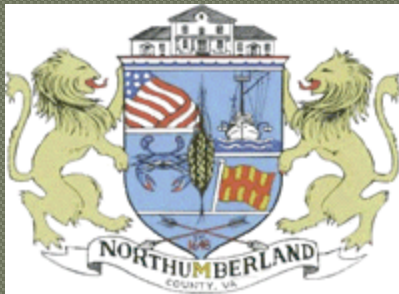


Bluff Point Planned Unit Development



Board of Supervisors
Working Session
October 4, 2010

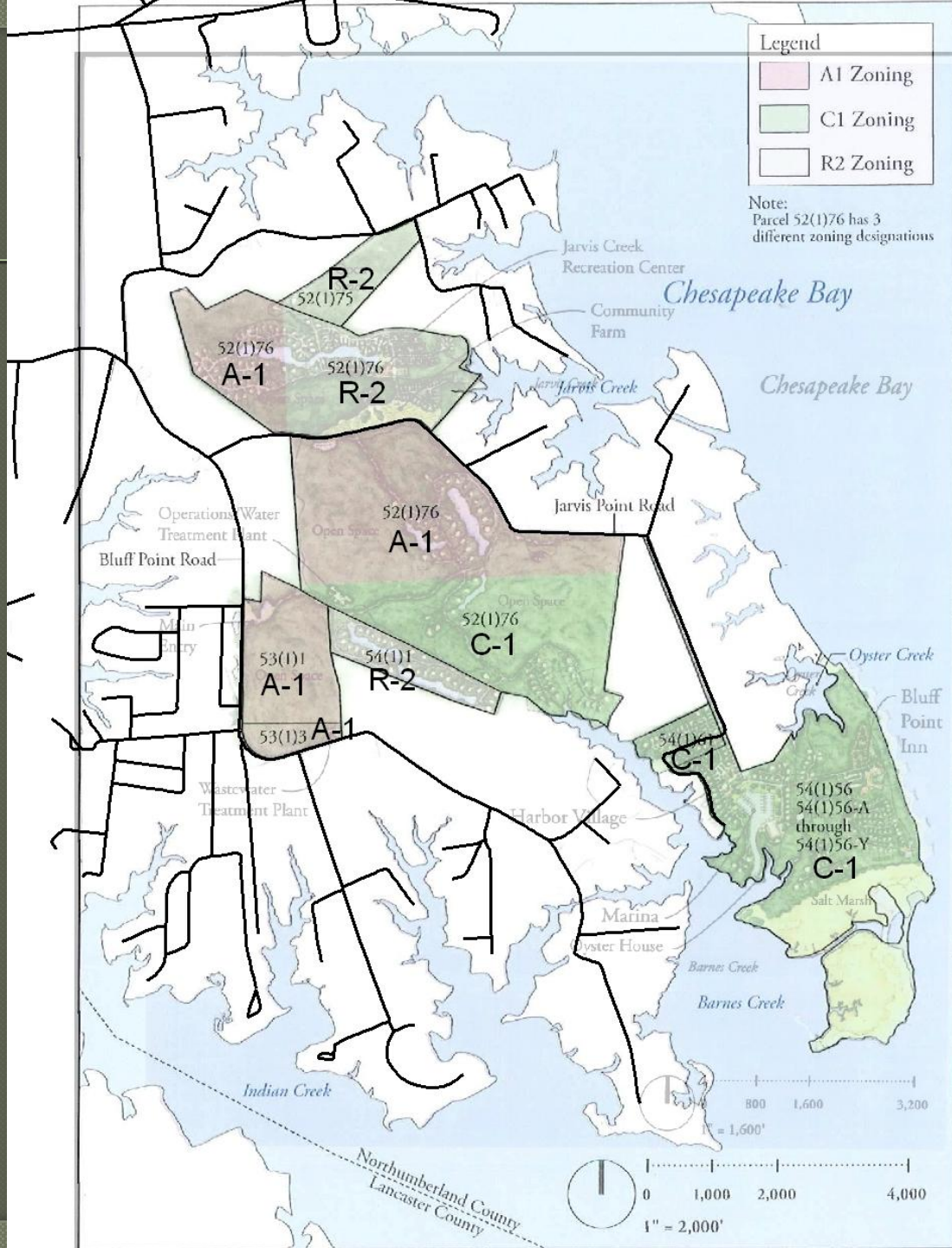
Existing Conditions:

- ◎ Multiple Zoning Classifications:
 - Conservation (C-1)
 - Agricultural (A-1)
 - Residential Waterfront (R-2)

Legend

- A1 Zoning
- C1 Zoning
- R2 Zoning

Note:
Parcel 52(1)76 has 3
different zoning designations



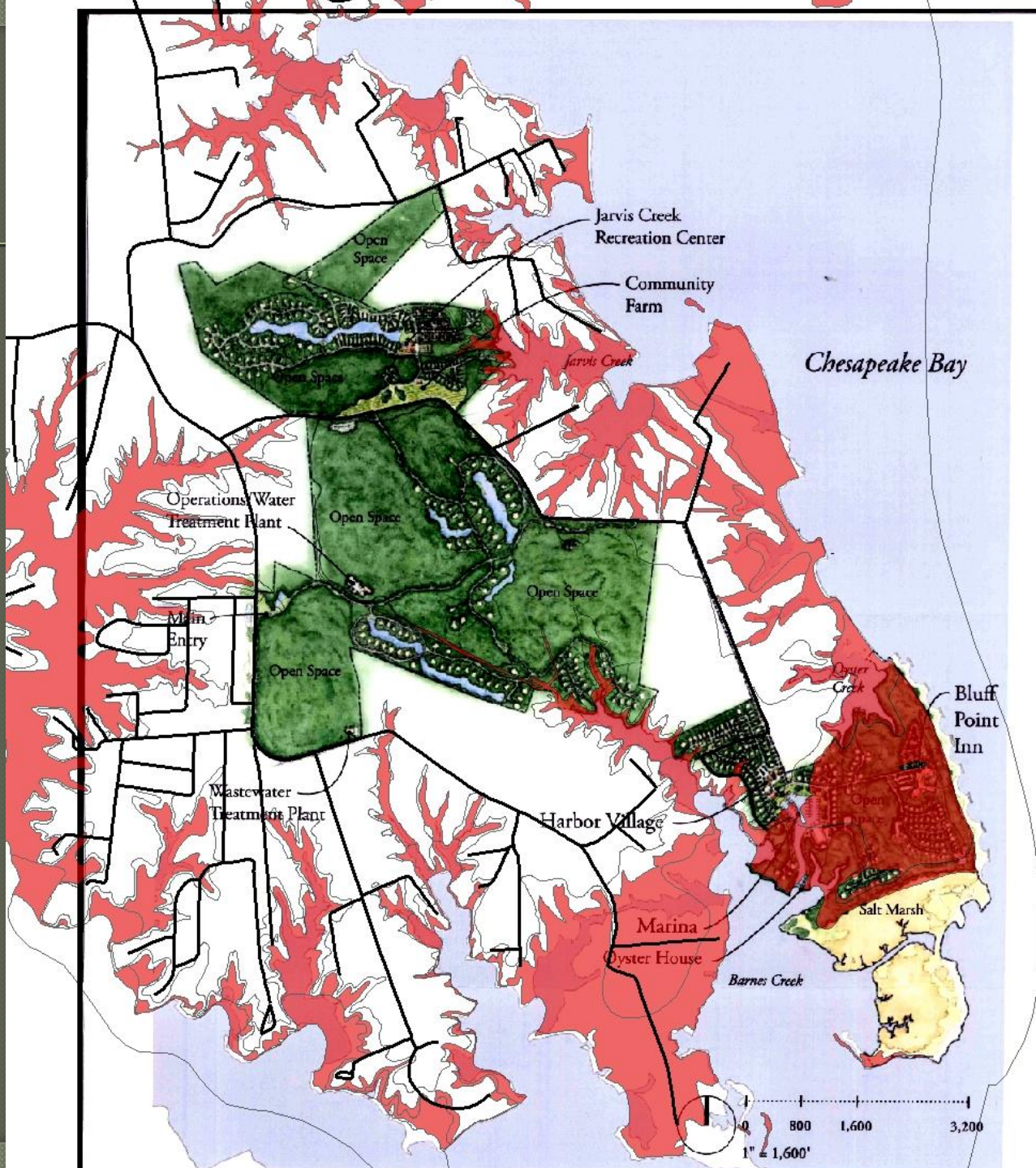
Existing Conditions:

- ◎ Multiple Zoning Classifications:

- Conservation (C-1)
- Agricultural (A-1)
- Residential Waterfront (R-2)

- ◎ Flood Zone

- Portion is in Flood Zone AE



Existing Conditions:

◉ Multiple Zoning Classifications:

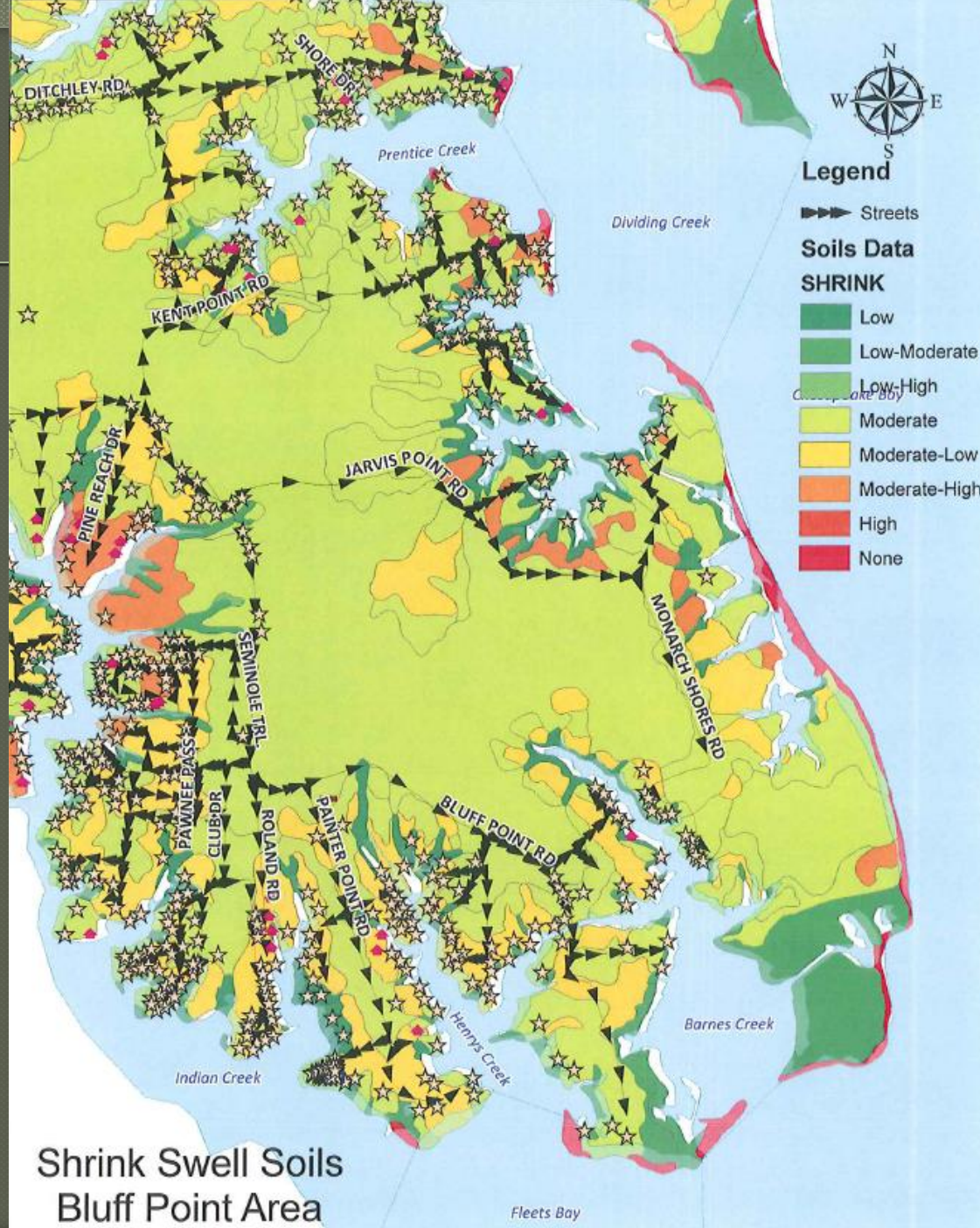
- Conservation (C-1)
- Agricultural (A-1)
- Residential Waterfront (R-2)

◉ Flood Zone

- Portion is in Flood Zone AE

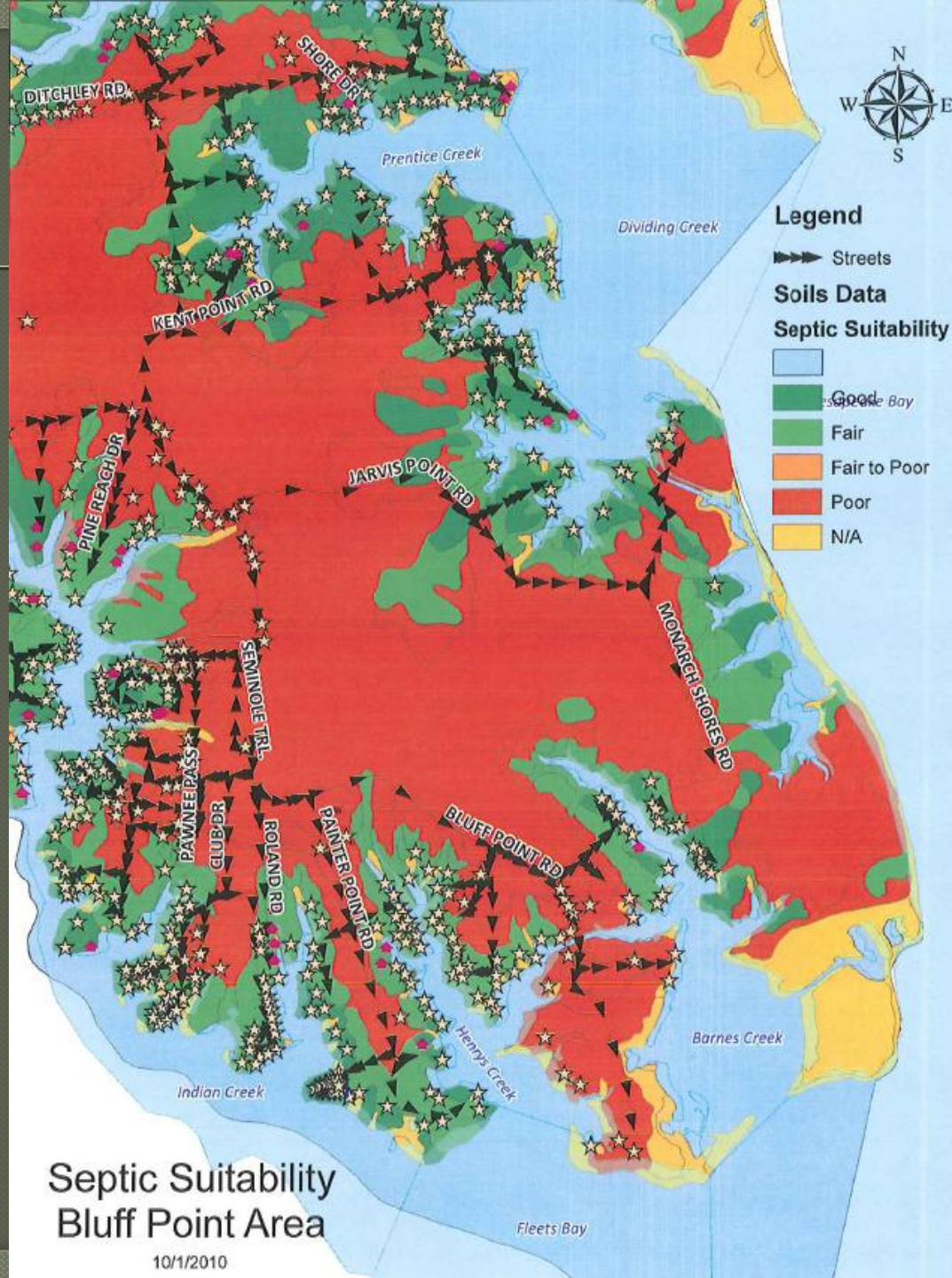
◉ Soils

- Shrink/Swell
- Septic Suitability



**Shrink Swell Soils
Bluff Point Area**

10/1/2010

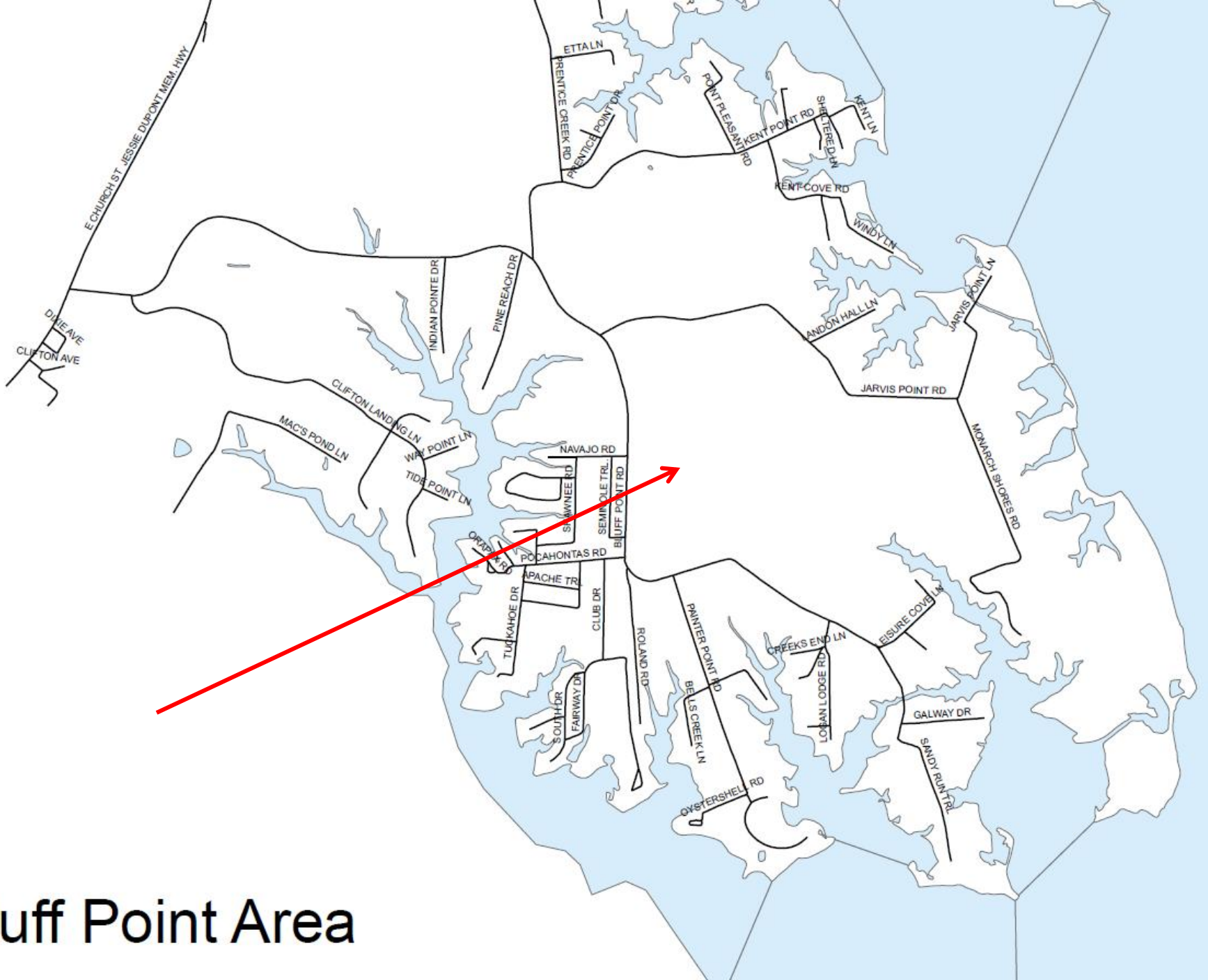


Septic Suitability Bluff Point Area

10/1/2010

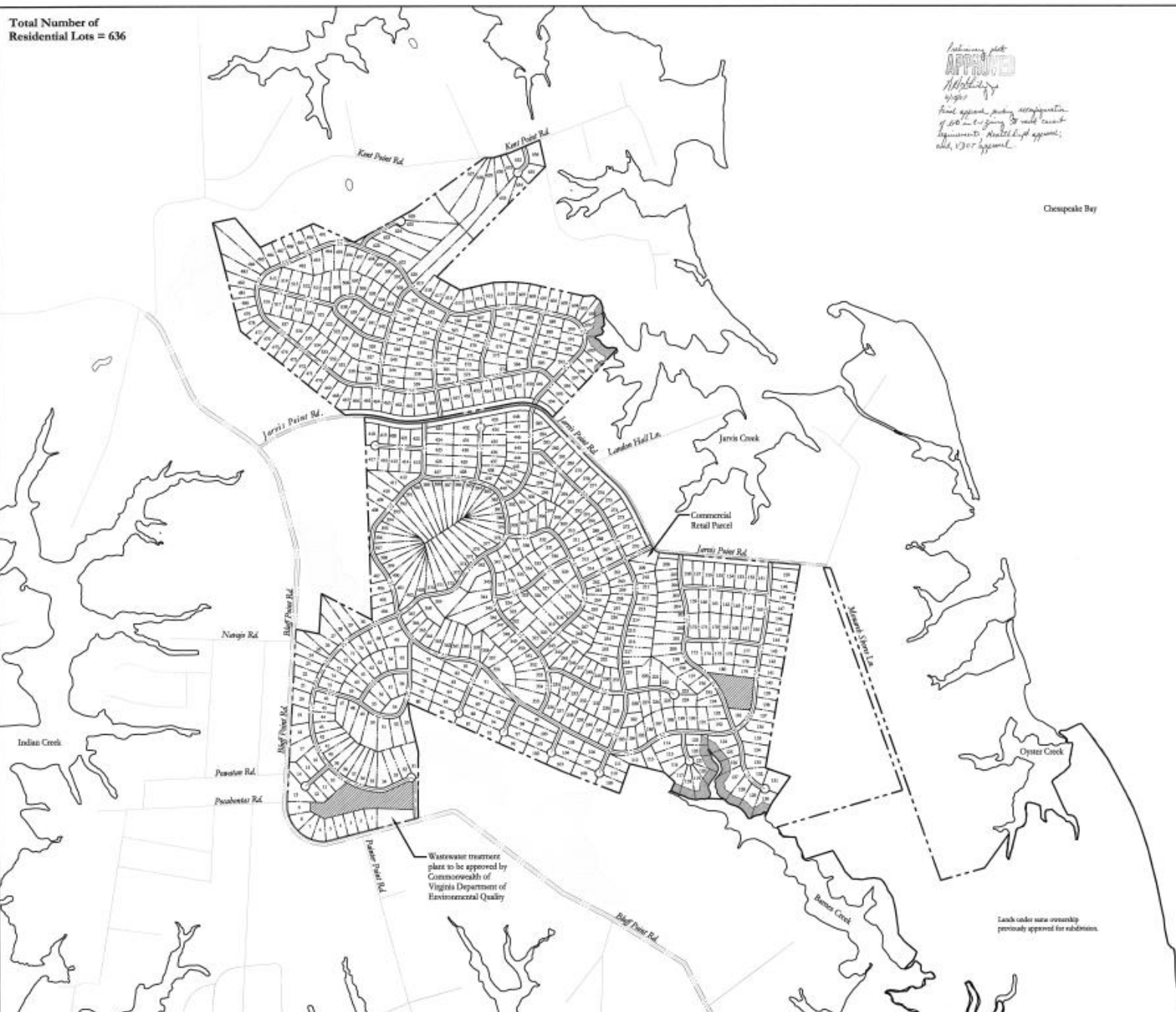
Existing Conditions:

- ◎ 2007 Site Plan of Northern Property
 - 636 lots under previous ordinance acreage requirements



Bluff Point Area

Total Number of Residential Lots = 636



Subdivision plat approved by the Board of Supervisors on 10/11/2011. Final approval, public participation of 60% L-10 giving 30% vote count requirement. Health Dept approval; all 1/2017 approval.

LEGEND

- PROPERTY LINE
- LOT LINE
- ROAD CENTERLINE
- NON-TIDAL WETLAND
- ▨ 100' TIDAL SETBACK
- ▩ SEWAGE RETENTION PONDS

GENERAL NOTES

1. The subdivision as it appears on the plat is with the fire concern and in accordance with the desires of the owner, proprietors and tenants, if any.
2. All residential lots shall be a minimum of 1/4 acre.
3. Residential building heights shall comply with applicable Northumberland County Ordinances.
4. The applicant shall install all necessary and required improvements consistent with the Subdivision Ordinance of Northumberland County.
5. All street transactions shall comply with of the Subdivision Code of Northumberland County.
6. All proposed rights of way shall be 50 feet wide as specified by the Virginia Department of Transportation for access into the State Secondary System.
7. Call-out transactions shall comply with the Subdivision Code of Northumberland County.
8. All lots contain a suitable building site after all applicable setback and wetland areas have been accounted for. Lots do not contain partially shaped disignation solely to provide access to other roads as specified in the Subdivision Code of Northumberland County.
9. All lots have a minimum 125' width at the Setback Line, and the appropriate front, side, and rear setbacks as specified in G.S. 66-2 Zoning of the Northumberland County Code.
10. Specific setbacks and distances for property line setbacks and road geometry shall be provided with the final subdivision plan submission.
11. Project monumentation signs shall conform to the Subdivision Code of Northumberland County unless otherwise approved.
12. A utility easement will be provided on the roadside of every residential lot.
13. A public water supply, approved by the Virginia Department of Health, will be provided to all lots within the subdivision.
14. The wastewater treatment plant site shall receive the required approvals from the Commonwealth of Virginia Department of Environmental Quality. Wastewater supply will be provided to all lots within the subdivision.
15. Parking for Commercial Retail lots shall comply with Northumberland County standards.
16. Any reference to the Northumberland County Ordinances shall mean the referenced Northumberland County Ordinance as it in existence as of the date of the approval of this subdivision plan.
17. The development and construction of all roads, utilities, lots and buildings shall comply with all applicable laws, rules and regulations, including, without limitation, the Northumberland County Ordinances.

APPROVAL:

 DATE: 10/11/2011
 SUBDIVISION PLAN

KEY PLAN



PROJECT: SD1.0
 DRAWING: SD1.0
 SHEET: 1 OF 1

HART HOWERTON
 PLANNING ARCHITECTURE
 10000 WOODBRIDGE DRIVE
 CHATTAHOOCHEE, ALABAMA 35951
 PHONE: 205.682.1000 FAX: 205.682.1001
 WWW.HARTHOWERTON.COM

Virginia Exploration Inc.
 P.O. Box 8336
 Charlottesville, VA 22906

Bluff Point
 Wilcomico Magisterial District
 Northumberland County
 Virginia

NO.	DATE	REVISIONS

SD1.0
 SHEET 1 OF 1

Existing Conditions:

◎ By Right Uses in C-1, A-1, R-2:

- Accessory structures
- Animal hospitals or veterinary clinics
- Antiques shops
- Assembly of electrical appliances, electronics, etc.
- Auto reconditioning, truck repairing, retreading
- Auto sales and service
- Bakeries
- Banks or trust companies

-
- Barber and beauty shops
 - Blacksmith shop, welding or machine shop
 - Boat building
 - Boat sales and rentals
 - Boat sales or rentals
 - Boathouses, meeting the criteria
 - Cabinet, furniture and upholstery shops
 - Cemeteries
 - Child-care centers
 - Clinics

-
- Cluster home developments
 - Commercial nurseries and greenhouses
 - Community piers
 - Contractors' equipment storage yards
 - Country general stores
 - Farming and forestry, without livestock
 - Farming, with livestock
 - Feed and seed stores
 - Flour mill, grain milling
 - Flower shops

-
- Food processing and canning
 - Funeral homes
 - General stores
 - Gift and specialty shops
 - Golf courses
 - Grain elevators
 - Guest house
 - Home appliances, sales and service
 - Home occupations
 - Home professional offices

-
- Individual mobile/manufactured homes, with a skirt
 - Individual travel trailers with a skirt
 - Intensive livestock operations
 - Laboratories, pharmaceutical, medical
 - Lumber and building supplies
 - Machinery sales and service (including farm machinery)
 - Mobile home sales yards
 - Monumental stone works

-
- Motels and hotels
 - Plumbing and electrical supply
 - Portable sawmills
 - Preserves and conservation areas
 - Printing offices
 - Private pier and shoreline structures
 - Professional business office
 - Public water and sewer systems
 - Rest homes
 - Restaurants

-
- Retail food stores
 - Roadside stands
 - Sawmills
 - Seafood processing
 - Service and repair shops
 - Service stations
 - Single-family dwellings
 - Storage of an unoccupied mobile home
 - Swimming or tennis clubs
 - Swimming pools or tennis courts

-
- Swimming pools or tennis courts, private
 - Tent camping
 - Tourist homes
 - Truck and motor freight terminals
 - Wholesale businesses; storage warehouses

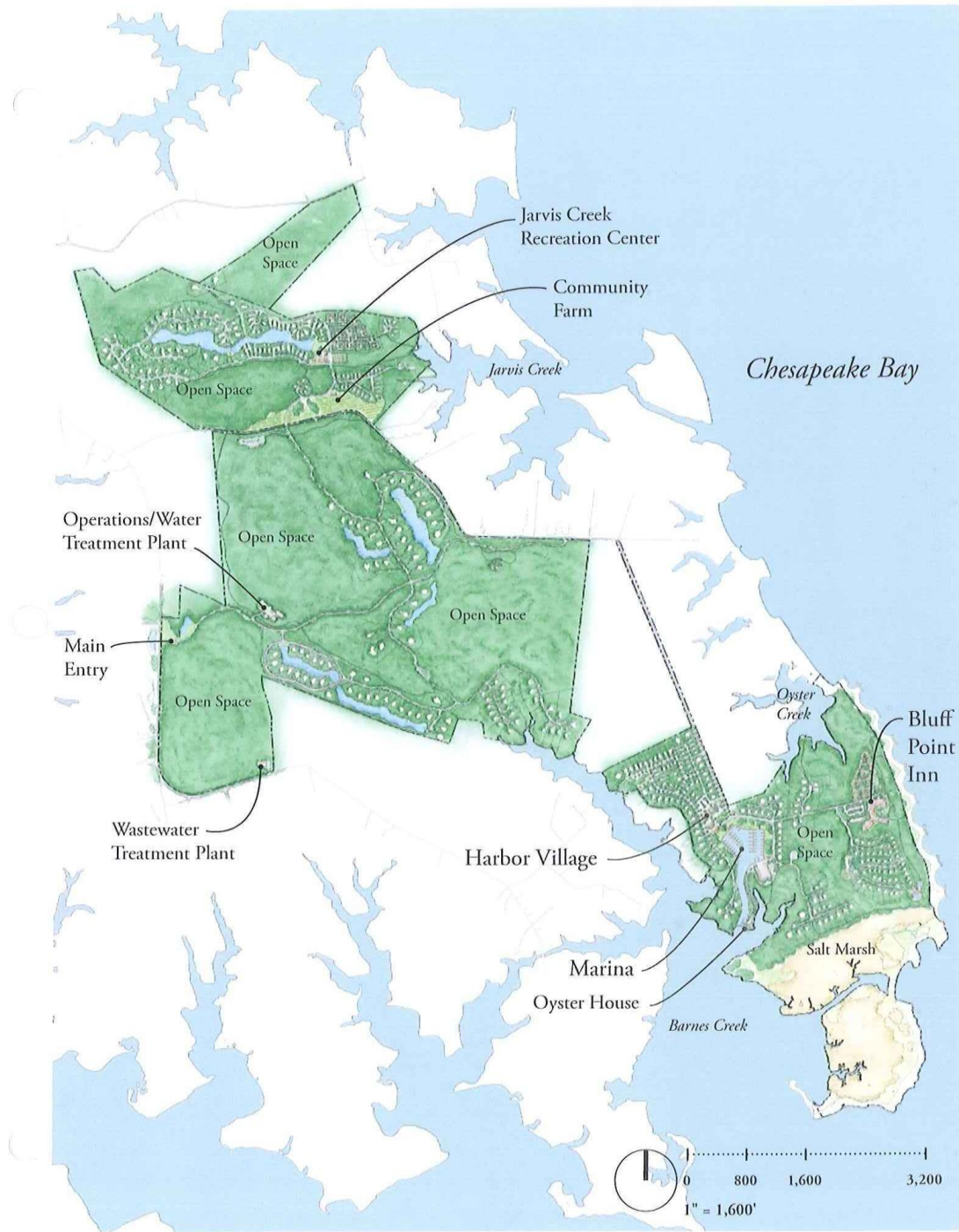
Allowable By-Right Density:

Bluff Point Development, LLC By -Right Cluster Development Density

<u>Tax Map #</u>	<u>Zoning</u>	<u>Acreage</u>	<u>Density</u>
54-(1)-56	C-1	204.7	11
54-(1)- 56A-Y	C-1	(Lots previously approved)	23
54-(1)-61	C-1	13.6	1
52-(1)-76	C-1	121.65	7
52-(1)-75	R-2	30.83	30
52-(1)-76	A-1 & R-2	359.41	359
54-(1)-1	R-2	33.43	33
53-(1)-1	A-1	68.63	68
53-(1)-3	A-1	10.38	<u>10</u>
	Total Permitted Dwelling Units		542

Proposed Development:

- 898 Acres (65% will be in open space)
- 530 Residential Units
- 90 Room Hotel w/ Conference Facilities
- 34,000 Commercial Space
- Oyster House
- 98 Wet Slip Marina & 130 Dry Storage Facility
- Spa facilities
- Private Club
- 7 acre farm
- Chapel



Jarvis Creek
Recreation Center

Community
Farm

Chesapeake Bay

Jarvis Creek

Open
Space

Open Space

Operations/Water
Treatment Plant

Open Space

Open Space

Main
Entry

Open Space

Wastewater
Treatment Plant

Harbor Village

Oyster
Creek

Bluff
Point
Inn

Open
Space

Salt Marsh

Marina

Oyster House

Barnes Creek



0 800 1,600 3,200

1" = 1,600'

Summation of Issues Received

(listed in no particular order):

- Too much boat traffic.
- Building in a flood plain.
- Constant dredging will be required.
- Overcrowding of schools.
- Water supply and aquifer testing.
- How will inland lakes be sustained?
- Density too high.
- Will cause higher taxes.
- Traffic congestion and traffic issues.
- Turn lanes at the intersection or Rt. 200 & Rt. 608.
- Unwanted change.

Continued:

- Widen Bluff Point Rd.
- Stop light required.
- Noise and light pollution.
- Don't have enough personnel to provide law enforcement, fire and rescue.
- Set aside money in escrow for fire and rescue services.
- People will be shopping in Kilmarnock.
- Shrink – Swell hydric soils and 24 inch ground water table.
- Need for affordable housing for workers.

Continued:

- Bay front beach erosion.
- Two separate parcels treated as one.
- Not consistent with Comprehensive Plan.
- Fifteen year build out is too long.
- Time limit on getting permits and phase I started too long.
- Costs of housing units too high.
- Environmental effects on marine and wildlife animals.
- Unknown Financial Investors
- Impacts if project goes bankrupt.

Continued:

- Inconsistency with character of land in general area.
- Pollution caused by marina.
- Appoint independent commission or hire consulting firm to evaluate project.
- Achieve no net impact on nutrient and sediment pollution.
- Require larger open space percentage.
- Traffic study needs to include Kilmarnock and White Stone Bridge.
- Hospital cannot handle additional people.

Continued:

- Development failures in Lancaster and question need for another PUD.
- Farm equipment would not be able to access farmland.
- Require sustainable low impact design to save trees.
- Lose county's charm.
- Overdeveloped with too many residential and commercial units.
- Is electric service adequate for expanding into project?

Continued:

- Require bond to cover the effects of surrounding property (well issues & loss of property values).
- Building on land zoned C-1.