

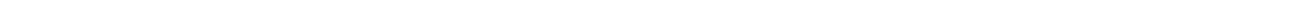
Case Study of Willis Wharf Working Waterfront

Zoning and Property Ownership Issues

Accomack-Northampton Planning District
Commission, March 2015



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Contents

Introduction	1
History	1
Community Planning and County Policy Development	2
General Zone Description for Working Waterfront Village Businesses	3
Transferability	5
Zoning and Assessment Policies	6
Zoning Use Regulations for WV-NB and WV-WC	6
Assessment Policies for WV-NB and WV-WC Zones	7
Exemptions to, or Capital Taxes on, Tools and Machinery	7
Maintaining a Commercial Water Dependent Industry or Future Siting	7
Challenges Cited by Owners	8
Themes and “Toolbox” Planning Recommendations	9
Themes	9
Table of Owners’ Interview Responses and Recurrent Themes	10
Working Waterfront Toolbox Recommendations	11
<i>Leadership and Zoning and Policies</i>	11
<i>Review</i>	11
<i>Technical and Financial Assistance</i>	11
<i>Outreach</i>	12
Conclusion	12
Appendix A	14
Willis Wharf Companies in Waterfront Village Zones: Waterfront Village Neighborhood Business (WV-NB) and Waterfront Village-Waterfront Commercial (WV-WC)	14
Appendix B	16
Waterfront Village Zones By-Right and Conditional Uses	16

Figures

Figure 1. Aerial View of Willis Wharf (Google Earth)	Error! Bookmark not defined.
Figure 2. Willis Wharf Working Waterfront Zoning Districts (Northampton County, April 6, 2015)	4
Figure 3. Table of Owners’ Responses and Recurrent Themes	10

Introduction

In an on-going effort to inform state and local leaders of policy options that support working waterfronts, this study examines the local planning, zoning, and fiscal policies of Willis Wharf on the Eastern Shore of Virginia. The study describes the zoning ordinances; outlines how property is assessed, valued and taxed; whether there are exemptions on tools and machinery; results from interviews with parcel owners in the two key Willis Wharf Waterfront Village zones; possible impediments or threats to maintain, site new, or transfer ownership of working waterfront businesses; and recommendations of working waterfront tools to address the issues of greatest concern to aquaculture industry business owners.

As a working waterfront community, Willis Wharf needs to build capacity in the aquaculture industry and assert its importance as a driver of regional economic development in harmony with nearby waterfront village residences and traditional surrounding agricultural demands and practices.

The case study is based on Northampton County's current Zoning Code regulations¹ and does not consider any proposed amendments to the Northampton County zoning code, currently in process. Information resources for the project derive from the Northampton County website² and Northampton County representatives; from direct interviews with Willis Wharf working waterfront business owners; previous working waterfront reports; and from Virginia's State Land Evaluation and Advisory Council (SLEAC) Manual.

History

Willis Wharf, one of the Eastern Shore of Virginia's oldest communities, is an unincorporated village with a population of around 140³ located in the northern part of Northampton County on the seaside of Virginia's Eastern Shore. According to the Federal Emergency Management Agency (FEMA), most Willis Wharf residences sit at 10 feet above mean sea level whereas working waterfront businesses are located in lower elevations within designated Special Flood Hazard Areas.

Willis Wharf has a long maritime history that has played a key role in how the development has occurred. The village is located on Parting Creek, a navigable tidal channel so named because it separates Northampton County from Accomack County. According to Chad Ballard, owner of Ballard Brothers Fish & Oyster Company, that in his experience, 95 percent of the Commonwealth of Virginia's seed clams are generated from Willis Wharf aquaculture operations⁴.

¹ 2009 Northampton County Code, passed October 21, 2009

² Northampton County website, www.co.northampton.va.us, 2005-20013 Northampton County, VA

³ 2010 U.S. Census website, http://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml

⁴ Phone Conversation with Chad Ballard, March 19, 2015



Figure 1. Aerial View of Willis Wharf (Google Earth)

Community Planning and County Policy Development

In 1994 the residents of Willis Wharf participated in a community planning session to develop a vision for the future of the community. One predominant theme for the vision was that it is imperative that the community retains and allows working waterfronts to operate along the community's waterfront areas. Residents acknowledged that these uses were vital parts of the community's history and well-being and a plan was developed for how to ensure the sustainability of working waterfronts in the community. The plan was subsequently incorporated into the Northampton County Comprehensive Plan and the County's Zoning Ordinance was amended in 2009 to incorporate land-use policies that carried out the 1994 *Willis Wharf Vision Plan*.

In 2011, Willis Wharf's residents reconvened to update the 1994 plan. Residents participated in two stakeholder meetings to revisit evolving economic, demographic, and land use trends, and to update. In the 2011 *Update of the Visions for the Villages of Willis Wharf and Oyster Summary Report*⁵, it was recommended that *Vision* language from 1994 remain largely unchanged. Overall, residents believed the *Vision* served the village well for over a decade, and that its basic goals and principles continued to reflect the desires and needs of the village inhabitants. Residents continued

⁵ "Update of the Visions for the Villages of Willis Wharf and Oyster Summary Report – Northampton County, Virginia", prepared by Milton Herd of Herd Planning and Design, and Vlad Gavrilovic, AICP of Renaissance Planning Group, May 16, 2011

to see Willis Wharf as a small, safe, and quietly thriving seaside village that retains its own distinct identity, physically and politically separate from the nearby Town of Exmore. Residents sought to preserve its historically rural, cultural, and natural heritage, while maintaining the quality of ground and surface waters to support residents with ecologically-friendly seafood, farming, ecotourism, and related industries.

The 2011 *Vision* update did recommend that the text of the Northampton County Comprehensive Plan, under Section 2.2.6 (Waterfront Village) be amended to provide greater clarity and guidance for future land uses, structures, and wastewater disposal. Citizen stakeholders wanted to provide an even stronger link between the *Vision* and implementation actions, such as rezoning approvals; use the *Vision* as an opportunity to protect working waterfronts, including aquaculture; and to avoid granting “carte blanche” to waterfront uses.

General Zone Description for Working Waterfront Village Businesses

Northampton County’s Zoning Code (Ordinance passed 10/21/2009), defines the Waterfront District Village as:

“Waterfront Village District (WV). The intent of this primary district is to recognize the distinct traditional waterfront villages in Northampton County and to provide for a mixture of residential, commercial, and limited agricultural uses which are compatible in aspect, design, and form with a rural waterfront village setting, designed to preserve environmentally sensitive lands and protect water quality and viewsheds, and serve to support its residents and the local economy with traditional seafood, farming, and related industries that are clean, environmentally low impact, and ecologically sound. Four secondary districts are provided.” [NCC Section 154.081 (F)]

The first two secondary districts are described within the Northampton County Zoning Code Section 154.081 as follows:

Waterfront Village-1 (WV-1). The intent of this secondary district is to provide for low-density rural housing while recognizing existing agricultural uses and ensuring that farming and other uses and activities protect wetlands and ground and surface waters. [NCC Section 154.081 (F) (1)]

Waterfront Village-2 (WV-2). The intent of this secondary district is to provide a mix of housing types, with single-family units predominating, that are compatible in scale with the traditional characteristics of the village, and still ensuring that uses and activities protect wetlands and ground and surface waters. [NCC Section 154.081 (F) (2)]

This study focuses on the two following secondary districts identified in the Northampton County Zoning Code which apply to commercial uses:

Waterfront Village – Neighborhood Business (WV-NB). The intent of this secondary district is to recognize existing commercial areas and to allow for environmentally low-

impact commercial activities which preserve the pristine quality of ground and surface waters and other natural resources in the village. In addition, mixed-use neighborhood businesses with limited residential development may also be appropriate if impacts from such mixed-use development can be mitigated, while still ensuring that uses and activities protect wetlands and ground and surface waters. [NCC Section 154.081 (F) (3)]

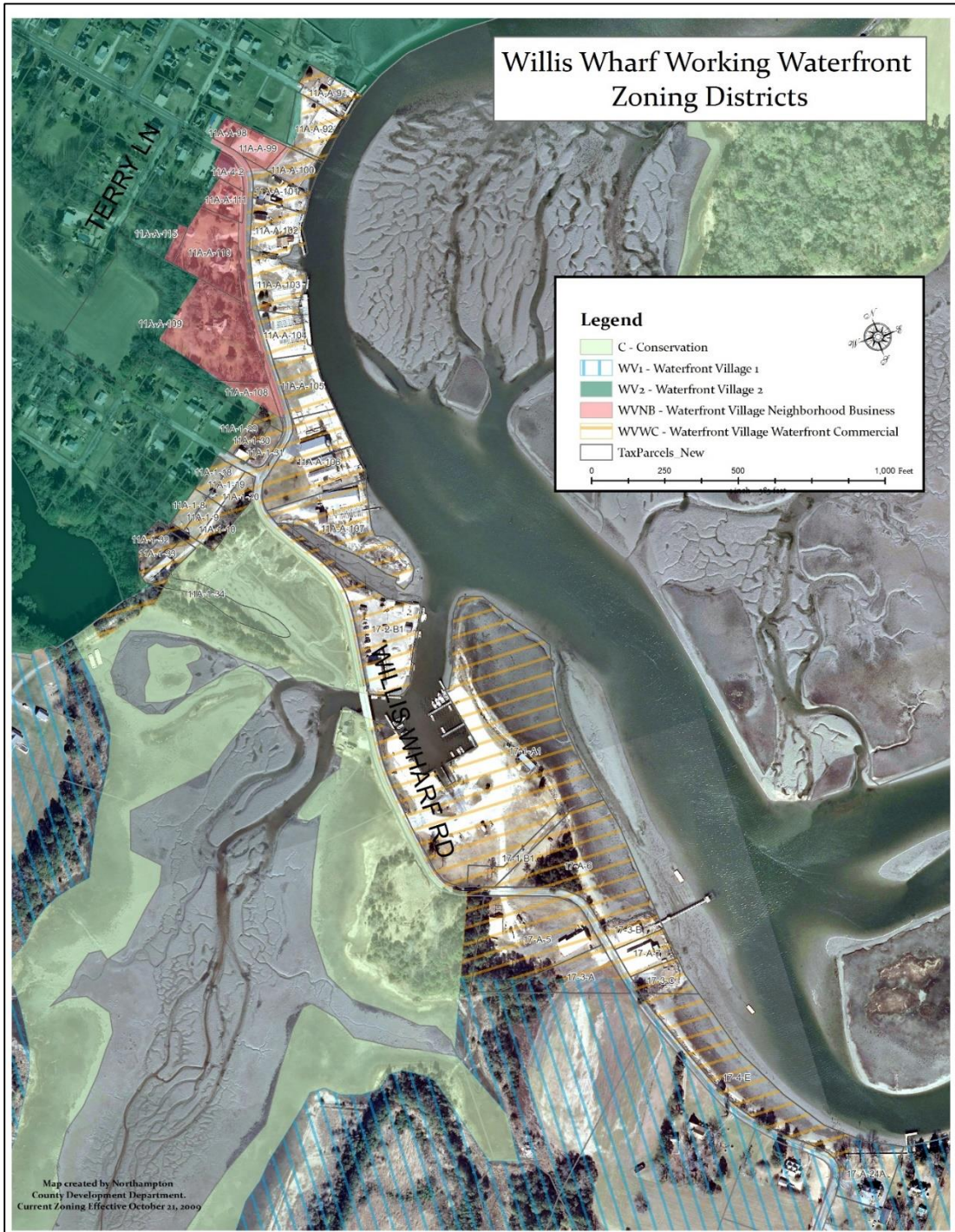


Figure 2. Willis Wharf Working Waterfront Zoning Districts (Northampton County, April 6, 2015)

There are 8 parcels zoned as WV-NB in Willis Wharf (See Appendix A). Three of the parcels contain single-family residences. One parcel contains a restaurant; another hosts an U.S. Post Office; and one parcel is vacant of development. The two remaining parcels have more than one zoning district present. One split parcel has two districts, a narrow area zoned WV-NB adjacent to a WV-2 zone that has a single-family residence on it. The other split parcel has three different zoning designations: WV-2, WV-NB, and WV-WC.

Waterfront Village - Waterfront Commercial (WV-WC). The district is to provide for those low-impact commercial uses which must be located on the waterfront due to the intrinsic nature of the activity, while still ensuring that uses and activities protect wetlands and ground and surface waters. [NCC Section 154.081 (F) (4)]

Of a total 33 WV-WC parcels, 26, or 79% are used commercially. The Northampton County staff indicated that it is not always possible to accurately discern what is vacant and what is used commercially for the WV-WC district. The lots vacant of development are primarily used as staging areas for equipment, boats, and other necessary commercial business activities, or are used for access to commercial buildings on adjacent parcels.

Northampton County owns and operates a public harbor within the WV-WC district with 50 boat slips, sanitary facilities and power availability. Portions of the harbor parcel are vacant. The harbor is overseen by a Harbormaster and the Willis Wharf Harbor Committee. This committee formalizes communication between Willis Wharf and the county government, oversees construction of harbor improvements, provides recommendations to the County Board of Supervisors for use of the facility, and develops the fee schedule and operating procedures. Along with the harbor parcel, Northampton County owns other parcels including a sizable parcel across from the harbor that is a former public green box waste collection site that is currently vacant.

The Chesapeake Bay Preservation Act, aimed at reducing nonpoint source pollution, was enacted by the Virginia General Assembly in 1988 to establish cooperative relationships between the Commonwealth and local governments to protect the water quality of the Chesapeake Bay. Northampton County adopted a zoning overlay district known as the Chesapeake Bay/Atlantic Preservation District (CAP) to make county zoning water quality protection measures consistent with the state's that extend and apply protection regulations on all seaside areas in the County.

One WV-WC property owner cited Northampton County's enforcement of CAP as providing a "great benefit of protecting water quality on the seaside". Although the CAP's buffer regulations could potentially adversely affect WV-WC property owners by imposing building restrictions, none of the owners remarked on this provision.

Transferability

Transferability, or the ease with which it is possible to continue a specific use when and if ownership changes, is key to maintaining working waterfronts and preventing their gradual disappearance by being supplanted by waterfront homes or other non-waterfront-dependent businesses. The Willis Wharf community's unified *Vision* seeks to provide an industry-supportive

road map for decisions about waterfront land, infrastructure, use inventories, and assessments that preserve working waterfronts.

One owner interviewed recalled encountering an issue regarding the size of the parcel when he wanted to subdivide and sell to another aquaculture business. He was required to obtain a special permit and to conduct a study in order to complete the sale. The extra “hoops” that this seller needed to jump through represent a potential threat to the legacy of working waterfronts. Had the seller decided not to spend the money and time to obtain the permit and conduct the study, the property could have been sold to the highest bidder for conversion into waterfront homes, resulting in the loss of a historically commercial working waterfront site.

The only WV-NB property owner interviewed indicated that he sold his property over a year ago to an aquaculture business that plans to build a structure to spawn oysters. He sold the property with lifetime rights and had no issues with ownership transfer. The owner had used the property to store crab pots, did not have tax exemptions that he was aware of, and he encountered no zoning policy barriers to transact the sale.

Zoning and Assessment Policies

A review of Northampton County’s zoning and assessment policies is included to examine their effect on whether and how they are consistent with Willis Wharf’s *Vision* to remain a thriving seaside village that works cooperatively with its neighbors to:

- Determine its own destiny and retain its distinct identity;
- Preserve its rich natural and cultural heritage and affordable residential neighborhoods;
- Maintain the pristine quality of the ground and surface waters and other natural resources in and around the community as an integral part of the daily life and the local economy;
- Support and retain its residents with seafood, farming and related industries that are clean, low-key, and ecologically friendly;
- Grow gradually, while still preserving and enhancing the traditional village character and surrounding rural open space through well-planned, managed, and compatible development.

Zoning Use Regulations for WV-NB and WV-WC

Northampton County’s standards for lot coverage and open space preservation in both zones are intended to preserve the rural character and support the agricultural, seafood, and tourist industries, while conserving the County’s natural resources. The rest of the land is to be set aside and maintained as open space. The standard for lot coverage in both zones is 60%.

By-right and special uses within these zones are summarized in Appendix B. Working waterfront uses fall into both categories. In Northampton County, application for an approved zoning clearance is required to change the use of land or structures, or to alter or build structures. The current zoning clearance application is fifty pages in length but applicants can start the process by filling out two pages, submitting a completed checklist and payment of the fee. If land disturbance occurs or the use is a special use, additional sections then must be completed. Impacts to stream and bay buffer areas also cause additional sections to apply. The

County considers listed special uses as compatible with the surrounding district but requires an individual review of the application, a public hearing and approval by the Board of Supervisors. Special use permits may also impose requirements and conditions. The special use permit indicates whether it is issued to the individual applicant or whether it is issued for use on the site and runs with the land. One property owner interviewed cited extreme dissatisfaction with the process and length of time required to acquire the necessary permits to expand his business operations. Another mentioned needing a permit and a study to finalize a sale.

Assessment Policies for WV-NB and WV-WC Zones

All property in Northampton County is assessed at its highest and best use. The County Assessor is guided by established, uniform standards and principles set forth by the International Association of Assessing Officers and requirements under the Code of Virginia. Assessments are made based on arm's-length transactions that occur during a specified marketing time period. All assessments are made at 100% fair market value.

Some properties are eligible for tax relief if they qualify for certain programs offered by the county. The SLEAC determines and publishes yearly ranges of suggested values for several classes of agricultural, horticultural, forest, and open space land in the localities that have such a program. Northampton County has two such programs: Agricultural and Forest Districts, and Preservation Easements. The local assessing officer uses these SLEAC values to arrive at the official use-value assessment of any qualifying parcel of land. Northampton County does not have a use value assessment unless it is within an Agricultural Forestal District (AFD) or a Preservation Easement. The Northampton County Assessor stated that "none of Willis Wharf is in an AFD, and no parcels would be included in it if they were". Eligibility requirements for use value assessments appear to eliminate most, if not all, Willis Wharf parcels.

Other programs endorsed by Northampton County, such as Handicapped and Elderly Relief and Veterans Relief, may qualify a property to be tax-free, although the property's assessment remains at 100% of fair market value.

Many places that are residential on the water but in a different zoning category other than residential are grandfathered, and the highest and best use would still be considered residential. However, if such residential structures were torn down and replaced by commercial businesses, the highest and best use would change, as would their corresponding assessments. Increased assessment valuation is a significant concern expressed by survey participants.

Exemptions to, or Capital Taxes on, Tools and Machinery

Aquaculture businesses were classified as "agriculture" under Virginia State Code Section 3.2-300, and therefore enjoy the same tax breaks on tools and machinery as agricultural businesses. One of the waterfront commercial business owners interviewed stated that he gets tax exemptions on gas and diesel fuel, but was not aware of county tax exemptions. Another business owner stated she enjoys the same tax break as agriculture.

Maintaining a Commercial Water Dependent Industry or Future Siting

Zoning designation can increase a property's assessment but does not do so in all cases. A zoning change does not necessarily mean the assessment automatically changes unless the

market sales after the zoning change warrant a change in market value. Maintaining a zoning change designation that allows waterfront use supports the industry and allows expansion.

Challenges Cited by Owners

Willis Wharf property owners did not express problems with the local zoning framework for ownership transfer. Water-dependent business owners generally expressed confidence, or “no issues”, in being able to sell to another waterfront business when asked “Is there a potential threat to current use if ownership is transferred?” However, one waterfront business owner indicated that he had to acquire a special use permit and conduct a study. Another owner stated, “We are pretty well protected, no matter what zoning, but it’s what Exmore, Accomack, and Northampton do that affects us. We never and can’t know what they are going to do and plan ahead.”

Another business owner did indicate “nervousness about Northampton County’s possible desire to zone working waterfront ‘off-land’, including zoning parts of the water”, and hoped to “avoid valuation” in order to be able to remain on the water. The nervousness bespoke awareness that increases in property values and taxes could adversely impact water-dependent businesses.

One owner expressed extreme frustration, stating that the costs exacted in dollars and long advance time (18-24 months) to navigate through Northampton County’s permitting processes when trying to expand waterfront business operations are prohibitive and make it “almost not worth it”. He said that if he needed to add on, he would need to spend 2-4 hours per day to work on permits over the course of “probably 18 months”. A different owner recounted, however, that he is able to deal with the county effectively and nothing in the past impeded his ability to expand operations.

Another challenge voiced by two Willis Wharf WV-WC property owners is the threat from sea level rise. One owner said global warming, tidal rise and barrier island changes to the landscape are a major concern. A second owner worried that increasingly vigorous storms and damaging flooding could wipe out aquaculture operations.

A consistent refrain from the WV-WC owners when asked “What policy actions would you like to see your responsible leaders become aware of?” did not relate to zoning or assessment concerns, but rather to water quality. Owners cited concerns regarding degraded water quality from storm water runoff into the watershed from new developments with 100+ septic systems; overflow problems associated with the Town of Exmore’s waste treatment system; and from agriculture, especially poultry farms and farms that use plastic to plant crops.

Aquaculture farmers feel as though they are in “tough going” competition with agriculture farmers. One aquaculture farmer said, that the most helpful policy tool is whatever protects water quality. “Our business won’t exist if the water quality around Accomack and Northampton Counties continues to decline,” he added.

The Willis Wharf owners, citing water quality issues, suggested policy requests to make sure farmers use best management practices (e.g., buffers along streams, cover crops, storm water ponds), that prevent chemicals used on crops from reaching perennial streams and receiving waters and contaminating clam and oyster beds.

Themes and “Toolbox” Planning Recommendations

The following section describes common themes encountered among issues described by working waterfront property owners and provides planning and policy tool recommendations that may be of use towards resolving the identified issues and protect and enhance working waterfronts in Willis Wharf.

Themes

Based on interviews with Willis Wharf property owners in zones WV-NB and WV-WC and their comments noted in the table below, the following recurrent themes and pertinent concerns emerged and are presented in no particular order:

- Need to make clear distinctions about aquaculture industry’s needs in relation to agriculture and residential development;
- Need recognition of the value of protecting and enhancing the historic working waterfront culture as a valuable asset for the region’s economic development;
- Working waterfront business owners and local government need to work together to streamline permitting processes to save owners’ time and money, increase profitability; and
- Need legal and policy tools in place to anticipate and accommodate emerging business and climate change models.

The Willis Wharf owners’ responses are consistent with recommendations and refinements made by Willis Wharf stakeholders in the 2011 updated *Vision*. Regarding waterfront village land uses, stakeholders in the 2011 *Vision* said that working waterfront areas should continue to support water-dependent industries, and that any new development that would be detrimental to water quality in the areas used by aquaculture need to be discouraged. Stakeholders also noted that rezoning to allow higher density or intensity uses at the edge of Waterfront Villages is not recommended unless it met stringent and compatible criteria on building style and characteristics, and road and utility infrastructure.

Table of Owners' Interview Responses and Recurrent Themes

Parcel Owner	How Taxed, Assessed	Transferability	Tax on Tools or Machinery	Perceived Exemptions Enjoyed	Requested Policy Actions	Other Concerns Mentioned
WV-NB*	Did not ask or know	No issues with ownership transfer	Stored crab pots	Did not have tax exemptions	No policy actions requested	12-foot ROW for public road
WV-WC-1	Did not know current assessment or tax	Past issue subdividing parcel sale to another aquaculture co.; Special permit, study to complete sale	Not sure what tools and machinery tax is compared to others	Does not believe enjoys any	Help make sure development is ecologically responsible; prevent manure, agriculture run-off	Continuing to allow irresponsible agriculture practices that degrade water quality
WV-WC-2	Did not state specifically taxes, but is nervous about County's desire to zone aquaculture off-land, including parts of the water	No experience with transferring property through sale	Is taxed similarly to agriculture	Enjoys most of the exemptions that agriculture enjoys	Make sure leaders pay attention to water quality	Wants ability to be able to stay on water, avoid valuation; Important to keep working waterfronts historically involved in aquaculture
WV-WC-3	Pays property tax on boats, outboards, baskets	Does not perceive any problems with selling to another waterfront business	Gets letter from County to specify tools (hammer, saw & drill bits) but ignores and is charged \$10	No comments recorded	Wishes property was zoned as aquaculture; streamline costly expansion permitting (lost operations, numerous studies, permits) process and make it a one-stop shop	Time-consuming, costly permitting process makes it "almost not worth it"
WV-WC-4	Not aware which zone property is in or how taxed; No effect of zoning code regulations; Pretty well-protected, no matter what zoning	Nothing threatens ability to remain	Not aware of County tax exemptions on tools and machinery	Tax exemptions on gas and diesel fuel; enjoys state agricultural tax exemptions	"Whatever protects water quality; County needs to control storm water systems to work properly; Enforce Agriculture BMP's used to control chem. run-off; Best thing is for County to "leave us alone"	Comfortable with CAP, The Nature Conservancy controlling easements; Primary interest: H2O quality; Leary of: Exmore's waste treatment system, residential development, and sea level rise.

* Sold property 1 year ago to P.D. Terry associate who is building a structure to spawn oysters

Figure 3. Table of Owners' Responses and Recurrent Themes

Stakeholders also reemphasized that any new development should be supported by on-site water and wastewater systems that won't exceed the capacities of existing natural resources and infrastructure. Stakeholders added that any new uses and facilities proposed need to support the goals and functions of the waterfront villages; Northampton County needs to cooperate with Accomack County to the north to limit the impact of new uses and facilities; and Northampton County should support and encourage the use of low-impact storm water management techniques.

Working Waterfront Toolbox Recommendations

The owners were not specifically questioned about tools they might find useful from the working waterfront toolkit. Some proactive leadership tools already exist to help Virginia's coastal working waterfronts such as the Coastal Virginia Working Waterfront Coalition and local fishermen's groups. Based on the combination of owners' responses to the questions posed in this study, and on the recommendations and reiterations expressed in the 2011 *Vision*, the following selection of tools may be applicable to address the owners' needs and concerns:

Leadership and Zoning and Policies

- Create a local working waterfront committee of local business owners and decision-makers, or engage an existing group to identify potential financing tools and descriptions of law and policy tools to increase capacity for preserving working waterfronts;
- Develop a master plan for County-owned property in Willis Wharf with input from commercial waterman that identifies industry needs and strategies for meeting current needs;
- Streamline expansion or start-up permitting processes (one-stop-shop, if possible) to help owners cut costs and save time while still complying with zoning regulations.

Review

- Coordinate stakeholder meetings to update the waterfront village *Vision* regularly (every three to four years) to monitor rapid changes in business, climate, and government zoning;
- Strategize methods, mechanisms to be proactive and respond to changes in state, local, economic growth policies to manage and develop working waterfronts;
- Monitor and provide comments in development and environmental reviews to assure adherence to state and local standards and effective coastal zone management.

Technical and Financial Assistance

- Conduct economic research and analyses to bolster support for and underscore the importance of Willis Wharf's aquaculture industry productivity statewide and East Coast-wide;
- Solicit funding to support studies of potential impacts of sea level rise and climate change on working waterfronts, ways to mitigate effects, and fend-off and recover from damages;

- Request grant support to establish a one-stop-shop permitting process for Northampton County to assist and provide streamlined support to working waterfront business owners.

Outreach

- Approach local working waterfront, seafood, and tourism/trail organizations to create waterfront events that highlight Willis Wharf's maritime history and culture.

Conclusion

This study examined the planning, zoning, and fiscal policies of Willis Wharf, Virginia with the purpose of informing state and local leaders how best to support, protect, and preserve working waterfronts. The methodology included a review of zoning ordinances, assessment methods, taxes and exemptions; potential impediments and/or threats to site new or transfer ownership; interviews with Northampton County representatives and parcels owners in Willis Wharf; and recommendations of tools to address the issues of concern expressed by the aquaculture business owners.

Willis Wharf stakeholders originally set a *Vision* to sustain gradual growth and preserve the village's working waterfront culture and ambiance in 1994, then updated their *Vision* in 2011, to stipulate that zoning, tax assessments, and any proposed residential and infrastructure development conform to their adopted *Vision* plan.

Four owners of Willis Wharf aquaculture businesses were interviewed to solicit their views and experiences with state and county tax and zoning policies and exemptions, transferability. They did not express significant problems with transferability or tax and zoning issues. Their most pressing concerns were potential residential encroachment; the potential effects to their operations of sea level rise; potential contamination of their clam and oyster beds from inadequate or overwhelmed waste water treatment systems and agricultural/storm water run-off; and shortening Northampton County's costly, time-consuming permitting processes. Three of four commercial aquaculture owners interviewed stressed the prime importance of water quality to their continued operations stating, "The health of the (aquaculture) industry depends on water quality", and recommended leaders establish policies to address water quality concerns. When it comes to maintaining or expanding Virginia's aquaculture industry, it was expressed that Virginia cannot afford to allow Willis Wharf to cease its working waterfront operations.

The input received from Willis Wharf property owners was synthesized with the outcomes of the assessment of current County zoning and tax policies to present recommendations for planning and policy tools that are expected to assist with protecting and enhancing working waterfronts to the benefit of both Northampton County and working waterfront businesses. Recommendations included options related to leadership and zoning policies, regular review to monitor regulatory and industry-related changes, options for technical and financial assistance, and outreach. Specifically, it is recommended that Willis Wharf property owners continue to work with Northampton County on a regular basis to continue the planning process that has been in place since 1994. This process has resulted in the implementation of measures that have ensured the longevity of working waterfront businesses in Willis Wharf. Furthermore, it is recommended that additional assessments

and plans be developed with input from Willis Wharf property owners and the Willis Wharf Harbor Committee to maximize the benefit and value of parcels owned by Northampton County to ensure adequate access to the water and to adequately meet the needs of working waterfront businesses. Finally, there are fiscal policy tools available that that could potentially be used by Northampton County to meet future needs of the growing waterfront industry and ensure that waterfront infrastructure is adequately maintained for years to come. It is recommended that Northampton County consider these tools as a means of ensuring the longevity and productivity of working waterfront businesses in Willis Wharf.

Appendix A

Willis Wharf Companies in Waterfront Village Zones: Waterfront Village
Neighborhood Business (WV-NB) and Waterfront Village-Waterfront Commercial
(WV-WC)

Willis Wharf Companies in WV-NB: Willis Wharf companies assigned to this zone category are:

1. Samuel D. Stewart Revocable Living Trust (Single Family Home)
2. Thomas Drummond Cropper Walker (Single Family Home)
3. FDI Postal Properties Inc. (U.S. Post Office)
4. Charles D. Perzynski (Single Family Home)
5. Patricia B. Georgiana (Single Family Home)
6. STM/TNC LLC* (Sold to Pete Terry)
7. Randy M. and Pamela T. Widgeon (Restaurant)
8. Hayden Branded Gordon (Single Family Home)

Willis Wharf Parcel Owners in WV-WC:

1. APF LLC (Commercial building, storage room, office, cold storage, open loading platforms, Several empty parcel lots and one with dock/pier, clam house)
2. J. C. Walker Bros. Inc. (Office, docks/piers, clam house, 2,400 sq. ft. concrete for clams, commercial buildings, storage rooms, lean-to, pole shelter, empty parcels)
3. Ballard Fish & Oyster Co.* (Greenhouse-commercial, storage, Dock/pier)
4. Ballard Bros. Fish Co. (Commercial building, office, concrete slab with troughs, metal building, shop, warehouse, empty lot, marsh)
5. The Constance France Bowen Revocable (No building, dock/pier, 2,400 sq. ft. concrete slab for clams)
6. James A. Kelly, IV* (Single family home, garage, clam house, storage lean-to, dock/pier)
7. Henry M. Terry Co.* (Bulkhead, deck for troughs)
8. N. Wescott Terry, Jr. & Greta (Marsh, non-buildable)
9. Kenneth S. & Anne E. Terry, Pete Terry* (Single family home, bulkhead)
10. Northampton County Board of Supervisors (three empty parcels)
11. STM/TNC LLC c/o APF LLC
12. Parting Creek LLC (No building, storage, old dwelling/old office)

Appendix B

Waterfront Village Zones By-Right and Conditional Uses

Agricultural Uses – Permitted “By right”

WV-WC	WV-NB	WV-NB and WV-WC
	Vegetable, grain, production	Agricultural education, demos
	Event venue, (e.g. weddings,, receptions	Bike trails, rentals, hiking trails
		Produce stands, sales
		Fishing
		Kayak/canoe rentals, tours
		Sales, Agriculture-related handcrafts, food products, gifts
		Wildlife viewing, photography
		Winery and winery tours

Agricultural Uses – Conditional

WV-WC	WV-NB	WV-NB and WV-WC
Agriculture research facility	Agriculture research facility	Agri-tourism special events
Agriculture museum	Greenhouse sales	Camps, day or overnight
Event venue, weddings	Landscape design, maintenance	Festivals, fairs
		Guest ranch/lodge up to 12 rooms
	Livestock, domestic use	Hunting
	Horseback riding	

Commercial/Community/Industrial Uses - Permitted “By right”

WV-WC	WV-NB	WV-NB and WV-WC
	Daycare, adult and child, up to 6 persons	Bicycle rentals/sales, services
	Aerobic, dance, day spa	<i>Plein aire</i> events
	Antique shops	Temporary seasonal sales, e.g., Christmas trees, seafood
	Appliance, electrical repair	Public utility, Class A
	Art studios up to 2,500 ft ²	Solar energy facility, small system
	Barber shop	Wind turbine, windmill <35f
	Bed and breakfast	Reclamation of soil or water
	Catering, off-premise	
	Domestic animal training	
	Furniture repair, restoration	
	Glass works, jewelry ceramics	
	Guide outfitter services	
	Home or professional office business	
	Moped rentals, sale	
	Shoe repair	
	Veterinary services, no overnight	
	Library	
	Museum	

Commercial/Community/Industrial Uses – Conditional

WV-WC	WV-NB	WV-NB and WV-WC
Dance hall, up to 3,000 sq. ft.	Art studios >2,500 ft ²	Historic inn, pre-1950 structure
Guide/outfitter services	Auction market	Restaurant, waterfront service, < 2,500 ft ² , no drive thru
Schools, vocational, technical, public or private	Conference/retreat center	Schools of special instruction
	Convenience store	Alternate waste water treatment system
	Health club/fitness center	Public utility, Class B
	Motel, hotel, up to 10 rooms	Boat building and repair
	Music studio	Boat/yacht interiors, new, retrofit
	Commercial, retail establishment, up to 5,000 ft ²	Foundry-Artisan up to 2,500 ft ²
	Clothing, furniture manufacture	Storage of seafood products
	Contractor office	
	Landscape contractor, design, maintenance, on-site	
	Plumbing repair shop	
	Restaurant	
	Specialty food production	
	Microbrewery	
	Metal fabrication and welding	
	Recycling collections, ≤ 1 acre	
	Taxidermy services	
	Tourism info office, kiosk or staffed	
	Veterinary clinic, goods/ services	
	Church	
	Community center	
	Medical clinic	
	Residential care facility for medical/mental patients	
	Social, fraternal meeting facilities, u to 5,000 ft ²	
	Sewage treatment facilities	
	Wind turbines, windmills, small > 35 and ≤199 ft.	

Marine-Related and Recreational Uses - Permitted “By right”

WV-WC	WV-NB	WV-NB and WV-WC
Crab packing houses	Non-motorized watercraft, instruction, rental sales	Aquaculture business office,
Fish packing	Playgrounds for children	Boat ramp for recreational boats, private
Watch houses for shellfish grounds, <500 ft ²	Tennis court, private	Clam packing houses, no processing
Wholesale outlet for clam, fish, crab, 2,500-5,000 ft ²		Crab shedding, enclosed or not
		Docks, private, recreational
		Erosion, storm water control

		Landing site for finfish, shellfish, crabs
		Marine navigation aids
		Oyster shucking house
		Pot production for crab or eel pots
		Retail sales of fish, clam, crab
		Temporary recreational event, less than 3 days
		Wholesale outlet for clam, fish, crab, <2,500 ft ²
		Wildlife/marine life preservation area

Marine-Related and Recreational Uses – Conditional

WV-WC	WV-NB	WV-NB and WV-WC
Aquaculture fish production, tanks	Beaches, naturally occurring	Aquaculture fish production in existing ponds
Non-motorized watercraft instruction rental, sales	Crab, fish packing houses	Aquaculture research facility
	Watch houses for shellfish grounds, <500 ft ²	Aquaculture shellfish seed production
	Wholesale outlet for unprocessed clam, crab, fish 2,500-5,000 ft ²	Boat building and repair
	Day camp	Boat ramp for recreational boats, public, commercial with goods, services
	Horse barn	Boat sales, rentals, goods/services
	Swimming pool, public or commercial	Boat storage and washing facilities
	Tennis courts, public or commercial	Fishing pier, commercial or private
	Theater, indoor screen/stage up to 5,000 ft ²	Marina, < 50 slips, public or commercial
		Non-motorized recreational trail
		Parks, public
		Research facilities for marine sciences