Request: Conditional Change of Zoning (R-20 Residential to Conditional B-2 Community Business)

Address / Description: 2176, 2208, 2180 General Booth Boulevard

GPINS:
- 2414144511; 2414173206;
- 2414172167; 2414170309;
- 2414077143

Election District: PRINCESS ANNE

Site Size: 12.14 acres

AICUZ: 65-70 dB DNL (Sub-Area 2)

Background
The subject site consists of five parcels, each having different ownership; however, the owners are all members of the same family and have ‘combined’ their parcels to provide an opportunity for development of the site. The applicant has contracted with the family to develop the site with a shopping center. The current zoning of the site, R-20 Residential District, must be changed to develop the site as a shopping center. Accordingly, the applicant is requesting a Change of Zoning to Conditional B-2 Community Business.
The parcels are currently used for either residential dwellings or agricultural cultivation. The largest parcel, which wraps around the three smaller occupied parcels, is either vacant land or cultivated land. There is a small parcel at the intersection of General Booth Boulevard and Nimmo Parkway that is the residual of a larger parcel that existed prior to the roadway intersection being improved. The principal parcel of the site is occupied by a two-and-one-half-story brick house constructed in 1832, as well as a single-family dwelling located behind the main house. There are also several storage structures of varying sizes and a swimming pool on the parcel. Directly behind the principal parcel are two smaller parcels, approximately 20,000 square feet each in land area. The southernmost of the two parcels is vacant. The northernmost is occupied by a single-family dwelling.

The main house on the principal parcel is known today as the ‘Hickman House,’ but is historically known as ‘Brown’s Tavern,’ as the structure was once used as a tavern for travelers. Until 1988, the Official Zoning Map identified the house and the intersection of General Booth Boulevard and London Bridge Road (which at that time intersected General Booth Boulevard directly in front of the house) as “Woodhouse Corner.” The structure is listed in the “50 Most Historically Significant Houses and Structures in Virginia Beach,” The page from that document, which describes the significance of the house is provided on page 19 of this report.

Details
The proposed site layout consists of a 501-space parking area located at the interior of the site. Around and within the parking area are the following buildings and site features:

- Buildings ‘A’ (11,900 SF) and ‘B’ (14,000 SF) between the parking area and the Nimmo Parkway right-of-way.
- Buildings ‘D’ (16,100 SF) and ‘E’ (11,200 SF) between the parking area and the General Booth Boulevard right-of-way.
- Building ‘C’ (6,111 SF) at the corner adjacent to the intersection of the roadways. Based on the design of the walkways and landscaping facing the intersection, as well as the depiction of this area on the submitted renderings, the intention is to create a unique and memorable place at that location. Staff is encouraging the applicant to work with the City to provide an opportunity for public artwork to be placed within this area.
- The existing ‘Brown’s Tavern’ house is being relocated to the northwestern corner of the site. The applicant has submitted reports indicating that the house is structurally capable of being moved (copies of those reports are provided at the end of this report). The site plan currently depicts a row of parking and a drive aisle between the house and General Booth Boulevard. Based on the suggestion of staff to create an area that can serve as an outdoor ‘café’ as well as a ‘lawn’ for the front of the house, the applicant is in the process of revising the design of that section of the plan to eliminate or relocate the parking.
- A 26,840 SF anchor-tenant building and an attached Building ‘F’ (5,400 SF) are located at the northeast corner of the site.
- Behind the anchor-tenant building is the loading area for the store and a stormwater retention pond.
- A 1.442-acre outparcel is located at the southeast corner of the site. The outparcel is configured in a way that its narrowest side fronts on Nimmo Parkway, which will result in a narrower facade facing Nimmo Parkway.
- The parking area is arranged in three sub-areas, each divided from the other by an interior walkway system that connects the buildings. The interior walkways allow shoppers a choice of walking the full length of the shopping walk in front of the stores to get from one end to the opposite end or walking by a more direct route via the internal walkways. The segments of the walkways that cross the parking lot drive aisles should consist of a paving material of a different type and color as the drive aisle, and while not indicated on the site plan, staff will work with the applicant during development site plan review to ensure this is accomplished.
• In addition to the three chambers of parking, perpendicular parking spaces are located directly in front of the shops. Placement of parking spaces in this location serves to slow the speed of vehicles on the drive aisle as well as provide a greater sense of security for pedestrians on the walk, as they are separated from moving vehicles by the parked vehicles.

• A shopping walkway approximately 20 feet in width is located along the length of the storefronts. The walkway has connections to the interior walkway system through the parking lot as well as walkways around the roadway side of the buildings. The walkways also have connections to the sidewalks within the rights-of-way of Nimmo Parkway and General Booth Boulevard.

• Site amenities, which are required by the Zoning Ordinance provisions for the design of retail establishments, include plaza / café areas in front of the relocated "Brown’s Tavern" as well as between the two buildings parallel to each roadway. Additionally, as mentioned above, the applicant will work with staff to provide for public art at the corner of the site adjacent to the intersection of the roadways.

• Landscaping for the site consists of the required parking lot landscaping, street frontage and foundation landscaping, and a Category 4 Landscape Buffer with a 20-foot wide berm. The landscape plantings shown on the submitted plan are conceptual. All landscape plantings will meet the requirements of City development ordinances, guidelines, and standards.

• A six-foot high ornamental fence is proposed at the terminus of Agecroft Road within the public right-of-way. The applicant will install the fence between the existing six-foot high privacy fences already installed on the single-family lots adjacent to the subject site. The installation of the fence was a request of civic league. The applicant will be seeking approval of an encroachment into a public right-of-way for the installation of the fence.

• Trash Dumpsters are located in three places within the parking area. The locations are intended to prevent the view of the dumpsters from the public rights-of-way. The dumpster locations, supplemented with the buffer of Leyland cypress trees adjacent to the residential areas, will also significantly reduce or eliminate the potential impact of sound generated when the dumpsters are emptied.

The store buildings, being visible from all sides, are designed with dual fronts and with similar exterior architectural features and materials throughout. The exterior design is consistent with the recommendations of the Retail Design Guidelines, exhibiting use of vertical and horizontal articulation of the façade, and good use of details, particularly along the upper storefront façades and the building cornices. Sconce-style lighting on the façades as well as several different styles of awnings enhance the storefronts. Exterior materials primarily consist of brick, EIFS, and cut block. Exterior color is muted in an attempt to maintain compatibility with the natural brick and white trim of “Brown’s Tavern / Hickman House.”

LAND USE AND COMPREHENSIVE PLAN

EXISTING LAND USES: Agricultural cultivation, single-family dwellings, and undeveloped land.

SURROUNDING LAND USE AND ZONING:

North: • Single-family dwellings / R-10 Residential District
• Nimmo Parkway
• Retail, Pharmacy, and Multifamily Dwellings / B-4 Mixed-Use District

South: • Single-family dwellings / R-7.5 Residential District

East: • General Booth Boulevard
• Offices, Restaurants, and Retail / O-2 Office, B-1A Limited Business, and B-2 Community Business Districts

West: • Offices, Restaurants, and Retail / O-2 Office, B-1A Limited Business, and B-2 Community Business Districts
NATURAL RESOURCE AND CULTURAL FEATURES: The site consists of cultivated field, grass lawn, landscape beds, and a variety of evergreen and deciduous trees. There are two large deciduous trees behind the main house; however, both appear to be in poor health.

As noted at the beginning of this report, a portion of the site is occupied by ‘Brown’s Tavern,’ constructed in 1832. The house is currently known as the ‘Hickman House.’ See page 19 of this report for a description of the house and the significance of its architecture and history.

COMPREHENSIVE PLAN: The subject site is located within the ‘Suburban Area.’ The general planning principles for the Suburban Area focus on preserving and protecting the overall character, economic value, and the aesthetic quality of the stable neighborhoods, as well as reinforcing the suburban characteristics of commercial centers and other non-residential areas that comprise part of the Suburban Area. The planning principles for the Suburban Area are reinforced by the ‘Special Area Development Guidelines for Suburban Areas,’ which are provided in the Comprehensive Plan’s “Reference Handbook,” as well as the ‘Retail Establishments and Shopping Centers Ordinance Guidelines,’ which are adopted by reference as part of the Comprehensive Plan. Discussion regarding the proposed retail center’s consistency with those guidelines is provided in the Evaluation section of this report.

IMPACT ON CITY SERVICES

MASTER TRANSPORTATION PLAN (MTP) / CAPITAL IMPROVEMENT PROGRAM (CIP):
The segment of General Booth Boulevard at this location is designated as a four-lane divided minor urban arterial that is designated as an Access Controlled Roadway. This section of General Booth Boulevard is shown as a six-lane roadway in VDOT’s 2034 Long Range Model; however it is not included in the current City CIP.

The segment of Nimmo Parkway at this location is designated as a four-lane divided major urban arterial. The Master Transportation Plan recommends a four-lane roadway within a 110-foot wide right-of-way for the segment of Nimmo Parkway between General Booth Boulevard and the eastern terminus of Nimmo Parkway. The MTP recommends a six-lane parkway within a 165-foot wide right-of-way between General Booth Boulevard and Holland Road.

CIP Project 2.121 (Nimmo Parkway – Phase V-A) is currently active on the west side of Nimmo Parkway’s intersection with General Booth Boulevard. This project is for the construction of a four-lane divided roadway with shared bike lanes within a variable width (110 feet to 155 feet) right-of-way from Holland Road to the existing terminus of Nimmo Parkway. Estimated construction completion date is July 2014, with the installation of street lighting and landscaping estimated to be complete by July 2016.

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<td>General Booth Boulevard</td>
<td>33,235 ADT (2013)</td>
<td>22,800 ADT (Level of Service “D”) – 27,400 ADT (Level of Service “E”)</td>
<td>Existing Zoning – 268 ADT Proposed Land Use – 6,868 ADT</td>
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</table>
Traffic Engineering has worked with the applicant’s engineer on the development of the site plan. A Traffic Impact Analysis (TIA) was conducted and reviewed by Traffic Engineering. The proposed vehicular access points as shown on the plan are acceptable in concept, with one full-access point including turn lanes at the existing median break on Nimmo Parkway, and a right in/right out access point including a right-turn lane into the site on General Booth Boulevard.

The applicant will be constructing a sidewalk / trail along the roadways, which will fill a current gap in the bikeway along Nimmo Parkway, and thus, provide for the ability to ride (and walk) off-road along the length of Nimmo Parkway and connect with General Booth Boulevard’s sidewalk system.

**WATER:** This site is already connected to the City water system. The existing service lines can be used or upgraded to accommodate the proposed development. Unused service lines must be properly abandoned according to the Department of Public Utilities Design Guidelines. City water mains adjacent to the site include a 20-inch line in General Booth Boulevard, and a 16-inch and 12-inch line in Nimmo Parkway.

**SEWER:** This site must connect to City sanitary sewer. Sewer system lines in the area include a 30-inch HRSD force main in General Booth Boulevard and a 42-inch HRSD force main in Nimmo Parkway. The site is not located within a pump station service area. The site is, however, adjacent to Service Area 608. Analysis of Pump Station 608 and the sanitary sewer collection system is required to ensure future flows can be accommodated.

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**EVALUATION AND RECOMMENDATION**

The applicant is requesting a Change of Zoning from R-20 Residential to Conditional B-2 Community Business for the purpose of developing the site with a 93,351 square foot shopping center and a 1.442-acre outparcel. The proposed use is consistent with the Comprehensive Plan’s Suburban Area policies with regard to commercial development, particularly with the measures taken to ensure compatibility to adjacent residential areas. The design of the site and buildings is consistent with the Suburban Area Design Guidelines and the Retail Establishment and Shopping Center Ordinance Guidelines.

The relocation of the structure commonly known as ‘Hickman House’ (historic “Brown’s Tavern”) is positive in that the applicant wishes to adaptively reuse the structure on the site rather than demolish it. The adaptive reuse of the house not only preserves it but also ensures the house will be structurally enhanced, thus extending its presence for more years than may have realistically been the case. The applicant has agreed as well to provide ‘site context’ to the house by providing lawn area and landscaping in the front of the structure to lessen or eliminate to the greatest extent possible the potential for the structure to be seen as a historic house placed in the middle of a parking lot.

The placement of the buildings adjacent to Nimmo Parkway and General Booth Boulevard with parking within the interior of the site is recommended by the Comprehensive Plan’s ‘Special Area Development
Guidelines for Suburban Areas. Placement of the buildings in this way, however, results in the buildings encroaching into the minimum required setback for yards adjacent to roadways within the B-2 Business District. Section 107(i) of the City Zoning Ordinance, which is a recent amendment to the ordinance, is intended to address these issues:

The City Council may, for good cause shown and upon a finding that there will be no significant detrimental effects on surrounding properties, accept proffered conditions reasonably deviating from the setback, landscaping and minimum lot area requirements and height restrictions, except as provided in Section 202(b) [height limitations for aircraft navigation, etc.], otherwise applicable to the proposed development.

In this instance, the proffered plan, a condition of the rezoning request, has setbacks that are less than the required minimum of 35 feet. Staff finds that there will be no significant detrimental effect on surrounding properties as a result of allowing the setback deviation, particularly since the reduced setback is a recommendation by the design policies of the Comprehensive Plan. City Council, by its approval of this application, will have, in effect, made the same finding, and accordingly, allow for the setbacks as shown on the proffered plan.

Based on staff's evaluation of the plans and proffers submitted as part of this rezoning request, staff recommends approval of this application as proffered.

PROFFERS

The following are proffers submitted by the applicant as part of a Conditional Zoning Agreement (CZA). The applicant, consistent with Section 107(h) of the City Zoning Ordinance, has voluntarily submitted these proffers in an attempt to "offset identified problems to the extent that the proposed rezoning is acceptable," (§107(h)(1)). Should this application be approved, the proffers will be recorded at the Circuit Court and serve as conditions restricting the use of the property as proposed with this change of zoning.

PROFFER 1:
When the property is developed, it shall be developed substantially as shown on the exhibit entitled "Conceptual Layout Plan Hickman Place, Virginia Beach, Virginia," dated October 30, 2013, prepared by Finley Design which has been exhibited to the Virginia Beach City Council and is on file with the Virginia Beach Department of Planning (hereinafter referred to as the 'Concept Plan').

PROFFER 2:
When the Property is developed, the exterior of the retail shoppes shown on the Concept Plan shall be substantially similar in appearance to and shall utilize the external building materials as designated on the eight (8) exhibits entitled "Hickman Place, Virginia Beach, VA" and designated "Conceptual Perspective View: 1, 2, 3, 4, 6, 7 and 8", dated October 25, 2013, and "Conceptual Perspective View: 5 House Parcel", dated November 1, 2013, prepared by Findley Design, which have been exhibited to the Virginia Beach City Council and are on file with the Virginia Beach Department of Planning (hereinafter referred to as the "Elevations"). Any roof mounted mechanical equipment shall be screened from view.

PROFFER 3:
When the Property is developed, the existing dwelling commonly referred to as the "Hickman House" (originally known as "Brown's Tavern") shall be relocated, to the northwest corner of the property.
This building is designated "House/Cafe 1600 sf" on the Concept Plan and the business operated in this building shall close by no later than 11:00 PM.

**PROFFER 4:**
When the property is developed, only freestanding monument style signage may be erected on the Property, constructed with a brick or brick veneer base matching the brick used in the retail shoppes. All building mounted signage shall be channel letters on a raceway (i.e. no block signs) and only the lettering may be illuminated.

**PROFFER 5:**
As depicted on the Concept Plan, when the Property is developed, right-of-way dedications along the Property’s frontages on Nimmo Parkway and General Booth Boulevard will be provided and one additional lane will be constructed by the party of the first part to west bound Nimmo Parkway, immediately adjacent to the Property’s frontage on Nimmo Parkway.

**PROFFER 6:**
A photometric plan (i.e. lighting plan) for the parking area shall be submitted for review with the Site Plan. In addition, wall mounted security lighting (i.e. "wall packs") shall be installed on the northern (i.e. rear) wall of the building at a height not to exceed ten feet (10') above grade.

**PROFFER 7:**
Any dumpsters on the Retail Site and on the Outparcel will not be "tipped" (picked up) between the hours of 9:00 PM and 7:00AM.

**PROFFER 8:**
Further conditions may be required by the Grantee during detailed Site Plan review and administration of applicable City Codes by all cognizant City agencies and departments to meet all applicable City Code requirements.

**STAFF COMMENTS:** The proffers submitted with the Conditional Zoning Agreement ensure that the development will be constructed as depicted in the plans and renderings described and exhibited in this report, provide measures for compatibility with the adjacent residential area with regard to sound, lighting, and buffering, and ensure the identification signs for the retail center as well as each store is quality and consistent with the recommendations of the Retail Design Guidelines.

The City Attorney’s Office has reviewed the proffer agreement dated November 1, 2013 and found it to be legally sufficient and in acceptable legal form.

**NOTE:** Further conditions may be required during the administration of applicable City Ordinances and Standards. Any site plan submitted with this application may require revision during detailed site plan review to meet all applicable City Codes and Standards. All applicable permits required by the City Code, including those administered by the Department of Planning / Development Services Center and Department of Planning / Permits and Inspections Division, and the issuance of a Certificate of Occupancy, are required before any uses allowed by this Use Permit or Change of Zoning are valid.

The applicant is encouraged to contact and work with the Crime Prevention Office within the Police Department for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts and strategies as they pertain to this site.
AERIAL PHOTOGRAPH OF PORTION OF SITE OCCUPIED BY DWELLINGS
PROPOSED ‘CONCEPTUAL LAYOUT PLAN’
[PROFFER 1]
CONCEPTUAL BUILDING PERSPECTIVE #1
[PROFFER 2]
CONCEPTUAL BUILDING PERSPECTIVE # 2
[PROFFER 2]

MICHAEL D. SIFEN, INC.
Agenda Item 6
Page 12
CONCEPTUAL BUILDING PERSPECTIVE #3

[PROFFER 2]
CONCEPTUAL BUILDING PERSPECTIVE #4

PROFFER 2
Hickman Place
Virginia Beach, VA  March 10, 2014  Conceptual Perspective View 5: House Parcel
Michael D. Sifen, Inc.
BROWN'S TAVERN

2176 General Booth Boulevard
Circa 1832
Transitional Federal-Italianate

Source:
Survey of the City of Virginia Beach Phase II, prepared for the Virginia Department of Historic Resources and the City of Virginia Beach Department of Planning, Washington, D.C.; Travelers, 1993, Section 4 FE.

Brown's Tavern provides a good example of the rarer and more substantial dwelling types found in the area. This house, a two-and-one-half-story building built ca. 1832, is designed in a transitional Federal-Italianate style. While the general massing and certain details, including the flat stone lintels and the five-course American bond brickwork, are typical of Federal period architecture, the overhanging eaves and bracketed wood cornice are more characteristic of the Italianate style. This house is known locally to have served as a tavern for travelers. A frame kitchen wing was added to the house in the mid-nineteenth century.
Mr. Jack Whitney, Director  
Department of Planning  
City of Virginia Beach  
Building 2, Room 115  
Municipal Center  
Virginia Beach, Virginia 23456  
Attn: Stephen J. White

March 10, 2014

Re: 2176 General Booth Blvd., Hickman Family Property

Dear Sir:

Please be advised, that the Hickman family has contracted to sell our property to Michael D. Sifen, Inc. in part because they were willing to relocate, renovate and reuse the old homestead by converting it to a commercial/office use. We previously explored developing the property ourselves and recognize that the house must be relocated, at considerable expense, if it is to be retained.

In the event our efforts to preserve and reuse our homestead are not respected or appreciated and this becomes a point of contention, the family will have the house demolished or removed from the property.

Sincerely,

Kim Hickman

LETTER FROM FAMILY PERTAINING TO 'BROWN'S TAVERN' HOUSE
March 10, 2014

Michael D. Sifen, Inc.
500 Central Drive
Virginia Beach, VA 23454

Re: Hickman Residence 2176 General Booth Boulevard

Dear Mr. Smith:

It will be structurally possible to jack the referenced residence up and relocate the residence to a new foundation. The new foundation will have to be designed for the proper design live and dead loads as well as wind lateral loading.

If you have any questions or if you require anything further, please do not hesitate to call.

Sincerely,

SINCLAIR • PRATT • CAMERON, P.C.

W. Carter Sinclair, Jr., P.E.
Dear Don Smith:

As a follow up to our conversations and visit to the Hickman House site, we feel confident that the age and condition of the building is structurally sound and capable of being relocated to the new site in "as-is" or better condition. In an effort to ensure you are comfortable with our abilities, we have described briefly below the history of our company and several similar relocation projects completed that have been in similar or even more fragile condition.

Expert House Movers is a full service structural solutions company that originated in Virginia Beach, Virginia. Whether it's moving, raising, foundation repair, heavy transport or shoring, we have the experience, professional staff and equipment to make your project run smooth from the early planning stage all the way to completion. We have tackled historical moves with an extensive track record spanning 60 years and testimonials to support our successes.

We take great pride in our work and are passionate about moving, especially when it comes to saving historical buildings. The list of historical projects Expert has completed over the years shows the range of possibility that exists when looking to preserve our country's architectural history, a few listed here and more can be found on our historical preservation section of the photo gallery on our website, www.experthouse movers.com/services/historical-preservation/

- Multiple structures in Colonial Williamsburg
- University of Richmond Alumni House
- Pre-Civil War Structure at VCU – Jacob House
- King of Prussia Inn, PA

Additionally, Expert House Movers is the only company contracted to move any of America's masonry light houses, including:
- The South East Lighthouse in Block Island, RI in 1993
- The Nauset and Highland Lighthouses on Cape Cod, MA in 1996
- The tallest unsupported masonry light house in the world; the Cape Hatteras Lighthouse in Buxton, NC in 1999

We look forward to your response and helping you through the relocation process.

Sincerely,

Jim Matyka
President, Expert House Movers and Construction
### ZONING HISTORY

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APPLICANT DISCLOSURE
If the applicant is a corporation, partnership, firm, business, or other unincorporated organization, complete the following:
1. List the applicant name followed by the names of all officers, members, trustees, partners, etc. below: (Attach list if necessary)

Michael D. Sifen, Inc.: Michael D. Sifen, President; Donald R. Smith, Vice President;
Barry A. Sifen, Chief Financial Officer

2. List all businesses that have a parent-subsidiary\(^1\) or affiliated business entity\(^2\) relationship with the applicant: (Attach list if necessary)

☐ Check here if the applicant is NOT a corporation, partnership, firm, business, or other unincorporated organization.

PROPERTY OWNER DISCLOSURE
Complete this section only if property owner is different from applicant.
If the property owner is a corporation, partnership, firm, business, or other unincorporated organization, complete the following.
1. List the property owner name followed by the names of all officers, members, trustees, partners, etc. below: (Attach list if necessary)

Hickman Plantation Shoppes, LLC: Kim Gordon Hickman, Douglas C. Hickman, Corie E. Hickman
& Mary Hunter Hickman, Members

2. List all businesses that have a parent-subsidiary\(^1\) or affiliated business entity\(^2\) relationship with the applicant: (Attach list if necessary)

☐ Check here if the property owner is NOT a corporation, partnership, firm, business, or other unincorporated organization.

\(^1\) & \(^2\) See next page for footnotes

Does an official or employee of the City of Virginia Beach have an interest in the subject land? Yes _____ No \(\times\)
If yes, what is the name of the official or employee and the nature of their interest?

DISCLOSURE STATEMENT
ADDITIONAL DISCLOSURES

List all known contractors or businesses that have or will provide services with respect to the requested property use, including but not limited to the providers of architectural services, real estate services, financial services, accounting services, and legal services: (Attach list if necessary)

Sykes, Bourdon, Ahern & Levy, P.C.

Kaufman & Canoles, P.C.

Martin Engineering

Finley Design Architects

Parker Burnell Real Estate Group

1 "Parent-subsidiary relationship" means "a relationship that exists when one corporation directly or indirectly owns shares possessing more than 50 percent of the voting power of another corporation." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

2 "Affiliated business entity relationship" means "a relationship, other than parent-subsidiary relationship, that exists when (i) one business entity has a controlling ownership interest in the other business entity, (ii) a controlling owner in one entity is also a controlling owner in the other entity, or (iii) there is shared management or control between the business entities. Factors that should be considered in determining the existence of an affiliated business entity relationship include that the same person or substantially the same person own or manage the two entities; there are common or commingled funds or assets; the business entities share the use of the same offices or employees or otherwise share activities, resources or personnel on a regular basis; or there is otherwise a close working relationship between the entities." See State and Local Government Conflict of Interests Act, Va. Code § 2.2-3101.

CERTIFICATION: I certify that the information contained herein is true and accurate.

I understand that, upon receipt of notification (postcard) that the application has been scheduled for public hearing, I am responsible for obtaining and posting the required sign on the subject property at least 30 days prior to the scheduled public hearing according to the instructions in this package. The undersigned also consents to entry upon the subject property by employees of the Department of Planning to photograph and view the site for purposes of processing and evaluating this application.

Donald R. Smith, Vice President

Kim G. Hickman, Managing Member

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Applicant’s Signature

Donald R. Smith, Vice President

Print Name

Kim G. Hickman, Managing Member

Print Name

Property Owner’s Signature (if different than applicant)