

**Belharbour Property Land Use Review  
Community Input Meeting Notes  
South Norfolk Community Center  
April 30, 2012, 6:00 p.m.**

**STRENGTHS** (notes taken by Mark Shea)

- Potential job creation
- Access to regional highways
- Dual railroad access for industrial use
- Good site for marina due to water access
- Good utility availability
- Access to shipping
- Commercial use will generate additional business opportunities
- Improve SN identity by having commercial use
- Retail/restaurant opportunities
- It can be something unique to Chesapeake waterfront. All other areas are Industrial.
- Entryway to Chesapeake from Jordan Bridge and I-464
- Can be an inviting entrance to Chesapeake. Water taxis and marina. Ferry access.
- Marina Mixed Use: Millions have been spent to clean up site for mixed use and marina.
- Marina Mixed Use: Fits well with park across the street.

- Maybe not as big a market for residential but site would be good for commercial.
- Strength of keeping current land use plan designation would be “keeping trust” with community.
- The key site of development of Poindexter Strategic Plan. (Money was spent to implement.)
- People can be drawn to location with water access.
- It is the central location, easy access to roads, access to downtown Norfolk, Portsmouth and region.
- It is compatible with other industrial uses for industrial use.
- Deep water access is a strength for water related industrial use. There are limited vacant deep water sites in region.
- Could be good for boat builder.

## **WEAKNESSES** (notes taken by Mark Woodward)

- The study area is cut off from the rest of the Poindexter St. area due to I-464, the railroad line and the Jordan Bridge and can't be developed or used as envisioned under the Poindexter Corridor Plan.
- There are safety issues from the railroad tracks.
- The City doesn't have funds to condemn right-of-way necessary for development.
- Residential development could be in conflict with Naval Yard activities(security); commercial water traffic issues also?
- Railroad crossings make residential access complicated.
- Wouldn't the railroad line be an issue for industrial access too?
- Past and present contamination in the study area can be dangerous for residents and others.
- The housing market now is not what it was in 2006. Developers can't get funding for residential development.
- There are incompatible current land uses around the study area for a residential use (ex: Port-A-Potties storage yard, heavy industrial uses).
- The waterfront doesn't lend itself to residential and marina/recreational uses. It is a heavy commercial waterway.

## **OPPORTUNITIES** (notes taken by Karen Shaffer)

- Any land use but chemical storage or processing.
- Marina
- Commercial/business/offices; no residential
- Good water access for a terminal
- Proximity to port
- Multimodal transportation would be good for moving freight
- Site is a gateway to Chesapeake due to waterway and Jordan Bridge
- No storage of shipping containers
- Hotel like Portsmouth
- Entertainment like Waterside
- Regional Destination
- Water taxi to tie into Portsmouth and Norfolk waterfronts
- Beautification and enhanced landscaping
- Something to enhance City's tax base
- Something that pleases the citizens
- Industrial to create jobs and revenues
- Dredging by Navy resulted in deep water channels which creates new maritime bulk and break bulk cargo opportunities.
- Need in industrial to offset Ford plant closing and potential closing of Dominion power plant.

- Next to property is a railroad belt line and switching tracks which creates opportunities to move freight.
- Property is concealed and has bad access for commercial.
- Property has good access for industrial due to rail road.
- Boat builder would be a good use.

## **THREATS** (notes taken by Mark Woodward)

- Going back to an industrial land use designation will limit future options. You can't go back to mixed use once it is established as industrial.
- Creation of jobs is limited as an industrial land use designation.
- This could jeopardize the rest of the Poindexter Corridor Study if carved out.
- If we keep changing the Land Use Plan designations, who is going to want to come to the area?
- Health and wellness of nearby residents, wildlife, etc. could be endangered if the property changes to industrial.
- There is the potential for a "South Hill-style" land-locked situation in the area.
- There could be environmental contamination concerns with residential uses in the study area.
- The loss of the Ford plant and possible closure of the Dominion Power plant in the future could be a threat if new industrial is not created to take its place.
- Depending on what industry/chemicals are located in the study area, it could be dangerous for residents.
- Depending on future land uses, it could increase the problem of rodents/rats for nearby residents.
- Industrial land use will be more likely to generate tax revenues than some other designation, such as residential. It has been shown that residential efforts haven't worked in the study area.
- Ditto
- The property could stay vacant and non-productive for many years if the Land Use Plan designation is not doable.