particular items discussed at the May meeting. Vice-Chair Magoon indicated his appreciation with the cooperation and that the process worked well.

There were no further BAC comments.

Mr. Solomon, from the public, commented that he was concerned with this application for a higher density along with the several other recent upzoning's.

Mr. Malbon made a motion that the application was consistent with the Shore Drive Corridor Guidelines. Mr. Hearst seconded the motion and the motion was approved unanimously.

Bubba's, 3323 Shore Drive

Mr. Stoke's gave a brief overview of the project. The docks will be expanded to 12' wide and should accommodate 5-7 boats. There was no Commission discussion.

Mr. Shea stated that the Shore Drive Corridor Guidelines called for marina uses in this area along Shore Drive.

Mr. Murphy asked if the seating was to be expanded and the applicant indicated that it would not.

Ms. Shiflet made a motion to approve the application as being consistent with the Shore Drive Corridor Design Guidelines. Ms. Ayers seconded the motion and the motion was approved.

Design by Eleni, Inc., 2416 Seaview Avenue, Change in Conformity

Mr. Garrington gave a brief description of the project. The structure was built pre 1950 before the current zoning ordinance was adopted. It is considered legally non-conforming now. The proposed new construction will eliminate the setback non-conformity and add curb/gutter and off street parking.

Vice-Chair Magoon gave comments on behalf of the Design Committee as follows:

- Big concern with size of structure as compared to surrounding units. Went from 1440 square feet non-conformity to 5350 square ft.
- Ok with setback going from 25' to 30'
- Design conflicts with the nearby architecture within adjacent and nearby R-10 zoned properties.
- He provided some suggestions to bring the scale down to more closely conform to surrounding architecture.
- Design Committee was worried about this being a precedent for other structures.

Mr. Garrington stated that he did not think it would cause a precedent. Chariman Davenport felt the proposed structure would be an improvement from the current. Mr. Rebana agreed.

The applicant indicated that the value of the structure will be 5 times greater.

Mr. Malbon made a motion that the structure was in conformance with the Shore Drive Corridor Design Guidelines. Mr. Rebena seconded the motion. Mr. Damon asked for more discussion as he felt the structure was too out of conformity with the neighborhood. Ms. Shiflet stated that she supported the motion. Mr. Thomas stated that he checked with the Attorney due to a business relationship and was cleared to vote. Vice-Chair asked for a continuance to see if something could be worked out to improve the design.

Mr. Damon made a motion for a substitute motion to continue the application until the June meeting. Ms. Shiflet seconded the motion and the motion passed by a 6-3 vote.

Eastern Shore Drive Drainage Update

Mr. Mundy, from Public Works, began the presentation with an overall status update. He stressed that the City needs to invest in the long term solutions proposed with the Sea Level Wise study. Mr. Vanderwarker continued the presentation with more detailed discussion of project elements.

Roadways Update

Mr. Wilson, from Public Works, gave an update regarding roadways. He began with Pleasure House Road Phase I and II. Design should start in 2021 and construction begin

in 2024. The Commission asked if congestion at the intersection at Shore Drive would be addressed. Chairman Davenport asked for a traffic study. Mr. Wilson will note this for the design as it is currently for pedestrian improvements.

Discussion continued regarding Shore Drive Phase III (east of bridge). The latest start date was 2022 with completion by 2026. Mr. Davenport mentioned that Right of way staff was hit hard by the 5/31/19 tragedy. Mr. Wilson stated that he was holding himself accountable to hit the new timelines as the project moves forward. The design restart for Shore Drive Phase IV (west of bridge) is July of this year with completion in 2025. Mr. Wilson responded to a question that Shore Drive will be elevated to handle storm events.

OLD BUSINESS: Mr. Malbon's last meeting will be in June. Ms. Shiflet and Mr. Martin are eligible for reappointment.

NEW BUSINESS:

Mr. Shea stated that the City is encouraging in person meetings. Board members expressed support to meet at the Fire Department. Mr. Shea stated that he will look at options.

COMMUNITY REPORTS:

Mr. Solomon announced that Cape Story Civic League will have an in person meeting on June 8th to discuss short term rentals with Vice-Mayor Wood.

There being no further business, the meeting adjourned at 5:00 p.m.