

**Request**

**Conditional Rezoning** (R-10 Residential to Conditional PD-H2 (R-10 Overlay) Planned Development)

**Staff Recommendation**

Approval

**Staff Planner**

Jonathan Sanders

**Location**

5588 Moores Pond Road

**GPIN**

1468564635

**Site Size**

6.54 acres

**AICUZ**

Less than 65 dB DNL

**Watershed**

Chesapeake Bay

**Existing Land Use and Zoning District**

Historic farm with four dwellings / R-10 Residential

**Surrounding Land Uses and Zoning Districts**

**North**

Single-family dwellings / PD-H2 Planned Development

**South**

Weblin Farm Road  
 Single-family dwellings / R-10 Residential

**East**

Single-family dwellings / R-10 Residential

**West**

Single-family dwellings / Conditional R-10 Residential



## Background and Summary of Proposal

- The property includes the historic Weblin House, named for John Weblin, Jr., who owned the land from 1686 until 1716 and built the house during that time period. The Weblin House is listed on the National Register of Historic Places, the Virginia Landmarks Register and the Virginia Beach Historical Register. Listing on each of these registers is honorary and provides no restrictions or regulations.
- H.C. Moore purchased the property in 1924 and continued the agricultural use that had historically been associated with the property. In 1976, there were 150 acres associated with the house. In 1994, the Moore family sought to subdivide the remaining 10 acres for development. Despite the historic agricultural use of the property, the land was zoned residential, specifically R-10 and R-40 Residential Districts. In 1996, the property was subdivided and the R-40 land was rezoned to R-10. This resulted in 30 individual parcels along the new Weblin Farm Road. Most of the dwellings were built on these sites in 1998 and 1999.
- The 6.54 acre site currently exists with four dwelling units that include one single-family dwelling, a single-family dwelling that was converted to a duplex, and a garage with an apartment above. In addition, the site includes various structures such as a greenhouse, the milk barn, and various sheds. The eastern portion of the site is being used to grow hops.
- The Virginia Historic Preservation Foundation granted a Deed of Easement for the Weblin House property to the Virginia Board of Historic Resources on October 24, 1997. The Easement is for approximately 6.5 acres, including the Weblin House, and provides specific protections and restrictions for the property. The Easement runs with the land in perpetuity, meaning the terms of the Easement apply to all subsequent property owners. The City of Virginia Beach does not enforce the terms of the Easement, as the City is not the holder of the Easement. A letter from the Department of Historic Resources stating that the concept is found to be in compliance with the easement is provided on pages 17 - 18 of this report.
- The applicant requests a Conditional Rezoning from R-10 Residential to Conditional PD-H2 (R-10 Overlay) Planned Development in order to renovate the interior of the milk barn and to redevelop the area where there is currently an existing garage and two vacant farm buildings. A total of 15 dwelling units are proposed – five in the milk barn, three in each of the two new residential buildings, and four in the existing residential units on the site. According to the application, the property will be under a co-op ownership with an owners' association responsible for the maintenance of the property.
- The three existing silos will remain and will be repaired as necessary. The exterior of the existing milk barn will be repainted. The proffered elevations for the two new residential buildings reflect a rural vernacular that includes front porches, and a simple gable standing seam metal roof. Other design accents include a brick foundation, grey cement fiberboard siding, and beige cement fiberboard trim.
- Per the Zoning Ordinance open space requirement, and as stipulated in the proffers and on the plan, a minimum of 15% open space will be provided, primarily on the northern and eastern portion of the site. It is the applicant's intent to maintain as much of the existing plant material as possible. Additional plantings include a four-foot tall hedge in the rear yards of the two proposed residential buildings in an effort to add more screening. Any crops or goods that are harvested on site will not be allowed to be commercially sold, as the property will be rezoned for residential uses only.
- The proffered plan depicts 48 parking spaces, which exceeds the minimum requirement of 30 spaces. The site features gravel parking in the new parking areas that will be designed to support the weight of fire apparatus vehicles. Public Works Traffic Engineering has stated that a commercial entrance with a 30-foot long throat will

be required, as multi-family developments are reviewed under commercial standards. Additional details related to the design of the entrance will be considered during final site plan review.

- The proposed stormwater system will include rain garden meadows, which are depicted to the west and north of the proposed residential buildings.

	<p><b>Zoning History</b></p> <table border="1"> <thead> <tr> <th>#</th> <th>Request</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>CRZ (R-40 to Conditional R-10) Approved 08/27/1996</td> </tr> <tr> <td>2</td> <td>CRZ (R-8 to P-1, R-1 to P-1, R-1 to PD-H2, R-5 to R-8) Approved 02/04/1985</td> </tr> </tbody> </table>	#	Request	1	CRZ (R-40 to Conditional R-10) Approved 08/27/1996	2	CRZ (R-8 to P-1, R-1 to P-1, R-1 to PD-H2, R-5 to R-8) Approved 02/04/1985
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<b>Application Types</b>							
CUP – Conditional Use Permit REZ – Rezoning CRZ – Conditional Rezoning	MOD – Modification of Conditions or Proffers NON – Nonconforming Use STC – Street Closure	FVR – Floodplain Variance ALT – Alternative Compliance SVR – Subdivision Variance					

## Evaluation and Recommendation

In Staff’s opinion, the proposed request for a rezoning from R-10 Residential to Conditional PD-H2 (R-10 Overlay) Planned Development is acceptable. The concept put forth by the applicant provides an opportunity to generate an income stream that will assist with the maintenance of the historic home and its surroundings. Staff believes that the proposed layout was carefully crafted to ensure the minimal impact to both the historic character of the property and surrounding community. The plan while not a typical suburban-style neighborhood, it does respect the Weblin House and the historic structures that are protected by the existing historic easement. This is evident by the following design elements: use of gravel driveway and parking spaces, reuse of historic milk barn and farm buildings, enhancement and maintenance of existing plant material, use of rural vernacular architecture and building materials, and preservation of interesting historic structures.

In addition, the proposed density at 2.29 units per acre is lower than the typical allowable density of three dwelling units per acre in the R-10 Residential District, and is consistent with the pattern of development that has occurred over time in the vicinity of this property. By comparison, Cypress Point to the north has a density of 3.28 units per acre and the adjacent houses on Weblin Farm Road were developed at a density of 2.96 units per acre.

For the reasons stated above, Staff recommends approval of this request, subject to the following proffers.

## 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 developed, the Property shall be a residential cooperative containing no more than 15 units and shall be in substantial conformance with the Master Plan entitled “New Master Plan”, dated 10-26-2018, which has been exhibited to the City Council and is on file in the Department of Planning and Community Development (hereinafter “New Master Plan”).

### **Proffer 2:**

Landscape: Plants shall include trees and shrubs in appropriate locations and species based on the historic nature of this site and as shown on the exhibit entitled “New Master Plan”, dated October 26, 2018, prepared by Dills Architects. The existing landscape and Plants shall remain as-is with additional Plants at the new structures as shown on the exhibit entitled “New Master Plan,” dated October 26, 2018, prepared by Dills Architects. A Landscape Plan shall be submitted during final site plan review. Such Landscape Plan shall be reviewed by the Planning Director for compliance with the proffer and other applicable City regulations.

### **Proffer 3:**

Parking: Proposed new parking area will be stone gravel with stone block edging and wheel stops except for the accessible spaces, which shall be in compliance with ADA requirements. A subs system similar to “gravel pave” will be used.

### **Proffer 4:**

Sign: A new sign will be added for the entrance of the new dwelling unit’s area from the existing parking area. The new sign will not be visible from the ROW, and shall be in compliance with the Zoning Ordinance.

### **Proffer 5:**

Waste removal: Each individual dwelling unit will have a trash and recycle can. These cans will be picked up weekly by a private waste removal company.

### **Proffer 6:**

Low wood fencing (48”) with a low planted screen will be at the rear sides of the new dwelling units (6), as shown on the exhibit entitled The “New Master Plan”, dated October 26, 2018, prepared by Dills Architects. Fence design will be compatible with the historic nature of the site and requirements of the easement.

### **Proffer 7:**

Open Space: Open community space provided will be in excess of 15% of the total acreage of the site. The use of the open space areas will be limited to passive recreation and gardening, and will be controlled and maintained by the Cooperative Association. No commercial harvesting of crops shall be permitted.

### **Proffer 8:**

Units: The maximum number of dwelling units shall be a total of 15 units in a combination of single-family attached and detached cooperative units.

**Proffer 9:**

Renovated Structures: The renovated structures shall be constructed as depicted on the submitted elevations of the proposed buildings and milk barn as shown on the exhibits entitled “New Master Plan” dated October 26, 2018, prepared by Dills Architects, which have been exhibited to the City Council and are on file with the Department of Planning and Community Development.

**Proffer 10:**

Building Materials: The exterior building materials and the color schemes shall be as noted and depicted on the exhibits entitled “New Master Plan” dated October 26, 2018, prepared by Dills Architects.

**Proffer 11:**

Cooperative Association: Membership in the Cooperative Association is mandatory.

**Staff Comments:**

The proposed proffers are acceptable and provide confidence that the site will be developed as depicted in terms of layout, density and architectural design.

**Comprehensive Plan Recommendations**

The Comprehensive Plan recognizes this property as being within the Suburban Area. Guiding principles have been established in the Comprehensive Plan to guard against possible threats to the stability of the Suburban Area and to provide a frame work for neighborhoods and places that are increasingly vibrant and distinctive. The Plan’s primary guiding principle for the Suburban Area is to create “Great Neighborhoods,” and to support those neighborhoods with complementary non-residential uses in such a way that working together the stability and sustainability of the Suburban Area is ensured for now and the future.

**Natural and Cultural Resources Impacts**

The site is located in the Chesapeake Bay watershed. There does not appear to be any significant natural resources associated with the site.

The site has a recorded Virginia Historic easement. The Commonwealth of Virginia Department of Historic Resources (DHR) manages the easement. The applicant has supplied a letter (on pages 17 -18 of this report) from DHR which permits and acknowledges the proposed changes to the property. The Weblin House is listed in the National Register of Historic Places, the Virginia Landmarks Register and the Virginia Beach Historical Register.

**Traffic Impacts**

Street Name	Present Volume	Present Capacity	Generated Traffic
Weblin Farm Road	No Data Available		Existing Land Use <sup>2</sup> - 31 ADT Proposed Land Use <sup>3</sup> - 111 ADT
<sup>1</sup> Average Daily Trips	<sup>2</sup> as defined by a single family dwelling and three multi-family units.	<sup>3</sup> as defined by a single-family dwelling unit and 14 multi-family units	<sup>4</sup> LOS = Level of Service

## Public Utility Impacts

### Water & Sewer

This site is currently connected to both City water and sanitary sewer service.

## School Impacts

School	Current Enrollment	Capacity	Generation <sup>1</sup>	Change <sup>2</sup>
Luxford Elementary	514	548	3	-2
Bayside Middle	672	918	2	-1
Bayside High	1,868	1,827	3	-2

<sup>1</sup>“Generation” represents the number of students that the development will add to the school.

<sup>2</sup>“change” represents the difference between the number of potential or actual students generated under the existing zoning and the number generated under the proposed zoning. The number can be positive (additional students) or negative (fewer students).





# Proposed Milk Barn Elevations



PROPOSED MILK BARN EAST ELEVATION

- NOTES:**
- 1. TRASH/RECYCLE CANS BEHIND FENCE SCREEN AND EXTERIOR MECHANICAL UNIT.
  - 2. EXISTING CONCRETE SILOS TO REMAIN.

Anina Budig  
**Weblin Properties, LLC**  
5588 Moore's Pond Road  
Virginia Beach, VA 23455  
10/26/18



# Proposed Milk Barn Elevations



PROPOSED MILK BARN NORTH ELEVATION

- NOTES:**
- 1. TRASH/RECYCLE CANS BEHIND FENCE SCREEN AND EXTERIOR MECHANICAL UNIT.
  - 2. EXISTING CONCRETE SILOS TO REMAIN.

Anina Budig  
**Webln Properties, LLC**  
5588 Moore's Pond Road  
Virginia Beach, VA 23455  
10/26/18



# Proposed Milk Barn Elevations



PROPOSED MILK BARN ELEVATION WEST ELEVATION

- NOTES:**
- 1. TRASH/RECYCLE CANS BEHIND FENCE SCREEN AND EXTERIOR MECHANICAL UNIT.
  - 2. EXISTING CONCRETE SILOS TO REMAIN.

Anina Budig  
**Webin Properties, LLC**  
5588 Moore's Pond Road  
Virginia Beach, VA 23455  
10/26/18



# Proposed Milk Barn Elevations

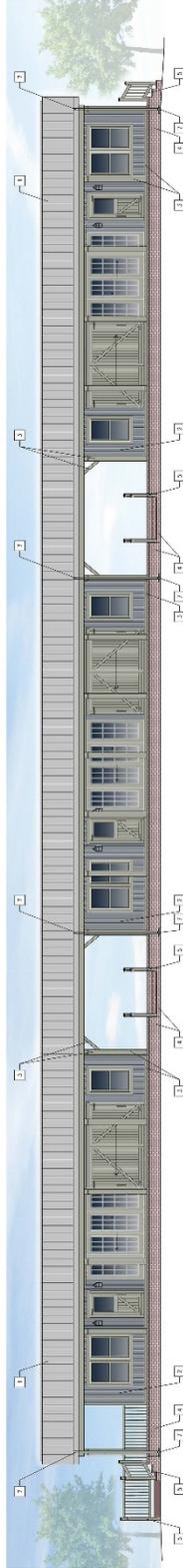


PROPOSED MILK BARN SOUTH ELEVATION

- NOTES:**
- 1. TRASH/RECYCLE CANS BEHIND FENCE SCREEN AND EXTERIOR MECHANICAL UNIT.
  - 2. EXISTING CONCRETE SILOS TO REMAIN.

Anina Budig  
**Weblin Properties, LLC**  
5588 Moore's Pond Road  
Virginia Beach, VA 23455  
10/26/18





PROPOSED SOUTH ELEVATION BUILDING 1  
 PROPOSED EAST ELEVATION BUILDING 2

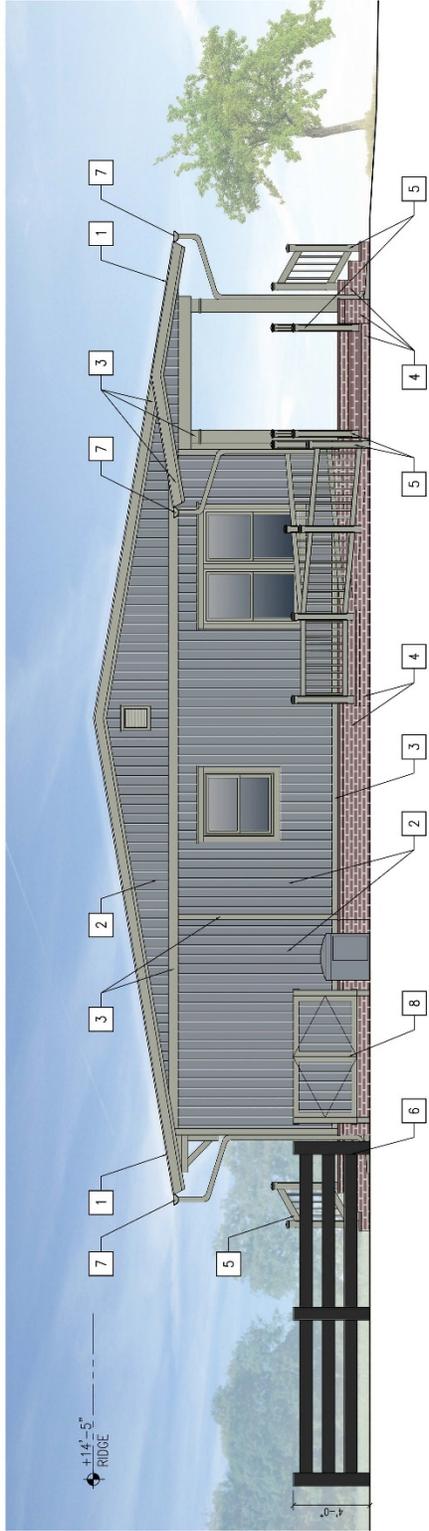
**NOTES:**

1. GALVALUM METAL ROOFING (SHOWN SILVER) TYPICAL.
2. PAINTED BOARD AND BATTEN SIDING, HARDIE BOARD SIDING (SHOWN GREY) TYPICAL.
3. PAINTED HARDIE BOARD TRIM (SHOWN BEIGE GREY) TYPICAL.
4. MODULAR BRICK (SHOWN RED), NATURAL GRAY MORTAR, GRAPEVINE JOINT, TYPICAL.
5. PAINTED WOOD RAILINGS (SHOWN BEIGE GREY) TYPICAL.
6. PAINTED WOOD FENCE (SHOWN MATTE BLACK) TYPICAL.
7. GALVALUM GUTTER/DOWNSPOUT (SHOWN SILVER) TYPICAL.
8. TRASH/RECYCLE CANS BEHIND FENCE SCREEN AND EXTERIOR MECHANICAL UNIT.

Antina Budig  
**WebbIn Properties, LLC**  
 5588 Moore's Pond Road  
 Virginia Beach, VA 23455  
 10/26/18



# Proposed New Buildings - Elevations



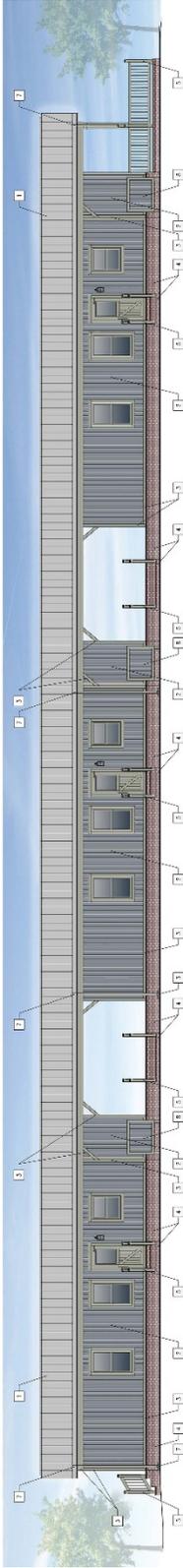
PROPOSED WEST ELEVATION BUILDING 1  
 PROPOSED SOUTH ELEVATION BUILDING 2

- NOTES:**
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  8. TRASH/RECYCLE CANS BEHIND FENCE SCREEN AND EXTERIOR MECHANICAL UNIT.

Anina Budig  
**Weblin Properties, LLC**  
 5588 Moore's Pond Road  
 Virginia Beach, VA 23455  
 10/26/18



# Proposed New Building - Elevations



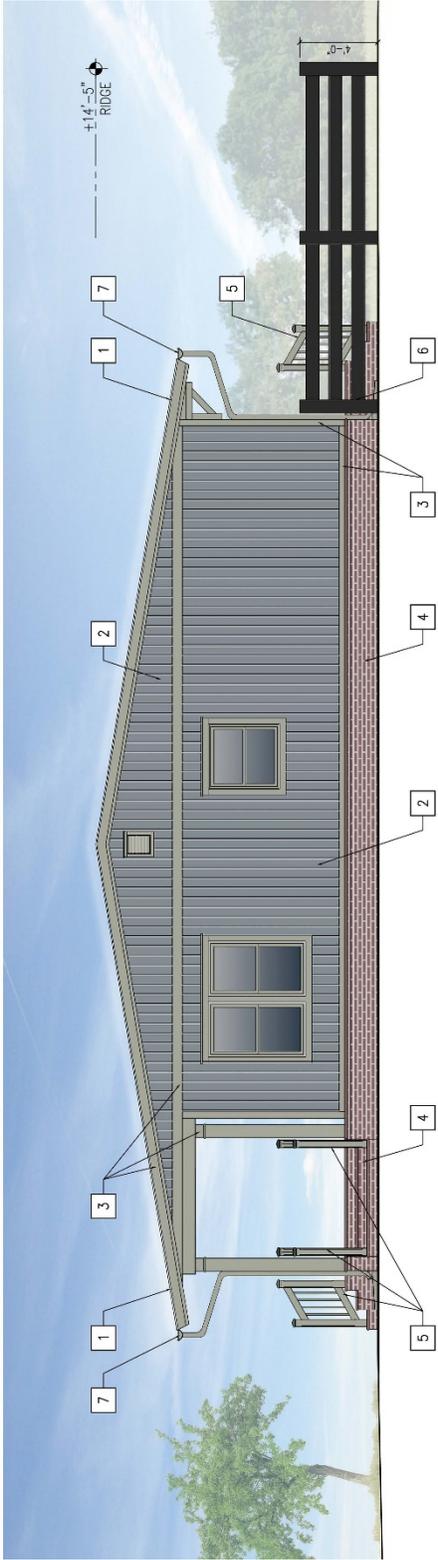
PROPOSED NORTH ELEVATION BUILDING 1  
 PROPOSED EAST ELEVATION BUILDING 2

- NOTES:**
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Anina Budig  
**Webbin Properties, LLC**  
 5588 Moore's Pond Road  
 Virginia Beach, VA 23465  
 10/26/18



# Proposed New Building - Elevations



PROPOSED EAST ELEVATION BUILDING 1  
 PROPOSED NORTH ELEVATION BUILDING 2

- NOTES:**
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Anina Budig  
**WebbIn Properties, LLC**  
 5588 Moore's Pond Road  
 Virginia Beach, VA 23455  
 10/26/18





**COMMONWEALTH of VIRGINIA**

**Department of Historic Resources**

2801 Kensington Avenue, Richmond, Virginia 23221

Molly Joseph Ward  
*Secretary of Natural Resources*

Julie V. Langan  
*Director*

Tel: (804) 367-2323  
Fax: (804) 367-2391  
[www.dhr.virginia.gov](http://www.dhr.virginia.gov)

October 1, 2018

Ms. Gian Peterson  
5588 Moore's Pond Road  
Virginia Beach, VA 23455

Re: Conceptual Review (extension): Outbuildings  
Weblin House, City of Virginia Beach  
DHR Easement File No. 134-0035\_ep

Ms. Peterson ~

On your behalf, Paige Pollard of Commonwealth Preservation Group requested an extension of the conceptual approval of proposed modifications to your property, the Weblin House, in the City of Virginia Beach. Initially issued October 25, 2016 and extended on October 25, 2017, the approval is now valid through October 1, 2019. The original letter is repeated below for clarity.

-----  
Thank you for submitting a project review request to the Department of Historic Resources (DHR) for the conceptual review of proposed modifications to your property, Weblin House, located in the City of Virginia Beach. This information was submitted on your behalf by Paige Pollard of Commonwealth Preservation Group, and received in our office on October 18, 2016.

The submittal included condition assessments of the existing outbuildings as well as schematic development drawings (undated) for the rehabilitation of the Milk Barn and the proposed two single story buildings. These two buildings are agricultural in appearance, but used for residential purposes and would replace the existing greenhouse/hoop structure, garage and shed, all of which are in poor condition.

After careful review, our office concluded that, in concept, the removal of the existing garage, greenhouse/hoop structure, and shed and their subsequent replacement with two elongated, single-story structures of an agricultural design aesthetic is consistent with the easement provisions and the *Standards for Rehabilitation*, and is, therefore, approved. Staff did determine that the existing silos

Western Region Office  
962 Kime Lane  
Salem, VA 24153  
Tel: (540) 387-5443  
Fax: (540) 387-5446

Northern Region Office  
5357 Main Street  
PO Box 519  
Stephens City, VA 22655  
Tel: (540) 868-7029  
Fax: (540) 868-7033

Eastern Region Office  
2801 Kensington Avenue  
Richmond, VA 23221  
Tel: (804) 367-2323  
Fax: (804) 367-2391

# Historic Easement Letter

contribute to the overall character of the property and notes that these structures should be stabilized and retained as part of the proposed project scope.

This approval is valid for a year from the date of this letter. Please submit more developed construction documents, including any proposed ground disturbance, as they become available. We look forward to working with you on this project.

Sincerely,  
  
Megan Melinat  
Easement Program Architect  
Office of Preservation Incentives  
(804) 482-6455  
[Megan.melinat@dhr.virginia.gov](mailto:Megan.melinat@dhr.virginia.gov)

C: Paige Pollard, Commonwealth Preservation Group

Western Region Office  
962 Kime Lane  
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Fax: (540) 387-5446

Northern Region Office  
5357 Main Street  
PO Box 519  
Stephens City, VA 22655  
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Fax: (540) 868-7033

Eastern Region Office  
2801 Kensington Avenue  
Richmond, VA 23221  
Tel: (804) 367-2323  
Fax: (804) 367-2391

Site Photos



Site Photos



## Site Photos





**APPLICANT'S NAME** Anina Budig

**DISCLOSURE STATEMENT FORM**

The completion and submission of this form is required for all applications that pertain to City real estate matters or to the development and/or use of property in the City of Virginia Beach requiring action by the City Council or a board, commission, or other body appointed by the City Council. Such applications and matters include, but are not limited to, the following:

Acquisition of Property by City	Disposition of City Property	Modification of Conditions or Proffers
Alternative Compliance, Special Exception for	Economic Development Investment Program (EDIP)	Nonconforming Use Changes
Board of Zoning Appeals	Encroachment Request	Rezoning
Certificate of Appropriateness (Historic Review Board)	Floodplain Variance	Street Closure
Chesapeake Bay Preservation Area Board	Franchise Agreement	Subdivision Variance
Conditional Use Permit	Lease of City Property	Wetlands Board
	License Agreement	

**The disclosures contained in this form are necessary to inform public officials who may vote on the application as to whether they have a conflict of interest under Virginia law.**

**SECTION 1 / APPLICANT DISCLOSURE**

FOR CITY USE ONLY / All disclosures must be updated two (2) weeks prior to any Planning Commission and City Council meeting that pertains to the application(s).			
<input type="checkbox"/>	APPLICANT NOTIFIED OF HEARING	DATE:	
<input type="checkbox"/>	NO CHANGES AS OF	DATE:	
<input type="checkbox"/>	REVISIONS SUBMITTED	DATE:	



- Check here if the **APPLICANT IS NOT** a corporation, partnership, firm, business, or other unincorporated organization.
- Check here if the **APPLICANT IS** a corporation, partnership, firm, business, or other unincorporated organization.

(A) List the Applicant's name: \_\_\_\_\_  
 If an LLC, list all member's names:

If a CORPORATION, list the the names of all officers, directors, members, trustees, etc. below: *(Attach list if necessary)*

(B) List the businesses that have a parent-subsiary <sup>1</sup> or affiliated business entity <sup>2</sup> relationship with the Applicant: *(Attach list if necessary)*

See next page for information pertaining to footnotes <sup>1</sup> and <sup>2</sup>



**SECTION 2 / PROPERTY OWNER DISCLOSURE**

*Complete Section 2 only if property owner is different from Applicant.*

- Check here if the **PROPERTY OWNER IS NOT** a corporation, partnership, firm, business, or other unincorporated organization.
- Check here if the **PROPERTY OWNER IS** a corporation, partnership, firm, business, or other unincorporated organization, **AND THEN**, complete the following.

(A) List the Property Owner's name: Weblin Properties, LLC  
 If an LLC, list the member's names: Anina Budig, sole owner



If a Corporation, list the names of all officers, directors, members, trustees, etc. below: *(Attach list if necessary)*

- (B) List the businesses that have a parent-subsiary<sup>1</sup> or affiliated business entity<sup>2</sup> relationship with the Property Owner: *(Attach list if necessary)*

<sup>1</sup> "Parent-subsiary 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.

<sup>2</sup> "Affiliated business entity relationship" means "a relationship, other than parent-subsiary 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.



**SECTION 3. SERVICES DISCLOSURE**

Are any of the following services being provided in connection with the subject of the application or any business operating or to be operated on the Property. If the answer to any item is YES, please identify the firm or individual providing the service: IF THE OWNER AND APPLICANT ARE DIFFERENT, EACH MUST COMPLETE THE SECTION SEPERATELY



**APPLICANT**

YES	NO	SERVICE	PROVIDER (use additional sheets if needed)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Accounting and/or preparer of your tax return	Here For You Accounting; Moss Financial
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architect / Landscape Architect / Land Planner	Dills Architects
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contract Purchaser (if other than the Applicant) - identify purchaser and purchaser's service providers	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Any other pending or proposed purchaser of the subject property (identify purchaser(s) and purchaser's service providers)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction Contractors	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineers / Surveyors/ Agents	WPL
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Financing (include current mortgage holders and lenders selected or being considered to provide financing for acquisition or construction of the property)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legal Services	Ruloff, Swain, Hadded, Morecock, *
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Real Estate Brokers / Agents/Realtors for current and anticipated future sales of the subject property	*Talbert & Woodward, PC; Wolcott Rivers Gates

**SECTION 4. KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE**

YES  NO 
 Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action?

If yes, what is the name of the official or employee and what is the nature of the interest?

# Disclosure Statement



**CERTIFICATION:**

I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.

I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the Planning Commission, Council, VBDA meeting, or meeting of any public body or committee in connection with this Application.

	ANINA BUDIG	8/29/18
APPLICANT'S SIGNATURE	PRINT NAME	DATE



**OWNER**

YES	NO	SERVICE	PROVIDER (use additional sheets if needed)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Accounting and/or preparer of your tax return	Here For You Accounting; Moss Financial
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Architect / Landscape Architect / Land Planner	Dills Architects
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Contract Purchaser (if other than the Applicant) - identify purchaser and purchaser's service providers	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Any other pending or proposed purchaser of the subject property (identify purchaser(s) and purchaser's service providers)	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Construction Contractors	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Engineers / Surveyors/ Agents	WPL
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Financing (include current mortgage holders and lenders selected or being considered to provide financing for acquisition or construction of the property)	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Legal Services	Ruloff, Swain, Hadded, Morecock, *
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Real Estate Brokers / Agents/Realtors for current and anticipated future sales of the subject property	*Talbert & Woodward, PC; Wolcott Rivers Gates



**SECTION 4. KNOWN INTEREST BY PUBLIC OFFICIAL OR EMPLOYEE**

YES	NO	Does an official or employee of the City of Virginia Beach have an interest in the subject land or any proposed development contingent on the subject public action?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	

If yes, what is the name of the official or employee and what is the nature of the interest?

# Disclosure Statement



<b>CERTIFICATION:</b> I certify that all of the information contained in this Disclosure Statement Form is complete, true, and accurate.  I understand that, upon receipt of notification that the application has been scheduled for public hearing, I am responsible for updating the information provided herein two weeks prior to the Planning Commission, Council, VBDA meeting, or meeting of any public body or committee in connection with this Application.		
Weblyn Properties, LLC		
	ANINA BUDIG	10/15/18
PROPERTY OWNER'S SIGNATURE	PRINT NAME	DATE

## Next Steps

- Upon receiving a recommendation from Planning Commission, this request will be scheduled for a City Council public hearing. Staff will inform the applicant and/or their representative of the date of the hearing in the upcoming days.
- Following City Council's decision, the applicant will receive a decision letter from Staff.
- Once the conditions of approval are in place and/or completed, the applicant must contact the Zoning Division of the Planning Department to obtain verification that the conditions have been met. Contact the Zoning Division at 757-385-8074.
- If the request requires land disturbance and/or a subdivision of property, please contact the Development Services Center (DSC) to discuss next steps for site plan/plat review. Contact the DSC at 757-385-4621 or the Development Liaison Team at 757-385-8610.
- Please note that 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 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.