

**RICHMOND COUNTY BOARD OF SUPERVISORS
AUGUST 13, 2015**

MINUTES

At a regular meeting of the Board of Supervisors for Richmond County, Virginia, held on the 13th day of August, 2015, thereof in the Public Meeting Room of the County Office Building.

Present:

F. Lee Sanders, Chairman
Richard E. Thomas, Vice-Chairman
Jean C. Harper, Member
John L. Haynes, Jr., Member
Robert B. Pemberton, Member

Also Present:

R. Morgan Quicke, County Administrator
Denise Dunaway, Development Services Manager
Dr. Greg Smith, RCPS, Superintendent
Randy Passagaluppi, RCVFD, Chief
Jennifer Delano, Commissioner of the Revenue
Greg Baker, Chief of Emergency Services
Joseph Quesenberry, Planning & Zoning Administrator
Steve Smith, Sheriff
Tayloe Emery
Richard Moncure
Louis Packett
Dave Preston
Carter Wellford
Hill Wellford
Bill Pruett
Stuart McKenzie
Approximately 20 others

CALL TO ORDER

Chairman Sanders called the meeting to order at 9:00 a.m., gave the invocation, and led everyone in the Pledge of Allegiance.

RESOLUTION – RAPPAHANNOCK HIGH SCHOOL GIRLS TENNIS TEAM – STATE CHAMPIONS

“On a motion made by John L. Haynes, Jr., the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to adopt the following resolution:”

A Resolution Recognizing the Rappahannock High School Girls Doubles Tennis Team of Lori Gagnon and Taylor Yeatman

WHEREAS, the Rappahannock High School Girls Tennis Doubles team competed and won the Virginia High School League 1A State Championship in Radford, Virginia on June 12, 2015; and

WHEREAS, the Rappahannock High School Girls Tennis Doubles team consisted of Miss Lori Gagnon and Miss Taylor Yeatman and was led by their Coaches Ms. Marian Walker and Mr. Jackie Morris; and

NOW BE IT RESOLVED by the Richmond County Board of Supervisors that we express our congratulations, admiration and pride to these outstanding Rappahannock High School students and their coaches for their exceptional accomplishments at the State level.

BE IT FURTHER RESOLVED that a copy of this resolution is made a part of the minutes of the August 13, 2015 meeting of the Board of Supervisors of Richmond County, Virginia.

F. Lee Sanders, Chairman
Richmond County Board of Supervisors

DATE

RESOLUTION – RAPPAHANNOCK HIGH SCHOOL – EAMONN COLLINS 1A BASEBALL PLAYER OF THE YEAR

“On a motion made by John L. Haynes, Jr., the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to adopt the following resolution:”

RESOLUTION RECOGNIZING RAPPAHANNOCK HIGH SCHOOL SENIOR EAMONN COLLINS, 2015 VIRGINIA HIGH SCHOOL COACHES ASSOCIATION 1A PLAYER OF THE YEAR

WHEREAS, Rappahannock High School Senior Baseball Player Eamonn Collins was voted 2015 1A Baseball Player of the Year; and

WHEREAS, Collins had a standout year as pitcher, going an incredible 10-0 with a 0.89 ERA, including 119 strikeouts in 70 innings pitched. Collins also had an outstanding year as a batter with a .459 batting average and three home runs; and

WHEREAS, Collins represented Rappahannock High School in the Senior All-Star Game at Liberty University as the only two- way player, playing three innings at 3rd base and pitching another; and

WHEREAS, In addition to State Player of the Year Honors, Collins was also voted All-State as pitcher and was a member of the All-Academic Team with a 3.9 GPA; and

WHEREAS, Collins intends to continue his baseball career by playing college baseball at Tusculum College in Tennessee,

NOW THEREFORE BE IT RESOLVED, by the Richmond County Board of Supervisors that we express our congratulations, admiration and pride to Eamonn Collins for being selected as 1A Baseball Player of the Year, and wish him continued success in both baseball and life as he pursues the next chapter of his life,

BE IT FURTHER RESOLVED that a copy of this resolution is made a part of the minutes of the August 13, 2015 meeting of the Board of Supervisors of Richmond County, Virginia.

F. Lee Sanders, Chairman
Richmond County Board of Supervisors

DATE

RICHMOND COUNTY PUBLIC SCHOOLS – DR. GREG SMITH

Dr. Greg Smith, Superintendent, congratulated the state players and wished them well as they move forward. Dr. Smith provided the Board with a program of events for the Grand Opening Ceremony and went over the schedule.

Dr. Smith said that the new teachers will report on August 24, 2015, veteran teachers on August 25, open house will be held on August 26, 2015, and the students report on September 8, 2015.

SHERIFF

Sheriff Smith reported that the Sheriff's Office dispatched 750 calls for service during the month of July, bringing the total for the year to 5,399. He said that the Jail population the past week was 27.

Sheriff Smith said that during the month, the office worked the Crime Stopper's Dance and he reported that the event went well with no problems.

The Sheriff said that the office will have a booth at the Richmond County Fair and officers will be on the grounds each night.

Sheriff Smith updated the Board on the recent incident involving a police car that had been shot. He was happy to report that the case has been cleared with an arrest and he will continue to work with the Commonwealth for reimbursement for all money spent in fixing the vehicle.

Sheriff Smith reported that his office picked up a fugitive in Oklahoma and he has been returned to Richmond County for trial. He stated that all money spent on the transport has been fully reimbursed.

TREASURER

Morgan Quicke, County Administrator, presented the Trial Balance Report for the month of July 2015.

COMMISSIONER OF THE REVENUE

Jennifer Delano, Commissioner, reported that the vehicle and motorcycle values from NADA have been sent back and merged into the system and that they are currently in the process of tallying values and tax amounts. She stated that the 2015 Personal Property Book will hopefully be completed by early fall.

Mrs. Delano said that the real estate is moving along nicely and the deed transfers were wrapped up this past week. She stated that they are on schedule to print the 2015 Land Book the beginning of September.

Mrs. Delano informed the Board that she just received the 2016 estimated values from the State Land Evaluation Advisory Council, which is just one tool that they use as a guide to help determine land use values in each county of the Commonwealth. She stated that she hopes to look at those values in more detail and make a decision on whether or not the land use rates will change for the current effective tax year.

PLANNING/ZONING/LAND USE

Joseph Quesenberry, Planning and Zoning Administrator, provided the Board with the July report.

Mr. Quesenberry reported that they are in the final negotiations with the Department of Game and Inland Fisheries regarding the Farnham Creek Boat Landing improvements. He stated that the request for bids has been advertised in the Northern Neck News and hopefully the improvements will begin soon.

Mr. Quesenberry said that the BZA recently approved a variance to expand the current facilities at Jones Brothers Excavating in Farnham. He said that the variance was required due to land use restrictions and the BZA approved the request with a 4-0 vote and included conditions.

Mr. Quesenberry said that the Planning Commission approved a special exception request by Allen Smith for an expansion of an existing non-conforming use pier. He asked the Board for a motion to hold a public hearing for the Smith special exception request. Mr. Quesenberry said that the Planning Commission is currently working on updating the Animal Control Ordinance.

“On a motion made by John L. Haynes, Jr., the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to schedule a public hearing on September 10, 2015 to consider a special exception request for Allen Smith, parcel 14A-5.”

EMERGENCY SERVICES

Greg Baker gave the following report for the month of July 2015: 102 calls; 8 calls for mutual aide to bordering counties; 2 fly-outs; and multiple standbys with no incidents.

During the month of April, \$26,060 was collected through EMS recovery billing.

Chief Baker told the Board that the radio system has been repaired and is back to normal status after the lightning strikes last month.

RICHMOND COUNTY VOLUNTEER FIRE DEPARTMENT

Chief Passagaluppi, RCVFD, presented the following report for July 2015: Company 1: 14 calls (1 EMS assists); Company 2: 8 calls (4 EMS assists); Company 3: 5 calls (3 EMS assists). Total calls for the month of July 2015 – 27 (8 EMS assists).

Chief Passagaluppi reported that the Fire Department held a cornhole tournament at the Richmond County Fair and they are busy selling raffle tickets and preparing for a car show on August 27, 2015.

PUBLIC COMMENT

Mr. Tayloe Emery provided the Board with a letter that he recently published in the Rappahannock Times and the Northern Neck News regarding the Fones Cliffs project (Attachment 1). Mr. Emery asked the Board to read his letter before considering the rezoning request for Fones Cliffs. Mr. Emery told the Board that he just came across a letter in the newspaper that was a vicious, unanimous, and malicious attack on him. He reminded the Board that golf courses are failing and stated that anyone that raises concerns regarding the Fones Cliffs request ends up getting attacked. Mr. Emery informed Rob Smith that he spelled his name wrong.

Mr. Richard Moncure, representing the Friends of the Rappahannock, spoke to the Board regarding the Fones Cliffs project. Mr. Moncure briefed the Board on the history of the Friends of the Rappahannock and stated that the Fones Cliffs proposal should not be considered due to the impact to the habitat and ecosystem. Mr. Moncure said that the Friends of the Rappahannock will continue to participate in the process and stand ready to provide answers to important questions.

Mr. Louis Packett spoke to the Board about a decaying tree at Clarks Mill Bottom on Menokin Road. Mr. Packett said it could be a disaster if it falls and he provided the Board with a letter and pictures. Chairman Sanders said that they would pursue this issue with VDOT and get back to him as soon as possible.

Mr. Dave Preston, President of the VFW Central Virginia Chapter, explained that his chapter took on a project last year to have the Metal of Honor recipients from the

Commonwealth of Virginia recognized. He stated that his purpose is to help facilitate the recognition of Col. William A. Jones by placing signage in Richmond County. He asked the Board for permission to place the signs along Richmond Road. Mr. Haynes asked if Col. Jones was a local resident. Mr. Preston explained that Col. Jones was born in Norfolk but resided in Warsaw. Mr. Preston feels like this project is more suited for the smaller localities than other areas. Mr. Haynes asked Mr. Preston to explain the Metal of Honor reward. Mr. Preston explained how Col. Jones received his award.

Mr. Preston thanked the Board and said that they hope to have the signs up prior to Veteran's Day.

“On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to adopt the following resolution:”

RESOLUTION FOR THE NAMING OF RICHMOND ROAD (Rt. 360) THROUGH RICHMOND COUNTY IN HONOR OF COL. WILLIAM A. JONES, III, MEDAL OF HONOR RECIPIENT

WHEREAS, COL William A. Jones, III, was awarded the Medal of Honor on August 6, 1970 from President Richard Nixon; and

WHEREAS, COL William A. Jones, III, was on a rescue mission on September 1, 1968, working to rescue the pilot of an F-4 Phantom downed about 20 miles northwest of Dong Hoi, North Vietnam. COL Jones made several low passes across a valley to locate the pilot as well as enemy gun positions. Throughout the rescue mission, COL Jones' aircraft was hit by enemy fire; however, he continued through the mission. As COL Jones had located the downed pilot, his aircraft was hit badly and his cockpit had caught fire. As he tried to eject, the extent of the damage that had been suffered to the craft would not allow for ejection. Badly burned, COL Jones was able to safely land his aircraft with serious injuries; however, prior to receiving critical medical attention first, he first relayed vital information to the whereabouts of the downed pilot who was later rescued that day; and

WHEREAS, through his dedication and selflessness, COL Jones was awarded the Medal of Honor;

NOW THEREFORE BE IT RESOLVED, that the Board of Supervisors of Richmond County, hereby recommends that Richmond Road through Richmond County be designated to the honor of COL William A. Jones, III.

F. Lee Sanders, Chairman
Richmond County Board of Supervisors

DATE

Mr. Carter Wellford and Mr. Hill Wellford shared their thoughts and concerns about the proposed Fones Cliffs project. They asked the Board to reject the rezoning request and protect Fones Cliffs, which is designated on the National Geographic Map as a treasured resource of the Chesapeake Bay Region. (Attachment 2)

Mr. Haynes questioned the comments made regarding the composite index and said he would much rather live in a county that is economically strong because you never know when the government funding will stop. He said that he feels like Mr. Hill Wellford's economic analysis is deeply flawed. Mr. Haynes said the developers are the ones taking the risks and if this project does not get built up completely, the developer will still be paying increased taxes to Richmond County.

FONES CLIFFS RESORT AND SPA – DISCUSSION

Chairman Sanders recommended scheduling the Fones Cliffs public hearing for October due to some unanswered questions regarding the project. Mr. Thomas and Mr. Haynes suggested holding a worksession in September to discuss the Fones Cliffs project.

“On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to schedule a public hearing regarding the Fones Cliffs rezoning project on October 8, 2015 at 7:00 p.m.”

WORKING WATERFRONT PRESENTATION – MR. BILL PRUITT AND MR. STUART MCKENZIE

Mr. McKenzie spoke to the Board regarding the Virginia Working Waterfront Strategy (Attachment 3). He said the purpose is to help understand the long term costs associated with the loss of working waterfronts, to develop new policy tools to help communities manage increasing growth pressures, and to build capacity to regain working waterfronts as a thriving components of local economic development for future generations.

Mr. Pruitt said his job is to lend moral support and he invited the Board and County Administrator to an upcoming seminar at VIMS regarding this issue. Mr. Pruitt explained that working waterfronts are being lost in Virginia and all over the Country. He stated that Virginia is very dependent on the seafood industries, boat building, and recreational fishing, and they all provide cultural, historical, and economic benefits the Commonwealth of Virginia.

Mr. Haynes asked about the competition between environmental development considerations and economic implications and he referenced the Fones Cliffs project. Mr. McKenzie said that this effort is to preserve existing waterfronts. He stated that the problem is residential uses are crowding out the commercial uses and they wish to help small working waterfront businesses survive in the changing economy.

Mr. Pruitt said what the Board decides regarding land use issues is very important and said that the Board needs to hear from both sides.

INDUSTRIAL DEVELOPMENT AUTHORITY – BOND REFUND (PENINSULA YMCA)

Mr. Quicke explained that the Peninsula YMCA Bond, which was issued through the Richmond County IDA in 2005, is being refinanced through the Middlesex County EDA. He stated that when a bond is being issued or re-issued through one locality's IDA/ EDA and the improvements will take place in another locality, there must be a public hearing by the Governing Body. He further explained that since we are located within a 100-mile radius of Middlesex County, the code allows for a joint public hearing to be held by the Middlesex County Board of Supervisors and IDA, which would be advertised locally and could be attended by Richmond County residents if they wished to do so. Mr. Quicke provided the Board with a letter from Richard Hurlbert, Bond Attorney, regarding the intricate details of what is required to move forward with this.

“On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to agree to let the Middlesex County EDA hold a public hearing on behalf of Richmond County on August 27, 2015 at 9:30 a.m.”

STORM READY COMMUNITY APPLICATION

Chief Baker explained that StormReady is a nationwide Community Preparedness Program that uses a grassroots approach to help communities develop plans to handle all types of severe weather, from hurricanes to tsunamis. Mr. Baker said that Richmond County qualifies for this program with the exception of an alert system. He stated that he and Mr. Quesenberry has applied for a grant that would provide for three years of service for a program called “Code Red”, which is a system that will allow the County to send out text messages, calls, emails, and other alerts as soon as hazardous weather is predicted for the County and surrounding areas. Mr. Baker said this service has been proposed to Richmond County at the cost of \$7,385.00 for three years. He stated that as of right now, the grant application is currently under review.

Mr. Thomas questioned the possibility of homeowners and flood insurance rates being reduced. Mr. Baker said that once Richmond County has the StormReady designation, citizens would have to contact their individual insurance company and see if they will provide a reduced rate.

Ms. Harper asked if the \$7,385 is for each year or is it the total for three years. Mr. Baker said it is for each year and that they have asked for 100% funding for the first year through Homeland Security but explained that the local emergency planning grant is available each year in the amount of \$7,500, which can be used towards this cost. Mr. Baker said they would have to sign up for three years.

Mr. Thomas said there are so many ways to communicate now.

Mr. Haynes said he doesn't see any risks regarding this program. Mr. Baker said he feels that this program would be beneficial to the citizen of Richmond County.

Mr. Thomas questioned who would be responsible for entering the information. Mr. Quicke said that this system is very user friendly and the staff is already in place. Mr. Quicke stated once they hear if the funding is in place, they can move forward.

MONTHLY APPROPRIATIONS – RICHMOND COUNTY DEPARTMENT OF SOCIAL SERVICES

“On a motion made by John L. Haynes, Jr., the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to appropriate \$85,000.00 to the Richmond County Department of Social Services for the month of September 2015.”

MONTHLY APPROPRIATIONS – RICHMOND COUNTY PUBLIC SCHOOLS

“On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to approve the following resolution by appropriation:”

RESOLUTION

BE IS RESOLVED, by the Richmond County School Board, in regular session at Warsaw, Virginia, on Wednesday, August 12, 2015, requests for the Board of Supervisors, an appropriation in the amount of \$61,987.05 remaining for federal programs from the 2014-2015 fiscal year to spend in the 2015-2016 fiscal year. The School Board requests that this transfer be made to fully allocate all remaining federal funding.

Respectfully Submitted,
RICHMOND COUNTY SCHOOL BOARD

John A. Brown
Chairman

Susan H. Johns
Clerk

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|------------------------------|--------------------|
| Title 1 | \$12,273.98 |
| Title 11A | \$ 9,788.93 |
| Title 111 | \$ 7,503.87 |
| Title V1B, Subpart B | \$ 7,988.27 |
| Title V1B, Special Education | \$ 6,800.00 |
| Medicaid | <u>\$17,632.00</u> |
| Total | \$61,987.05 |

“On a motion made by Richard E. Thomas, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to appropriate \$1,295,860.00 to the Richmond County School Board for the month of September 2015.”

APPROVAL OF MINUTES – JULY 9, 2015

“On a motion made by John L. Haynes, Jr., the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to approve the minutes from the July 9, 2015 meeting.”

OTHER BUSINESS

Mr. Thomas is concerned about the Fones Cliffs project and would like another worksession scheduled. Mr. Thomas reminded everyone about the Richmond County Fair that is currently going on and he thanked everyone that has been involved.

Mr. Haynes thanked everyone for coming to the Board meeting today.

Mr. Pemberton said that he recently attended another Artisan Trail Committee meeting, which was very interesting and beneficial. He said they currently putting together tour packages.

Mr. Quicke provided the Board with a letter from Sheriff Smith regarding one of the county owned vehicles. Chairman Sanders said that he feels this vehicle is needed for county employees at this time. Sheriff Smith said that some of the items in the vehicle will need to be removed.

Mr. Quicke read a letter from Carrie Lewis regarding the Free Medical and Dental Clinic. Mr. Quicke said that they are requesting that Richmond County match the Essex County’s contribution in the amount of \$1,500.00. The Board asked for this item to be placed on the September agenda.

CLOSED SESSION

“On a motion made by Robert Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: as permitted by Virginia Code Section 2.2-2711A(1), salary or other compensation of a specific employee or employees.”

CERTIFICATION MOTION AFTER RECONVENING IN PUBLIC SESSION:

“On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B.

Pemberton – aye: that the Board certifies that, in the closed session just concluded, nothing was discussed except the matter or matters (1) specifically identified in the motion to convene in closed session and (2) lawfully permitted to be so discussed under the provisions of the Virginia Freedom of Information Act cited in that motion.”

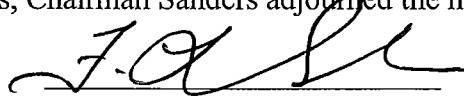
ACTION FROM CLOSED SESSION

“On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to place Mercedes Pierce on a three year salary increase plan as outlined by the County Administrator, to increase her salary to \$35,000 effective September 1, 2015, \$37,500 effective July 1, 2016, and \$40,000 effective July 1, 2017.”

“On a motion made by Robert B. Pemberton, the Board voted: F. Lee Sanders – aye; Richard E. Thomas – aye; Jean C. Harper – aye; John L. Haynes, Jr. – aye; Robert B. Pemberton – aye: to place Teresa Hall on a two year salary increase plan as outlined by the County Administrator and the Commissioner of the Revenue, to increase salary by \$1,500 effective September 1, 2015, and another \$1,500 increase effective July 1, 2016.”

ADJOURNMENT

There being no further business, Chairman Sanders adjourned the meeting.



F. Lee Sanders, Chairman
Richmond County Board of Supervisors

Rappahannock Times (8/3/15)
Letter to the Editor

Fore! (Closure) on Fones Cliffs?

The Richmond County Board of Supervisors should question the economic feasibility of what Diatomite's attorney calls the key feature of the Fones Cliffs rezoning project. At a work session with the BOS recently, the golf course was touted as a magnet for future "wealthy" residents. Attorney Rob Smith actually borrowed the words "Build It And They Will Come" as he touted the proposed golf resort. Someone needs a reality check on golf course economics.

In June, 2013, the National Golf Foundation reported that 1400 golf courses have "closed their doors permanently since 2001".

This is part of a continuing national trend which reflects the fact that new golf courses over-saturated the market during the 2000s and since that time operators of most golf courses have faced severe economic conditions, which has forced many to declare bankruptcy.

One study in 2012 states that the golf industry is in a "major crisis" and that the supply-demand imbalance is likely to continue until "another 1500 to 2000 golf courses close. Another study in 2013 forecast that "1000 to 2500 courses will close in the next decade."

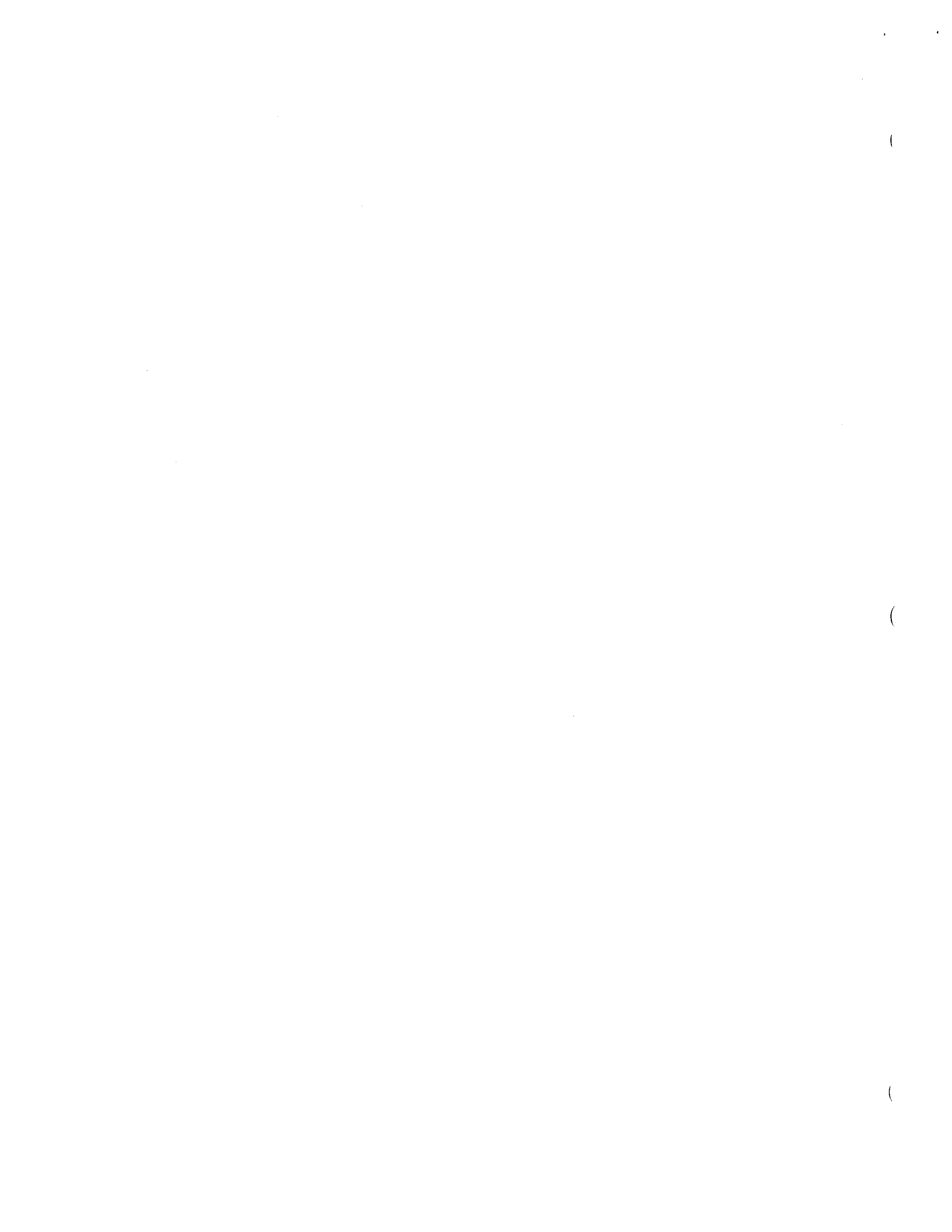
According to the National Golf Foundation, while the trend in golf course closings is national, one of the geographical areas under the most stress "with the higher rates of closings" is the Southeast.

Too many golf courses isn't the only reason for the golf industry's economic stress. The Wall Street Journal reported in 2014 that the "drop in participation rates and disinterest among young people, particularly millennials" who prefer fitness sports have sent the retail and sporting ends of the golf industry "scrambling for a new strategy." An article in the Economist recently pointed out that since 2006, the number of golfers has dropped by 18%. And, according to the National Golf Foundation, there were 5 million fewer people playing golf in 2014 than in 2003. This impacts the retail end of the business, just as it does the owners of the courses. The WSJ reported in August, 2014 that Dick's Sporting Goods "laid off more than 400 golf professionals as it reduced store space for golf in favor of women's and youth apparel."

If Smith thinks "Build It And They Will Come" is a sound economic principle, he would be betting against the trend. As the Economist article cautions, "the odds of Americans flooding back to the sport are about as long as those on a small, white, indented ball flying down from tee to hole in a single stroke."

It makes no sense for the BOS to trade an incomparable "treasured landscape" of the Chesapeake Bay area, an historic landmark on the Rappahannock that is a proven tourist attraction, for a highly speculative golf resort and 700+ houses whose impact will surely affect everyone up and down the river with increased pollution, run-off and congestion.

John Tayloe Emery
Warsaw, Va.



TO THE RICHMOND COUNTY BOARD OF SUPERVISORS
Remarks of Hill B. Wellford, Jr.
August 13, 2015

My family owns Kendale Farm which lies directly across the Rappahannock from the Diatomite project.

I want to thank you for the opportunity to share our concerns about Diatomite's proposed development.

My family's roots go very deep on both sides of the river. My grandfather was raised here in Richmond County and this is where he and my grandmother lived their married life and raised their children...only a few miles from Warsaw. Richmond County is where my father attended grade school, and where we spent our summer vacations each year until my parents moved back to this area.

We love this part of the world and we are not strangers to it.

We view the Rappahannock, not as a barrier between counties, but as a bridge that binds all of us to a common love of the river and the lands that border its boundaries.

I know that when we speak about conservation and natural resources, there are those who disparage us and would try to convince you we are against any development. In an effort to discredit us, some have even said that our environmental concerns about the Fones Cliffs stretch of the river are not genuine and have suggested that we have plans to engage in oil and gas drilling on our farm. None of this is true.

We know you are under pressure to find ways to meet Richmond County's economic needs. And we know that to address those needs you have to make decisions that are not easy. Development in the right place can help you meet your goals, but in the wrong place it can have a very negative impact.

Diatomite has tried to convince you that rezoning Fones Cliffs for a housing development and golf resort is going to answer your need for funding your

school and other expenses.

We, on the other hand, are urging you to reject the rezoning and preserve Fones Cliffs. Passions run high, but unlike the developers, our passion isn't driven by a self-serving profit motive.

We are concerned that you are being asked to sacrifice what is arguably Richmond County's most scenic and well known landmark, a stretch of the river nationally recognized for its natural resource importance, designated as a "treasured resource" of the Chesapeake Bay region on the National Geographic map, and a proven tourist attraction that if protected can help bring people to this region.

I recently attended a meeting with economic development consultants who were asked to evaluate the assets of Essex County and offer suggestions as to what type of business initiatives could stimulate the local economy without destroying the rural and scenic values of the area. I think this is the right question to ask. And I freely concede that the answers are not always obvious or easy.

But one thing is clear. Residential developments, particularly remote properties away from the locality's business center, are always costly to local governments because of the services they require. They do not pay for themselves. You have various studies we have given you on this. These studies also show the economic value to you of preserving farmland and forest operations which, in contrast to residential developments, are net cash positives to the County's bottom line.

Diatomite's attorney, Rob Smith, has said that conserved lands are costly to the County and that exempt property owned by the governments or other tax exempt organizations are depriving you of revenue. This is very misleading.

Conserved land (easement land) is taxed under the land use rates because it can't be used for development. An acre of farmland under easement and an acre in land use not under easement are taxed at the same rate. There is no average tax rate used for easement land. If some of it is marsh or cutover timber it is taxed at the rate for that category of land. And there is always a net positive cash flow to the county because there are little or no county services required. Building and houses on conservation land are taxed like

other building and houses on other lands that are not in easement.

USFWS land doesn't pay taxes, but they do pay other revenue to the County and they bring in tourists here who spend money in the County.

But there is something more at issue that is wrong about what Mr. Smith has said. He would have you believe that the Diatomite project would help your school funding. In fact, it is far more likely to hurt the composite index that the state uses in determining how much per student it pays to Richmond County.

I apologize if I am telling you something you already know, but from the statements Mr. Smith has made, I suspect that this is something most people in the county don't fully understand.

If you rezone rural lands for development, you have to report those lands to the state at the rezoned value for development even though the development may be a failure. I am talking about the raw land valuation. Rappahannock Cliffs subdivision was rezoned and it is now reported to the state based on that rezoned value.

How does this impact the County and its schools? The Composite Index of each county is a measurement of the County's wealth and its ability to pay for the education of its students. The lower the index number, the greater the funding by the state. Real estate values make up 50 % of the measurement, adjusted gross income is 40%, and retail sales are 10%.

This translates to a relatively simple concept which isn't mentioned by Diatomite: the higher the real estate value of land in a locality, the higher the composite index, and the less money the locality receives from the state for its schools. I have supplied Mr. Joseph Quesenberry, the County's Planning Administrator, with published reports that shows how this works.

We have given you a chart, published by the Commonwealth, that shows you the comparative composite index data by counties in Virginia. This chart shows Richmond County in FY 2014 getting \$5095 per student from the state based on a composite index of .3599; that compares with Essex getting \$4617 based on a composite index of .4364. It might surprise you to know that lands with conservation easements actually help raise your school funding from the

state because the Code of Virginia requires counties to report them at land use values.

The worst thing you can do is have a failed development. The real estate value goes up with rezoning which raises your composite index, the school funding is reduced, and the promises of personal property taxes and spending in your local community never materialize because there isn't a real demand for the housing that was projected.

You need only look at the housing developments that have already been approved to see how speculative the demand projected by Mr. Smith and Diatomite really is. Haymount, just above Port Royal, Rappahannock Cliffs owned by Mr. Terrell Bowers, Folly Farms, and others are ample evidence that the demand for housing is illusory at best. The idea that a housing development will create the housing demand is literally putting the cart before the horse. The same is true of a golf course. There is no demand for new golf courses in this area. The number of golf courses that are closing far outweigh the few that are being built on the East Coast.

We ask that you reject Diatomite's rezoning application. Fones Cliffs is a unique, natural resource of real historical value, a proven tourist attraction that will become even more important in time with the implementation of the John Smith National Historical Water Trail. Fones Cliffs should not be sacrificed for another speculative housing development.

Thank you for your consideration of our concerns.

Hill B. Wellford, Jr.
1909 Kendalls Road
Chance, Virginia 22438

The Virginia Coastal Zone Management Program is funding development of the Virginia Working Waterfronts Strategy through a CZMA Section 309 grant from NOAA (FY 11-16 Coastal Needs Assessment and Strategies).

The Virginia Working Waterfront Strategy aims to help communities:

- Understand the long-term costs associated with loss of working waterfronts.
- Develop new policy tools to help communities manage increasing growth pressures.
- Build capacity to retain working waterfronts as a thriving component of local economic development for current and future generations.

Virginia CZM grants to VIMS/Virginia Sea Grant and four PDCs (Northern Neck, Middle Peninsula, Hampton Roads, Accomack Northampton) during FY11 -13 enabled:

- Formulating a regional working waterfronts definition.

(The Northern Neck PDC Definition states: In the Northern Neck of Virginia, the term 'working waterfront' means real property (including support structures over water and other facilities) that provides access to coastal waters to persons engaged in commercial fishing, recreational fishing businesses, boatbuilding, aquaculture, or other water-dependent, coastal-related business and is used for, or that supports, commercial fishing, recreational fishing businesses, boatbuilding, aquaculture, or other water-dependent, coastal-related business.)

- Creating an inventory of existing working waterfront infrastructure throughout the coastal zone.
- Conducting an economic analysis of 4 different types of working waterfront infrastructure to demonstrate their economic importance to the community.
- Conducting the first Virginia Working Waterfronts Workshop February 2014 at the Virginia Institute of Marine Science (VIMS), with over 124 persons in attendance at VIMS and 26 at a satellite location on the Eastern Shore of Virginia. More information on the workshop can be found here:
http://www.deq.virginia.gov/Portals/0/DEQ/CoastalZoneManagement/Virginia_Working_Waterfronts_Workshop_Summary_Feb_2014.pdf

During FY14 & 15, Virginia CZM and it's partners will:

- Identify and develop policy tools appropriate for local government adoption that will support retention of working waterfronts.
- Identify a locality to participate in a demonstration project that will test the feasibility of implementing the identified tools.



National Working Waterfront Network

July 25, 2015

Information for...

- Decision & Policy Makers
- Waterfront Landowners
- Waterfront Users

Working Waterfronts Newsletter

Click here to sign up for the National Working Waterfront Network's Newsletter.

Site Tools

- Toolkit Video Tours
- Case Studies
- Working Waterfront Community Center
- Glossary
- About Us
- Site Map
- Contact

The National Working Waterfront Network increases the capacity of coastal communities and stakeholders to make informed decisions, balance diverse uses, ensure access, and plan for the future of working waterfronts and waterways.

What are working waterfronts?

Working waterfronts are waterfront lands, waterfront infrastructure, and waterways that are used for a water-dependent activity, such as ports, small recreational boat harbors, fishing docks, and hundreds of other places across the country where people use and access the water.

Who are we?

Municipalities, State and Federal agencies, Nonprofits, Universities, Sea Grant programs, Businesses, Industry Associations, and Individuals dedicated to supporting and enhancing our nation's working waterfronts and waterways.

What do we do?

- Cooperate to research and celebrate our nation's working waterfronts and waterways;
- Provide our partners with access to the historical, economic, financial, and policy information and resources they need to address issues on working waterfronts and waterways at the local, state, regional, and national level; and
- Maintain and strengthen a diverse network of partners who collaborate internally and act as liaisons to their stakeholders and communities.

What can you do?

This website contains lots of information, data, and tools that individuals, communities, and governments at all levels can use to develop, inform, and

Custom Search

News and Announcements

2015 National Working Waterfronts & Waterways Symposium, Nov 16-19, 2015, Tampa, FL
Dec 3, 2014 3:00:00 PM

NWWWN's July e-News Now Available!
Jul 15, 2014 7:03:19 PM



What's the NWWWN Community Center?

The Community Center (powered by the Ning platform) builds personal connections among individuals involved with working waterfront issues around the country. Please join us.

Latest Activity on Working Waterfronts

T.S. Strickland is now a member of Working Waterfronts
Jul 8, 2015 4:23:57 PM

David Kennedy is now a member of Working Waterfronts
Jun 18, 2015 4:53:38 PM



U.S. ECONOMIC DEVELOPMENT ADMINISTRATION



A Postcard from Our Past, a Picture of Our Present, a Vision for Our Future

Value

Virginia's working waterfronts are of great historic, economic and cultural value.

Since the early 1600s, the bounty of Virginia's coastal waters has sustained a rich culture of seafood harvest and cultivation. Toward the middle of the twentieth century, the Chesapeake Bay is said to have supported up to 9,000 fulltime watermen. In 2013, approximately 3,000 licensed commercial fisherman and aquaculture permit holders relied on access to Virginia's working waterfronts.

Today working waterfronts continue to provide critical access to coastal waters for people engaged in commercial and recreational fishing, seafood processing, boat building, aquaculture and other water-dependent businesses.

Challenges

Unfortunately, they are disappearing. It's time to find solutions.

Increasing demand for waterfront properties along Virginia's coast has resulted in an increase in property values and higher costs for traditional waterfront businesses. Because of these and other factors, Virginia is slowly losing its working waterfronts – an issue that may have long-term consequences for local economies, the environment, coastal culture and quality of life.

A loss of Working Waterfronts in these areas constitutes a potential loss of jobs for watermen (e.g. fishers, shellfish farmers) and the agriculture industry (timber and grain barges); a loss of the identity of the region; and a loss of support industry jobs (boat building, transport, seafood processing, etc.).

Exploring Issues that Impact Water Dependent Uses and Looking for Solutions Together

While threats to the viability of our working waterfronts remain, there is growing recognition of the problem and an expanding list of possible solutions. Nationally, coastal states and localities are using planning, zoning, land conservation and acquisition, tax incentives, public improvements and state and local regulations to help preserve their working waterfronts. In many cases these initiatives are the result of a coalition of groups with similar interests including industry associations, nonprofit groups and government agencies. The Virginia CZM Program has partnered with VIMS – Sea Grant Marine Advisory Service to begin developing public policy designed to protect and enhance Virginia's working waterfronts. The first step in this process began with an exercise across the coastal zone, among regions with a tradition of commercial fishing and other water dependent activities, to derive their own definition of a working waterfront. Specifically, Accomack-Northampton, Hampton Roads, Middle Peninsula and Northern Neck planning districts started with the model definition developed by proposed legislation

Virginia Working Waterfronts Strategy

Aims to help communities:

- understand the long-term costs associated with loss of working waterfronts
- develop new policy tools to help communities manage increasing growth pressures, and
- build capacity to retain working waterfronts as a thriving component of local economic development for current and future generations.

Virginia CZM grants to VIMS/Virginia Sea Grant and four PDCs (NN,MP, HR,ES) during FY11-13 enabled:

- defining working waterfronts,
- creating an inventory of existing working waterfront infrastructure throughout the coastal zone, and
- conducting an economic analysis of 4 different types of working waterfront infrastructure to demonstrate their economic importance to the community.

During FY14 & 15, Virginia CZM and it's partners will:

- identify and develop policy tools appropriate for local government adoption that will support retention of working waterfronts, and
- identify a locality to participate in a demonstration project that will test the feasibility of implementing the identified tools.

Employment: Total Ocean Economy

TOTAL OCEAN ECONOMY

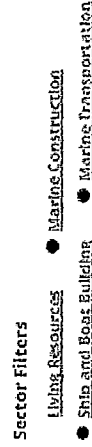
All ocean economic activities within a geography.

RANK: 347 OF 402

County

| | |
|------------|--------------------|
| 5 | % of Total Economy |
| 347 of 402 | Rank |
| 117 | Employed |
| 32 | Self Employed |

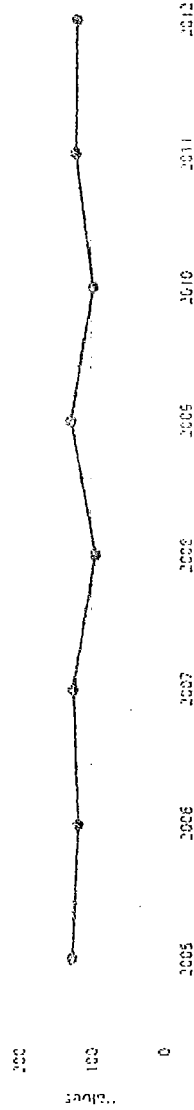
QUICK SUMMARY



EMPLOYMENT BREAKDOWN

| | |
|-------------------------|------------|
| Employed | 117 |
| Self Employed | + 32 |
| Employment Total | 149 |

TRENDS



1/3

Wages: Total Ocean Economy

TOTAL OCEAN ECONOMY

All ocean economic activities within a geography.

QUICK SUMMARY

% of Total Economy 1.5

Rank: 356 of 402

Wages \$1.4 Million

WAGES PER EMPLOYEE

\$11,900.00

TRENDS

2005 2006 2007 2008 2009 2010 2011 2012



Export

County

State

National

0 25 50 75 100

Sector filters

- Living Resources
- Ship and Boat Building
- Marine Construction
- Marine Transportation
- Offshore Mineral Extraction
- Tourism and Recreation
- Suppressed

Export

