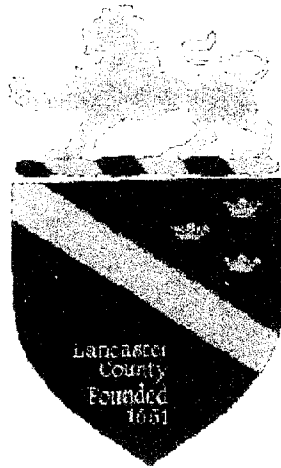


Public and Private Access to Waterfront Areas Study and Plan

Lancaster County, VA
March, 1995



Prepared By:
Patrick G. Frere, Environmental Planner
Lancaster County Planning and Land Use Office



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INTRODUCTION

In 1988 the Chesapeake Bay Preservation Act (CBPA) was passed into law in Virginia. The purpose of the CBPA is to protect and improve the water quality of the Chesapeake Bay, its tributaries, and other state waters by minimizing the effects of human activity upon these waters. The CBPA is designed to protect certain lands which if improperly used or developed may result in substantial damage to the water quality of the Chesapeake Bay and its tributaries. The CBPA resulted in the creation of the Chesapeake Bay Local Assistance Board, which was charged with developing regulations which establish criteria that will provide for the protection of water quality, and that also will accommodate economic development. The Chesapeake Bay Preservation Area Designation and Management Regulations were developed and became final in November, 1990. These regulations have become the Tidewater Counties' guide in developing their own required local programs.

The Final Regulation (VR 173-02-01) Part V, Implementation, Assistance, and Determination of Consistency, details what is required of localities in carrying out the Chesapeake Bay Preservation Act. One requirement placed on the localities is that their Comprehensive Land Use Plan complies with the CBPA. The CBPA regulations state that the comprehensive plan, or plan component, should consist of the following basic elements: (i) a summary of data collection and analysis; (ii) a policy discussion; (iii) a land use plan map; (iv) implementing measures, including specific objectives and a time frame for accomplishment.

As part of the comprehensive plan element of the CBPA regulations, localities must address policies on a number of water quality issues. These issues include physical constraints to development, protection of potable water supply, relationship of land use to commercial and recreational fisheries, appropriate densities for docks and piers, and the provision of public and private access to waterfront areas and the effect on water quality.

Lancaster County is currently in the process of revising the adopted Lancaster County Comprehensive Land Use Plan (1992). The revisions will address the water quality issues listed in the regulations, and are designed to fulfill the County's requirements under the Chesapeake Bay Preservation Act.

I. **Public and Private Access to Waterfront Areas Study**

According to the Chesapeake Bay Act Regulations, local governments should prepare policy statements for inclusion in the plan on the following issues: relationship of land use to commercial and recreational fisheries; appropriate density for docks and piers; public and private access to waterfront areas and effect on water quality. Lancaster County will not only address these issues, but will tailor its plan to meet the special needs and concerns within our county. These include the needs expressed in the Lancaster County Comprehensive Plan for expanded access opportunities and appropriate pier densities; as well as the need for increased access for our commercial and recreational fishing industries.

Chesapeake Bay Act Regulations regarding public and private access to the water encourage localities to maximize human access to the water, while minimizing the impact on the environment. The Regulations recognize there are many groups competing for access to the water, but only a limited amount of shoreline. Waterfront homeowners, commercial fishermen, seafood industry owners, commercial business owners, and recreational users all require access to the water. These same users have the ability to negatively impact the water to which they are attracted.

The Regulations recognize that human access to the water can have many negative impacts on the environment. Construction of boat ramps and piers can result in the disrupting of wetlands, the clearing of shoreline vegetation, and in an altering of the existing shoreline. Dredging required to maintain access to navigable channels can result in the stirring up of pollutants settled on the water bottom, as well as loss of submerged aquatic vegetation. Boat wake may result in an increase in shoreline erosion. Lastly, boating activity can result in water pollution from toxic hull paints, engine fluids, and improperly disposed of human waste (Page VI-80 Local Assistance Manual, Chesapeake Bay Local Assistance Department; Richmond, VA: November, 1989). The Regulations encourage localities to find ways to minimize these resulting impacts of human access to the water.

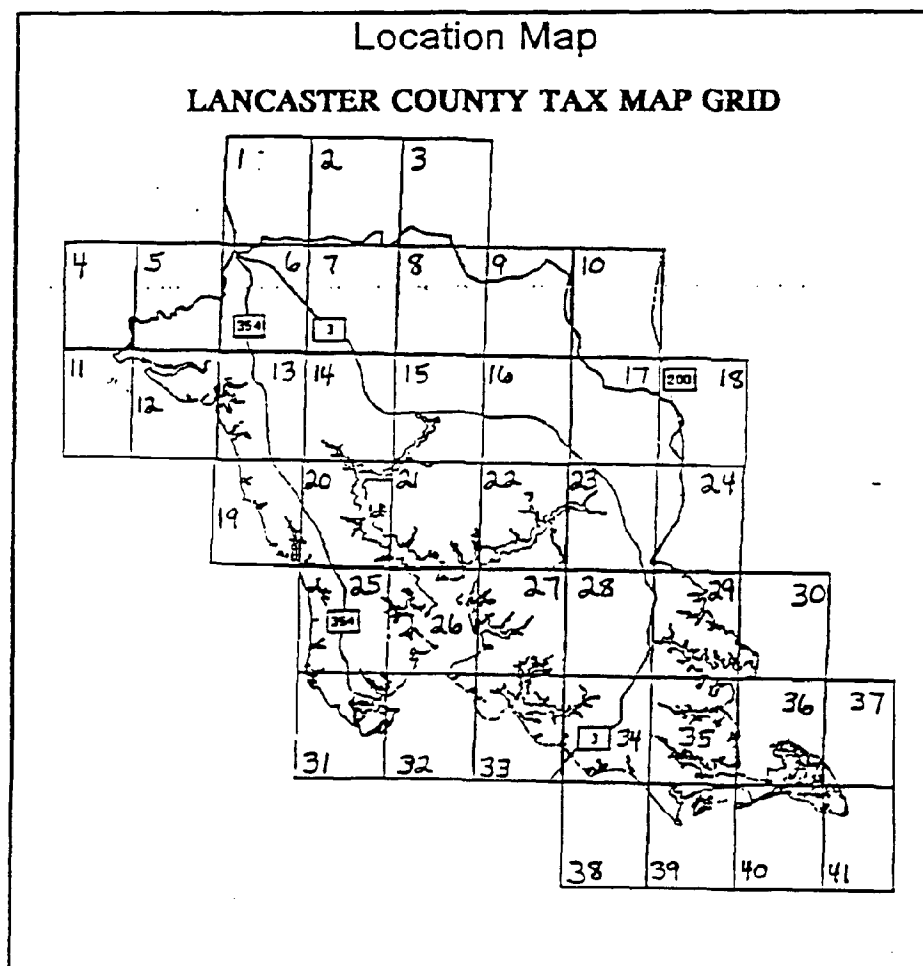
The goal of the **Lancaster County Public and Private Access to Waterfront Areas Study and Plan** will be to present alternatives which can satisfy access demands within our County, while assuring continued protection of our unique waterfront environment. The Study will first inventory the existing shoreline situation in Lancaster County. Secondly, trends in shoreline land uses will be evaluated. Thirdly, existing access opportunities will be inventoried. Fourth, demand for access will be determined, and lastly additional need for access in Lancaster County will be discussed. The Plan will then draw on the study to determine feasible recommendations concerning public and private access to waterfront areas in Lancaster County.

DATA SOURCES FOR STUDY AND PLAN

Many sources of data were used in developing the Public and Private Access to Waterfront Areas Study and Plan. Included are the Department of Health's Shoreline Sanitary Surveys for Lancaster County's water bodies, 1990 U.S. Census Data for the county, the Virginia Institute of Marine Science's 1978 Shoreline Situation Report for Lancaster County, county owned digital tax map coverages of Lancaster County from the Information Support System Lab at VPI&SU, and the April 1994 Lancaster County Shoreline Inventory, which was complete by the Northern Neck Planning District Commission.

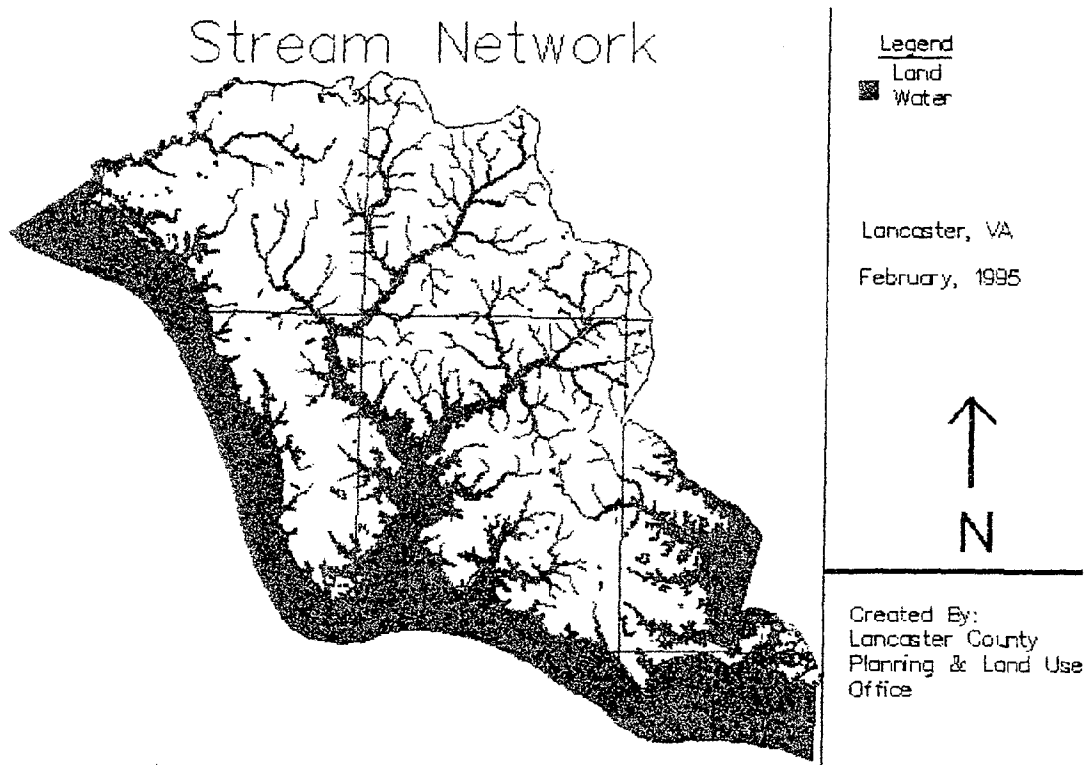
Prior to the beginning of this study, Lancaster County staff members met with representatives from the Chesapeake Bay Local Assistance Department to discuss how the study would be conducted. At this time, it was agreed that the county's 1:7,200 tax maps would be an adequate base for the study. These same maps provided the base for the previously mentioned Lancaster County Shoreline Inventory, and are also widely used by the county. There are 41 maps in the tax map coverage of Lancaster County, and a reference map showing the location of each of the 41 maps is given below. Individual map numbers will be frequently referred to throughout this report.

Map 1: Study Area Reference Map



A. Existing Conditions

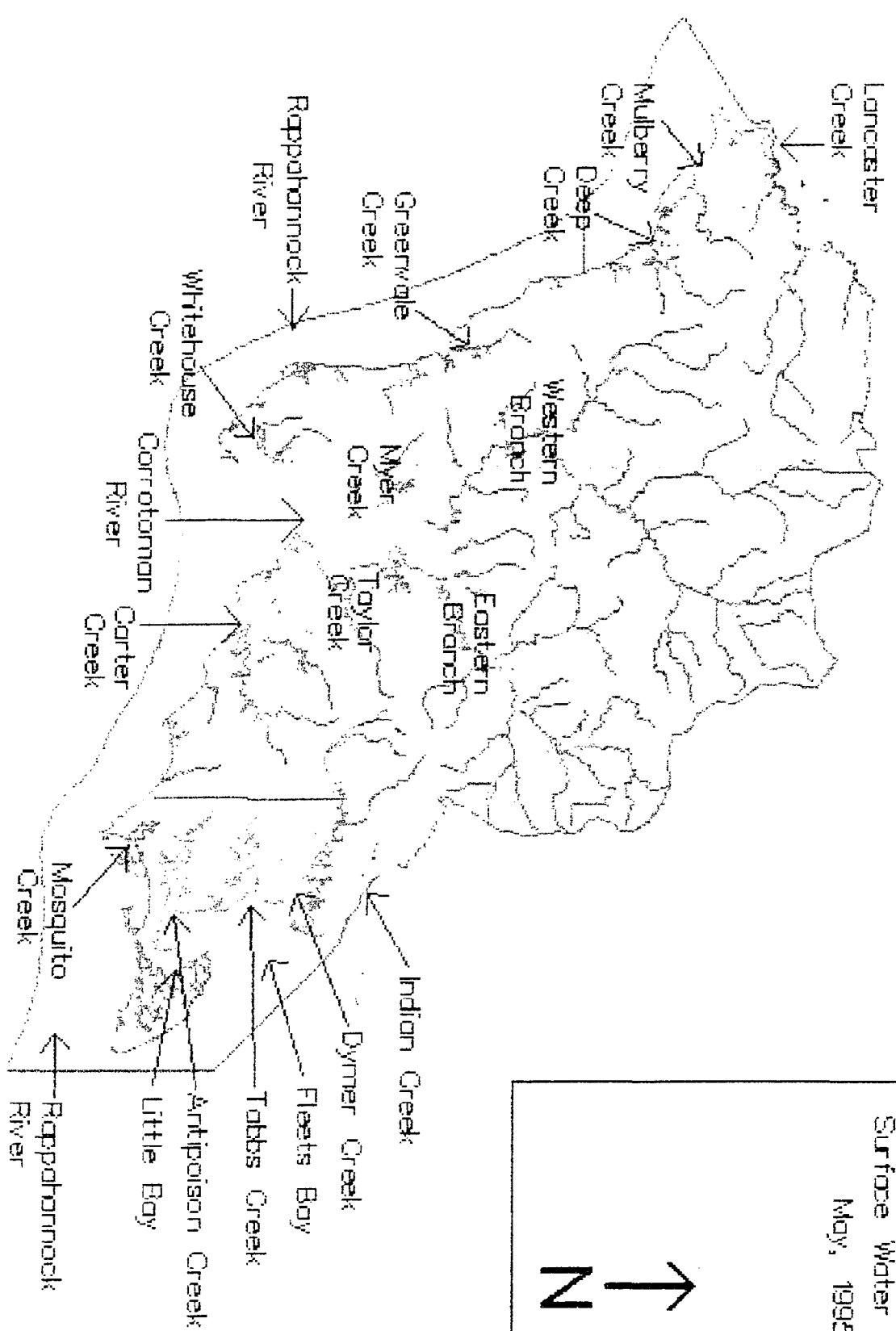
Lancaster County is bordered by the Chesapeake Bay to the East and the Rappahannock River to the South. Many tidal water bodies meander through the County on the way to the Bay and River including Lancaster Creek, the Corrotoman River, including the Western and Eastern Branches, Carters Creek, Indian Creek, Dymmer Creek, Tabbs Creek, Antipoison Creek, as well as many smaller creeks. Combined these water bodies give Lancaster County 264.77 miles of tidal shoreline.



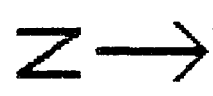
Map 2: Lancaster County Stream Network

1. **Shoreline Land Ownership**

Over 97% (approx. 258 miles) of the land adjacent to tidal shoreline in Lancaster County is owned privately. The exceptions include Belle Isle State Park, Greenvale Creek Public Boat Landing, and the turn-around waterfront area at the end of Route 695.



Lancaster County
 Surface Water Bodies
 May, 1995



2. Shoreline Land Uses

Land uses along the shoreline include private residential, agricultural, industrial, commercial, recreational, forest, and wetland. The April, 1994 Lancaster County Shoreline Inventory conducted by the Northern Neck Planning District Commission detailed the following land uses:

**Table 1: Shoreline Land Use Classification, 1994
Lancaster County**

Category	Parcels	Percent
Residential	2,713	69.28
Agriculture	279	7.12
*Seafood Industry	20	< 1.00
*Commercial	40	> 1.00
Forest	669	17.08
Wetland	170	4.35
Public/Recreational	5	0.13
Other	2	0.05
TOTAL	3,916.00	100.00

* Numbers have been approximated due to inability to distinguish between these two classifications using aerial photography.

a. Residential Shoreline Uses

As evidenced in the above chart, residential land use is the dominant use along the shoreline in Lancaster County. The large growth in residential shoreline use in Lancaster County is evident when comparing present percentages to 1978 figures.

**Table 2: Shoreline Land Use Classification, 1978
Lancaster County**

Residential	28%
Agricultural	20%
Commercial	1%
Industrial	< 1%
Unmanaged - Wooded	43%
Unmanaged - Unwooded	8%
Total	100% of parcels

Source: Shoreline Situation Report, Lancaster County. Virginia Institute of Marine Science; Gloucester Point, VA: 1978.

The growth of shoreline residential uses seen above was paralleled by a large increase in the construction of seasonal homes in Lancaster County. In 1970, seasonal housing units made up 4% of the total number of housing units in Lancaster County. By 1990, 12.5% of the total number of housing units in the County were seasonal homes. This translates to a 372.44% growth in the number of seasonal housing units in Lancaster County from 1970 to 1990, as depicted in Table 3. (Distribution of seasonal housing in Lancaster County can be viewed on "Percent of Housing Units in Block Group which are for Seasonal Use" map in the Appendix.)

**Table 3: Seasonal Housing Units, 1970-1990
Lancaster County**

	1970	1990	% Change 1970-1990
Seasonal Housing Units	156	737	372.44%
Total Housing Units	3,940	5,918	50.2%

Source: 1970 and 1990 United States Census Data.

The growth in residential shoreline use is important because it reflects the demand found for access to the water. Waterfront locations are valued as desirable sites for home building, due in part to the unavailable water access for non-waterfront residential areas. Additionally, growth in the number of seasonal residences on the water is further significant because it can result in degradation of water quality. First, the initial clearing of a building lot, followed by the actual construction of a new home can lead to increased run-off of sediment into state waters. Second, new waterfront residences allow more opportunity for increased recreational use of state waters, as well as more opportunity for development of individual boat access and mooring structures. The cumulative effect of lot clearing, home construction, increased recreational use of water, and additional development of individual water access can result in worsened water quality.

The growing use of shoreline for residential purposes is further important because as more land is devoted to residences, less land is available for other uses. Residential land generally provides access only to the owners of the property. This is not the case with other types of land uses such as commercial marinas, which satisfy much water access demand with a single parcel. Therefore tax maps with high percentages of residential shoreline uses are considered priorities in targeting potential access opportunities. Tax maps in Lancaster County which have a higher than average percentage of residential shoreline use include maps 4, 11, 12, 19, 20, 22, 26, 27, 29, 30, 31, 33, 34, 35, and 39.

b. Commercial Uses

Shoreline commercial uses in Lancaster County include marine resorts, inns, restaurants, boat repair facilities, and marinas. These uses contribute greatly to the county's economic vitality. Many tourists, seasonal home owners, and recreational water users are drawn to these areas because of the access opportunities and services that are provided here. Access in commercial areas can range from views of the water while dining, to the rental of a boat for a day of sailing.

Overall, commercial shoreline uses are necessary in order to satisfy a large amount of the public demand for access to the water.

Shoreline commercial uses can also have an impact on the environment. These uses generate increased amounts of boating activity, as well as providing areas for long-term boat mooring. The cumulative affect of intense boating activity and boat mooring can result in decreased water quality and condemnation of shellfish grounds in the vicinity of the boating operation. Therefore, new shoreline commercial uses should not be located in areas with viable shellfish beds and other sensitive resources.

c. Industrial Uses

Industrial shoreline uses are mainly comprised of seafood processing businesses, with the exception of one grain loading facility on Indian Creek. The seafood industry has traditionally been a strong component of Lancaster's economy. However, during the period from 1984 to 1994 the seafood industry has seen a decline in Lancaster County due to decreases in marketable oyster and fish populations, and some industry sites have since become inactive. Despite the overall decline of the seafood industry, active sites are still an important source of employment, as well as place of access for commercial watermen. Additionally seafood industry sites, active and inactive, stand as reminders of the important role the water plays, and will continue to play in the development of Lancaster County.

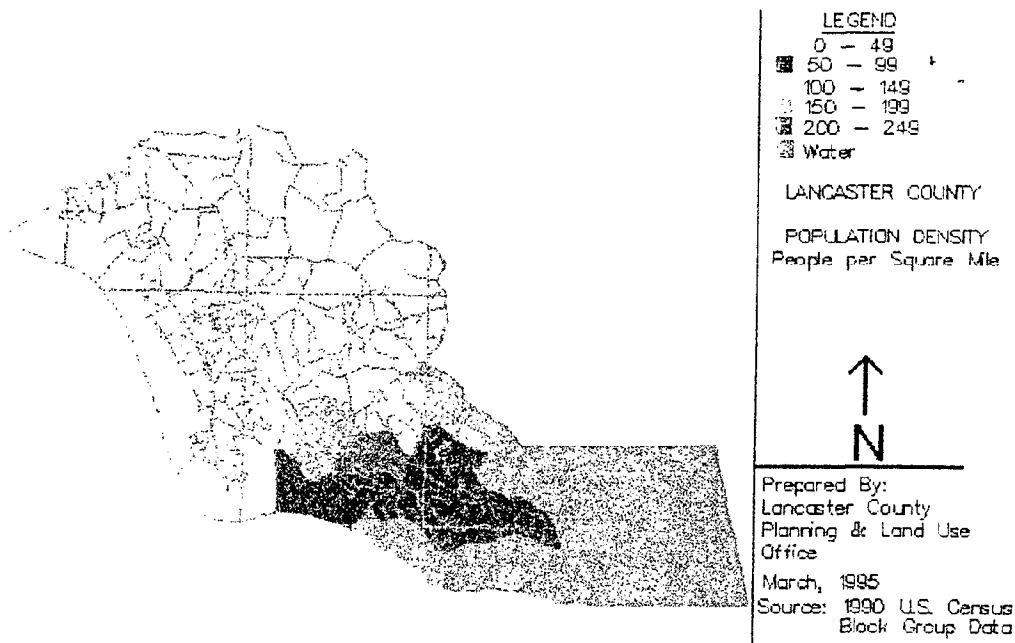
d. Public/Recreational Uses

Recreational shoreline uses are valuable because they provide access to the water for the general public. Recreational shoreline users include visitors to the area, recreational boaters, and residents of the county who have no other access options. In Lancaster County there are few public recreational shoreline uses. Boating access is provided by the County and the Department of Game and Inland Fisheries at the Greenvale Creek Public Boat Landing. Additionally, nature trails and observation are available at Belle Isle State Park and the Chesapeake Corporation Nature Trail. Furthermore, when Belle Isle State Park is fully developed, boating, swimming, and fishing access will be provided. However, there are currently no public swimming areas or fishing piers in Lancaster County.

3. **Population**

According to the 1990 U.S. Census, Lancaster County had 10,896 residents. The population in Lancaster County is greatest in the part of the county east of the Corrotoman River near the three towns of Kilmarnock, White Stone, and Irvington. Population densities in this part of the county range from 50 - 249 people per square mile. This is in contrast to the more sparsely populated western part of the county which has population densities ranging from 0 - 49 people per square mile.

Map 3: Population Density in Lancaster County



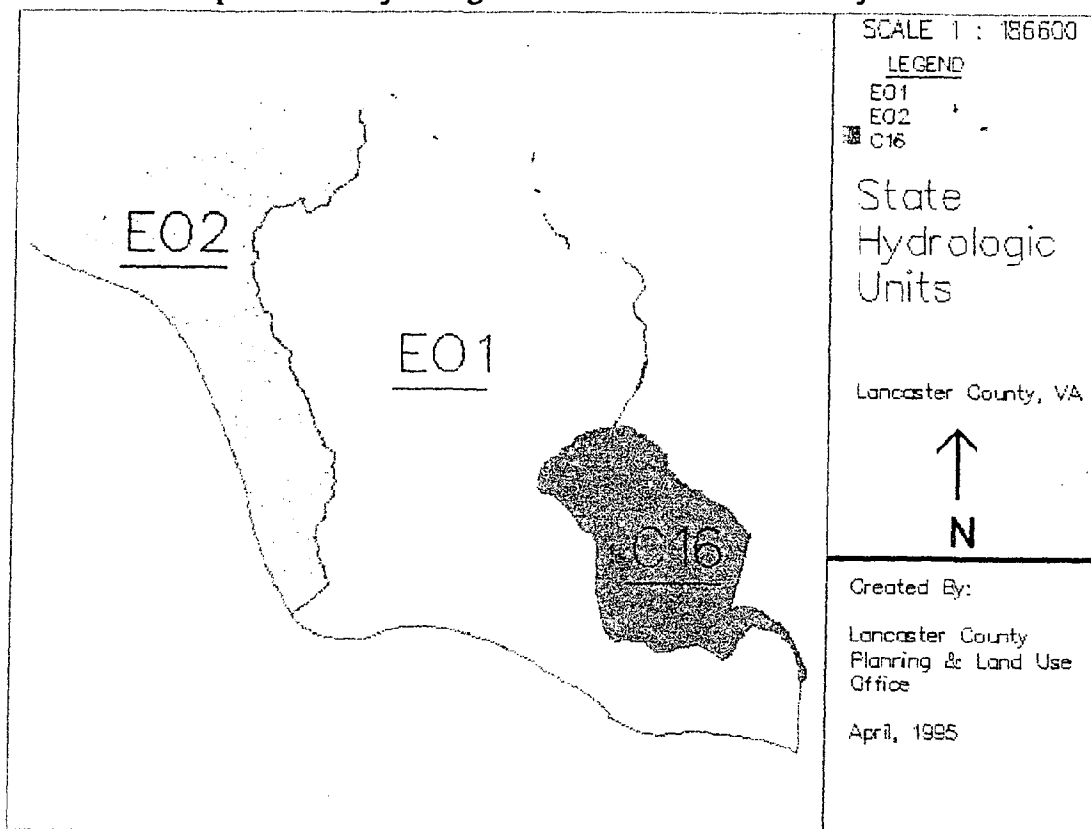
4. Water Quality

Quality of surface waters is of vital importance to the Lancaster County community. First, many commercial fishermen, seafood industry owners, marina owners, and related employees depend on local waters for their livelihood. Second, citizens of the county enjoy living in a rural scenic setting which is enhanced by views of, and access, to the water. Lastly, the water is a source of recreation for many in the Lancaster County community, as well as for many visitors to the area.

a. Nonpoint Source Pollution

One measure of the water quality of Lancaster County's surface water is found in the Virginia Nonpoint Source Pollution Watershed Assessment Report (VA Department of Conservation and Recreation; March, 1993). This report divides the State of Virginia into 491 different watersheds or hydrologic units. A watershed is defined as "a land area drained by a river/stream or system of connecting rivers and streams such that all water within the area flows through a single outlet". There are three state hydrologic units in Lancaster County: EO1, EO2, and C16. EO1 and EO2 are part of the Rappahannock River Basin and C16 is part of the Chesapeake Bay Coastal Basin. This report compares water quality of hydrologic units throughout the state in order to prioritize nonpoint source pollution protection efforts.

Map 4: State Hydrologic Units in Lancaster County



A brief summary of watersheds in Lancaster County is given below:

E01 - This watershed is cited as having "significant levels of urban use impacts due to urban erosion and nutrient loadings, and the amount of disturbed urban land" (Pg. 138). However, this watershed is not described as having any significant water quality violations for fecal coliforms or pH levels. Statewide this watershed is given a final nonpoint source pollution rank of "MEDIUM -", with a rank of "High+" being the highest priority watersheds for state nonpoint source pollution protection efforts.

E02 - This watershed is not described as having any significant water quality violations due to fecal coliforms or pH level. Additionally, this watershed is not cited for having "significant levels of urban use impacts". Statewide this watershed is given a final nonpoint source pollution rank of "MEDIUM -", with a rank of "High+" being the highest priority watersheds for state nonpoint source pollution protection efforts.

C16 - This watershed is rated as a "medium priority watershed for agricultural nonpoint source pollution concerns. Due primarily to existing development, watershed C16 is rated in the top 10% statewide for urban pollution potential." Additionally, the water shed is cited as having a large number of shellfish condemnations because of "urban nonpoint source influences". However, the watershed was not cited for having any significant violations of state water quality standards. Statewide this watershed is given a final

nonpoint source pollution rank of "High+", with a rank of "High+" being the highest priority watersheds for state nonpoint source pollution protection efforts.

b. Condemned Shellfish Grounds

Another indicator of surface water quality is the location of condemned and seasonally condemned shellfish grounds. As of 1988, Lancaster County had 1,372 acres of condemned shellfish grounds (Pg. 84, Lancaster County Shoreline Management Study Preliminary Results, 1988). Typically shellfish condemnation areas in Lancaster County are found only in small portions of creeks, not throughout the entire creek. Exceptions are Carter Creek, Greenvale Creek, Paynes Creek, Beach Creek, Lancaster Creek, and Mulberry Creek, which are all mostly, or totally, designated as condemned or seasonally condemned. A complete listing of Lancaster County shellfish condemnations can be seen in the Appendix.

Locations of shellfish condemnations are important water quality indicators because the waters have been condemned due to elevated levels of fecal coliform bacteria. High levels of fecal coliform bacteria can be due to animal (domestic and wild) waste, failing septic systems, marinas, or the flushing characteristics of the particular water body.

5. **Marine Resources**

Lancaster County is fortunate to benefit from an abundance of marine resources. These natural resources include Submerged Aquatic Vegetation, Wetlands, and Shellfish Grounds. Descriptions of these features, their functions in the man-made and natural environments, and the extent of their presence in Lancaster County are given below.

a. Submerged Aquatic Vegetation

Submerged Aquatic Vegetation(SAV), or seagrass, is a valuable natural marine resource which is found adjacent to the shoreline in many parts of Lancaster County. SAV is important because it provides ideal habitat for blue crabs and juvenile finfish. SAV also acts to provide protection for molting crabs and is a source of food for some waterfowl. Lastly, as evidenced by the important role it plays in the marine environment, SAV is also of great value to the County's commercial and recreational fisheries.

According to the 1993 Distribution of Submerged Aquatic Vegetation in the Chesapeake Bay (Virginia Institute of Marine Science, School of Marine Science; The College of William and Mary), SAV bed in Lancaster County are found in the Corrotoman River, along the north shore of the Rappahannock River from the Corrotoman River to Windmill Point; as well as in Dyer Creek, Indian Creek, Little Bay, and Fleets Bay. Furthermore, this report notes that SAV beds have declined in the area of the Rappahannock River between Carters Creek and the mouth of the

Corrotoman River. However, SAV has also slowly expanded in some areas of Lancaster County. One large bed near Windmill Point is cited as having grown from 28 hectares in 1992, to 44 hectares in 1993. (Specific distribution of SAV in the lower part of Lancaster County can be seen in the "Submerged Aquatic Vegetation, 1993 Irvington, Fleets Bay, Wilton, and Deltaville, VA Quadrangles" map in the Appendix.)

b. Wetlands

Wetlands are defined by the United States Fish and Wildlife Service as "lands transitional between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water" (Pg. 4, Atlas of National Wetlands Inventory Maps of Chesapeake Bay. U.S. Fish and Wildlife Services; September, 1986.). Generally, wetlands can be classified as either tidal or non-tidal. Locally, Lancaster County has approximately 4,504 acres of tidal wetlands and 1,349.26 acres of non-tidal wetlands (Figures were obtained using the Lancaster County Geographic Information System utilizing a digital National Wetland Inventory map layer). (Distribution of tidal and non-tidal wetlands in Lancaster County can be viewed on the "Tidal and Non-tidal Wetlands" map in the Appendix.)

Wetlands are important natural resources which provide many positive benefits to the man-made and natural environments. Wetlands provide aesthetic, recreational, and economic benefits to the community. Furthermore, wetlands are spawning and nursery grounds for finfish and shellfish, feeding and wintering sites for migratory waterfowl, nesting habitat for shore birds, and homes to a wide variety of wildlife. Wetlands further serve as important areas for groundwater recharge, flood control, pollution absorption, and retention of sediment from stormwater run-off (Pg 1, Atlas of National Wetlands Inventory Maps of Chesapeake Bay. U.S. Fish and Wildlife Services; September, 1986.).

c. Shellfish Grounds

Lancaster County has a wealth of suitable shellfish grounds in the water adjacent to its shores. Despite dramatic decreases in shellfish populations and catches in the last decade due to the diseases MSX and Dermo, these grounds remain a valuable resource which should be protected. Although it can not be determined if, or when, shellfish populations will recover from these diseases, the possibility remains that a comeback could happen. (Distribution of shellfish grounds in Lancaster County are depicted on the "Shellfish Grounds" map in the Appendix.)

6. Existing Access

a. Private Access

The large majority of access to the water in Lancaster County is private. Private access includes private waterfront, boat ramps, piers, docks, boathouses, and beaches. As discussed in the Shoreline Land Use section, people utilizing private access to the water in Lancaster County include private homeowners, commercial business operations, and water dependent industries. (See Table 4: Boating Facilities Identified in VA Department of Health Shoreline Sanitary Surveys of Lancaster County, VA Waterways.)

b. Private Access and Pier Densities

Private access to the water satisfies a large part of the access demand within Lancaster County. However, impacts of private access to the water can clearly be seen in the results of the April 1994, Lancaster County Shoreline Inventory. The inventory shows there are 1,635 piers in the waters of Lancaster County. When compared to the total number of waterfront parcels, approximately 45% of parcels have their own piers. Densities of piers vary widely within the county. Tax maps which have a higher than average percentage of piers include maps 20, 22, 26, 27, 29, 33, 34, 35, 39, and 41.

The majority of these piers are located at residential parcels along the shoreline. Access provided by these private residences is often of low-intensity, but not without impacts on the environment. In areas of the county where pier densities are greatest, almost every parcel has its own pier. These piers are often used for long-term boat mooring, not just for day use of boats. The cumulative effect of high pier densities and long-term boat mooring can result in decreased water quality within that body of water. This is situation which is expected to intensify in coming years, as undeveloped residential lots are developed and new piers built.

c. Public Access

Presently there is limited public access to the water in Lancaster County. Two of the existing public access sites are publicly owned, and the third is privately owned. The first is the public boat landing located on the western side of the County at Greenvale Creek. This boat landing is a day use facility with an in-out ramp and a boarding dock. Additional publicly owned access is available at Belle Isle State Park, which is also located in the western half of the County. However, access opportunities at Belle Isle are limited until the park is further developed. Development of the park is contingent on availability of funds from the state. Lastly, privately owned public access is found at the Chesapeake Corporation Nature Trail, adjacent to Route 3 and alongside the Western Branch of the Corrotoman River. Existing public access sites can be located on tax maps 12, 15, and 19.

Public Access can be beneficial in that usually an in-out ramp and parking are the only services provided boaters. The lack of long-term mooring encourages the use of these facilities by recreational boaters, who put boats in the water and take them out in the same day. This helps to minimize the negative impacts on the water from boating.

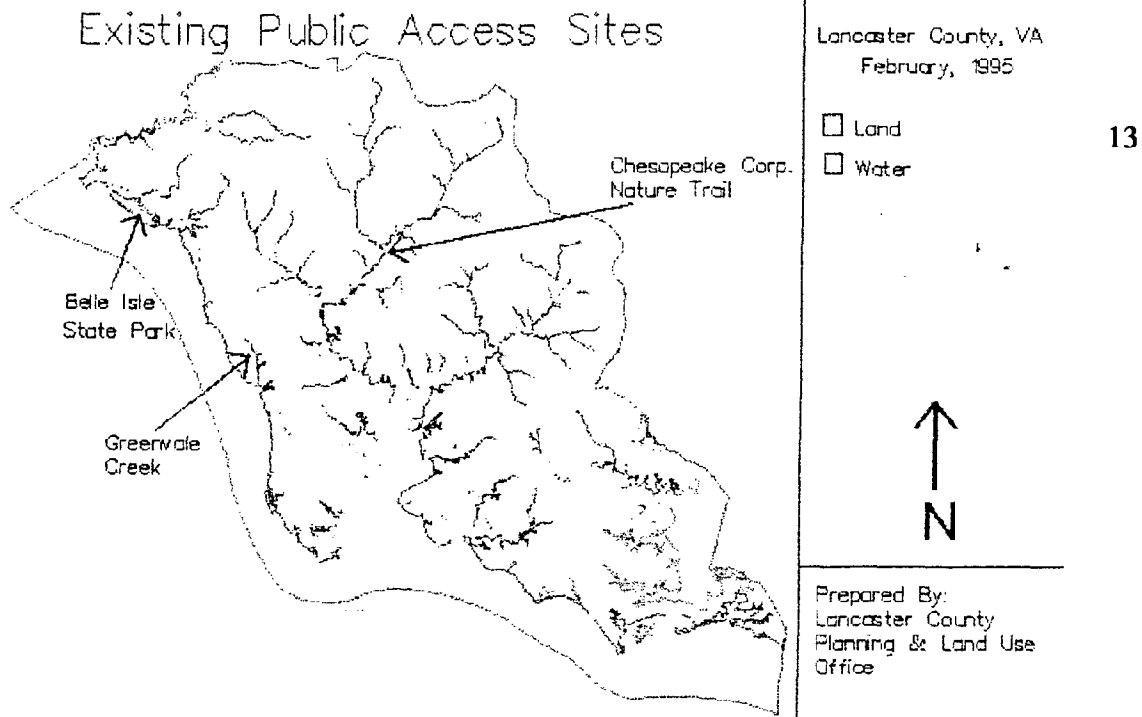
**Table 4: Boating Facilities Identified in Virginia Department of Health
Shoreline Sanitary Surveys of Lancaster Co., Va Waterways**
(Tax Parcel and land owner information from Lancaster County's Land Use Tracking System)

Facility	Slips	Moorings	Dry Storage		Total Capacity	Ramp	Private	Other	Body of Water	Tax Maps	Parcels
			Storage	Capacity							
Indian Creek Yacht & Country Club					17		Y		Indian Creek		
W.O. Snelling					11		Y		Indian Creek		
Chesapeake Boat Basin					48		Y		Indian Creek		
Blue Water Pt. Homeowner's Assoc.					9		Y			29 & 29A	29-9, 29A-1-2, 29A-1-3
R. & R. Ltd. (Blankenbroke)	9				9		Y	Community Pier		29	55B
F. H. Alpoellan (Ocean Boat Shop)	5				5		Y	Railway, Boat Repair		29	55D & 55R
Wineger's Marine Railway (Cathy Davenport)	11				11		Y	Railway, Fish Plant		35	61C
Windmill Point Marine Resort	71				71		Y				
Mr. Ferguson, Rt. 895 (Community Landing for Watermen)		6			6		Y		Windmill Creek	34	319A
The Anchorage (Buster Fellester)					8		Y	100' Pier	Mosquito Creek		
Hoffman Harbor (R.W. Hoffman)					26		Y	Railway, Pier	Mosquito Creek	35	218D & 235
Cully's Marine Railway/Marina (Edward Cullingsworth)	17				17		Y	Dockside Mooring	Antipolison Creek	35	228A
Charles Marchetti	13	3			16		Y		Antipolison Creek	36	1 & 2
Bay Seafood (Mereditth Robbins)		6			6		Y		Antipolison Creek		
Fitchett's Landing (William Fitchett)		10			10		Y		Antipolison Creek	35	263 & 264
Camp Little Bay (Genevieve Downs)		8			8		Y		Little Bay	36	26, 26A, 28, 32, 33,
Nancy Robison					8		Y	Campground	Carter Creek		
Walter & Helen Babb					7		Y	Private Dock	Carter Creek	33	483H & 484B
Ann Gray Turner Wood					6		Y		Carter Creek	33	482E & 482F
J.E. Koogan	2	6			8		Y	Private Dock	Carter Creek		
Chandler Luckham					10		Y		Carter Creek		
Frank McGinnis					14		Y	Private Yacht Club	Carter Creek	34	10G, 10H, 10I, 10J, 10K, 10L,
Rappahannock Yacht, Inc.	6				8		Y	Commercial Dock	Carter Creek		
Rappahannock River Yacht Club (Private Yacht Club)					54		Y	Private Yacht Club	Carter Creek	33	257 & 258
Rappahannock Yacht & Marine (Commercial Marina)	40				110		Y	Slips/Dry Storage	Carter Creek		
Marion Reynolds		6		70	76		Y	Private Pier	Carter Creek		
Irvington Marine (A.W. Wylie)			25		25		Y	Slips/Mgs./Dry Stor.	Carter Creek	33	254 & 254A
Southern Chesapeake Yachts					73		Y		Carter Creek		
Tides Inn Marina (R.L. Stevens)					28		Y		Carter Creek		
Tides Lodge (E.B. Stevens)					22		Y		Carter Creek		
Gerald & Mrs. Walter Abbott					41		Y		Carter Creek		
Carter Cove Boat Haven	14				8		Y	Marine Private Dock	Carter Creek	28	160D
					14		Y	Covered Slips	Carter Creek		

December, 1994 - Lancaster County Planning and Land Use Office

**Table 4: Boating Facilities Identified in Virginia Department of Health
Shoreline Sanitary Surveys of Lancaster Co., Va Waterways**
(Tax Parcel and land owner information from Lancaster County's Land Use Tracking System)

Facility	Slips	Moorings	Dry Storage	Total Capacity	Ramp	Private	Other	Body of Water	Tax Maps	Parcels
Dixie Co.				12		Y	Pier/Moorings	Carter Creek	33 & 35	33-64I, 35-61
Sunset Cove Marina				21		Y	Slips/Moorings	Carter Creek		
F. H. Daniel Cooke				11		Y	Private Pier	Carter Creek		
Rose Bros. Landing	8	3		6		Y		Carter Creek		
Yeomac, Inc.				4		Y				
Quarters Cove Property Assoc.				3	Y	Y		Corrotoman River	27	51
Laurel Point Properties Assoc.				8	Y	Y	Pier	Corrotoman River	22C	1-35
Hunttons Homeowner's Assoc.				8	Y	Y	Proposed Marina Site	Corrotoman River	22 & 22A	7, 9A, 9C, 22A-1-29A
Corrotoman-by-the-Bay				12	Y	Y	Neighborhood Facility	Corrotoman River	20 & 20H	35A, 35B, 36, 20H-18
Heritage Point Homeowner's Assoc.	10	5		15	Y	Y	Neighborhood Facility	Corrotoman River	Inserts 20B & 20E	
Yankee Pt. Sailboat Marina (John McConico)				118	Y	Y	Ramp&hoist	Corrotoman River	28	18, 18, & 18J
Myers Landing Community Assoc.				5	Y	Y	Neighborhood Facility	Corrotoman River	25	25E-1-21
Whitehouse Crk. Estates Homeowner's Assoc.				1	Y	Y	Neighborhood Facility	Corrotoman River	31D	2-51, 3-1A, 1-4, 3-2
Watson's Lading Pier (Bertrand Waleman's Assoc.)	11			11	Y	Y	Neighborhood Facility	Corrotoman River		
Tom Stevens, Marine (Betty Colgin)		8		8	Y	Y		Corrotoman River	20D	3-289
Sail Aire Homeowner's Assoc.				5	Y	Y		Corrotoman River	25D	1-45, 69, & 70
Greenvale Creek Public Boat Landing				2	Y	N		Greenvale Creek		
Greenvale Creek Marina (Commercial Marina, Brandt Eudy)	18	11	20	71	Y	Y	Slips/Moorings	Greenvale Creek		
E. J. Conrad & Sons (Also listed under seafood industries)				22	Y	Y		Rappahannock River		
TOTALS	233	72	115	4,034	15	50				



Map 5: Existing Public Access Sites in Lancaster County

B. Assessment of Existing Conditions

In assessing the existing conditions in Lancaster County it is noticed that the county is in a period of great transition. Traditional industries, such as seafood, which used to be the major employers in Lancaster County are on the decline. Land uses along the shoreline have changed greatly in the last 16 years, with residential use rising from 28% to 70% of the uses on the waterfront. The number of seasonal homes in the county has risen 372% from 1970 to 1990, and now make up over 12% of the county's entire housing stock. The population of retired people has grown, and Lancaster County has become more of a destination for tourists.

In determining the adequacy of existing access to the water in Lancaster County it is evident that the supply of access is also in transition. Presently, a large amount of demand for access to water is met through ownership of private residences, the patronizing of commercial shoreline operations, and through access at existing seafood industries. However, access is limited for non-waterfront residents, and the rest of the general public (visitors). These people can dine near the water, charter fishing boats, or keep their own boat at a marina, but their options are limited by a lack of variety and financial constraints. Currently, there are no public places to go swimming or fishing from a pier in Lancaster County. Furthermore, there is one public boating access site, but it is located away from the majority of the population in the county. Lastly, future opportunities to expand the variety and number of public access sites in Lancaster County could be jeopardized by the expanding use of shoreline for residential purposes.

The continued decline of the seafood industry, and growth of residential shoreline use could result in a homogenous shoreline with limited access opportunities for commercial fishermen, recreational fishermen, tourists, and non-waterfront residents. During the period

from 1984 to 1994 the number of larger seafood processors in Lancaster County declined from 17 to 12. As these industrial sites become inactive, the surrounding properties become more attractive for residential purposes. As residential shoreline uses increase other users of the water are left with less access options.

Loss of access opportunities in Lancaster County could also limit viable options for the seafood industry. Although the decline in shellfish and finfish might have harmful effects on resources needed to sustain a seafood processing company, the supply could possibly be enough to support small scale commercial fishing operations and markets. Additionally, the remaining supply could definitely support a thriving recreational fishing market in Lancaster County. Re-use of inactive seafood industry sites could assure that these unique landmarks on the county's waterfront remain.

ASSETS

A large number of County residents currently have access to the water through private land ownership.

There are numerous commercial marinas in the county which provide access opportunities for many boaters.

The Greenvale Creek Public Boat Ramp and Belle Isle State Park provide public access opportunities to the water for the non-waterfront residents of the county.

There are a number of unused industrial sites on the water which could be revived by re-using them for public access, through creation of public/private partnerships.

There are opportunities for creating public access on privately owned lands through use agreements.

PROBLEMS

Currently there is limited public access to the water in Lancaster County.

Existing public access options provide little variety in access choices (no swimming or pier fishing).

As more land is used for private residential use, less land is available for commercial fisheries access, and potential public access locations.

C. Determining Additional Need for Access

The Virginia State Outdoor Plan of 1989 describes access to tidal water in Virginia as being inadequate or insufficient due to the amount of land in private ownership. The need for expanded access to tidal waters was further documented in the 1990 Chesapeake Bay Area Public Access Plan. In developing this plan aerial surveys, public boat ramp surveys, and commercial marina surveys were conducted to measure existing demand and additional need of access. This plan made several recommendations concerning public access in Lancaster County.

First, the plan states that additional access is needed to the Rappahannock and Corrotoman Rivers. Second, the plan recommends that additional access sites should be considered in the western half of the county. Third, the plan encourages that access sites in the portion of the county east of the Route 3 (Norris) Bridge be considered. Lastly, the plan cites the Fleets Bay and Indian Creek areas of the county as having many protected sites. These sites would offer direct access to the Chesapeake Bay. The plan recommends that undeveloped publicly owned sites should receive attention for evaluation and development.

To figure how much additional public access should be provided in Lancaster County, an inventory of public access sites in 12 other Virginia counties comprising the Northern Neck, Middle Peninsula, and the Eastern Shore was completed. The results of the inventory give insight into how much public access to the water is found in other Tidewater Counties.

**Table 5: Survey of Public Access in
Tidewater Counties of Virginia's
Northern Neck, Middle Peninsula, and Eastern Shore**

County	# of Boat Ramps	Total # of Sites	Rank	Population	Total Shoreline Miles	# Shoreline Miles Per Access Site
Accomack	8	12	3	31,703	489.8	40.82
Essex	2	3	11	8,689	159.3	53.10
Gloucester	6	12	3	30,131	296.4	24.70
King George	1	5	8	13,527	131.3	26.26
King and Queen	3	4	10	6,289	83.3	20.83
King William	3	3	11	10,913	118.5	39.50
*Lancaster	1	2	13	10,896	276.9	138.45
Mathews	2	11	5	8,348	214.5	19.50
Middlesex	5	10	6	8,653	186.5	18.65
Northampton	5	15	1	13,061	455.1	30.34
Northumberland	7	14	2	10,524	438.4	31.31

Richmond	3	5	8	7,273	141.9	28.38
Westmoreland	5	7	7	15,480	252.9	36.13
Total	51	103		175,487	3,244.80	
Average	3.92	7.92		13,499.00	249.60	31.50

Sources: Chesapeake Bay Area Public Access Plan, Chesapeake Executive Council (States of Pennsylvania, Maryland, Virginia, and the District of Columbia): December, 1990.

Shoreline Situation Reports, Virginia Institute of Marine Science, Gloucester Point: 1970's (Shoreline Situation Reports for each of the 13 counties were utilized. They were all completed by VIMS, but in different years.)

* Lancaster sites include publicly owned access sites. They are the Greenvale Creek Public Boat Ramp and Belle Isle State Park. Lancaster Shoreline Mileage figure comes from 1978 Shoreline Situation Report for Lancaster County (VIMS). This figure differs slightly from the 1994 Shoreline Inventory of Lancaster County total shoreline mileage figure of 264.77 miles.

As demonstrated in the above chart, the average county in the surveyed area has approximately 4 public boat ramps and 8 total public access sites to the water. When considering the total amount of shoreline miles in each county, this figures to 1 public access site for each 31.50 miles of shoreline. The above chart clearly demonstrates that Lancaster County has less than the average amount of public boat ramps, total public access sites, and access sites per mile of shoreline. Lancaster County would need to add 7 access sites, for a total of 9, to reach an average of 1 access site per 31.50 miles of shoreline.

Goals and Objectives

Goal 1

Provide and encourage adequate recreational access to State waters, while assuring continued protection of the natural environment.

Objective 1

Identify potential sites and develop facilities for recreational access to State waters.

Objective 2

Actively encourage community access facilities in new residential subdivisions as an alternative to individual ramp and pier construction.

Objective 3

Support the development of convenient public access facilities in areas of high pier densities in order to give boat owners options for taking their boats out of the water when not in use.

Goal 2

Create public access opportunities which offer varied waterfront experiences.

Objective 1

Support the development of a public boat ramp site on the eastern side of the county which can provide direct access to the Chesapeake Bay or the lower Rappahannock River.

Objective 2

Support the development of a public fishing pier on publicly owned land in the eastern half of the county.

Objective 3

Encourage private owners of waterfront and other unique properties to negotiate use agreements which can provide access to their lands for nature trails, observation, and study.

Objective 4

Support the development of a public access acquisition fund which would be used to buy affordable water front lots which could be used as car top boat launching and bank fishing/crabbing sites.

Goal 3

Create public access sites which can enhance economic opportunities in Lancaster County.

Objective 1

Actively encourage owners of vacant industrial waterfront sites to re-use these sites in a way which provides access, while also creating new chances for businesses.

Objective 2

Actively encourage owners of waterfront sites which currently provide access to commercial fishermen, to work with the county in a public/private partnership which would guarantee continued commercial, as well as public, access at these sites.

Objective 3

Create public access sites in locations where they can act to generate traffic to nearby businesses.

II. Public and Private Access to Waterfront Areas Plan

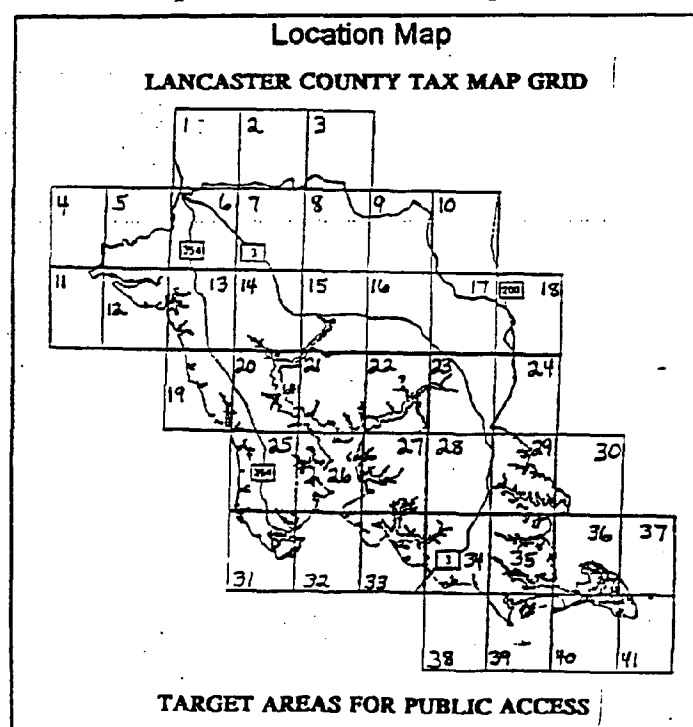
The Lancaster County Public and Private Access Plan will present recommendations for expansion of access to the water in the county, while also proposing policies for continued protection of the environment. The plan acknowledges the many obstacles to expanded access opportunities in Lancaster County including the large amount of privately owned land, the small number of publicly owned waterfront parcels, and the limited amount of available state and local funds. The plan will propose alternative means for providing what were once considered solely public services. These alternatives include Public/Private Partnerships, Use Agreements, and recreational land acquisition funds. Lastly, the plan will propose ways to enhance local economic opportunities through the provision of public access to state waters. The plan will look to strengthen recreational fishing access, provide options for the maintenance of commercial watermen access, and propose alternatives for owners of inactive industrial sites on the waterfront.

The plan will first determine target areas for potential access sites, and will then discuss general site considerations for different types of access. Second, specific recommendations for access to the water in Lancaster County will be made. Lastly, suggestions for implementing the recommendations will be presented.

A. Target Areas

Target areas for public access were developed by considering a number of factors including existing shoreline uses, population densities, public access sites, and pier densities throughout Lancaster County. The base unit of study used in determining target areas was the 1:7,200 scale tax maps of the county. Each planning factor was mapped on the county-wide tax map grid (See Appendix). Then these maps were cross-checked to determine tax maps which contained all the critical attributes. The resulting target area map is below:

Map 6: Public Access Target Areas



B. General Site Considerations and Access Needs

In determining locations for potential public access sites to the water, there are general site criteria which should be considered for initial screening purposes. Generally, public access sites to the water should have state road access, a location close to population centers, and availability of water which is suitable for the planned use of the site. Additionally, when acquisition funds are limited, a parcel of land which is publicly owned is optimal. These general site criteria can be applied as screening tools for all types of potential public access locations. Additional site considerations are dependent on the intended use of the parcel of land. Types of access and additional site considerations are discussed below. Many of the presented site considerations are drawn from the Chesapeake Bay Area Public Access Technical Assistance Report (See Cited Sources).

1. Types of Access and Site Considerations

Natural Area Access

Natural area access can be sited on small or large parcels. Smaller parcels can be utilized for viewing, observation, or overlook areas adjacent to roadways. These parcels should have enough room to provide parking for several cars, and should also have enough area to allow users to safely enter and leave the adjacent roadway. Lastly, this type of public use should be located where expansive views are offered the user. These locations would include scenic views of the water or of large marsh/wetlands areas.

Natural area access can also be provided on large parcels of land. These parcels are best suited for nature trails which provide the user active recreation while also offering opportunities for nature observation and scenic views. Examples of this type of use in Lancaster County include the Chesapeake Corporation Nature Trail and the County's Hickory Hollow Nature Trail. Parcels which are best suited for this use would be large farms, or the large tracts of woodlands owned by the timber companies.

Beaches and Swimming Areas

Beaches and swimming areas are a moderately intense to intense use of land. Sites for these activities should be medium to large size parcels of land, with a minimum size of approximately 3 acres. In some instances adjacent land uses and specific lot configuration could allow use of a smaller parcel. However, all potential sites should have sufficient area for parking and support facilities.

Additionally, candidate sites should have ample shore frontage, preferably with an existing beach. If possible the beach should be wide, sandy, and not in danger of erosion. Water access at the site should be in easy walking distance from parking areas. Swimming water at potential sites should be clean, have little current, no sharp drop-offs, and a sandy, firm bottom. Additionally, candidate sites for beaches and swimming areas should be located away from commercial waterfront areas and heavy boating traffic.

Wetlands areas should be avoided in areas planned for pedestrian traffic or water access. Additionally, areas of shore where there is submerged aquatic vegetation (SAV) growth and threatened or endangered species present should be avoided.

Fishing Piers

Fishing piers are moderately intense uses, which can be more intense at the peaks of the fishing season. Potential sites for fishing piers can either be small or large parcels of land. Size is more dependent on the particular layout of a potential site. Whatever the size, candidate sites should have good shore frontage. Above all, potential sites should be located along a body of water which has a sufficient population of game fish. Availability of fish to catch will be the deciding factor in the success of the pier.

Additionally, potential piers should offer no obstructions for navigable channels. Water at the site should have an average depth of 2 feet at mean low water. Erosion rates at the site should be under 2 feet a year, or erosion protection might be needed. Wind and wave action should also be considered due to the affect they may have on long-term maintenance of the facility. Environmentally, no wetlands should be disrupted, and areas of submerged aquatic vegetation (SAV) should be avoided. Lastly, the site should have sufficient area for parking and support facilities.

Bank Fishing and Crabbing

Bank fishing and crabbing is generally a less intensive use. Potential sites should be located on small or large parcels of lands. Smaller parcels would have to be configured with a large shoreline area and sufficient room for parking. Access could be provided on a parcel as small as a 1/3 acre, particularly if a dock is used or there is good shoreline.

Bank fishing and crabbing areas should be on water with a good supply of fish and crabs. As with piers, the success of the site will depend on the availability of fish and crabs to catch. Potential sites should have an average depth of 2 feet at mean low water and should be located away from commercial or industrial waterfront areas. Additionally candidate sites should have low erosion rates, little wind/wave action, and offer no obstruction to navigable channels. Lastly, pedestrian walkways and water access should not disrupt any wetlands on the site.

Cartop Boat Launching

Cartop boat launching is usually a less intensive use. These areas are used to provide access to users of canoes, rowboats, windboards, etc. Sites are generally located on smaller, more shallow bodies of water. These sites can be developed on parcels as small as 1/2 acre depending on lot configuration and adjacent uses. Potential sites should have sufficient area for parking, a shoreline area suitable for launching of small boats, and no wetlands in the utilized area. Water at the site should be conducive to operation of small boats and can have a depth as shallow as 1 foot at mean low water.

Marinas, Boat Ramps and Boarding Docks

Boating access areas which provide ramps are generally intensely used during boating and fishing season. Due to the possible impacts boating can have on the environment, it is important to target suitable areas for these facilities. The Virginia Marine Resource Commission's Subaqueous Guidelines publication details criteria to be followed in choosing potential locations for boating facilities. The criteria are found in Section VII, "Criteria for the Siting of Marinas or Community Facilities for Boat Mooring". The criteria area summarized in the following chart.

Table 6: VMRC MARINA AND COMMUNITY FACILITY SITING CRITERIA CHECK LIST

<u>Criteria</u>	<u>Undesirable</u>	<u>Desirable</u>
Water Depth	< than 3 ft. mlw.	> than 3 ft. mlw.
Salinity	Suitable for shellfish growth.	Unsuitable for shellfish growth.
Water Quality	Approved, conditionally approved or seasonally approved for shellfish harvesting.	Closed for direct marketing of shellfish. Little or no potential for future productivity.
Designated Shellfish Grounds	Private leases or public oyster ground in proximity.	No private leases or public ground within affected area. No potential for future productivity.
Maximum Wave Height	> than 1 ft.	< than 1 ft.
Current Dredging	Greater than 1 knot. Requires frequent dredging. No suitable site for dredged material.	Less than 1 knot. Does not require frequent maintenance. Suitable for all dredged material.
Flushing Rate (Tidal Exchange)	Inadequate to maintain water quality.	Adequate to maintain water quality.
Proximity to Natural or Improved Channel	> than 50 ft. to navigable water depths.	< than 50 ft. to navigable channel.
Threatened or Endangered Species	Present as defined in existing regulations, or project has potential to affect habitat.	Absent; project will not affect.
Adjacent Wetlands	Cannot maintain suitable buffer.	Suitable buffer to be maintained.
Navigation and Safety	Water body difficult to navigate or presently overcrowded conditions exist.	Navigation not impeded.

Existing Use of Site	Presently used for skiing, crabbing, fishing, swimming or other potentially conflicting uses.	Not presently used for skiing, fishing, swimming, or other recreational uses.
Submerged Aquatic Vegetation	Present.	Absent.
Shoreline Stabilization	Bulkheading Required.	Shoreline Protected by natural or planted vegetation or riprap.
Erosion Control Structures	Groins and/or jetties necessary.	No artificial structures needed.
Finfish Habitat Usage	Important spawning and nursery area.	Unimportant area for spawning or nursery for any commercially or recreationally valuable species.

Source: Subaqueous Guidelines, Section VII - "Criteria for the Siting of Marinas or Community Facilities for Boat Mooring". Virginia Marine Resources Commission: Newport News, VA; March, 1986.

C. Recommendations

In considering recommendations for public access in Lancaster County, availability of land is a major factor. Recommendations will first look at publicly owned land. Secondly, recommendations will focus on land which might be used at minimal cost through use agreements or partnerships. Included in this category are inactive seafood industry sites, large timber tracts and farms, and private boat ramps which are currently available for use by the public. Lastly, recommendations will be made for lands which might be acquired at reasonable cost, such as smaller parcels for bank fishing/crabbing and cartop boat launching.

Also considered in making recommendations for public access in Lancaster County were the sensitive environmental features present at each site. Furthermore, proposed access locations were purposefully targeted near existing areas of water related activity (marinas, ferries, and seafood industry operations). Often the current activity has already had some type of impact on the environment. Thus, proposed access sites were not considered where they would disturb new, sensitive sites. Additionally, when recommendations do not give a specific location for a proposed use, it is urged that future candidate sites be considered on an individual basis to determine possible impact on environmentally sensitive areas.

Natural Area Access

There are two publicly owned tracts of land which are suited for natural area access, Belle Isle State Park and the end of the Windmill Point Road. Currently, the master plan for Belle Isle Park contains many proposals for natural area access. Plans call for both nature trails and observation areas. These services will be provided as the park is developed. Therefore, it is recommended that available resources be focused on development of the Windmill Point Road Site.

Concerning the Windmill Point Road site, the size of the available land makes it most suitable for natural area access as an observation or overlook site. The site offers extensive scenic views of the Rappahannock River and Chesapeake Bay. When considering environmentally sensitive features, there are no wetlands present at the site, there are no SAV beds growing immediately adjacent to the shoreline, and the nearby shellfish grounds are condemned due to a nearby marina. Parking spaces could be provided in the present turnaround area, and a walkway constructed to allow access to the waterfront area. Near the waterfront area a large wooden deck could be constructed which would also have wooden benches for viewing purposes of visitors. Another option would be to construct a small elevated observation deck which would allow visitors expanded views of the water. Development of this site for natural area access should be contingent on the outcome of the proposal to develop this site as a public fishing pier area.

Other opportunities for natural area access exist on the many large tracts of privately owned land adjacent to tidal waters in Lancaster County. Many of the larger tracts of timber, farm, and wetlands are ideal for natural area access, and should be targeted for

access through the negotiating of Use Agreements. Ideally large tracts of land which are not in active use would be pursued first. Additionally, it is recommended that the larger tracts owned by timber companies would be the initial targets. These companies are tied to long term land ownership due to the nature of the product they produce. In the past these companies have also responded to the recreational needs of the community, as is evident in the existing Chesapeake Corporation Nature Trail.

Beaches and Swimming Areas

Belle Isle State Park is the only publicly owned land which has areas available for the development of Beach and Swimming Areas. However, at this site, options for beach development are limited, so focus has been instead placed on developing a swimming area away from the waterfront. These facilities are slated to be constructed as the park is developed.

The vast majority of land suitable for public beaches is in private ownership. This situation has realistically limited the options for public beaches in Lancaster County.

Fishing Piers

Publicly owned land in the eastern side of the county is strongly recommended as a site for a public fishing pier. In the event that no current publicly owned sites are found suitable for this purpose, the county shall identify and purchase suitable privately owned properties. Environmental considerations such as the presence of wetlands, submerged aquatic vegetation, and viable shellfish grounds should be considered when acquiring the potential site.

Secondly, after a suitable location is found the county should actively pursue development funds from the state for this site. The county has an advantage in that current state recreational access plans call for the much needed expansion of access to state waters in our region. Grant programs for access development are offered by the Department of Game and Inland Fisheries. Additionally, the Virginia Marine Resources Commission is involved with the capital funding of saltwater recreational access sites. Available funds in these programs may vary from year to year, but the maximum amount should be pursued. After construction funds are obtained the pier should be developed, and a management agreement worked out with the Virginia Marine Resources Commission and the Department of Game and Inland Fisheries.

In the event that a suitable location can not be found for a public fishing pier in the eastern half of the county, it is recommended that the county focus its efforts on the development of fishing facilities at Belle Isle State Park. The Master Plan for Belle Isle State Park calls for the construction of two fishing and crabbing piers at the park. Furthermore, the Plan schedules the piers to be built within five years, during the first phase of facilities construction. To assure that the piers are built in this time frame, the county could work in a cooperative effort with the Division of State Parks in applying for construction funds from available grant programs.

D. Implementation

1. Local Efforts

The County can immediately begin laying the groundwork for the provision of public access sites to the water in Lancaster County. Initial steps will only involve staff time, and will require the expenditure of no public funds.

- a. County can actively recruit owners of inactive seafood industry sites to see if there is interest in re-using these sites for public access purposes.
- b. Pursue owners of private ramps currently being used by public to see if use agreements are a possibility.
- c. The county can ask the Department of Game and Inland Fisheries to request that the Commonwealth Transportation Board turn over the publicly owned site at the end of the Windmill Point Road.
- d. Apply for grant funds for development of these sites (See Outside Funding Sources).
- e. The County can make known that they want to gain ownership of publicly owned sites at the Merry Point Ferry Landings, if and when they ever become available.
- f. Contact owners of large tracts of timber on state waters to see about possibility of negotiating use agreements for these lands.

2. Outside Technical Assistance

Department of Conservation and Recreation - According to representatives from the Department of Conservation and Recreation, they would be willing to provide technical assistance in site selection and in negotiating agreements between localities and private landowners for public access sites. Assistance would be contingent on whether or not the proposed project was compatible with state recreational access plans. All of the proposals in this plan are compatible with state plans.

3. Outside funding Sources

Land and Water Conservation Fund (LCWF) - This is a Federal fund administered by the Virginia Department of Conservation and Recreation (DCR) through their Virginia Outdoor Fund Program. According to DCR, Virginia's allocation from the LCWF has been averaging \$500,000 a year in recent years. Money is made available to localities on a competitive basis. Funds are provided on a 50/50 matching basis, with localities putting up the other 50% of the project cost. The funds can be used for either acquisition or development of recreation sites.

Boating and Water access projects are given priority by DCR in the awarding of grant funds.

Currently, DCR tries to fund about 4 or 5 projects each year. These projects usually average \$100,000 in federal funds, for a total project cost of \$200,000.

Coastal Zone Management Program 306A Construction Grants - This program has limited funds which are available on a competitive basis. The program has had a total of approximately \$200,000 available for grants in recent years. Funds for this program are also provided on a 50/50 matching basis, with localities matching half the cost of the project.

DG&IF Grants to Localities Program - Program provides 75% of development costs for selected public boating access projects up to a maximum of \$50,000, and up to \$25,000 for selected public fishing access projects. Approximately 6 to 8 projects will be funded during fiscal year 1995-96. Program awards funds on a competitive basis. If successful, the county would have to enter into a cooperative agreement with the Department of Game and Inland Fisheries to maintain and operate the facilities.

Private Funding Sources - Virginia is home to many large angling clubs, especially in the larger urban areas of Tidewater, Richmond, and Northern Virginia. These groups could be solicited for private donations in support of the development of public fishing and boating facilities. Additionally, Virginia has many private foundations which should be researched to determine if they offer grant funds for public access to water projects.

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1:100,000 Digital USGS Water Layer for Lancaster County. VPI&SU Information Support System Laboratory; Blacksburg, VA.

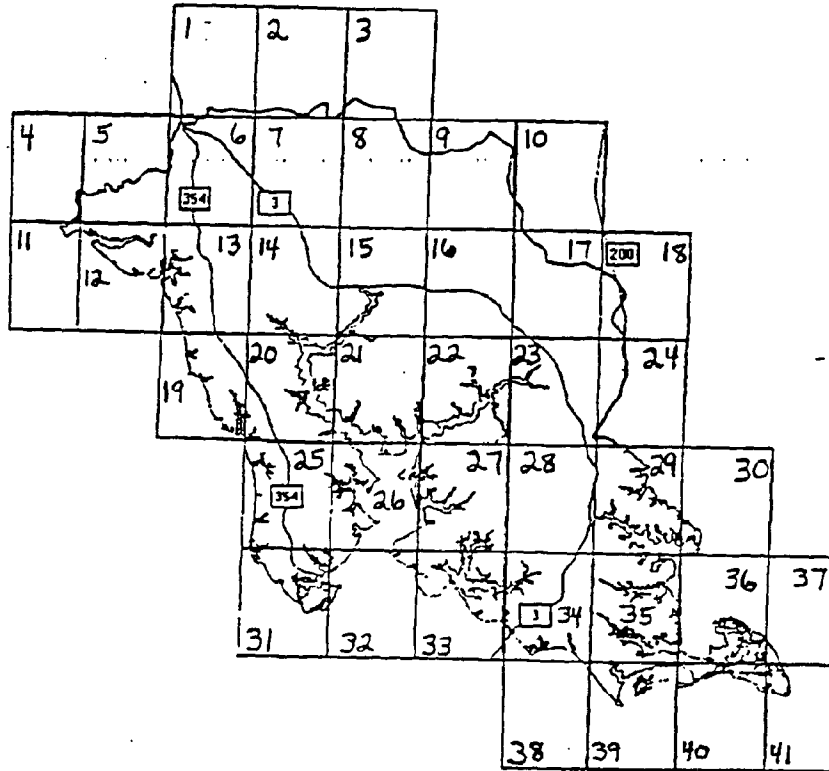
1:100,000 Digital USGS Road Layer for Lancaster County. VPI&SU Information Support System Laboratory; Blacksburg, VA.

1993 Distribution of Submerged Aquatic Vegetation in the Chesapeake Bay. Virginia Institute of Marine Science, School of Marine Science, The College of William and Mary; Williamsburg, VA: December, 1994.

APPENDIX

Location Map

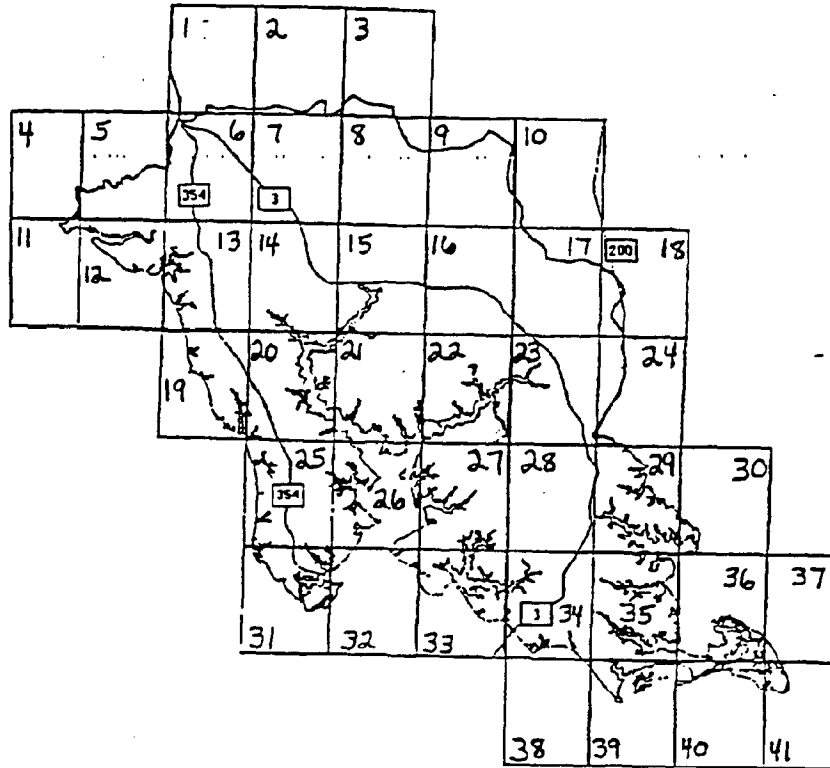
LANCASTER COUNTY TAX MAP GRID



**TAX MAPS WHERE EXISTING
PUBLIC ACCESS IS LOCATED**

Location Map

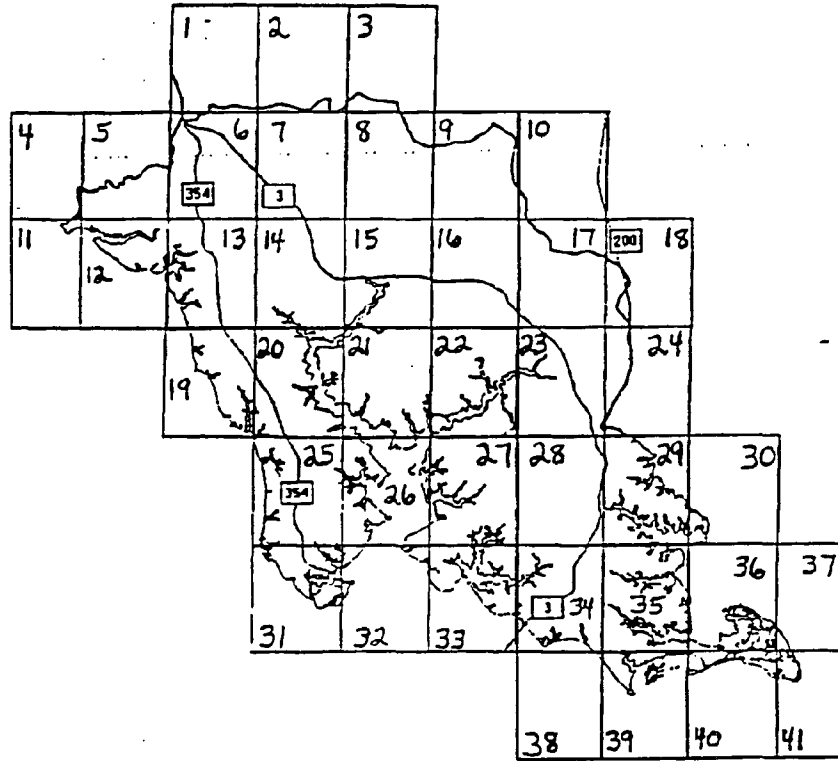
LANCASTER COUNTY TAX MAP GRID



**TAX MAPS WITH ABOVE AVERAGE
RESIDENTIAL SHORELINE USE**

Location Map

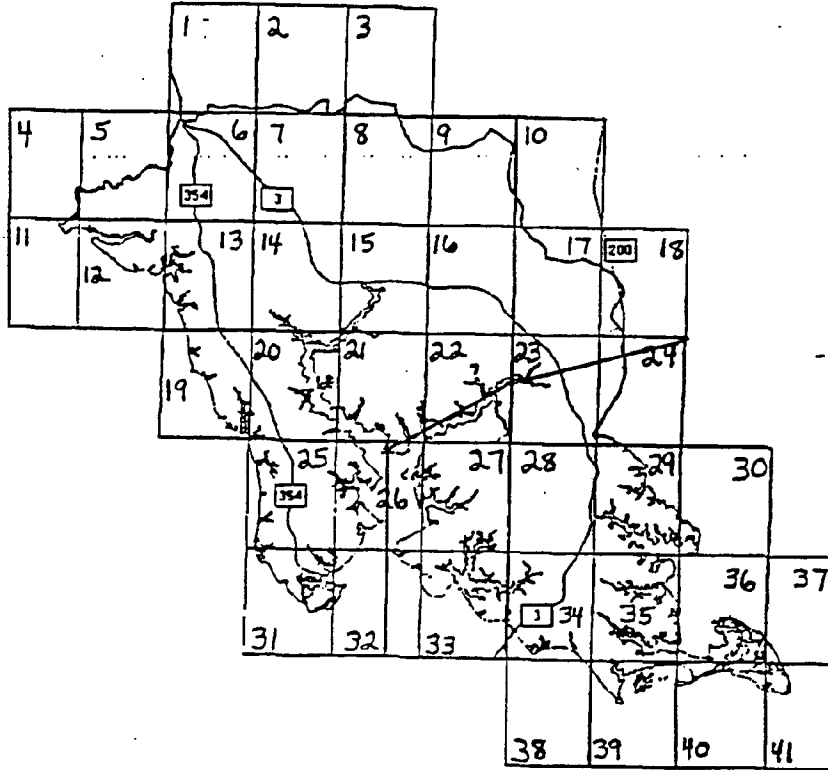
LANCASTER COUNTY TAX MAP GRID



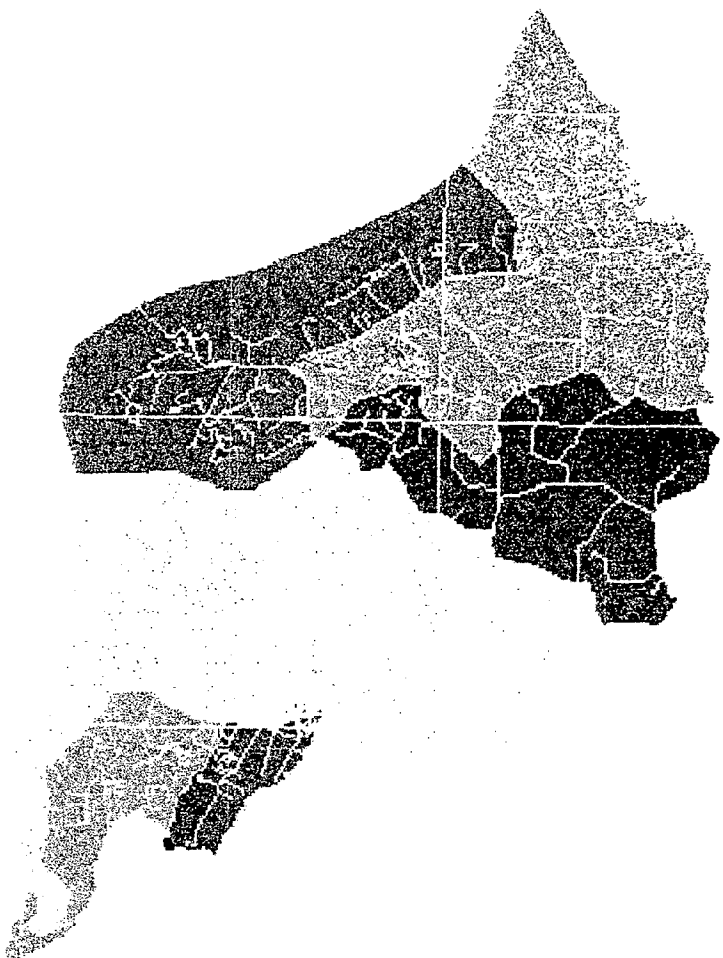
**TAX MAPS WITH ABOVE AVERAGE
DENSITIES OF PIERS ON WATERFRONT**

Location Map

LANCASTER COUNTY TAX MAP GRID



TAX MAPS WITH POPULATION DENSITIES
GREATER THAN 50 PEOPLE PER SQUARE MILE



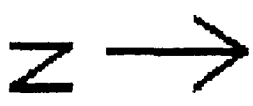
LEGEND

- 0 - 4.9
- 5 - 9.9
- 10 - 14.9
- 15 - 19.9
- 25 - 29.9

Percent of Housing Units in Block Group which are for Seasonal Use

LANCASTER COUNTY

April, 1995






Prepared By:
Lancaster County
Planning & Land Use
Office

Source: 1990 Census
Block Group Data



LEGEND

-  Deepwater Non-Tidal
-  Tidal
-  Upland

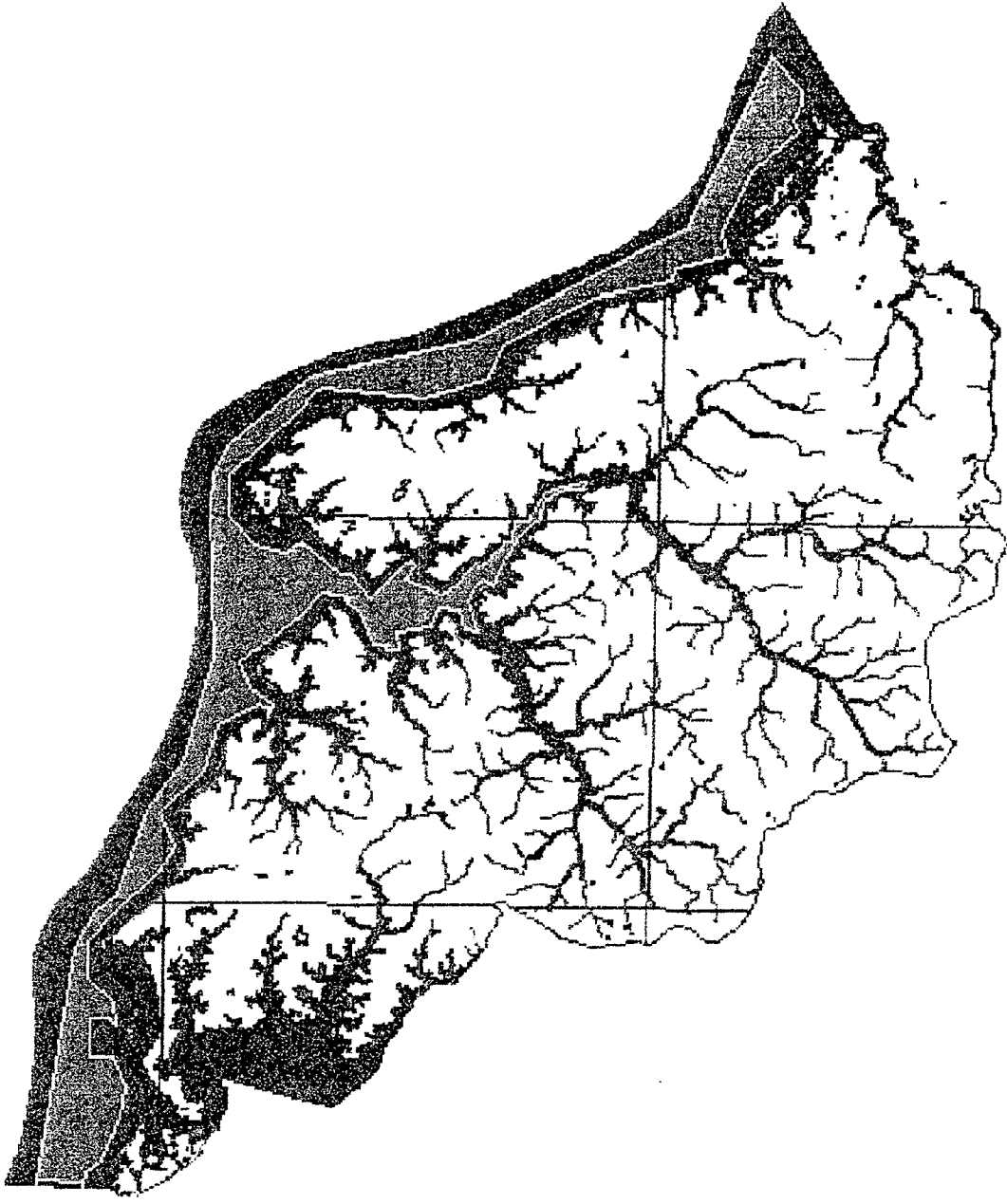
Tidal and
Non-Tidal
Wetlands

LANCASTER COUNTY, VA.



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Lancaster County
Planning & Land Use
Office

April, 1995



LEGEND

Land

Water

Shellfish Beds

Shellfish
Grounds

LANCASTER COUNTY, VA

April, 1995

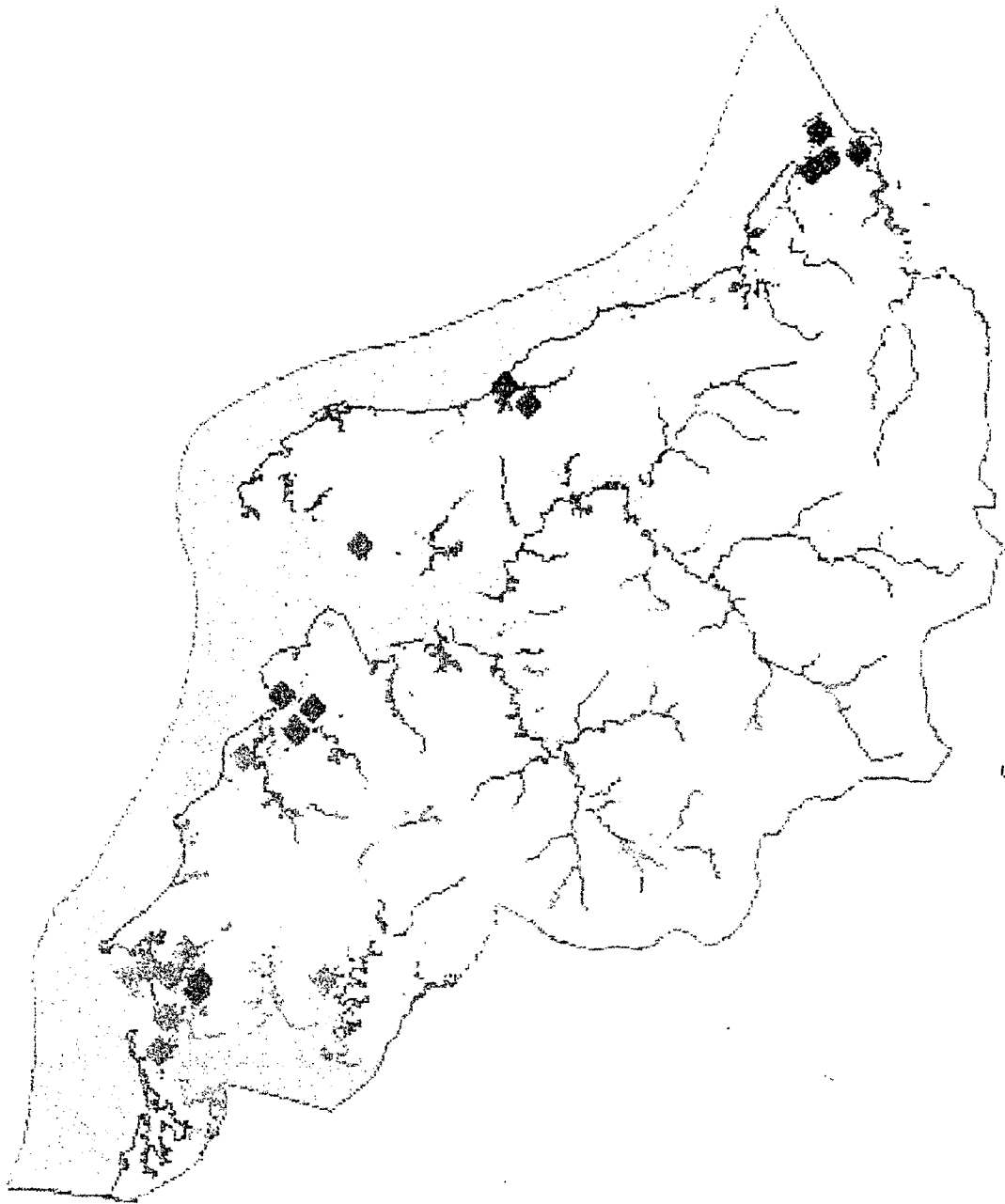


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Lancaster County
Planning & Land Use
Office

Source: Lancaster Co.
Shoreline Mgmt. Study
Preliminary Results, 1988

Seafood Industry Sites



Lancaster County, VA

February, 1995

- Active
- Inactive

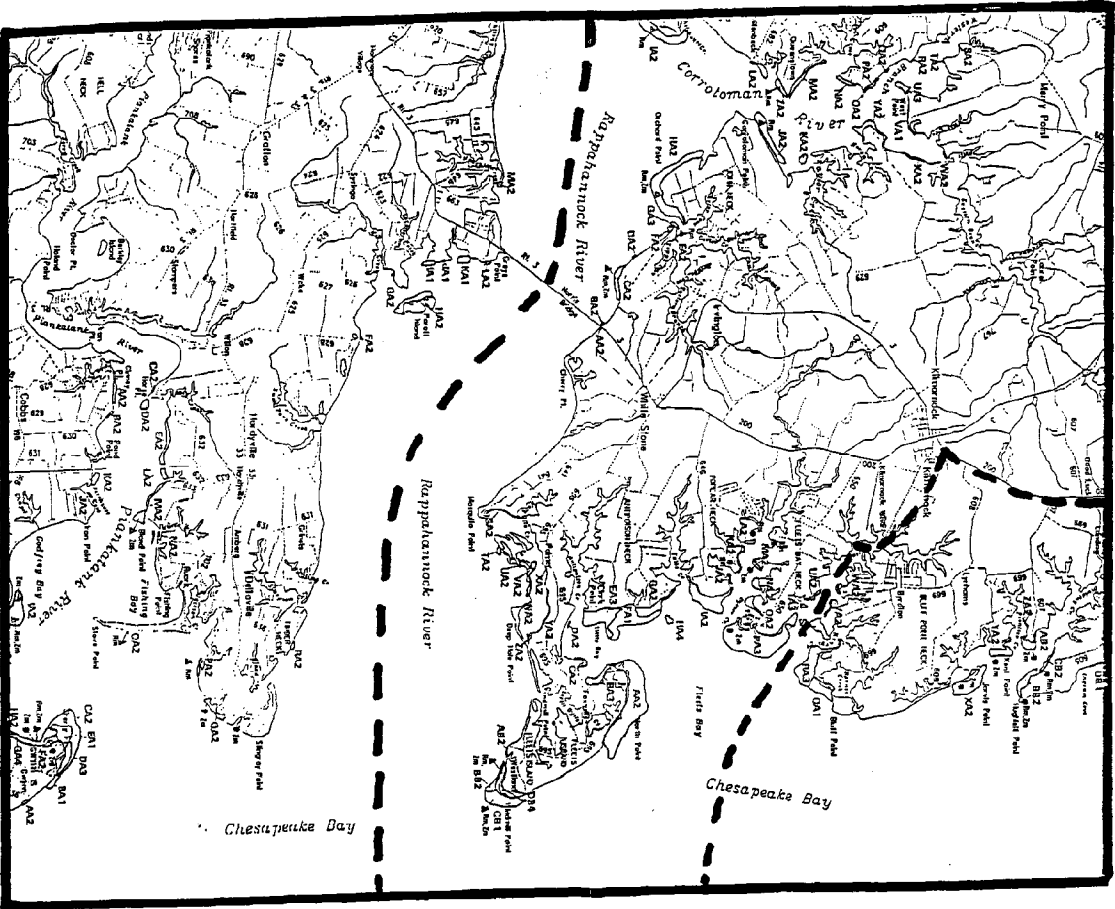


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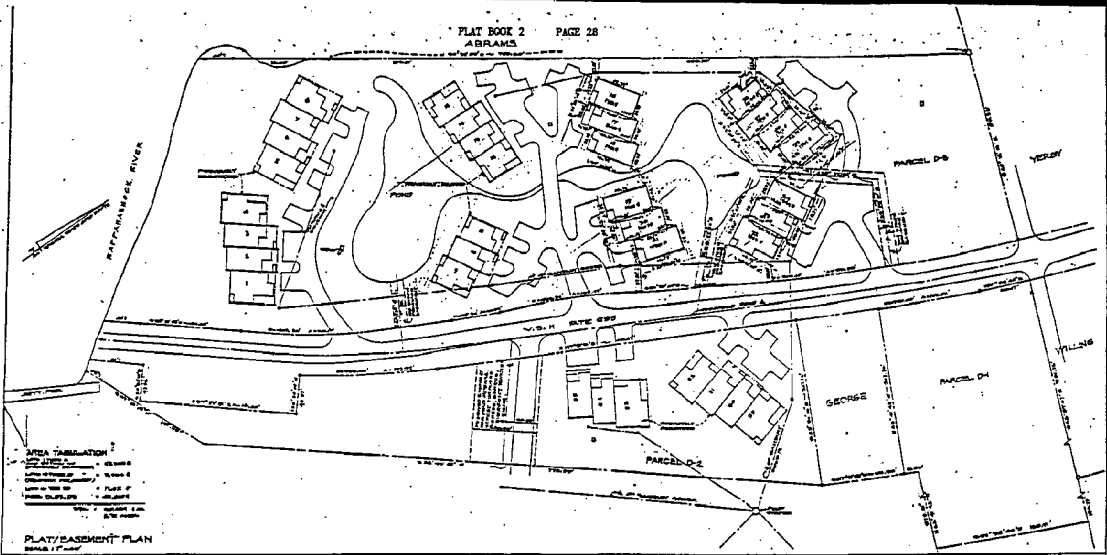
**Virginia Department of Health
Shellfish Condemnation Areas in Lancaster County**

1. Dymmer Creek
2. Carter Creek
3. Rappahannock River (at Windmill Point Marina)
4. Indian Creek
5. Eastern Branch, Corrotoman River
6. Rappahannock River/Greenvale Creek
7. Rappahannock River/Paynes Creek
8. Rappahannock River/Beach Creek
9. Rappahannock River/Wyatt Creek
10. Lancaster and Mulberry Creeks
11. Deep Creek
12. Western Branch, Corrotoman River
13. Tabbs Creek
14. Oyster Creek (Rescinded, December 1994)
15. Corrotoman River/Whitehouse Creek
16. Antipoision Creek

**Submerged Aquatic Vegetation, 1993
 Irvington, Fleets Bay, Wilton and
 Deltaville, VA Quadrangles**



Scale (meters): 0 300 600 900 1200
 Source: Virginia Institute of Marine Sciences
 R.S. Geological Series
 Data From: 5/2/93



AREA INFORMATION
 1. The area shown on this plan is located in the County of Stafford, State of Virginia.
 2. The area shown on this plan is located in the County of Stafford, State of Virginia.
 3. The area shown on this plan is located in the County of Stafford, State of Virginia.
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 8. The area shown on this plan is located in the County of Stafford, State of Virginia.
 9. The area shown on this plan is located in the County of Stafford, State of Virginia.
 10. The area shown on this plan is located in the County of Stafford, State of Virginia.

PLAT/EASEMENT PLAN
 2004.17.1001

Prepared by:
 Date:
 Title:
 Scale:
 Sheet No.:



NOTICE
 1. The owner warrants that the information shown on this plan is true and correct.
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 3. The owner warrants that the information shown on this plan is true and correct.
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 9. The owner warrants that the information shown on this plan is true and correct.
 10. The owner warrants that the information shown on this plan is true and correct.

Plat D

ASSURANCE
 1. The owner warrants that the information shown on this plan is true and correct.
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 10. The owner warrants that the information shown on this plan is true and correct.



THE LANDING
 CONDOMINIUMS AT
 WINDMILL POINT, VA.
 LOTS 3020

Prepared by:
 Date:
 Title:
 Scale:
 Sheet No.:



K
KARL E. KOHLER
 ASSOCIATES
 AIA
 ARCHITECTS
 1000 W. MAIN ST.
 SUITE 200
 WINDMILL POINT, VA 22095
 TEL: 703-441-1111
 FAX: 703-441-1112
 WWW: WWW.KARLEKOHLER.COM

PLAT/EASEMENT

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