



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

Thursday, January 15, 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), Joe Bovee, Sandy Cohen, Windy Crutchfield, Phil Davenport, Reese Longwater, JB Maas, Chase McConnell, Audrey Perry, Bill Prince, Bailey Quarg, Neel Singh, Cole Trower, Planning Commissioner John Coston, Councilmember Stacy Cummings, Councilmember Joash Schulman

**MEMBERS ABSENT:**

Burrell Saunders, Planning Commissioner Holly Cuellar, Ed Amorrosso

**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 3:33 P.M.

**ROLL CALL:**

Alexis Bailey did roll call.

**MOTION TO APPROVE THE MINUTES FROM 11/20/25 MEETING:**

Motion by Bill Hearst, seconded by Cole Trower. The meeting minutes were approved unanimously.

**CHAIR’S REPORT and INTRODUCTIONS:**

- Chair Lindemann introduced the Resort Advisory Commission Chair Chuck Cayton.
- Chair Lindemann provided a reminder of the attendance policy.

**STAFF REPORTS**

- Public Works: Mrs. Shannon provided an update on the Pleasure House Point Wetlands Mitigation Project, Pleasure House Point Kayak Launch, beach replenishment specifically the Cape Henry Beach Replenishment, Westminster Canterbury Beach Access, Shore Drive Phase III, and Hawk Signal at Great Neck.
  - Councilmember Schulman discussed the Pleasure House Point Kayak Launch, the dune grass project in Ocean Park, and potential dune grass plantings in Chix Beach.
  - Mrs. Crutchfield asked about the cost for the Pleasure House Point Kayak Launch and if the kayak launch would be closed at the Lynnhaven Boat Ramp with the Pleasure House Point Kayak Launch.
  - Councilmember Cummings asked for an update on the Shore Drive Pump Station.
  - Mr. Trower asked about the approximate location of the plantings for the dune grass in Ocean Park and asked about beach access clearing at Rookery Way.
- Planning: Mr. Morrisson discussed the 8th Planning Commission Workshop on the Draft Comprehensive Plan and said the draft Comprehensive Plan is anticipated to be on the February 11th Planning Commission agenda.

## COMMITTEE REPORTS

- COMMUNICATIONS AND OUTREACH COMMITTEE – Mrs. Ayers discussed the committees work to bring together Shore Drive businesses and that the website for Shore Drive Business is in process.
- DESIGN & PROJECT OUTLOOK COMMITTEE – Mr. Bovee discussed the Greenwell project and discussed the Marlin Bay Condominium project.
- INFRASTRUCTURE COMMITTEE – Mr. Cohen said they were waiting on an update regarding the bridge lights and sculpture.
- STUDENT COMMITTEE – Mrs. Ayers stated that the Student Committee did not meet.
- LYNNHAVEN BOAT RAMP COMMITTEE – Mrs. Crutchfield stated that the committee reviewed feedback provided at the November meeting and that they attended the Parks and Recreation Commission. Additionally, she discussed a revised list of recommendations created by the committee.
  - Chair Lindemann asked that the recommendations be circulated to the commission for review at the February meeting.
  - Mrs. Ayers asked about the removal of the Lynnhaven Boat Ramp Kayak Launch to Pleasure House Point.
  - Mr. Trower discussed frustration with the Lynnhaven Boat Ramp and safety issues.

## OLD BUSINESS

- Mr. Cohen asked about the votes on the Plastic Bag Tax and the LOVE sign.

## NEW BUSINESS

- Shore Drive Corridor Plan and Design Guideline Breakdown and Review Timeline – Chair Lindemann asked Staff Liaison Alexis Bailey to discuss the Shore Drive Corridor Plan and Design Guideline Breakdown and Review Timeline. Miss Bailey discussed the breakdown and timeline which includes big idea topics with corresponding sections in the Shore Drive Corridor Plan and Design Guidelines.
  - Mr. Davenport asked about Shore Drive Phase III and Phase IV and how it matches.

## PRESENTATIONS/DISCUSSIONS

- 1) Form Based Code Presentation – Staff Liaison Alexis Bailey introduced Kara McClane to provide a presentation on the Form Based Code. Mrs. McClane discussed what a form based code is, elements of a form based code, how form based codes are applied, and challenges and nonconformities created by form based codes.
  - a. Mr. Cohen asked about the overlap of form based codes and strategic growth areas and if any form based codes exist outside of strategic growth areas.
  - b. Mrs. Ayers asked when the transition from traditional to form based code happened in the Oceanfront.
  - c. Mrs. Crutchfield asked if there was a limit to the number of building types in a form based code.
  - d. A member of the public asked how success is measured in the form based code.
  - e. Mrs. Ayers asked about the requirement for a consultant to make a transition to form based code.
  - f. Mr. Cohen asked whether the city initiates the process for a form based code.
  - g. Councilmember Cummings asked about the Pembroke Strategic Growth.
  - h. Mr. Bovee asked about how form based code addresses parking and vehicles.
  - i. Mr. Trower asked about the landscape design guidelines in the Oceanfront.
- 2) Shore Drive Interim Sidewalk Project Presentation – Katie Shannon introduced Jason Wilson with the Department of Public Works to provide a Transportation Program Update. Mr. Wilson discussed the phases of the program and the locations and specifics of the Shore Drive pedestrian improvements.
  - a. Mr. Bovee asked about the impact to Froggie’s Restaurant.

- b. Mrs. Crutchfield asked about the impact of Shore Drive Phase IV on Froggie's Restaurant and whether the developer for Marlin Bay would be sharing in the cost of the sidewalks.
- c. A member of the public asked about steps to address potential cut through traffic impacts as a result of the project.
- d. A member of the public asked about the installation of sidewalk or path on the north side of Shore Drive.
- e. A member of the public asked about the installation of stop signs at Fentress Road and sidewalks along Greenwell Road.

#### PUBLIC COMMENTS

- A member of the public discussed the installation of a chain link fence around the live oaks at Vista and Shore Drive and the increased ridership on Route 35.
- Mr. Trower asked about a briefing from Public Works prior to the start of the summer season on plans and a briefing from the Police Department.

#### ADJOURNMENT

There being no further business, the meeting was adjourned at 5:06 P.M.

Andrea Lindemann, Chair

Alexis Bailey, Planner I

Hank Morrison, Comprehensive Planning Administrator