DSC Information Notice #213
August 25, 2014

Topic: Pre-Design Meetings for Projects located within Strategic Growth Areas (SGAs)
(This Notice Replaces DSC Notice # 173, dated November 10, 2010, revised July 7, 2011)

An SGA Pre-Design meeting is strongly encouraged prior to the initial application or submittal for all projects proposed within any of the eight (8) SGAs.

The SGA Preapplication/Predesign Meeting (now simply called SGA Pre-Design Meeting) policy was originally effective July 7, 2011. The purpose of the pre-design meeting is to communicate SGA goals before the design process takes place and collaborate with the customer to find mutually agreeable goals for the project. Topics to be covered may include proposed land use, site design, building design, supporting infrastructure needs, how the proposal complements the SGA Plan, and any other concerns about the project. **These pre-design meetings will also help identify expectations and assist in establishing lines of communication to help the project move through the development review process smoothly.**

Pre-Design meetings may be requested for any project in an SGA, including applications for Planning Commission/City Council, Wetlands Board, Chesapeake Bay Preservation Area Board, Board of Zoning Appeals, and all preliminary or final plan or plat submittals to the Development Services Center. Additional SGA pre-design meetings are not typically necessary for subsequent submittals in the development process, unless modifications are made to the discussed design. A separate pre-submittal meeting with the DSC Project Manager and review staff to discuss specific engineering issues may also be requested.

To schedule a pre-design meeting, the developer, owner or consultant must contact either the SGA Planner or the staff member responsible for the appropriate review process (see Contacts list below). The SGA Planner will determine which City staff members will need to attend the meeting, including representatives from Economic Development, Zoning, and the Development Services Center.

To determine if your project is located in an SGA, use the City's interactive web map at www.vbgov.com/maps. Search by address or GPIN. Alternatively, use the SGA Locator Map. Each SGA on the locator map is linked to a more detailed map that shows street names, buildings, and property lines. Zoom in to the area you wish to see in more detail. Additional information can be found at www.vbgov.com/sga.

Effective Date: Immediately (This policy was originally effective January 1, 2011.)

Background Information

The City of Virginia Beach's Comprehensive Plan identifies eight (8) Strategic Growth Areas (SGAs). The purpose of the SGAs is to:
- provide opportunities for continued physical and economic growth;
- help prevent suburban sprawl;
- protect our established residential neighborhoods and rural areas from incompatible development due to growth pressures;
- maximize infrastructure efficiency; and
- create unique and exciting urban destinations.

Based on broad community input and consensus, the City adopted long-range visions and implementation plans for each of the SGAs. These plans are available to view on the Planning Department's online Document Library or via the links to each SGA web page below.

Given the significant investment in time and money that property owners, the business and development community and the City have committed to shaping the vision and implementation plans for the SGAs, a thorough understanding of each SGA and its development expectations is critical. This can best be achieved through a pre-design meeting for all land development proposals and projects in SGAs.

SGA	SGA Planner	Email	Phone	SGA Web Page
Burton Station	Ashby Moss	amoss@vbgov.com	(757) 385-2904	www.vbgov.com/burtonstationsga
Centerville	Ashby Moss	amoss@vbgov.com	(757) 385-2904	www.vbgov.com/centervillesga
Hilltop	Ashby Moss	amoss@vbgov.com	(757) 385-2904	www.vbgov.com/hilltopsga
Lynnhaven	Ashby Moss	amoss@vbgov.com	(757) 385-2904	www.vbgov.com/lynnhavensga
Newtown	Ashby Moss	amoss@vbgov.com	(757) 385-2904	www.vbgov.com/newtownsga
Pembroke	Kevin Kemp	kkemp@vbgov.com	(757) 385-6379	www.vbgov.com/pembrokesga
Resort Area	Kristine Gay	kgay@vbgov.com	(757) 385-4901	www.vbgov.com/resortsga
Rosemont	Ashby Moss	amoss@vbgov.com	(757) 385-2904	www.vbgov.com/rosemontsga

Development Review Process Contacts
Planning Commission/City Council Actions
    Current Planning Staff - planadmn@vbgov.com .... (757) 385-4621
Chesapeake Bay Preservation Area Board (CBPA) and Wetlands Board Actions
    Rick Scarper – rscarper@vbgov.com .... (757) 385-4621
    Paul Scully – pscully@vbgov.com .... (757) 385-8598
    David Compton – dcompton@vbgov.com .... (757) 385-8246
Board of Zoning Appeals (BZA) Actions
    Zoning Staff – bza@vbgov.com .... (757) 385-8074
Site Plan, Subdivision Plan and Plat Reviews (Development Services Center)................... (757) 385-8277
    DSC Project Managers - dsc@vbgov.com .... DSC Team Areas Map