

BAYFRONT ADVISORY COMMISSION
APPROVED MINUTES
January 21, 2021
VIA WEBEX

Chairman Phil Davenport, Vice-Chair Charlie Malbon, Wally Damon, Bill Hearst, Morgan Ayers, Bob Magoon, Stacy Shiflet, Martin Thomas, Charles Guthrie, Earnest McDonald (NAVY),

STAFF/PRESENT:

Mark Shea – Planning, Kay Wilson – City Attorney, Jenizza Badua -Planning, Jonathan Sanders – Planning,

OTHERS PRESENT:

Todd Solomon – Shore Drive Community Coalition, Emsy Munden – Cape Story by the Sea, Rob Beamon – Troutman Pepper, Joe Bovee (BAC Design Committee), Jack Blake, Doug Norris (Ships Watch), Trish Rozansky

APPROVAL OF MINUTES:

Mr. Davenport called the meeting to order. Mr. Damon made a motion to approve the minutes from October 2020 and Mr. Hearst seconded the motion. The minutes were approved by unanimous vote.

CHAIRMAN REPORT:

Mr. Davenport mentioned that he and staff decided to delay the election due to this being the first virtual meeting of the Board.

STAFF REPORTS:

Mr. Shea gave a brief update including the fact that the Windsong Apts. and HK on the Bay applications were approved by the Planning Commission. The 7-Eleven at Shore and Greenwell was approved by the Planning Commission and will now go to City Council. The Marina Shores Apartment application will go to Planning Commission in February.

COMMITTEE REPORTS:

Design: Mr. Bovee stated that there were further discussions with the agent for the 7-Eleven at Greenwell and he met all of the concerns of the BAC Design Committee.

Transportation/Infrastructure: Mr. Malbon stated that the plan is to operate the HRT Seasonal Route 35 this summer, utilizing the same route and frequency from 2019. He

also indicated that the Electric Scooter franchise agreement will be discussed by City Council in February.

PRESENTATIONS/DISCUSSIONS:

7- Eleven Shore and Pleasure House

Mr. Beamon briefly provided the highlights of the site plan and use as follows:

- He originally presented in November 2020 and worked through concerns with the design committee.
- Sidewalks will be included along the entire frontage of Shore Drive and Pleasure House Road.
- Entrances will be consolidated from 4 to 2. Full entrance on Pleasure House will be shared with property to the south. Shore Drive will have a right in and right out.
- The roof change from flat to standing seam gable gives the building a totally different look than what was presented in November.
- The entranceway will be narrower with a tower feature to add interest.
- The design incorporates a white color band similar to that of the Rescue Squad building a short distance down Shore Drive.
- The nearby 7-Eleven on the north side of Shore Drive is expected to not have their lease renewed in 2023.
- There is no plan for a separate franchise to serve food in the building, but the 7-Eleven will have an enhanced selection of prepared food.

Mr. Magoon thank Mr. Beamon and the project's architect for being very easy to work with.

Mr. Damon asked about drainage concerns and Mr. Beamon explained how it would be accommodated. Chair Davenport suggested that Mr. Beamon reach out to Public Works to coordinate with all the drainage activities in the area.

There were no public comments.

Mr. Magoon made a motion to approve the application as being consistent with the Shore Drive Corridor Guidelines. Mr. Damon seconded the motion and the motion was approved by unanimous vote.

OLD BUSINESS:

Ms. Goodale provided an update regarding the public art gateway mural for the underpass of Shore Drive and Route 13. She indicated that the selection committee will get together in February and includes Mr. Magoon, Mr. Damon, and Mr. Bovee.

Ms. Shiflet reported that Mr. Broyles has submitted his engineering drawings. Ms.

Goodale indicated that the City received these approximately a week ago and the drawings are being forwarded for review and approvals by necessary City staff.

Mr. Damon spoke of his displeasure with the recent City Council approval of Windsong Apts. He indicated that the density was too great and long term residents were not listened to. Ms. Munden concurred with Mr. Damon's concerns. Mr. Solomon concurred and added that in combination with the Westminster-Canterbury application, that a trend has been established by City Council to approve high density development in the Shore Drive corridor.

Mr. Solomon also asked about the status of the Memorandum of Understanding for the sand replenishment. He heard that the replenishment for Ocean Park would be August 2022. Mr. Shea will check on this.

Finally, Mr. Solomon discussed the two public meetings recently held for short term rentals. Mr. Solomon indicated in a conversation with Vice Mayor Wood that Cape Henry would be pulled from consideration of an overlay district. He asked Ms. Wilson about when in the process Cape Henry could be pulled from consideration. Ms. Wilson stated that it could happen at either the Planning Commission or City Council Public Hearing. Planning Commission is expected to continue the ordinance discussion at their February meeting and send the ordinance on to City Council for action in March.

Mr. Magoon stated that he had a productive meeting regarding design concerns with the Marlin Bay application but could make no promises of what may come back to BAC. Ms. Ayers indicated that she felt staff should provide information about cost feasibility in regards to the multiple application for higher density development along Shore Drive and throughout the City and require information that reflects acceptable profit margins. Mr. Solomon stated that the staff, Planning Commission and City Council have no criteria and rely on general statements by developers on a case by case basis.

NEW BUSINESS:

Mr. Shea thanked Ms. Badua for their help in running the webex meeting.

COMMUNITY REPORTS:

There were no community reports in addition to the community comments listed under Old Business.

The meeting adjourned at approximately 4:45 p.m.

