

LAKE SMITH

Background

LOCATION: Located in the Bayside study area off of Northampton Boulevard, Lake Smith is bordered on the north by Northampton Boulevard, east, south and west by Lake Lawson and Lake Smith.

POPULATION: 102 persons

COMPOSITION: 100% minority

ZONING: Lake Smith is zoned R-8, moderate density to the west of Shell Road, and R-3, medium density to the east.

REZONING: In the past five years there has only been one rezoning application submitted and approved, changing a B-2 area along Northampton Boulevard to R-8.

LAND USE: Lake Smith has 35% developed land (by parcel), used for single family, multi-family and mobile home residential. 49% remains undeveloped and the remaining 16% is undeveloped land owned by the City of Norfolk or the City of Virginia Beach.

ADJACENT USE & ZONING: Lake Smith neighborhood is almost entirely surrounded by water, except for several vacant tracts of land owned by the City of Norfolk.

UTILITIES: There are no water or sewer lines present in Lake Smith, but 1.1 million dollars has been allocated for street improvements and water and sewer lines, scheduled to begin in May, 1985.

HOUSING: 74% of existing housing in Lake Smith is considered infeasible for rehabilitation by the City of Virginia Beach property rehabilitation standards. The remaining 11% is feasible, 4% is new.

EDUCATION: Lake Smith is located within the school zones of Shelton Park Elementary, Bayside Junior High and Bayside High School.

TRANSPORTATION: T.R.T. serves Shore Drive.

SPECULATION:	Land Use:	Vacant	89%	Absentee
		Residential	33%	Absentee
	Zoning:	32% of parcel zoned R-3	20%	Absentee
		66% of parcel zoned R-8	76%	Absentee
		1% of parcel zoned B-2		

Note: Absentee ownership excludes city, state and federal.

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Community Development Land Use

Issues

1. The Lake Smith community contains a number of grandfathered nonconforming lots that will limit future development unless lots are combined and replatted.
2. Due to the adjacent lakes, parts of the Lake Smith community experiences soil drainage problems. With water, sewer and street improvements much of this issue will be resolved.
3. Approximately 74% of existing housing in Lake Smith is considered infeasible for rehabilitation.
4. Lake Smith is an environmentally fragile community due to the surrounding water supply by Lake Lawson and Lake Smith. Caution must be exercised so as not to disrupt the natural waterfront habitat or pollute the water source.
5. Traffic studies indicate a large increase in traffic along Northampton Boulevard. Northampton Boulevard is the main route to the North Beach-Lynnhaven area as well as to the Eastern Shore by way of the Chesapeake Bay Bridge-Tunnel.
6. The completion of the Diamond Springs Road and Northampton Boulevard intersection will increase traffic and noise levels tremendously in the area. This will adversely affect residential areas along Northampton Boulevard.
7. With the development of Sajo Farms, Diamond Springs Road will be utilized as the entrance and both traffic and visitors to the new development will impact the community.
8. The physical beauty of the Lake Smith neighborhood makes land speculation potentially good. This can be evidenced by the 89% absentee ownership of undeveloped land, and with the high number of infeasible structures, Lake Smith will become subject to additional residential and commercial development pressures.

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Community Development Land Use Recommendations

OVERALL

Lake Smith should remain a moderate density single family community with no other land uses.

SPECIFIC

1. Two lots zoned B-2 along Northampton Boulevard should be rezoned R-8 or the services provided should be allowed by a conditional use permit (see map).
2. No additional trailers or mobile homes should be allowed in this area (see map).
3. New development should be required to re-subdivide, thereby eliminating non-conforming lots, if new development uses larger lots than currently exist.
4. No development should be allowed which is not served by public water and sewer.
5. Storm drainage flows directly into a public reservoir, Lake Smith. No development should be allowed which will adversely affect this water supply.
6. The City should maintain a vigorous code enforcement program in this area to eliminate substandard housing.