



# City of Virginia Beach

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March 24, 2008

## Lynnhaven Marina Rezoning Update

A non-conditional rezoning application was submitted to the Planning Department on February 18, 2008 for the Lynnhaven Municipal Marina. The application proposes to rezone the site from P-1 to B-2.

***The rezoning application has been revised to address additional community concerns and is currently categorized as a conditional rezoning. The conditional rezoning and associated proffers are proposed to further limit uses and development alternatives for the property. The revised conditional zoning application is summarized below.***

- **Marina Property Rezoning:** City has initiated rezoning of the existing marina from P-1 (Preservation Zoning) to B-2 (Limited Business Use Zoning).
- **B-2 Zoning:** The purpose of the B-2 Community Business District is to provide land needed for community-wide business establishments. This district is intended for general application in the city. It is intended that, by the creation of this district, business uses will be geographically concentrated.
- **Proffers Proposed to Limit Uses:** Proffers for this site are proposed to limit the uses of the Lynnhaven Marina Property. The only uses that shall be permitted in the requested B-2 Zoning Area are listed below.
  - Commercial Marina including fuel service, subject to obtaining a conditional use permit (*City operation would not require a Conditional Use Permit*)
  - Off-site parking (*use of parking for off-site uses not directly related to the Marina slip requirements*)
  - Outdoor Plaza (*allows for an open area with paving, planting, and lights, benches and picnic tables also could be permitted for casual seating and eating sandwiches and snacks purchased in the specialty shop*)
  - Specialty Shops/retail store of specialty goods, not to exceed 3,000 sq. ft.
  - No structure on the site shall exceed thirty (30) feet in height.

Lynnhaven Marina Rezoning  
Public Information  
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▪ **Conditional Rezoning Application Schedule**

- Briefing to Bayfront Advisory Committee – March 20, 2008 (completed)
- Planning Commission Hearing – May 14, 2008
- City Council Hearing – June 2008 (exact date to be determined)

Please note, if the rezoning is approved, the City of Virginia Beach Department of Parks and Recreation may consider a management agreement or lease agreement with a private operator to manage, maintain, and improve the marina facilities.

Should you need additional information or would like a briefing on the rezoning, please contact Barry Frankenfield at 757-385-1104, or [bfranken@vbgov.com](mailto:bfranken@vbgov.com) or at the above mailing address.