



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

Thursday, October 16, 2025
3:30 P.M.
Ocean Park Fire and Rescue Squad Building
3769 E. Stratford Road

MEMBERS PRESENT:

Andrea Lindemann (Chair), Morgan Ayers (Vice Chair), Windy Crutchfield, Planning Commissioner Holly Cuellar, Sandy Cohen, Bailey Quarg, Ed Amorosso, Planning Commissioner John Coston, Bill Prince, Joe Bovee, Phil Davenport, Bill Hearst, Chase McConnell, Reese Longwater

MEMBERS ABSENT:

JB Maas, Aubrey Perry, Neel Singh, Cole Trower

CITY STAFF PRESENT:

Alexis Bailey – Planning, Hank Morrison – 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:

Hank Morrison did roll call.

MOTION TO APPROVE THE MINUTES FROM 9/18/25 MEETINGS:

Motion by Bill Hearst, seconded by Morgan Ayers. The meeting minutes were approved unanimously.

CHAIR’S REPORT and INTRODUCTIONS:

- Chair Lindemann asked whether the commission was amenable to providing the meeting packet digitally versus paper copies.

STAFF REPORTS

- Public Works: Mrs. Shannon provided an update on the Pleasure House Point Project including the plating process, the prior weather event, and concerns about flooding in the Ocean Park neighborhood. Additionally, an update was provided on beach replenishment projects on the east and west side of the Lesnar Bridge including the Cape Henry Beach Replenishment Project. An update was provided on the lighting on the Lesnar Bridge.
 - Mr. Amorosso asked about when the surveys of the beaches for beach renourishment projects would take place.
 - Mr. Cohen asked about replenishment and replanting of the Ocean Park Beach as well as the use of improved quality sand.
- Planning: Mr. Morrison provided a presentation on the draft 2040 Comprehensive Plan specifically the Coastal Context Area.
 - Mr. Bovee asked whether Mr. Morrison received a list of questions created by the Infrastructure Committee.
 - Mr. Prince asked about the height called for in the local center in the Coastal Section.
 - Councilmember Schulman discussed areas that could be focused on such as the area around Bayville and Greenwell Road.
 - Councilmember Cummings discussed the state requirements regarding a Comprehensive Plan and the purpose of a Comprehensive Plan.
- Chair Lindemann asked for a motion to move the presentations up to the next item on the agenda. The motion was made by Morgan Ayers and seconded by Joe Bovee. The motion was unanimously approved.

PRESENTATIONS/DISCUSSIONS

- 1) Single-Use Plastic Bag Fee Presentation – Karen Forget and Dylan Mason with Lynnhaven River Now discussed a 5 cent tax on single-use plastic bag fee.
 - a. Mr. Cohen asked what other localities are doing in place of plastic bags.
 - b. Mrs. Forget specified that the tax would be specific to grocery stores, drug stores, and convenience stores.
 - c. Mr. Prince asked about the impact of the tax on littering.
 - d. Chair Lindemann asked if the desire was for the Bayfront Advisory Commission to provide a letter of support for the proposal.
 - e. Mr. Cohen asked whether LynnhavenRiver Now whether they were working in other cities or just in Virginia Beach.
 - f. A member of the public asked if it would apply to box stores with grocery sections.

- g. Councilmember Cummings stated his concern for the financial impact of the tax on low income individuals and communities.
 - h. Councilmember Schulman encouraged that the plan be shared with the public for review.
 - i. Mr. Cohen asked whether the tax had to be 5 cents or if it could be lower.
 - j. Mr. Prince asked whether plastic bags could be banned.
- 2) Prosper Home & Investments, LLC – Tyler Rosa representing the application for a Subdivision Variance for Prosper Home & Investments, LLC. Mr. Rosa provided an overview of the proposal which is for a two lot subdivision.
- a. Mr. Cohen asked about the need for a subdivision variance.
 - b. Mr. Bovee asked about the height of the proposed homes.
 - c. Commissioner Coston asked whether an existing single-family would be torn down for the development.
 - d. Mr. Davenport asked why they were not seeking to close the paper street.
 - e. Councilmember Schulman commended the applicant for working with the Civic League to address concerns.
 - f. A member of the public asked whether the properties would be addressed for Beaufort or Bradpointe.
 - g. A member of the public asked about the square footage and the number of stories on the home.
 - h. Mr. Prince asked about the style of the proposed homes in comparison to the neighborhood.
 - i. Chair Lindemann asked for a motion. Mr. Cohen made a motion to recommend approval of the application which was second by Mr. Davenport. The motion was approved unanimously.

COMMITTEE REPORTS

- COMMUNICATIONS AND OUTREACH COMMITTEE – Mrs. Ayers discussed the use of marquis to start a sign war amongst Shore Drive businesses. Additionally, she discussed the creation of Shore Drive Business directory and the creation of a logo for the BBC.
- DESIGN & PROJECT OUTLOOK COMMITTEE – Mr. Bovee stated that they discussed the projects on Greenwell Road and the Prosper Home
- INFRASTRUCTURE COMMITTEE – Mr. Cohen discussed ongoing discussions regarding a sidewalk audit between Marlin Bay and Shore Drive. Additionally, a discussion took place about discussion with city regarding the installation of a four-way stop sign at Fentress and Lookout.

- Councilmember Schulman discussed that he is working with Public Works and Traffic Engineering to determine areas that pose a safety concern and can be addressed with safety measures that could include sidewalks.
- STUDENT COMMITTEE – Mrs. Ayers stated that they are working to set a time for all the students to meet.
- LYNNHAVEN BOAT RAMP COMMITTEE – Mrs. Crutchfield provided a presentation on the recommendation from the Lynnhaven Boat Ramp Committee.
 - Mr. Hearst asked about complaints brought up at prior meetings regarding the use of the Lynnhaven Boat Ramp for parties.
 - Councilmember Schulman stated that the flock cameras have been installed.
 - Chair Lindemann asked whether the recommendations were that all commercial operations be prohibited or only bareboat charters.
 - Chair Lindemann asked about the quantity of boat ramps in the municipalities that have prohibited commercial operations from boat ramps.
 - Councilmember Cummings asked about reference to rentals of personal watercraft vehicles as well as the inclusion of a requirement that individuals have boating licenses.
 - Mr. Cohen discussed concern with commercial operations utilizing a public boat launch.
 - Chair Lindemann stated that a vote would not take place today to allow the commissioners to ask questions and think about the recommendations ahead of a vote at the November meeting.
 - Councilmember Schulman stated that he was waiting for a legal opinion from the City Attorney's Office as to what can legally be done.
 - Mr. Amorosso asked whether the impact of changes to the Lynnhaven Boat Ramp on other sites had been reviewed.
 - Mr. Davenport asked whether other bodies had been consulted, including Beaches and Waterways Commission.
 - Mr. Prince stated that a change in operating style was needed to address issues with the Lynnhaven Boat Ramp.

OLD BUSINESS

- There was no old business

NEW BUSINESS

- There was no new business

PUBLIC COMMENTS

- A member of the public expressed concern with a lack of focus to the impact on people who utilize the Lynnhaven Boat Ramp for non-motorized recreational vehicles.

- A member of the public suggested utilizing the Department of Vehicles to identify boats and owners.
- A member of the public suggested that it be required that individuals be required to have a certified captain's license and documented insurance.
- A member of the public asked whether a study has been done on the revenue that has been generated from commercial operations out of the Lynnhaven Boat Ramp.
- A member of the public discussed a concern with a stormwater drain by Ships Watch Court and Whaler Court.
- A member of the public asked the commission to consider the capacity of the waterways.
- A member of the public recommended that loading be limited to 10 minutes, and Staff be empowered to enforce the policy.
- A member of the public discussed the importance of safety and a lack of safety
- A member of the public asked about whether the recommendations where to ban charter boats or bareboat charters.
- A member of the public asked to verify the number of parking spaces at the Lynnhaven Boat Ramp

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:50 P.M.

Andrea Lindemann, Chair

Alexis Bailey, Planner I

Hank Morrison, Comprehensive Planning Administrator