Local Roots, Global Reach
ISLE OF WIGHT
COUNTY, VIRGINIA
DEPARTMENT OF PLANNING AND ZONING

APPLICATION FOR REZONING/CONDITIONAL ZONING AMENDMENT

This application should be used to petition for a change to the Official Zoning Map or for an amendment of zoning conditions. The following application requirements are consistent with the procedures set forth in Section 1-1015, *Amendments*, of the Isle of Wight County Zoning Ordinance, as amended.

A. APPLICATION FOR (CHECK ALL THAT APPLY):

[ ] Rezoning

[X] Conditional Rezoning (Are voluntary proffered conditions attached?): X Yes ____ No

Request to change the subject property(s) from the GC & RAC to the PD-MX zoning district.

Proposed Use or Activity: Mixed Use Residential Development

[ ] Amendment to Conditional Zoning

Request to change conditional zoning as follows (Attach current and proposed conditions): ____

B. PROJECT DESCRIPTION:

Project Name: Pitt & Lippe

Property Address (if any): ____

Election District: Newport District Legal Reference: ____

Deed Book# ____ Page# ____

Comprehensive Plan Designation: Suburban Residential, Suburban Estate

The rezoning will apply to 114.59 acres out of 118.01 total acres

Tax Parcel Identification # 34-01-003A1 Number of Acres to be Rezoned: 3.2

Requesting Zoning District Change from: GC to PD-MX

Tax Parcel Identification # 34-01-077 Number of Acres to be Rezoned: 33.67

Requesting Zoning District Change from: RAC to PD-MX

Tax Parcel Identification # 34-01-077D Number of Acres to be Rezoned: 77.72

Requesting Zoning District Change from: RAC to PD-MX

Proposed Utilities (check all that apply): Public Water ✓ Private Well ____

Public Sewer ✓ Private Septic ____

C. **APPLICATION INFORMATION:**

Applicant(s) Name(s): East West Partners of Virginia, Incorporated

Address: 5131 River Club Drive, Suite 210

City, State, Zip Code: Suffolk, VA 23435

Phone No.: 757-638-9100 Email: aaronm@eastwestr.com Fax No.: 757-335-7583

Property Owner(s) Name(s): Eagle Harbor LLC

Address: 5131 River Club Drive, Suite 210

City, State, Zip Code: Suffolk, VA 23435

Phone No.: 757-638-9100 Email: aaronm@eastwestr.com Fax No.: 757-335-7583

Applicants/Owners Affidavit (including compliance with all deed restrictions and covenants)

This application must be signed by the owner(s) of the subject property or must have attached written evidence of the owner's consent, which may be in the form of a binding contract of sale with the owner's signature or a letter signed by the owner(s), containing written authorization to act with full authority on the owner(s) behalf in filing this rezoning application. Signing this application shall certify the owner's compliance with all deed restrictions and covenants, and shall constitute the granting of authority of the County to enter onto the property for the purpose of conducting site analyses and compliance with Federal, State and County regulations.

Applicant: Aaron Millikin
Printed or Typed Name

Applicant: _____ Date: 8-24-18
Signature

County of Isle of Wight, Commonwealth of Virginia

Subscribed and sworn to before me Jenifer DeStasio
A Notary Public in and for the County of Isle of Wight,
Commonwealth of Virginia, this 24 day of AUGUST, 2018

Jennifer DeStasio
Notary Public

My Commission Expires 4-30-21

Owner: _____
Printed or Typed Name

Owner: _____ Date: _____
Signature

JENNIFER DESTASIO
Notary Public
Commonwealth of Virginia
Registration No. 367225
My Commission Expires Apr 30, 2021

County of Isle of Wight, Commonwealth of Virginia

Subscribed and sworn to before me _____,
A Notary Public in and for the County of Isle of Wight,
Commonwealth of Virginia, this __day of _____, 20__

_____
Notary Public

My Commission Expires_____

Owner: Branch P. Lawson
Printed or Typed Name

Owner: _____ Date: 8/24/18
Signature

County of Isle of Wight, Commonwealth of Virginia

Subscribed and sworn to before me Jenifer DeStasio
A Notary Public in and for the County of Isle of Wight,
Commonwealth of Virginia, this 24 day of AUGUST, 2018

Jennifer DeStasio
Notary Public

My Commission Expires 4-30-21

Owner: _____
Printed or Typed Name

Owner: _____ Date: _____
Signature

JENNIFER DESTASIO
Notary Public
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Registration No. 367225
My Commission Expires Apr 30, 2021

County of Isle of Wight, Commonwealth of Virginia

Subscribed and sworn to before me _____,
A Notary Public in and for the County of Isle of Wight,
Commonwealth of Virginia, this __day of _____, 20__

_____
Notary Public

My Commission Expires_____

C. **APPLICATION INFORMATION:**

Applicant(s) Name(s): East West Partners of Virginia, Incorporated

Address: 5131 River Club Drive, Suite 210

City, State, Zip Code: Suffolk, VA 23435

Phone No.: 757-638-9100 Email: aaronm@eastwestr.com Fax No.: 757-335-7583

Property Owner(s) Name(s): EHZ LLC

Address: 5131 River Club Drive

City, State, Zip Code: Suffolk, VA 23435

Phone No.: 757-638-9100 Email: aaronm@eastwestr.com Fax No.: 757-335-7583

Applicants/Owners Affidavit (including compliance with all deed restrictions and covenants)

This application must be signed by the owner(s) of the subject property or must have attached written evidence of the owner's consent, which may be in the form of a binding contract of sale with the owner's signature or a letter signed by the owner(s), containing written authorization to act with full authority on the owner(s) behalf in filing this rezoning application. Signing this application shall certify the owner's compliance with all deed restrictions and covenants, and shall constitute the granting of authority of the County to enter onto the property for the purpose of conducting site analyses and compliance with Federal, State and County regulations.

Applicant: Aaron Millikin
Printed or Typed Name

Applicant: [signature] Date: 8-24-18
Signature

County of Isle of Wight, Commonwealth of Virginia

Subscribed and sworn to before me Jennifer DeStasio
A Notary Public in and for the County of Isle of Wight,
Commonwealth of Virginia, this 24 day of AUGUST, 2018

Jennifer DeStasio
Notary Public

My Commission Expires 4-30-21

Owner: _____
Printed or Typed Name

Owner: _____ Date: _____
Signature

JENNIFER DESTASIO
Notary Public
Commonwealth of Virginia
Registration No. 367225
My Commission Expires Apr 30, 2021

County of Isle of Wight, Commonwealth of Virginia

Subscribed and sworn to before me _____,
A Notary Public in and for the County of Isle of Wight,
Commonwealth of Virginia, this __day of _____, 20__

Notary Public

My Commission Expires_____

Owner: Branch P. Lawson
Printed or Typed Name

Owner: [signature] Date: 8/24/18
Signature

County of Isle of Wight, Commonwealth of Virginia

Subscribed and sworn to before me Jennifer DeStasio
A Notary Public in and for the County of Isle of Wight,
Commonwealth of Virginia, this 24 day of AUGUST, 2018

Jennifer DeStasio
Notary Public

My Commission Expires 4-30-21

Owner: _____
Printed or Typed Name

Owner: _____ Date: _____
Signature

JENNIFER DESTASIO
Notary Public
Commonwealth of Virginia
Registration No. 367225
My Commission Expires Apr 30, 2021

County of Isle of Wight, Commonwealth of Virginia

Subscribed and sworn to before me _____,
A Notary Public in and for the County of Isle of Wight,
Commonwealth of Virginia, this __day of _____, 20__

Notary Public

My Commission Expires_____

C. **APPLICATION INFORMATION:**

Applicant(s) Name(s): East West Partners of Virginia, Incorporated

Address: 5131 River Club Drive, Suite 210

City, State, Zip Code: Suffolk, VA 23435

Phone No.: 757-638-9100 Email: aaronm@eastwestrcom Fax No.: 757-335-7583

Property Owner(s) Name(s): Monica Ann Lippe & Helene Karin Lippe

Address: 110 Pinehurst Drive

City, State, Zip Code: Washington, NJ 07882

Phone No.: 908-892-8025 Email: monical@att.net Fax No.:

Applicants/Owners Affidavit (including compliance with all deed restrictions and covenants)

This application must be signed by the owner(s) of the subject property or must have attached written evidence of the owner's consent, which may be in the form of a binding contract of sale with the owner's signature or a letter signed by the owner(s), containing written authorization to act with full authority on the owner(s) behalf in filing this rezoning application. Signing this application shall certify the owner's compliance with all deed restrictions and covenants, and shall constitute the granting of authority of the County to enter onto the property for the purpose of conducting site analyses and compliance with Federal, State and County regulations.

Applicant: Aaron Millikin
Printed or Typed Name

Applicant: [signature] Date: 8-24-18
Signature

County of Isle of Wight, Commonwealth of Virginia

Subscribed and sworn to before me Jennifer DeStasio, A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia, this 24 day of AUGUST, 2018

[signature]
Notary Public

My Commission Expires 4-30-21

Owner: _____
Printed or Typed Name

Owner: _____ Date: _____
Signature

JENNIFER DESTASIO
Notary Public
Commonwealth of Virginia
Registration No. 367225
My Commission Expires Apr 30, 2021

County of Isle of Wight, Commonwealth of Virginia

Subscribed and sworn to before me _____, A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia, this __day of _____, 20__

_____
Notary Public

My Commission Expires_____

Owner: Monica Ann Lippe
Printed or Typed Name

Owner: [signature] Date: 8/28/18
Signature

County of Isle of Wight, Commonwealth of Virginia

Subscribed and sworn to before me Catherine McConnell, A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia, this 28 day of August, 2018

CATHERINE McCONNELL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/22/2022

[signature]
Notary Public

My Commission Expires 9/22/22

Owner: Helene Karin Lippe
Printed or Typed Name

Owner: [signature] Date: 8/30/18
Signature

~~County of Isle of Wight, Commonwealth of Virginia~~ Howard County State of Maryland

Subscribed and sworn to before me Patricia F. Tulskie, A Notary Public in and for the ~~County of Isle of Wight, Commonwealth of Virginia~~ Howard County State of Maryland, this 30 day of August, 2018

PATRICIA F. TULSKIE
Notary Public
Howard County
Maryland
My Commission Expires Aug. 20, 2022

[signature]
Notary Public

My Commission Expires 08/20/2022

Local Roots, Global Reach

ISLE OF WIGHT COUNTY, VIRGINIA

DEPARTMENT OF PLANNING AND ZONING

SUBMITTAL CHECKLIST FOR REZONING/CONDITIONAL ZONING AMENDMENT APPLICATIONS

In conjunction with Section 1-1015, *Amendments*, of the Isle of Wight County Zoning Ordinance, as amended, the following information shall be submitted for a Rezoning/Conditional Zoning Amendment Application. Please note that it is the applicant's responsibility to ensure that the application is in compliance with all Federal, State and County regulations.

No application for a rezoning shall be certified as complete unless the following information is provided:

1. Fifteen (15) copies of the original, executed application and one (1) original executed application. Both the applicant(s) and the property owner(s) must have their signature(s) notarized on page No. 2 of the application.

2. The appropriate fees have been submitted with the application. Checks should be made payable to: Treasurer, Isle of Wight County.

3. Fifteen (15) copies of a statement of the reasons for seeking such amendment, and if applicable, a statement of proffered conditions.

   - Any applicant proposing a conditional rezoning under the provisions of Section 1-1016, *Conditional Zoning*, of the Isle of Wight County Zoning Ordinance shall submit fifteen (15) copies of the signed proffer statement and one (1) original signed proffer statement. Proffered conditions shall be signed by the owner(s) of the property.

4. Fifteen (15) copies) of a narrative description of the property which shall include the Tax Parcel Identification Number.

5. One (1) copy of the most recent deed of the property to be rezoned.

6. For residential subdivisions of five (5) or more lots, planned development, commercial, industrial, or miscellaneous rezoning/conditional zoning amendment applications, a concept plan of the property to be rezoned shall be submitted by the applicant. Such document shall be drawn to scale and shall include the following information:
   - A vicinity map at a scale of no less than one (1) inch equals two thousand (2,000) feet
   - Title of drawing
   - Date of drawing
   - Existing wood line
   - North arrow
   - Scale bar
   - Current zoning of parcel(s) to be rezoned, including tax map number(s) and owner(s)
   - Current zoning of adjacent parcel(s), including tax map number(s) and owner(s)
   - Street names including route number and width(s) of the right-of-way(s)
   - Fifteen (15) full size copies, with one (1) reduced 11 inch X 17 inch copy shall be submitted
   - Please note that additional information on the site layout may be requested by the Zoning Administrator during the review process in order to more effectively review the application and prepare the staff reports for the Planning Commission and Board of Supervisors.

7. Fifteen (15) copies of such supplemental material as may be necessitated by the proposal itself or the district in which located or proposed to be located, and in accordance with Section 5-5000, *Supplementary Use Regulations,* of the Isle of Wight County Zoning Ordinance.

8. For residential subdivisions of five (5) or more lots, planned development, commercial, industrial, or miscellaneous rezoning/conditional zoning amendment applications, a Community Impact Statement is required in accordance with Section 1-1015.F, *Community Impact Statement,* of the Isle of Wight County Zoning Ordinance as amended on January 6, 2011. Please refer to Section 1-1015.F for detailed requirements of the Community Impact Statement. Fifteen (15) copies of the Community Impact Statement are required and shall include the following:

   Adequacy of Existing Public Facilities and Services

   Additional On-site and Off-site Public Facilities and Services

   Traffic Impact Analysis for projects exceeding 200 ADT, or when requested by the Zoning Administrator

   Fiscal Impact Analysis, if the project includes residential dwellings (optional for projects without a residential component)

9. Fifteen (15) copies of a Water Quality Impact Assessment shall be required for any rezoning in the Chesapeake Bay Preservation Area which:

   will disturb any portion of the 100-foot buffer area of a Resource Protection Area (RPA), or any component identified in Section 3000.B.1 of the Chesapeake Bay Preservation Area Ordinance;

   contains ten (10) acres or more for any use, other than a development of single family detached residential lots;

   contains twenty-five (25) acres or more for the development of single family detached residential lots; or,

   any other development that may warrant such assessment due to the unique characteristics of the site or intensity of the proposed use or development, as may be required by the Zoning Administrator.

10. For Planned Development, fifteen (15) copies of the required supplemental information shall be submitted in accordance with Section 4-14005, *Submission Requirements,* of the Isle of Wight County Zoning Ordinance. Please refer to Section 4-14005 for a detailed list of the submission requirements.

11. All real estate taxes must be paid and current at the time of submittal; otherwise, the submittal will be refused at the counter. Proof of the most recent tax payment to the County must accompany the application.

I, the undersigned, certify that this application is complete, accurate and contains all required and requested information, documents and other submittals, and that all statements made herein are, to the best of my knowledge, true and correct. I further certify that I have exercised due diligence to obtain the most recent, complete and correct information available. I understand that any section not completed in its entirety may delay processing of this application and the date of the Planning Commission public hearing and that the submittal of a complete application does not guarantee the application will be placed on the next available Planning Commission agenda.

Aaron Milliken — 1-22-19

Printed or Typed Name — Date

Signature or Typed Name

Revised August 13, 2014

COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Eagle Harbor LLC

Address 5131 River Club Drive, Suite 210
Street

Suffolk VA 23435
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
Tax Parcel 34-01-003A1	Tract 11 Eagle Harbor

OTHER OWNERS OF AFFECTED REAL ESTATE
(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address

Does any member of the Isle of Wight County Planning Commission or governing body have any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust, or whether a member of the immediate household of any member of the Planning Commission or governing body has any such interest? Yes No

If yes, names of members:

I do solemnly swear that the foregoing statement(s) and attachments(s), if any, are complete, correct and true.

Applicant: Branch P. Lawson
Printed or Typed Name

Applicant: [signature]
Signature

Date: 8/24/18

Commonwealth of Virginia
County of Isle of Wight

Subscribed and sworn to before me Jennifer DeStasio,
A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia, this 24 day of AUGUST, 20 18.

[signature]
Notary Public

My Commission Expires 4-30-21

JENNIFER DESTASIO
Notary Public
Commonwealth of Virginia
Registration No. 367225
My Commission Expires Apr 30, 2021

Revised August 13, 2014

COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant EHZ LLC

Address 5131 River Club Drive
Street

Suffolk VA 23435
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
Tax Parcel 34-01-077	Former Pitt parcel

OTHER OWNERS OF AFFECTED REAL ESTATE

(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address

Does any member of the Isle of Wight County Planning Commission or governing body have any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust, or whether a member of the immediate household of any member of the Planning Commission or governing body has any such interest? Yes (No)

If yes, names of members:

I do solemnly swear that the foregoing statement(s) and attachments(s), if any, are complete, correct and true.

Applicant: Branch P. Lawson (Printed or Typed Name) Applicant: [signature] (Signature) Date: 8/24/18

Commonwealth of Virginia
County of Isle of Wight

Subscribed and sworn to before me Jennifer DeStasio,
A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia, this 24 day of AUGUST, 2018.

[signature]
Notary Public

My Commission Expires 4-30-21

JENNIFER DESTASIO
Notary Public
Commonwealth of Virginia
Registration No. 367225
My Commission Expires Apr 30, 2021

Revised August 13, 2014

COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Monica Ann Lippe

Address 110 Pinehurst Drive
Street

Washington NJ 07882
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
Tax Map 34-01-077D	Lippe property

OTHER OWNERS OF AFFECTED REAL ESTATE

(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address
Helene Karin Lippe	110 Pinehurst Drive, Washington, NJ 07882

Does any member of the Isle of Wight County Planning Commission or governing body have any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust, or whether a member of the immediate household of any member of the Planning Commission or governing body has any such interest? Yes No

If yes, names of members:

I do solemnly swear that the foregoing statement(s) and attachment(s), if any, are complete, correct and true.

Applicant: Monica Ann Lippe (Printed or Typed Name) Applicant: [signature] (Signature) Date: 8/28/18

Commonwealth of Virginia
County of Isle of Wight

Subscribed and sworn to before me Catherine McConnell,
A Notary Public in and for the County of Isle of Wight, Commonwealth of Virginia, this 28 day of Aug, 2018.

[signature]
Notary Public

My Commission Expires 9/22/22

CATHERINE McCONNELL
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 9/22/2022

Revised August 13, 2014

COUNTY OF ISLE OF WIGHT
DISCLOSURE OF REAL ESTATE HOLDINGS

Applicant Helene Karin Lippe

Address 110 Pinehurst Drive
Street

Washington NJ 07882
City State Zip

REAL ESTATE HOLDINGS TO BE AFFECTED

Location or Address	Description
Tax parcel 34-01-0770	Lippe farm

OTHER OWNERS OF AFFECTED REAL ESTATE

(Not Required for Corporation whose stock is traded on a national or local stock exchange or having more than 500 shareholders.)

Name of Individuals Corporation/Partnership Business Association	Address
Monica Ann Lippe	110 Pinehurst Drive, Washington, NJ 07882

Does any member of the Isle of Wight County Planning Commission or governing body have any interest in such property, either individually, by ownership of stock in a corporation owning such land, partnership, as the beneficiary of a trust, or the settlor of a revocable trust, or whether a member of the immediate household of any member of the Planning Commission or governing body has any such interest? Yes (No)

If yes, names of members:

I do solemnly swear that the foregoing statement(s) and attachments(s), if any, are complete, correct and true.

Applicant: Helene Karin Lippe (Printed or Typed Name) Applicant: Helene Karin Lippe (Signature) Date: 8/30/18

Commonwealth of ~~Virginia~~ Maryland
County of ~~Isle of Wight~~ Howard

Subscribed and sworn to before me Patricia F. Tulskie,
A Notary Public in and for the ~~County of Isle of Wight, Commonwealth~~ County of Howard
of ~~Virginia,~~ Maryland this 30 day of August, 20 18.

Notary Public

My Commission Expires 08/20/2022

PATRICIA F. TULSKIE
Notary Public
Howard County
Maryland
My Commission Expires Aug. 20, 2022

EAST WEST PARTNERS OF VIRGINIA, INCORPORATED
14700 VILLAGE SQUARE PLACE
MIDLOTHIAN, VIRGINIA 23112

August 24, 2018

To whom it may concern:

The undersigned hereby confirms that Aaron Millikin is authorized to act on behalf of East West Partners of Virginia, Incorporated in connection with the attached application for rezoning certain parcels in Isle of Wight County, Virginia

Witness the following signature pursuant to due authority.

East West Partners of Virginia,
Incorporated

By: _____
Kathryn H. Pearson
Vice President

EAGLE HARBOR, L.L.C.
14700 VILLAGE SQUARE PLACE
MIDLOTHIAN, VIRGINIA 23112

August 24, 2018

To whom it may concern:

The undersigned hereby confirms that Branch P. Lawson is authorized to act on behalf of Eagle Harbor, L.L.C. in connection with the attached application for rezoning certain parcels including a 6.62-acre parcel known as Tract 11 in the Eagle Harbor subdivision and owned by Eagle Harbor, L.L.C.

Witness the following signature pursuant to due authority.

Eagle Harbor, L.L.C., by Eagle Harbor
Management Corporation,
Its Manager

By: _____
Kathryn H. Pearson
Vice President

EH2, L.L.C.
14700 VILLAGE SQUARE PLACE
MIDLOTHIAN, VIRGINIA 23112

August 24, 2018

To whom it may concern:

The undersigned hereby confirms that Branch P. Lawson is authorized to act on behalf of EH2, L.L.C. in connection with the attached application for rezoning certain parcels including the parcel known as the "Pitt Parcel" and owned by EH2, L.L.C.

Witness the following signature pursuant to due authority.

EH2, L.L.C., by EWP Entity
Management Corporation,
Its Manager

By: _____
Kathryn H. Pearson
Senior Vice President