

# NEWLIGHT

## HISTORY

- Houses at Start: 75
- Occupied Houses Deemed Uninhabitable: 12
- Population at Start: 240
- Percentage of Land Undeveloped: 53%
- Work Completed:  
Housing, Water, Sewer, Streets, Drainage
- Improvement Costs: \$1.9 Million
- Revitalization Completion: 1983

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## Background

LOCATION: Located in the Kempsville study area, Newlight is bordered on the north by Westward Drive, west by Cedar Hill Community and south and east by Tompkins Lane and King James subdivision.

POPULATION: 237 persons

COMPOSITION: 95% minority

ZONING: Newlight is zoned R-8 moderate density. Also a B-2 designation is noted along Indian River Road and an O-1 as well.

REZONING: Within the past five years there have been 13 rezoning applications made, in and adjacent to the Newlight Community. Only one within the boundary was approved, to downzone a parcel to O-1. Adjacent applications rezoned property to B-2, O-1 and H-1.

LAND USE: 45% of Newlight is developed (by parcel), single family residential. 1% is commercial, 1% city owned-undeveloped and the remaining 53% is undeveloped.

ADJACENT USE & ZONING: Newlight is predominately surrounded by residential development and zoning, ranging from R-5 to R-8, including three new residential subdivisions: Cedarhill, Lake James and Chatham Hall. Along Indian River Road exists some commercial and office use including a new office complex, medical building and two fast food restaurants which have been built within the past five years.

UTILITIES: Newlight community does have water and sewer lines installed. Also, street improvements are present.

HOUSING: 49% of existing housing in Newlight is considered feasible for rehabilitation according to the guidelines established in the City of Virginia Beach property rehabilitation standards. 26% is considered infeasible, 14% new and 5% rehabilitated.

EDUCATION: The Newlight community is situated in the school zones of Fairfield Elementary, Brandon Junior High and Green Run and Kempsville High Schools.

TRANSPORTATION: T.R.T. does not provide service to Kempsville area.

SPECULATION:	Land Use:	Vacant	60%	Absentee
		Residential	29%	Absentee
	Zoning:	99% of parcel zoned R-8	45%	Absentee
		1% of parcel zoned O-1	100%	Absentee

Note: Absentee ownership excludes city, state and federal.

# NEWLIGHT

## Community Development Land Use Issues

1. The possibility of new development along Indian River Road at the western portion of the community raises concerns of compatibility, as well as the need to rezone.
2. Newlight community is contiguous with the Christian Broadcasting Network property, along Indian River Road. The Christian Broadcasting Network is building and has plans to build dormitories along this area. With this high density residential development abutting Newlight, both traffic and noise levels will adversely affect existing residential development.
3. 53% of Newlight is undeveloped and approximately 60% of it is owned by absentee owners, making the potential of speculation very good.
4. Newlight is located just north of the #2 landfill area of the City of Virginia Beach. Between this landfill and Newlight is approximately 300 acres of industrial-zoned, undeveloped available land. Should development occur, the residential nature of Newlight could be adversely affected.
5. Housing rehabilitation assistance has been available for approximately three years. The Department of Housing and Community Development revitalization efforts should be completed within two years followed by systematic code enforcement by the city to ensure continued compliance.
6. The Newlight community has experienced a massive and continuing increase in daily traffic along Indian River Road, as it is a major access route to I-64. This road has the effect of dividing the southern part of Newlight from the northern part.

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## Community Development Land Use

### Recommendations

#### OVERALL

- A. Newlight should remain a predominately single family residential community with moderate density (R-8).
- B. All non-conforming uses should be eliminated if that non-conforming use is not currently in use.
- C. Indian River Road has become a major barrier through the middle of the neighborhood. The northern segment shall not become separated from the southern area of the neighborhood with regard to Community Development or its definition as a neighborhood.
- D. Newlight has significant vacant land which could be used to develop elderly housing. Such development would require rezoning to another zoning classification.

#### SPECIFIC

1. All future commercial uses in the existing residential areas should be denied.
2. The existing B-2 commercial zone at the southeastern end of the neighborhood should not be allowed to expand. Any commercial development allowed should benefit the communities of Lake James, Cedarhill and Newlight (see map).
3. All new streets should be improved to a 50-foot right-of-way (see map).
4. No new development should be allowed a curb cut along Indian River Road, if alternate means of access are available.
5. A separate, detailed study of this area should be undertaken to facilitate the development of an overall neighborhood plan for the community of Newlight. It will be necessary to analyze the emerging commercial corridor along Indian River Road and establish restrictions on further development in and adjacent to the Newlight community. A transportation study is also required to project not only potential growth but also potential problems as traffic increases along Indian River Road. An extensive land use plan will be required along with a comprehensive mapping project to indicate existing boundaries, land uses, zoning and undeveloped land. These studies will enable the Department of Housing and Community Development to determine the best methods for community development and redevelopment in the community of Newlight. It will also allow for a coordinated overall program to be established for renovation, rehabilitation and new construction.