Aggregated Questions by Topic with Highlighted Categories

The 10 categories used for organizing the questions are:

1. Housing & Development  
2. Budget & Fiscal Responsibility  
3. Traffic & Infrastructure  
4. Education  
5. Environmental Concerns  
6. Public Safety  
7. Economic Development  
8. Diversity & Inclusion  
9. Veterans & Military  
10. Other

# Other - 126 Questions

What do you think is the main problem with how the City is managed now, and what would you do to change for the better?

What is your vision for the city, and do you want to be a major city?

What is your vision for the future of Virginia Beach?

How do you plan to counter the influence of developers and ensure the aesthetics of the are for our residents?

What can you do to better the City of Virginia Beach?\_x000D\_  
i.e. beautification of neighborhoods etc….

What is your personal vision for the future of Virginia Beach?

What are you going to do to ensure that local businesses are benefited by a growing tourist area at the oceanfront? Will you continue to allow corporations and individuals from out of the state to develop and profit off of our beautiful beaches?

Considering all the financial issues currently facing the City, what do you consider the most pressing, and how do you plan to address it?

What is your vision for Virginia Beach

What is your vision for Virginia Beach?

Tourism is vital to Virginia Beach’s economy, but it also poses challenges. How do you plan to balance the needs of the local community with those of the tourism industry? What steps will you take to ensure that tourism growth is sustainable and benefits all residents?

What is your position on collective bargaining for City employees? If it is again presented to Council and passes, how do you expect to pay, both for start up and continuation, for the currently unfunded monies?

What is your Vision of the City of Virginia Beach 20 years from now? ?

In your opinion what is the biggest challenge that Virginia Beach will be facing in the next 5 years? And how would you be mitigating that challenge if elected mayor?

Why do you want to run for Mayor? Do you think you can do the job?

Is your vision for the city more in line with the policies of Trump or Harris?

Why do you feel you are the best person for the Mayor position?

Are you generally in favor of increasing the number of residents and businesses in this city in order to bring in more revenue to create new projects that will entice more people to come and spend their hard-earned money here? Where does it end?

What is your stance on the growing homeless population in the area and how it effects our communities and neighborhoods?

What is your strongest asset in leadership and learning to make the city of Virginia Beach a great place to start a new business?

What is your plan to address the rapidly increasing homeless population in Virginia Beach?

If the Contractors, is the City going to make them pay the extra cost, or will the City (citizens) eat the cost ?

Do you have a plan in place to cut wasteful spending in the city and create accountability on the resources spent?

What is your opinion of "sanctuary cities" and do you have plans to allow or prevent Virginia Beach from attaining that status?

Are you aware of the proposed widening of Centerville Turnpike from Indian River Road to the Chesapeake line and if so, what are your plans for getting the project started.

What are your plans to Eliminate Car property text for virginia beach or the state of virginia?

What is the plan to address and take action on the homeless citizens throughout VA BEACH ?

What do you think about our current method of electing Councilmen and the efforts to go back to Council members being elected by all City voters?\_x000D\_  
\_x000D\_  
This question addresses the concern that council members who are elected by citizens within their Districts only are only accountable to the voters in that District and not the City voters at large.

What was the primary reason that drove you to consider a run for the mayor of our city?

How do you plan to involve residents in the decision making process in our city?

What’s your vision for the Virginia Beach trail?

What neighborhood do you live in? Why? Where are your favorite places to spend time in our city?

What can / should be done to address the Mental Health issues being increasingly seen in people in Virginia Beach? They are homeless, they are over-running street corners / businesses / public buildings (like libraries). The situation requires more than a sweep-up of the encampments. Some of them exhibit increasing dangerous behaviors but citizens and city employees who have to deal with them regularly are left without legal or safe means of addressing the situation.

What is your vision for job growth in our city?

Will you respect and respond to the needs of the citizens?

What is the accomplishment you are most proud of when serving the citizens of VB?

Which you do you support by your vote ... the developers or the single-family homeowners in residential neighborhoods?

What are your top priorities for the city?

Are you in favor of rezoning the West Neck area to allow the construction of the proposed Signature Meadows project?

What are the top three areas for improvement in the City?

In which area of the city government do you believe you could find the most efficiencies and cost reduction?

What incentives do you have for locals to visit the oceanfront since parking is a nightmare and there is no mor $1 parking for VB residents?

How do you feel about the controversial Silo Project approval? Why? Is the Silo Project what you see for the future?

Do you have a plan to revitalize some of the hotels, particularly at the south end of the boardwalk area, that have become dilapidated and outdated?

Are we as a city prepared for the immigration explosion at the southern border? There may or may not be an effort to address it at the federal level depending on how the election goes in November. What are the contingency plans locally to deal with a continued open border if certain candidates prevail?

What is your position on the 10-1 voting system and why?

Under the Virginia Beach Charter, are you eligible to run for the office of mayer?

How will you address the rising homelessness in Virginia Beach?

Can you commit to a Monday 5pm monthly forum at the convention center to have a regular, well advertised, two-way conversation with the citizens of Virginia Beach to address our issues of concern? Why or why not?

When presented with two "Economic Opportunities" for the city, where one is "Private/Public Partnership" for an Entertainment Venue and the other is a "Private Venture", how do you rate the importance of each? (I.e., if there are a total of 100 points at play, how many points do each of these projects get if points indicate City of Virginia Beach support. There are only 100 points total available.)

There has been some talk about eliminating music programs at the high school level. Do you feel that public arts and music are important to this city's culture and if so how you would support them?

What do you consider the biggest challenge facing the city?

Where do you see yourself in 10 years? Do you plan to run for higher office after serving as mayor of Virginia Beach?

How does your age and experience in politics affect how well you can fulfill the role of mayor of Virginia Beach?

Are you in favor of making changes to the current Transition Area?

What steps will you take to prevent changes to rezoning the West Neck area and changes to the Transition Area?

What is the greatest quality of our city?

Do you support the maintenance of the Transition Area guidelines?

We can choose between 5 majors, dominion or solar.. but for broadband in parts of VA Beach the ONLY choice is COX , which mayor is going to break up the COX monopoly in parts of VA Beach?

What is your long term "vision" for the City? Are we trying to be another New York, LA or Chicago?

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What is your long term vision for our city?

What changes would you make for policing in Virginia Beach?

What is your position on how the progress or lack thereof of the flood protection program?

What will you do about illegal immigrants living in Virginia Beach?

What would you do regarding fees that are illegally being collected by the city, in defiance of state law?

Do you believe the city needs to grow?

What do new residents of Virginia Beach most need to know about your policy and plan main points?

So many of our children have to leave Virginia Beach and Hampton Roads when they graduate from high school and college. How do we create economic opportunities for our children in Virginia Beach?

What plans do you have to help extend light rail to Va Beach?

What is your plan as mayor to ensure ALL residents of VA Beach have fiber broadband available ?

How do you plan to support gun safety measures in VA Beach?

What is your #1 priority for Va. Beach?

IS THE CITY PLANNING ANY IMPROVEMENTS AROUND THE AREA OF THE PHARREL WILLIAMS PROJECT. I OWN PROPERTY ADJACENT TO THE PROJECT.

What do you plan to enforce in relation to edication?

What are you doing to make VB a more sustainable city?

1-Minute Response Questions:

2-Minute Response Questions:

Yes or No Questions:

"Do you support the expansion of light rail into Virginia Beach?"

"Do you believe the City Council should prioritize funding for mental health services?"

"Do you support the expansion of renewable energy projects, such as offshore wind farms, off the coast of Virginia Beach?"

"Should the city prioritize pedestrian and bicycle safety over road expansion for cars?"

Here’s a deeper exploration of the major land-use topics relevant to Virginia Beach, which can be addressed during the mayoral forum:

1-Minute Response Topics:

2. Suburban Sprawl

2-Minute Response Topics:

1. Strategic Growth Areas (SGAs)

2. Zoning Controversies

Potential Candidate Stance: A thoughtful response might highlight the importance of clear, community-involved planning processes that respect both the city’s growth plans and the rights of landowners.

3. Agricultural Reserve Program

Yes or No Topics:

2. High-Density Rezoning

3. Expanding the Agricultural Reserve Program

Candidate Focus: Candidates can express their stance on whether they would seek to expand this preservation program to ensure the city's rural areas remain intact​().

1. Enforce and Strengthen Zoning Protections

4. Preserve Green Spaces and Natural Buffers

Green spaces play an essential role in maintaining the suburban character of neighborhoods. As infill projects emerge, preserving existing green areas and creating new ones should be a priority.

6. Leverage Comprehensive Planning and Growth Management

7. Preserve the Character of Established Neighborhoods

Ultimately, preserving the character of Virginia Beach’s suburban neighborhoods requires a combination of strong policies, thoughtful planning, and community engagement.

Conclusion

Detailed Breakdown of Similar Projects and Their Impact

Examples of Other Projects:

Strengthening Comprehensive Zoning Plans:

Public Engagement and Transparency:

Effective community engagement in the planning and rezoning process can help balance developer interests with resident concerns. Increasing transparency and involving civic organizations in early stages of planning can lead to more community-supported outcomes.

Sustainability and Green Space Preservation:

Issue: Many argued that the project did not fully comply with the Resort Area Strategic Action Plan, which was part of the city’s broader planning strategy. The increased density and changes in land use raised concerns about the project’s fit within the long-term goals of the comprehensive plan​()​().

4. Heritage Park and Sherwood Lakes

5. West Neck Village Expansion

What to you know about thalia plaza, llc and its compliance with the comprehensive plan?

Additionally, concerns were raised about variances for lot width, lot depth, and lot size that exceeded standard allowances by over 50%, further exacerbating the misalignment with city planning principles. Critics, including the Thalia Civic League, have highlighted the need for stricter adherence to the Comprehensive Plan, arguing that the city selectively applies the guidelines based on convenience rather than consistency.

For further details, you can explore this issue through local civic league reports and planning commission documents related to Thalia Plaza, LLC.

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Potential VBCCO Mayoral Forum Questions

3-Minute Questions

Why should the voters select you to be Mayor of Virginia Beach for the next four years? (Vision)

2-Minute Questions

The Mayor has 1 vote out of 11, the same as any other Council Member. Aside from agenda-setting, what other powers do you believe make the Mayor's Office different and better suited to carrying out your vision? [background note: 4 of the candidates have been Council Members, and 2 are leaving that role to run for Mayor] (Role & Duties)

Over the past two years a practice not found in the City Charter or ordinances has emerged, where Council Members are barred from having items placed on the agenda unless either two other Members or the Mayor agree. This practice has been defended as an efficiency measure that does not allocate time to measures unlikely to be approved. It has been criticized as depriving the Public of opportunities to become aware of, to inform, and to persuade Council, because initiatives never reach formal sessions with comment periods. As Mayor, what procedure should be followed for matters to get onto formal Council meeting agendas?

1-Minute Questions

Chesapeake recently began requiring the disclosure of all companies and individuals hired to lobby City Council or the Planning Commission on land use decisions. Should Virginia Beach adopt a similar ordinance? (Transparency, Land Use)

Most city government operations are delegated to the City Manager. How do you believe the City Manager's performance should be evaluated? (City Manager)

10 City Council Members are each accountable only to their own District's voters. Does the Mayor have a duty to fairly balance their local concerns and City-wide perspectives? (Role & Duties, Districts)

# Housing & Development - 107 Questions

"Given the increasing cost of housing in Virginia Beach, what specific policies do you intend to implement to ensure that affordable housing is available to all residents? How will you balance the need for more housing with concerns about overdevelopment and the impact on existing communities?"

What is your definition of affordable housing? And how do you plan to address housing issues in Virginia Beach?

What is your position on the “green line”? Do you think services should be extended southward, and is the current development in the transition area in keeping with long term plans for the area?

How is the city addressing the housing crisis and what are the plans to make housing more affordable?

If elected, how do you plan to address the housing shortages in VIRGINIA BEACH?

Please explain what you believe the strategic plan should be for the area previously known as “below the green line” of Virginia Beach. The restrictions seem to be quite soft in an area that was to be protected for its rural qualities and water issues.

The presence of short-term property rentals (STRs) is adversely impacting locally owned hotels and long-term renters in VAB. Over the past twenty-four months, the number of STRs has surged beyond 2,000, transforming the oceanfront into a refuge for squatters during the off-season. As a result, the city is losing a substantial amount of revenue to out-of-town owners and corporations. This trend is also exacerbating the challenge for military families to secure long-term affordable rental housing, a concern highlighted by the military paper Stars and Stripes. The push to favor STRs over long-term rentals is not only eroding the community's cohesion but also posing an immediate threat to the well-being of VAB's children and women. If elected, what concrete steps will you take to mitigate the impact of STRs on VAB's evolution as a resort community?

Wind energy projects are relatively new in the U.S. and Offshore Wind technology is constantly evolving. Given the problem with turbines in Cape May and Nantucket, which shut down the beaches, Would you agree to an independent study on the short and long-term negative economic, environmental and quality of life impacts to Virginia Beach residents, businesses, and tourism from offshore wind farm development? (One Not paid for and scoped by developers, who stand to gain from the outcome)

What do you think about Council Members accepting money from developers and then voting to approve projects submitted by those same developers? \_x000D\_  
\_x000D\_  
This question is in reference to the Silo at Southern Pines Project submitted by a local developer. This project was approved by the City Council even though it violates the City's well established rules for developments south of the Green Line, setting a terrible precedent for development within District 2, south of the Green Line.

What is your stance on development south of the green line?

Everyone seems to be talking about housing affordability. What exactly is your definition of “affordable housing” and do you feel VB has affordable housing currently or is it something we’re lacking currently? If you feel we’re lacking, what are some of your thoughts on how we can improve?

What is your vision for future development in the future

What efforts can the city take to control the cost of housing and real estate taxes?

What is your position regarding the request to rezone the former Signature Golf Course to allow development and home construction on the property which is currently zoned P-1 with a conditional use for a golf course?

Should the City's requirements for development within the Transition Area be upheld or are those requirements subject to change over time? \_x000D\_  
\_x000D\_  
This question is related to a project currently being assessed by the City staff that violates city rules and regulations made during the late '90s regarding housing density within the Transition Area.

Current Council has already approved construction plans for a multi-family residential complex that, in my opinion and the opinion of others, does not meet with the standards required of similar previously approved similar complexes. Council also appears to have disregarded the objections of citizens regarding this project. This sets a precedent for future development of this nature. How do you plan to address this issue should it arise again? Note: I am referring to the recently approved Silo project.

What is your stand on rezoning to allow overdevelopment in the transition area?

Do you support the Green Line?

What’s your vision for creating affordable housing in the city? Where should that growth happen?

Can you commit to prohibiting development south of the blue and green line? Why or why not?

How would you balance the unprecedented need for housing and the desire to retain Virginia Beach’s character/uniqueness?

What is your position on protecting the Green Line?

What is your plan for handling the affordable housing crisis in VB and reducing/serving our homeless population?

Northern Virginia and other suburban areas are considering multi-family zoning in single-family neighborhoods to address housing needs. Do you see that happening in Virginia Beach and why?

What is your general position on providing developers with funding to assist in their projects and why? This would include providing infrastructure development and/or infrastructure improvements not currently earmarked in the budget.

What strategies will you implement to attract new businesses and industries to Virginia Beach, particularly in high-growth sectors like technology and renewable energy? How will you ensure that economic development benefits all residents, including those in underserved communities?

As mayor how would you work to solve the lack of affordable housing?

What are your thoughts on preserving the history that is left in VB? Historical housing?

What do you view as the best approaches to preserving existing established neighborhoods quality of life, while also amicably improving the affordability, sustainability and improved healthy lifestyles that are associated with the kind of denser, higher rising residential housing stock required for VB future economic prosperity

Based on some private/public projects being handled by the Development Authority, are you in favor of the Development Authority continuing to handle future public/private projects though their track record is usually one that loses money for the City?

Please explain the “Green Line” of VB, what area is covered and what restrictions exist. Then, explain your thoughts on preserving the rural aspects of VB.

What is the Oceana Land Use Conformity Committee​ doing to ensure no further encroachment on Oceania Naval Air Station. Latest I heard the board approved low income housing that would encroach. With the Federal Budget in extreme debt, eventually there will be another BRAC... are we truly doing the best we can to keep Oceania open and viable? Cecil Field FL wants our Squadrons...

Do you believe that the city has a responsibility to put in infrastructure before allowing development?

Affordable Housing: "How do you plan to tackle the increasing cost of housing in Virginia Beach?"

Tourism Development: "What steps will you take to maintain Virginia Beach as a top tourism destination while balancing the needs of residents?"

Economic Development: "How do you plan to attract new industries and jobs to Virginia Beach, especially in tech and green energy?"

"Would you support rezoning efforts to increase affordable housing options in the city?"

1. Green Line Urban Growth Management

Overview: The "Green Line" was established in 1979 as a boundary to protect rural southern Virginia Beach from urban sprawl. The goal was to focus infrastructure investment and urban development in the northern part of the city, while preserving the rural character of the southern half.

Candidate Focus: Candidates should explain how they would continue to manage urban growth, balancing the need for development with the protection of rural areas. The challenge remains in avoiding overdevelopment, which could strain infrastructure and erode the city’s green spaces.

Potential Candidate Stance: A strong answer might emphasize plans to protect the Green Line while encouraging smart, higher-density urban development in designated growth areas (SGAs)​().

Candidate Focus: Candidates should address how they would handle continued population growth while minimizing suburban sprawl. They might discuss solutions such as promoting mixed-use developments, improving public transportation, or revitalizing existing areas rather than expanding outward.

Potential Candidate Stance: A forward-looking response might include plans for enhancing urban centers and reducing the environmental impact of new developments​().

Overview: The city has designated eight SGAs to handle future growth without expanding into rural areas. These SGAs encourage higher-density development and mixed-use projects to foster economic growth while preserving suburban and rural land. Examples include the Resort Area and the Town Center in Pembroke​().

Candidate Focus: Candidates should discuss their vision for the future development of SGAs, balancing economic opportunities with quality of life for residents. This includes infrastructure needs, environmental impact, and transportation options. They could also discuss how SGAs will support economic diversity and urban sustainability.

Potential Candidate Stance: Candidates might emphasize promoting smart growth through SGAs, ensuring these areas are equipped with the necessary public services, while avoiding overdevelopment that strains existing infrastructure.

Overview: Zoning changes have been a contentious issue in Virginia Beach, such as the Virginia Land Investment Association (VLIA) case, where downzoning (lowering the development density) raised concerns about property rights and economic viability. The city has been cautious in balancing the need for development and maintaining community character​(Justia Law).

Candidate Focus: Candidates should discuss how they would approach zoning disputes in the future, ensuring fairness for property owners while protecting public interests. They may discuss their approach to downzoning, planned unit developments (PUDs), and how they will ensure transparency in zoning decisions.

Overview: The Agricultural Reserve Program (ARP) in Virginia Beach, established in 1995, is designed to protect farmland by purchasing development rights from farmers, allowing them to continue agricultural operations without the pressure to sell to developers. This has preserved thousands of acres in the rural southern part of the city​().

Candidate Focus: Candidates should explain how they would support the continuation or expansion of the ARP, particularly in light of growing development pressure. They might discuss financial incentives for farmers, strategies to combat suburban sprawl, and the program's role in ensuring food security and environmental sustainability.

1. Maintaining the Green Line

Overview: The Green Line remains a critical boundary for managing growth. It has helped concentrate urban expansion in the northern part of the city, while protecting rural land from unchecked development​().

Candidate Focus: Candidates can simply state whether they support the continued enforcement of the Green Line or believe adjustments are needed to accommodate growth.

Overview: High-density zoning helps prevent sprawl by allowing more people to live in a smaller footprint. Rezoning to accommodate more mixed-use or high-density developments is often seen as a solution to suburban expansion.

Candidate Focus: Candidates can state whether they support rezoning efforts that allow for higher-density developments, especially in SGAs and other urban areas​().

Overview: With growing development pressure, expanding the ARP could help protect additional farmland. However, doing so might limit areas available for new housing or commercial developments.

Preserving established suburban neighborhoods in Virginia Beach while accommodating development pressures, particularly as land becomes scarce, requires a multi-layered approach. The challenge is compounded by the desire of developers to use aging strip shopping centers for infill projects near the periphery of these neighborhoods. Below is an in-depth exploration of how the city can balance development needs with the preservation of its suburban identity.

Zoning regulations serve as the foundation for preserving neighborhood character. The city must ensure that zoning codes designed to protect established suburban areas remain robust, with special attention given to areas near potential infill development.

Implement Overlay Districts: The city could use overlay districts to enforce stricter zoning and architectural standards for areas near infill sites, such as aging strip malls. These overlays can include height limits, design guidelines, and setback requirements to ensure new developments are compatible with the surrounding residential areas. For example, if a developer wants to build a multi-use development, the city could require the project to include buffer zones and green spaces between it and nearby homes​()​().

2. Encourage Context-Sensitive Infill Development

While infill development is inevitable in a growing city with limited land, it doesn’t have to come at the expense of existing suburban communities. Ensuring that new developments fit within the context of the neighborhood is essential.

Infill Design Standards: The city should require developers to follow context-sensitive design standards. This means that any redevelopment of strip shopping centers should mirror the architectural style, building height, and scale of the surrounding neighborhoods. This is especially important for suburban areas, where residents expect a certain level of continuity in the built environment. For instance, if the surrounding homes are predominantly two-story buildings, new developments should not significantly exceed this height​().

Transition Zones and Buffers: Creating transitional zones between suburban neighborhoods and new developments can help mitigate the impact of higher-density or mixed-use projects. For example, a commercial infill development near a residential area could include medium-density residential housing, parks, or green spaces to act as a buffer. This not only preserves the suburban feel but also addresses residents' concerns about traffic, noise, and overdevelopment​().

3. Thoughtful Redevelopment of Strip Shopping Centers

Aging strip shopping centers often present attractive targets for developers, particularly in suburban areas. However, rather than allowing unchecked redevelopment, the city can guide these projects to better serve the community.

Mixed-Use Redevelopment with Community Input: Redeveloping these commercial areas into mixed-use spaces (combining retail, housing, and office space) can benefit both the developers and the community. However, the design of these projects must prioritize pedestrian accessibility, green spaces, and community amenities. Local governments should require community consultation in the planning process to ensure that the developments reflect the needs and desires of nearby residents​().

Community-Oriented Public Spaces: A crucial component of redeveloping aging shopping centers is incorporating public gathering spaces, such as plazas, parks, or community centers. These spaces not only add value to the development but also provide amenities that can integrate it into the suburban community. This ensures that the redevelopment enhances the quality of life for nearby residents instead of disrupting it.

Protect Green Infrastructure and Open Spaces: Developers should be required to incorporate natural buffers and green spaces in their designs to minimize the impact on neighboring communities. The preservation of mature trees, parks, and wetlands can create a natural barrier between new developments and existing homes. In some cases, the city might require developers to fund the creation or maintenance of public green spaces as part of their project​()​().

Green Space Mandates in Zoning Ordinances: Virginia Beach could enforce mandates that require a certain percentage of land in new developments to be reserved for green space, particularly in areas close to established neighborhoods. This not only helps maintain a more suburban atmosphere but also addresses environmental concerns by promoting biodiversity and managing stormwater runoff.

Infill development can lead to increased traffic and put pressure on local infrastructure, which is a major concern for suburban neighborhoods.

Upgrade Infrastructure in a Sustainable Way: New developments often require improvements to local infrastructure, such as water, sewage, and road systems. The city should ensure that infrastructure improvements are forward-thinking and designed to meet the long-term needs of both the new developments and the existing neighborhoods. This could involve expanding public transit options or creating bike lanes that connect the new developments with existing suburban neighborhoods​().

The city’s comprehensive plan, including the designation of Strategic Growth Areas (SGAs), is designed to guide development in a way that preserves suburban neighborhoods while accommodating growth in designated areas.

Focus Development in SGAs: Virginia Beach’s SGAs were specifically chosen to absorb higher-density developments, alleviating pressure on suburban areas. The city should prioritize development in these areas and ensure that commercial developers are incentivized to focus on these designated zones rather than seeking infill opportunities in established suburban neighborhoods​().

Smart Growth Policies: Implementing smart growth strategies, such as incentivizing redevelopment in existing urban centers rather than expanding outward into suburban areas, can help protect suburban neighborhoods from overdevelopment. Smart growth principles focus on creating walkable, sustainable communities with a mix of uses that reduce the need for car-dependent sprawl​().

Architectural Preservation Standards: The city can adopt architectural preservation standards that require new developments near established neighborhoods to maintain a certain aesthetic. This could include materials, rooflines, and color palettes that reflect the existing suburban homes, ensuring that the community’s visual identity is preserved.

Community Involvement in Planning Processes: Encouraging residents to participate in zoning hearings and planning processes ensures that neighborhood voices are heard. Local civic organizations, like the Virginia Beach Council of Civic Organizations, can play an active role in advocating for policies that protect suburban neighborhoods from incompatible developments​()​().

The best approach to preserving Virginia Beach's established suburban neighborhoods involves a mix of stringent zoning regulations, community-driven planning, thoughtful infill development, green space preservation, and strategic growth management. By focusing on smart, context-sensitive development and actively involving residents in the planning process, the city can balance the demands of growth with the desire to maintain the suburban character that many residents value.

Silos at Southern Pines is not the only development that has sparked controversy regarding Virginia Beach’s comprehensive zoning plan. Other projects have similarly involved rezoning agricultural or low-density suburban land, often for high-density residential or mixed-use developments.

Impact on Rural Areas: The rezoning of agricultural areas, especially those south of the Green Line, is a contentious issue. The Green Line was originally established to prevent urban sprawl into rural regions and preserve the agricultural and environmental character of southern Virginia Beach. Allowing high-density projects in these areas can set a precedent for future developments, leading to a gradual erosion of rural land​()​(Justia Law).

Workforce Housing Demand: The argument for such developments often centers on the need for affordable and workforce housing. Virginia Beach, like many growing cities, faces increasing pressure to provide more housing options for a growing population, particularly military personnel and lower-income families. Proponents of developments like the Silos argue that the city needs to meet housing demand without relying solely on suburban sprawl​().

Piecemeal Rezoning and Community Resistance: Similar to the Silos at Southern Pines project, other rezoning efforts have faced significant community opposition. Residents in suburban or rural areas are often concerned about traffic congestion, environmental impact, and the overall degradation of neighborhood character. For instance, piecemeal rezoning—where specific parcels of land are rezoned without a comprehensive plan—has been a point of contention in other parts of the city. This process can lead to inconsistent land-use patterns, with developments that do not align with the broader vision for the community​(Justia Law).

Sandbridge Area Developments: Similar tensions exist in the Sandbridge region, where development pressure has led to proposals for higher-density projects in areas originally intended for low-density residential or rural uses. The City Council has had to balance the needs for tourism, residential growth, and the preservation of environmental resources in this area.

Pembroke and Town Center Expansion: Though more urban in nature, the Pembroke Strategic Growth Area (SGA) has also seen significant development pressure, with some projects sparking debate over density, infrastructure, and public services. Infill developments in this SGA are seen as more favorable, as they align with the city’s plans for denser, mixed-use urban growth in designated areas​()​().

Strategies for Managing Future Development

Ensuring that zoning decisions align closely with the city's comprehensive plan will be essential in managing future development. This could involve stricter enforcement of zoning codes and limiting rezoning exceptions that allow high-density development in rural or low-density suburban areas.

Infill Development in Strategic Growth Areas (SGAs):

Directing higher-density developments to SGAs, such as Town Center and the Oceanfront area, which have infrastructure designed for more intense land use, can help manage urban growth while preserving suburban and rural areas.

Development projects should be required to incorporate green spaces, environmental protections, and sustainable building practices, particularly in areas adjacent to rural or suburban neighborhoods. This could help mitigate the negative effects of urbanization while still accommodating growth.

By employing these strategies, Virginia Beach can better balance its need for growth and development with the preservation of its suburban and rural neighborhoods, maintaining both its economic vitality and quality of life for residents.

Here are more specific examples of development projects in Virginia Beach that have been criticized for not complying with the 2016 Comprehensive Plan or deviating from it in significant ways:

1. The Cavalier Shores Development

Background: The historic Cavalier Hotel redevelopment included adjacent properties where developers wanted to build luxury homes in the Cavalier Shores area. While the hotel renovation was widely praised, the construction of high-end homes in surrounding areas raised concerns about whether this project truly aligned with the city’s vision for the Resort Area. This project has faced challenges about maintaining the historical character of the area and the impact on traffic and infrastructure.

2. Thalia Creek Greenway Development

Background: The Thalia Creek Greenway project was intended to improve pedestrian and bicycle connectivity in the Pembroke and Town Center areas as part of a broader urban revitalization effort. However, certain aspects of the project, including proposed high-density residential buildings near the greenway, raised concerns about environmental impacts and overdevelopment.

Issue: Environmental advocates have argued that the scale of development around the greenway could conflict with the city’s Comprehensive Plan, particularly its goals for sustainability and environmental protection. While the greenway itself supports the Active Transportation Plan, surrounding developments have raised questions about the balance between urban growth and green space preservation​()​().

Background: Ashville Park, located in the southern part of the city, was developed as a high-end residential neighborhood. However, it has been plagued by severe flooding issues due to insufficient stormwater management systems. This led to criticism that the development did not fully comply with the city’s stormwater and infrastructure planning guidelines, as outlined in the 2016 Comprehensive Plan.

Issue: Critics argue that allowing this development without ensuring proper infrastructure violated the city’s long-term sustainability goals. The city has since had to invest millions in retrofitting the area with better drainage systems to address the problems caused by the development​()​().

Background: Both of these developments are located in the Transition Area, which is meant to serve as a buffer between the urbanized northern part of the city and the rural southern regions. The Transition Area is governed by specific guidelines to ensure development is low-density and maintains the area’s rural character.

Issue: Over the years, the development of single-family homes in these areas has sparked debates about whether the city is truly adhering to the low-density vision for the Transition Area as laid out in the Comprehensive Plan. Residents and planners have raised concerns that ongoing residential development in this zone could set a precedent for higher-density projects that would further strain local infrastructure and alter the rural landscape​()​().

Background: Located near the city’s rural southern section, West Neck Village was developed as a residential community targeting senior citizens. However, expansions of the development have come under scrutiny for encroaching into rural lands.

Issue: Critics argue that the city has allowed the development to expand beyond what was initially outlined in the Comprehensive Plan for the area. This has led to concerns about the erosion of the rural buffer south of the Green Line, setting a precedent for further expansion into rural lands​()​().

These examples highlight the ongoing tension between development pressures and adherence to Virginia Beach’s long-term planning goals. While many of these projects address immediate housing or economic needs, they often raise concerns about sustainability, infrastructure, and the preservation of rural and suburban character.

The Thalia Plaza, LLC development project, located between the Pembroke and Rosemont Strategic Growth Areas (SGAs) in Virginia Beach, has faced significant scrutiny for its lack of compliance with the city’s 2016 Comprehensive Plan. Initially, the developers proposed a three-story apartment building, which the local Thalia Civic League did not oppose. However, the final plan presented to the City Council included a four-story building, which was inconsistent with the suburban character of the surrounding neighborhoods, including Thalia Village and Thalia Acres.

The project was criticized for using the Urban Design Guidelines—typically reserved for SGAs—despite the site being located outside of any designated SGA. This deviation from the Comprehensive Plan led to concerns about the building’s height, inadequate lot size, minimal parking, and insufficient setbacks from nearby residential properties. Many residents and civic leaders argued that the development did not adhere to the Suburban Design Guidelines that should have applied to this location, leading to claims of inconsistent application of the city’s Comprehensive Plan.

This situation exemplifies broader issues in Virginia Beach regarding land-use decisions that deviate from the established Comprehensive Plan, particularly in areas close to suburban neighborhoods. It has prompted calls for the city to ensure that deviations from the plan are allowed only for substantial reasons, maintaining transparency and consistency in development approvals.

How can the City best encourage redevelopment of vacant and struggling sites in the Strategic Growth Areas, to incentivize affordable housing and new buildings where access to transportation and City services already exist? (Land Use)

Residents are being strongly encouraged to make their voices heard in our City's Comprehensive Plan Update, but many people feel the Comp Plan isn't followed when Council makes land use decisions. If elected will you adhere to the Comp Plan -- especially when considering open space and development below the Green Line? (Accountability, Land Use)

# Budget & Fiscal Responsibility - 24 Questions

Virginia Beach is the largest city in Virginia. The proposed operating budget for 2024-2025 is $2,634,032,570. What qualifications do the candidates running for Mayor have to qualify them to manage this money responsibly, and how will you provide better opportunities for Virginia Beach residents to have input on the budget?

How do you plan to address the constant increase in property taxes. While the rates haven't gone up, the value of the property has that the tax rate is based on... What services would you cut if you did not increase the dollar amount of the property taxes paid.

I understand developing South of the "Greenline" and other areas could enhance the tax base. But some residents would prefer the City Council to pay more attention to the desires of those who permanently reside in Virginia Beach than those proposing more growth. Rudee Inlet and power lines though Sandbridge from the offshore wind farm could serve as examples. What are your criteria for deciding which way to vote when it is between the desire of the residences and projects that could potentially increase the tax base?

Every year the city Council has a budget, which includes a line item for ghost employees. These are employees that are budgeted for, but are never hired. Then at the end of the year, there is always a surplus. Instead of returning that surplus to the citizens, the taxpayers, that money is Is utilize to pay for projects that are not necessities. In other words wasteful spending. As mayor, would you continue to approve a budget which would include this ghost employee practice? Please explain your answer.

How will you lower Virginia Beach taxes to make it move affordable to remain living here? We would love our college students to return home and live, but the cost of living in our area is too expensive for them. Virginia Beach has broken up the families. :(

What is your guiding philosophy on how you vote to spend the taxpayers of Virginia Beach’s money?

How do you plan to combat rising taxes and costs to run the city?

Do you think residents of VB should be allowed to vote on major projects that will impact our taxes and neighborhoods and not rubber stamped by the City Council members?

What is your position on tax relief via refunding the annual budget surplus or the elimination of the restaurant tax which is the 3rd highest in the country?

In Virginia Beach we have watched our VB Oceanfront parking fees go\_x000D\_  
From $1 with a license to over $20. If the city benefits from\_x000D\_  
Tax revenue from tourism, what is the benefit to residents that live and work here day to day?

Our Freebee serves not only proved healthy for vb ecosystem, cutting down the number of drunk driver incidents, provided employment for the country, assisted elderly to medical appointments etc, even helped local oceanfront businesses (hotel, restaurants, shops etc) with tourists during season and locals - why can’t we find in our MULTI Billion dollar budget(that’s poorly dispersed) to expand to the NORTHEND so ALL Oceanfront residents can partake in Freebee services if desired? That would calm down a lot of chatter/backlash! When we’re at the cavalier we can’t get a ride home but people who live OUTSIDE our district (general booth red wing) can! Make it make sense! We the oceanfront community should be #1! Croatan to the northend!

The City Council members, including Mayor Dyer, voted to pay a contractor $15 million dollars and received nothing in return. Do you think this was a good use of taxpayers hard earned money and if you were on the council would you have also voted to approve this payment? Please explain your answer.

What uniquely qualifies you to address the billion-dollar budget of VB?\_x000D\_  
What is your experience(s) with this magnitude of fiscal responsibility?

Do you support any further tax increases in the future and why or why not?

What is your plan for tax relief in the face of increasing home values?

What might you do to lower the real estate and personal property taxes of seniors over 80 and/or those on over 75% VA disability. We are being driven out of our homes with taxes.

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Why is the city building extravagant marble floored buildings for city business while the residents are being taxed to death with PPT and real estate taxes? This is especially hard on seniors .

Budget and Fiscal Responsibility: "How do you plan to balance the city budget while addressing the rising costs of public services?"

"Will you commit to not raising property taxes during your term?"

The City's Charter only distinguishes the Vice Mayor from other Council Members by designating them to perform the Mayor's duties during periods of absence or disability. Recent Vice Mayors have led budget reconciliation, Council's appointments to Boards & Commissions, and other functions. If you are Mayor, what role will the Vice Mayor to be elected by Council for a two-year term on January 7th, 2025, perform? [note: this question is raised because the Vice Mayor can exert influence beyond that of other Council Members, the People have no voice in the Vice-Mayor’s election, the nomination process occurs outside of public meetings and before the new Council even convenes for the first time, and duties assumed by the Vice Mayor are not authorized in the City Charter or by vote of Council. (Role & Duties)

Does it matter who operates the Aquarium, VB National Golf Course, the Sportsplex, and the Sandler Center? How much should Virginia Beach taxpayers contribute to their support? (PPP, Finances)

# Traffic & Infrastructure - 17 Questions

Why is the District which I reside lacking the attention of roadway being full of potholes? Example Thalia Road, which lies between VB Blvd and Bonney Road. The Council should be ashamed of themselves for approving all of the houses build on this street, when on trash day you have single lane traffic or hit the mailboxes. The street has never been repaired from all of the construction. You are still allowing it to happen now on Gum Street. What are you prepared to suggest or vote on if you are elected. Remember all the so called City Property is incorrect, it is the Taxpayers property the City has no money with the Taxpayers.

As the improvements to Laskin Road progress, the changes are becoming clearer. However, I’ve observed that some sections towards the oceanfront lack sidewalks. With the recent partial reopening of the sidewalk in one direction, there has been a notable increase in cyclist and pedestrian traffic.\_x000D\_  
\_x000D\_  
My concern is that during large events such as concerts and festivals, there may be challenges with safely accommodating these increased numbers of cyclists and pedestrians, especially in areas where sidewalks are absent. Events like the Neptune Festival, Something in the Water, and Holiday Lights at The Beach Bike Nights could see significant foot and bike traffic in these areas.\_x000D\_  
\_x000D\_  
Will there be plans to implement safety cones or other measures to ensure safe navigation for those opting for cycling or walking to the oceanfront instead of driving?

It is generally accepted that human trafficking occurs in every city in the US. What is your position on human trafficking and do you have a plan to eliminate it in Virginia Beach.

How will you partner with the city to improve the infrastructure to support continued building.

What are we going to do about the incredible increase in population due to the massive apartments, that residents did not support? Infrastructure, ie sidewalks, but also the increase in school population, in the shore dr/pleasure house area of chics beach

There is a dangerous traffic situation in Virginia Beach. Two lanes of heavy traffic turn left into North Great Neck Road from Virginia Beach Boulevard at one end and from Shore Drive at the other end. The white striped pavement marking lines are gone, and so drivers making these turns, especially at night, have no reference for keeping in their respective lane. This makes it very easy for drivers to drift into an adjacent lane and get into a collision.\_x000D\_  
I have called the Traffic and Highway Operations Department six times in the past nine months and emailed the Mayor's office twice to report this problem. The Traffic Department acknowledged my complaint, but nothing has been done to correct it. I've spoken to the gentleman in charge of painting traffic lines. He said he would personally check the sites. \_x000D\_  
Nothing has been done in almost one year. \_x000D\_  
How can this be rectified?

How will you improve infrastructure for the city?

Virginia Beach is reported to be the 15th state with sex trafficking problems. With your current leadership, what have you accomplished and what our your plans to remove this "black eye" problem?

What is your vision for public transportation and bike/pedestrian accessibility in the city?

What is your position on improving the infrastructure in the southern part of the city like Indian River Rd which crumbles?

Can you support Virginia Beach as a city where people can use their bikes safely for daily transportation needs? If yes, how would you support this? If no, why wouldn't you support this?

Traffic and Infrastructure: "How will you address the growing traffic congestion in key areas of Virginia Beach?"

Transportation Alternatives: "How will you improve public transportation and alternative transit options, such as biking and walking infrastructure?"

Overview: As one of the largest cities by area in Virginia, Virginia Beach has experienced significant suburban expansion over the past decades. This has created challenges, including increased traffic congestion, strain on public services, and environmental concerns.

Potential Candidate Stance: A candidate committed to rural preservation might propose extending ARP protections, incentivizing organic and sustainable farming, or integrating farming areas into the city’s green infrastructure plans.

5. Mitigate Traffic and Infrastructure Impacts

Traffic Calming Measures: As new commercial and residential projects are developed, the city should implement traffic-calming measures to prevent through-traffic from spilling over into residential streets. This could include roundabouts, speed bumps, and narrowed lanes, making suburban streets less attractive for cut-through traffic​().

# Education - 9 Questions

What is your plan for addressing the use/abuse of drugs by kids in our public schools? These are not the drugs of the 1970s...one pill can kill and the stakes are so much higher for their "experimentation" or "weekend use".

As the potential mayor, what role would you undertake with the Virginia Beach School Board to contain the rising costs of education in light of the large administrative costs?

Do you think the Ten Commandments from the Christian Bible should be displayed in schools or government offices of the City of Virginia Beach?

How do you feel about the importance of GREAT (not just adequate) public schools and their role in drawing new people to reside in VB? How do you feel about paying teachers salaries that are commensurate with their education and responsibility?

With limited budgets in schools and rising costs for citizens in current economy, in what ways will you support places like libraries and parks to provide free or low cost options for residents.

Education and Schools: "What steps will you take to ensure that Virginia Beach schools remain competitive and well-funded?"

"Do you believe the city should invest more in mental health resources for schools and the community?"

City Council has been informed that high schools will need to stay in service over 100 years before their replacements can be funded; the stormwater referendum's projects will cost at least $400M more than the funds raised by the bond issue; and residents want tax relief. What realistic strategy will you champion to address these competing major financial issues? (Finances)

Is collective bargaining by City employees in the best interests of Virginia Beach? Please include in your answer the impacts it would have on other agencies funded by Virginia Beach taxpayers, such as our schools and the Sheriff’s Office? (Unions)

# Environmental Concerns - 8 Questions

What are some of the things you might do to protect our environment and the limited green space we have in Virginia Beach?

Va. Beach is an attractive city for homeowners, industries, Navy & visitors.\_x000D\_  
The attraction is the sea, earth & opportunities that connect & thrive with each other.\_x000D\_  
 \_x000D\_  
Plastic bags, a known hazard to sea, earth, air & humans cost our city government so much money to clean-up, and to cost within our recycle efforts.\_x000D\_  
\_x000D\_  
Why not use the 5 cent tax that other Virginia cities use & have 4 cents returned (for environment actions) to our city & 1 cent returned to the retailer (for administrative work).

Since the Coastal Virginia Offshore Wind commercial project began, our community has been deeply troubled. Baby whales are washing up on our shores dead, neighbors are disturbed by the increasing noise pollution, and our coral reef and bird migration are under threat. The absence of a healthy coral reef puts VAB at immediate risk of flooding. Rachel Carson's warnings about this specific type of oceanic pollution and its consequences are becoming a reality. If elected, would you commit to launching a study on the long-term impact of offshore wind turbines on our coastal community? This study could potentially bring about positive changes and solutions to our concerns.

Environmental Concerns: "What is your long-term strategy to protect Virginia Beach from the impacts of climate change, including sea-level rise and flooding?"

Flooding and Stormwater Management: "What specific investments or policy changes would you advocate for to manage stormwater and mitigate flooding in low-lying areas of Virginia Beach?"

"Do you support stricter environmental regulations for businesses to protect coastal ecosystems?"

Maintain Existing Zoning Codes: One of the most effective ways to preserve the character of suburban neighborhoods is to maintain low-density residential zoning (e.g., single-family homes). This prevents large-scale commercial or high-density residential projects from encroaching on neighborhoods, which can dramatically alter the local environment.

3. Ashville Park Flooding Concerns

# Public Safety - 7 Questions

"What is your vision for public safety in Virginia Beach, and how do you plan to build trust between the police force and the communities they serve? What specific initiatives will you introduce to ensure that policing in Virginia Beach is both fair and effective?

Are you concerned that the quality of living in our city goes down when we increase the number of residents beyond what our infrastructure can handle? Traffic, schools, police, fire, rescue, and street repair are all pushed to the limits.

I have heard that we are #14 in the nation for sex trafficking. Do you have plans in place to increase our police department? And, are you willing to bring their\_x000D\_  
salaries up to compete with other areas?

What do you have to say about the four police on citizen crimes in the past year?

Public Safety: "What specific measures will you implement to enhance public safety and reduce crime?"

Gun Violence Prevention: "What specific actions will you take to address the issue of gun violence in Virginia Beach, and how will you work with law enforcement and community leaders to prevent further tragedies?"

"Do you support increasing funding for the police department in Virginia Beach?"

# Economic Development - 1 Questions

Small Business Support: "What policies will you pursue to support small businesses and local entrepreneurship in Virginia Beach?"

# Diversity & Inclusion - 1 Questions

Diversity and Inclusion: "How will you ensure that Virginia Beach remains a welcoming and inclusive community for all residents, regardless of race, ethnicity, or socioeconomic status?"

# Veterans & Military - 1 Questions

Veterans and Military Families: "How will you support the large population of veterans and active military families in Virginia Beach and ensure they have access to necessary resources?"