



City of Virginia Beach

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AGRICULTURAL ADVISORY COMMISSION
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MUNICIPAL CENTER
BUILDING 14
2449 PRINCESS ANNE ROAD
VIRGINIA BEACH, VIRGINIA 23466

October 10, 2023

Mr. George Alcaraz, Chair
Members of Virginia Beach Planning Commission

Subject: Conditional Rezoning Application in Transition Area – Sawyer Farm (Portions of 2737 Princess Anne Road and adjacent parcel) to be heard by Planning Commission on October 11, 2023.

Dear Members of Virginia Beach Planning Commission,

The Agricultural Advisory Commission voted unanimously to oppose the proposed plan by Franklin Johnston Group to change zoning from AG-1 to A-18 on the property (Sawyer Farm) that lies within the ITA and the AICUZ at the quarterly meeting that was held on October 9, 2023. Based on information provided, we strongly oppose the conditional rezoning application for the following reasons:

- First and foremost, the property is below the Greenline which was created to promote agricultural uses according to city policy and to limit development that would strain stormwater management along with other infrastructure services.
- The plan to “transfer” the density rights to increase development units from the half of the property within the ITA to the half of the property not within the ITA, should not be allowed since residential density transfers are prohibited to our knowledge in all city policies. Transferring rights within the ITA to other portions of this property, or from other projects would not be a precedent the city would want to set.
- The amount of density proposed is far more than the requested 18 units per acre with A-18 zoning and exceeds recommendations for this area.
- Portions of this property are in an AICUZ area designated as 65-70 dB DNL, which limits residential usage. It is being requested for the entire property to be rezoned A-18 which violates the BRAC agreement the city has with the Department of Defense.
- This plan also has no open space and the Transition Area Guidelines and Princess Anne Corridor Study (PAC) both require this.
- This plan is being presented as Phase 2 of an original development plan from 2014 that involved another property. The stormwater drainage requirements from 2014 to 2023 have drastically changed to address critical flooding and stormwater mitigation. We have

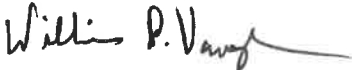
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concerns of the proposed project using the drainage system from the 2014 project because of the capacity and change in regulations. We also feel developing this land without stormwater management onsite will severely impact the Southern Watershed.

Ignoring these important considerations such as the Greenline, ITA, AICUZ, density restrictions, questionable transfer of develop rights, and storm water management, sets dangerous precedents for our city. We have major concerns about unintended consequences and impacts of this project. For these reasons, we strongly oppose and urge you to deny this application.

Respectfully,



William "Billy" Vaughan
Acting Chair

wv/jd

c: The Honorable Mayor Robert M. Dyer
Members of City Council
Patrick A. Duhaney, City Manager
David E. Trimmer, Director, Department of Agriculture
Amanda Barnes, City Clerk