

1279 - Carter Cove County Park Creation

Application Details

Funding Opportunity: 1001-Preservation Trust Fund (PTF) - FY23 - Fall Round
Funding Opportunity Due Date: Aug 22, 2022 5:00 PM
Program Area: Preservation Trust Fund
Status: Submitted
Stage: Final Application

Initial Submit Date: Aug 22, 2022 3:31 PM
Initially Submitted By: Andrea Reese
Last Submit Date:
Last Submitted By:

Contact Information

Primary Contact Information

Active User*: Yes
Type: External User
Name*: Ms. Andrea Middle Name Reese
Salutation First Name Last Name
Title: Principal
Email*: andrea.reese@outlook.com
Address*: 70 N. Bedford St. #A

Arlington Virginia 22201
City State/Province Postal Code/Zip

Phone*: 203-823-8278 Ext.
Phone
###-###-####
Fax: ###-###-####

Comments:

Organization Information

Status*: Approved
Organization Name*: County of Lancaster Virginia
Organization Type*: Local Government
Tax Id:
Organization Website: <http://www.lancova.com/>
Address*: 8311 Mary Ball Road

Lancaster Virginia 22503-
City State/Province Postal Code/Zip

Phone*: (804) 462-5129 Ext.
###-###-####

Fax: (804) 462-0031
###-###-####

Benefactor:

Vendor ID:

Comments:

PTF Application

Project Information

This name will be used in public relations and grant documents should funding be awarded.

Is the project title the same as the application title?* Yes

Please List:

Type of Applicant*: Local Government
Please choose one.

Project Location

(latitude/longitude required*, other location info such as street address or tax parcel ID optional)

*See [Google Maps Guide](#) for directions on using Google Maps or contact grants@vof.org to ask for help getting lat/long coordinates.

Project Location*: 37.661190 -76.443702
Latitude (00.00000) Longitude (-00.00000)

Other Location Information (such as street address or tax parcel ID): 212 Carter's Cove Drive, Weems VA 22576, Parcel Number 33 164
Other Location Info

Total Acres to Be Protected*: 4.89

GIS Boundary of Property/ Project Area Available? (shapefile/geodatabase/KML/KMZ)*: Yes

If uploading shapefile(s), geodatabase, or multiple KML/KMZ files, please upload a single compressed/zip file with all spatial data in it.
If uploading a single KML or KMZ file, please upload the one file directly.

Please Attach: [33-164.zip](#)

Would you like to be considered for any other VOF grant program if eligible?

Other VOF Grant Program*: Yes

Provide a brief summary of this project in the space below.

Brief Summary*:

Lancaster County seeks to plan the new Carter Cove County Park and to develop initial recreational features. Planned amenities include a kayak/canoe launch, fishing pier, picnic shelter, boat ramp with courtesy dock, and small interpretive center/boat rental office. The County purchased this 5-acre property in 2022 with the goal of increasing public access to the Commonwealth's waters and to provide much-needed equitable recreational opportunities for residents and visitors.

Project Description

Describe the property, including the existing conditions (size and composition of property, natural resource values, recreational, scenic, and cultural resources, and/or significant landscape features).

Project Description*:

The land for the new Carter Cove County Park is a single parcel just under 5 acres that came up for sale from a prior owner who had held it for investment. The land is generally flat and has approximately 900 feet of water frontage on Carter Cove and a tidal pond. The site is mostly open clipped grass and two small areas of trees. Existing structures on site are a small, disused oyster shucking structure and associated outhouse, as

well as a small wooden dock. The property has a preexisting well, and it is served by electricity via overhead lines. Access is from Carters Cove Drive (VA-691) via a gravel driveway. Located along the driveway and near the entrance to the property is a drainfield that serves an adjoining home's septic system. The adjoining properties include residences and the privately owned Carters Cove Marina. The property's significance lies in its a) easy water access, b) ready availability for public-access amenity development, and c) proximity to low and high income census blocks. It is also notable for its history in Lancaster County's oyster industry. The County has a goal of preserving working waterfronts and seeks to preserve the old oyster shucking facility's history within the context of opening the property for public recreation. The property's geographic location gives a unique level of impact in furthering County goals to provide public water access. Carter Cove is a desirable boating site for its protection from water body energy. The current high levels of boating traffic at the nearby marina, shipyard, and residential piers along Carter Cove contribute to a high level of acceptance of boating use of this waterway. The property lies short distances from the Corrotoman River Trail in the Corrotoman River (potential Scenic River) and the Rappahannock River Water Trail and Captain John Smith Chesapeake National Historic Trail in the Rappahannock River (potential Scenic River).

Describe the planned method of land protection for this project (i.e., how the PTF requirement for a conveyance of real estate interest to VOF or a locality will be met)

Land Protection*:

Lancaster County will, if awarded, convey by recorded deed a real estate interest to VOF dedicating the property in perpetuity as open-space land under the Open-Space Land Act. The Board of Supervisors plans to review the sample deed language at its meeting in August 2022 and will work with VOF and its advisors to tailor the deed as needed to this property.

List the proposed goals and objectives of the project.

Goals and Objectives*:

Lancaster County has 330 miles of tidal shoreline on the Rappahannock River and Chesapeake Bay, but public access to the water is severely limited. Over 97% of the shoreline is privately owned, which restricts equitable access to recreational opportunities for non-waterfront landowners, non-landowning residents, and visitors. The County has significant income inequality, often rooted in race, that is driven by disparities between underserved local households versus more financially secure retirees and remote workers. The closest free, public water access in Lancaster County is a 25-minute drive away from Carter Cove, at Windmill Point, the far eastern edge of the county. Carter Cove is more centrally located within the county and is in greater proximity to the population centers and a majority-minority census block, so it is well positioned to serve residents' needs for equitable public access to the water. It will also serve visitors, since it is located between Weems and Irvington and there are popular lodgings and attractions in Irvington. Carter Cove County Park has the capacity to host improvements that meet a variety of objectives. Planned amenities include: a kayak/canoe launch, fishing pier, shelter house and picnic area, boat ramp with courtesy dock, and small interpretive center/boat rental office. These amenities can be constructed in stages as funding allows. Other than boat rental, amenities will be free to the public to maximize equitability of use and access. The BOS is interviewing engineering/design and architectural firms during August 2022, aiming to enter a contract shortly thereafter to have a firm on retainer for this and other projects. The firm will then be tasked with creating a master plan for this property and overseeing permitting and construction. See the letters of support further expressing how this project will meet community needs for new and restored access to the water.

Is this project part of a larger movement (e.g. Have other projects of a similar nature happened near this one? Is this one of many that are ongoing in this area?)

Part of a Larger Movement*:

Water access is a top need in the region, and there is new momentum to change the historic inequity by creating new public access. The Board of Supervisors unanimously supports increasing recreational access to public waters, demonstrated with financial investments to purchase land. The goal of a public boat ramp site on Carter Creek was first stated in the 2013 Comprehensive Plan but floundered over time with highly localized opposition. The BOS renewed its commitment to the goal in 2019 and in 2021 created the advisory Access to Public Waters Workgroup for implementation. Carter Cove is the first parcel acquired as in this movement, with at least 5 sites of interest identified for public access or rights-of-way. Carter Cove bears the role of showcasing early progress on these goals.

How will this area be managed in the future?

Future Management*:

The property will be managed as a county park using public revenues. Typically, Lancaster County funds maintenance and management of public sites through annual operating budgets. At other public-access lands in the county, such as a site in the village of Lancaster, Scouts, Audubon, Northern Neck Master Gardeners, and friends groups have provided volunteer services and financial support. The same will be cultivated for Carter Cove, but the project is so new there are not yet formal partners for the park site.

Plan and Policy Alignment

Local Comprehensive Plan or Master Plan*: Yes

Date of Plan: 10/31/2013

Page #: 5-20

Cut and paste the relevant plan excerpt below or provide the URL if you have one:

Relevant Plan Excerpt:

Goal #2: Create public access opportunities that offer varied waterfront experiences. Objective: Create a public boat ramp site on Carter Creek or the lower Rappahannock River.

Regional Plan*: Yes

Name of Regional Plan: Northern Neck Planning District Commission Comprehensive Economic Development Strategy

Date of Plan: 01/24/2022

Page #: n/a

Cut and paste the relevant plan excerpt below or provide the URL if you have one:

Relevant Plan Excerpt:

Infrastructure Project 2. Goal: Expand access for boaters, recreational fishing. Objective: Open at least four new waterfront access openings. <https://northernneck.digitalceds.com/goals-and-objectives>

Virginia Outdoors Plan*: Yes

Year of Plan: 2018

Page #: 13.102

Cut and paste the relevant plan excerpt below or provide the URL if you have one:

Relevant Plan Excerpt:

Table 17.1 Most-Needed Outdoor Recreation Opportunities: Water access (ranked #3). 47% of households in region compared to 43% in state. Does this project meet stated economic goals of VEDP or another state agency? Examples include land focused economic development (Ag & Forestry Industries, brownfields redevelopment)

VEDP or Another State Agency Plan*: No

Does project contribute to coastal resilience?

Coastal Resilience*: Yes

Please provide support documentation (examples would include plan citation, models supporting the project etc.)

Support Documentation:

The Lancaster County Comprehensive Plan, Chapter 4: Shoreline Protection Study and Plan and the Northern Neck Regional Hazard Mitigation Plan 2017 Update both address coastal erosion and flooding. Designating waterfront land as park land is a known coastal resilience strategy. Does project meet any other state defined policy goals? (Public Drinking Water, Carbon Sequestration, Nutrient Mitigation, Impaired Streams, etc.?)

Other State Defined Policy Goals*: Yes

Policy Goal: Promote opportunities for nature-based recreation on Virginia's public lands and waters.

Please provide support documentation (examples would include plan citation, models supporting the project, etc.)

Support Documentation:

VANHDE Nature-based Recreation Access Model. Need in this area is the highest in Lancaster County. However, scoring does not appear to take into account whether options for water access are free, leading the "moderate" score to not ring true to residents in Lancaster County.

Additional Policy Goal: Conservation ... to maintain or improve water quality and/or aquatic ecological integrity.

Please provide support documentation (examples would include plan citation, models supporting the project, etc.)

Support Documentation:

VANHDE Watershed Impact Model. Most of the property is in the "high" watershed impact category with the remainder in "moderate" impact.

Additional Policy Goal:

Please provide support documentation (examples would include plan citation, models supporting the project, etc.)

Support Documentation:

Use the space below to briefly describe any other plans that support this project, including relevant excerpts:

Other Plans:

Lancaster County Board of Supervisors Strategic Plan, adopted Feb. 28, 2019. Articulates initiatives to "Capitalize on Lancaster County's location, heritage, healthy mix of assets and natural resources to grow, diversify, and strengthen the economic well-being of county residents and county businesses" and to "Develop a plan for county owned property."

Does this property have undocumented historic or cultural resources?

Historic or Cultural Resources*: Yes

Please describe them and their significance below.

Please Describe:

The property holds a rare, early oyster shucking facility that employed a broad range of residents both Black and White. The structure has been disused since original occupant Kellum Seafood relocated nearby. Preserving the history of working waterfronts is a priority in Lancaster County. The BOS will seek funding to rebuild the structure and create a small interpretive center to recognize this shared cultural heritage. The structure will also house a rental office for small recreational boats.

Project Purpose

Select the purpose that best fits the objectives of the project.

If you are uncertain which best summarizes your project, please contact grants staff (grants@vof.org).

Purpose*: Provide public access

Please select which category best describes the project.

Category: Water Access

Public Access Characteristics

Calendar*: The project site will be open to the public daily (excluding nights/holidays).
Please choose one.

Additional Information:

Area*: 100% of the project site will be open to the public.
Please choose one.

Additional Information:

The ultimate goal is for 100% of the site to be opened to the public. Until the structures on site are stabilized and refurbished, they must be closed to the public for safety considerations.

Accessibility*:

The project site has public parking.,The project site is accessible by foot, bike, scooter, etc. (connected to sidewalk or an existing public park).
Select all that apply.

Additional Information:

The site will have public parking once this amenity can be constructed.

Community Description

Describe the community being served by this project.

Describe the importance of this project to the community and address how this project will better serve the community.

Community Description*:

Lancaster County is sometimes described by residents as a "land of haves and have-nots." Income inequality is driven by disparities between underserved local households versus more financially secure retirees -- and, since the pandemic, remote workers. The county has a population of just under 11,000. According to the US Census Bureau, compared to Virginia averages, Lancaster's population is notably older (36.7% versus 16.3% aged 65+), in poorer health (11.4% versus 8.0% of people under 65 having a disability), less connected to modern amenities (80.2% versus 92.3% with a home computer), and lower in median household income (\$59,736 versus \$76,398, only 78% of the statewide average). The Virginia Department of Health ranks Lancaster County with a low overall health opportunity index: 96 out of 134 localities. Of Lancaster County's children, 74% qualify for free or reduced-price lunch at school. Lancaster also experiences disparities specific to outdoor recreation. Its per capita spending is only 9 to 10% of the state average, according to the 2018 Virginia Outdoors Plan (page 13.103). Only 50% of its people say they have adequate access to outdoor physical activity, compared to 81% statewide (2018 VOP page 13.104). The vast majority of Lancaster's 330 miles of tidal shoreline is privately owned, which restricts equitable access to recreational opportunities for non-waterfront landowners, non-landowning residents, and visitors. And, when land changes hands, there have been instances of new owners closing off longstanding sites of informal public water access, including beaches used by historically Black churches for baptisms and other deeply rooted traditions. The County purchased the Carter Cove property to begin rectifying this imbalance. Carter Cove will be Lancaster's fifth public water access site, only the second owned by the County, and the only one within a 25- to 30-minute drive.

Describe how the community has been involved in the development of this proposal and/or will be involved in the implementation of this project. Describe how community support is shown for this project.

Community Involvement*:

Lancaster County's need for increased public water access has been expressed in community plans and surveys dating back more than 20 years. Constraints in time, resources, and opportunities, as well as neighbor opposition, limited the scope for action. But, several factors converged recently to create momentum. One development was the county comprehensive plan process, which fueled a conversation about why more residents of the county don't have water access. The pressure from that process led to the formation of a workgroup for implementation, the Access to Public Waters Workgroup, in 2021, with its full complement of members named in 2022. Another key step was the availability of the

Carter Cove property. First coming before county government with a rezoning request, discussions pivoted to a purchase opportunity. The county's budget timing worked out to allocate funds for the purchase in FY 2022 and funds for creation of public access in FY 2023. The County government was able to strike while the iron was hot and demonstrate an ability to take action. Advocates note that the Board of Supervisors is acutely aware that previous efforts to gain public access did not succeed and it is "now or never" in a rapidly changing community. Given the rising pressures of the real estate market, shifting patterns of work, and demographic changes, the community will demand continued progress. For the Carter Cove property, the community will be involved in the design of the site through the county's usual methods of public feedback, including BOS meetings, a public forum held on site by the Access to Public Waters Workgroup, and public comment on the draft plan. Observed patterns of use and volunteer engagement are also expected to shape implementation of the project over time. The letters of support express the deep meaning this project holds for the community.

How does this project address a specific need in the community or provide a unique service to the community?

Community Need/Service*:

The area of the project scores "moderate" for water-based recreation need in Virginia's Nature-based Recreation Access Model (the lowest in Lancaster County) but the model does not appear to account for whether access is free to the public, leading the score to not ring true to local residents. The project will answer Lancaster's growing need for equitable access to water-based recreational opportunities. The county will also restore cultural access by allowing churches to hold baptisms on site.

If yes, please describe what type of public access might be considered below.

Please Describe*:

Is the property an active, working farm?*

Describe Activity*:

Does the property have, or has the owner begun the process of obtaining, a farm management plan that specifies Best Management Practices (BMPs) that will be implemented in the daily operation of the farm?

Farm Management Plan*:

Please list the type of farm management plans that will be followed (examples include conservation plan, nutrient management plan, resource management plan, etc.).

Type of Plans*:

Have Best Management Practices (BMPs) been implemented on the farm?

BMPs Implemented*:

Describe what practices are being utilized on the farm.

Describe Practices*:

Is the property in active timber production?

*:

Describe Activity*:

Does the property have, or has the owner begun the process of obtaining a written forest stewardship management plan?

Forest Stewardship Management Plan*:

Has the property been recognized by any programs or received any special designations? (Examples include clean water farm award, grand basin winner)

Property Recognized*:

Please List*:

Has the property been recognized as a Virginia Century or Bicentennial Farm?

Virginia Century or Bicentennial Farm*:

Additional Information:

Has the property been recognized as a Virginia Century Forest?

Virginia Century Forest*:

Additional Information:

Partnerships

Partners	Type of Support/Involvement
Northern Neck Planning District Commission	Provides information and studies; houses the Northern Neck-Chesapeake Bay Public Access Authority

Funding

While the budget section of this application must be completed, which includes documentation of any matching funds, please use the space below to describe any details about the budget or funding that could not be captured in a chart format.

How Will Funds be Budgeted*:

The Lancaster BOS designated \$500,000 in its FY23 budget for creation of public access sites -- an unusual new effort for the county. The county will commit these funds to the boat ramp (and interpretive center) if need be, but will pursue other grants as well so that local money can stretch further. Thus this PTF request deliberately does not include the boat ramp estimate of \$150,000, even though the boat ramp is a critical element that must be built to help the people of the county.

Explain if the grant funding is a key component to getting the project started or completed.

Grant Funding*:

PTF funding will provide essential acceleration to develop the master plan and the initial recreational features. Without PTF funding, progress would depend only on County appropriations for now and move more slowly. With PTF funding, the County will be well positioned to secure additional grants and create more needed amenities, and will have third-party support to ensure equitable access is built into the project from the beginning.

Address how reduced funding would impact the scope of the project. Please address viability and scope at 75% and 50% of the requested funding.

Reduced Funding*:

Reduced funding would slow the pace of progress, narrow the project scope, and discourage the political will to acquire more public access sites. The non-waterfront residents of Lancaster County feel they have "seen this movie before" when public access is promised only to be defeated or retracted. Thus, full funding will create a sense of efficacy, sustain the momentum, and leverage further action. If the funding is reduced, the County would explore commissioning a less detailed master plan and constructing a smaller number of amenities in the near term. The exact scope of reduction would depend on what could be effectively completed at a given level of funding, whether 75%, 50%, or another fraction. The amenities can be constructed in stages as funding allows. If necessary, the County could confine its work to making the property safe for informal use by only stabilizing the old oyster shucking structure, but it would be unfortunate to essentially land-bank the property and lose the momentum and excitement around acquiring a new site for public access. Also, partial funding would require the County to stretch its allocated public access capital funds more thinly across its identified needs.

Additional Information

Is there additional information to be shared Yes
about this project?*

Provide any other information about this project that makes it unique/special. If the area has special significance to the community, please describe it here.

Additional Information:

This site has important visual access for public scenic appreciation, being in frequent view by boaters in the cove, residential neighbors, and patrons of the nearby Carters Cove Marina. The property has approximately 900 feet of water frontage and is approximately half a mile by water from the Irvington Historic District (listed on the National Register of Historic Places). See the property in a short drone video at <https://youtu.be/FjIj893pj0c>. The County already has necessary due diligence (survey and title) to support conveyance of the real estate interest.

Estimated Timeline/Plan of Work

Estimated Timeline/Plan of Work

Start Date	Completion Date	Activity	Status	Responsible Party
02/24/2022	04/20/2022	Purchase the land.	Completed	Lancaster County
06/01/2022	08/31/2022	Select design/engineering firm for master plan.	Underway	Lancaster County
09/01/2022	10/01/2024	Pursue state, federal, and NGO funding, further leveraging County and PTF investment.	Not yet started	Lancaster County, partners
09/01/2022	10/31/2022	Apply for VMRC permit to construct the boat ramp/courtesy dock.	Not yet started	Lancaster County, selected firm
09/01/2022	01/31/2023	Complete master plan with professional design and public input.	Not yet started	Lancaster County, selected firm
09/01/2022	02/28/2023	Complete engineering and permitting for boat ramp.	Not yet started	Lancaster County, selected firm
11/01/2022	04/30/2023	Begin construction, starting with structure stabilization, kayak/canoe launch, picnic shelter.	Not yet started	Lancaster County, selected firm

Budget

Budget

Item	Expense	Estimated or Actual Cost?
Engineering evaluation of existing structures & implementation	\$25,000.00	Estimated
Kayak/canoe launch and floating finger pier(s)	\$25,000.00	Estimated
Picnic shelter with tables, trash bins, appurtenant parking, potable water	\$100,000.00	Estimated
	\$150,000.00	

Other Fund Sources

Match Source	If other, please list	If Grant Program, please list Grant Funding Source Name	Funding Status	If requested, please list the anticipated award date	Match Type	If other, please list	Planned Use	Match Amount
Applicant's Organizational Budget			Secured		Cash		Boat ramp, courtesy dock, small interpretive center/boat rental office, support all new access sites	\$500,000.00
								\$500,000.00

Budget Summary

Total Requested Amount:	\$150,000.00
Total Match Amount:	\$500,000.00
Total Project Cost:	\$650,000.00
Match Percentage:	76.92%

Supplemental Material

Supplemental Material (If Applicable)

Checking yes and saving the form will pull up a section where materials may be uploaded for submission.

Will you be providing supplemental material?*: Yes

Supplemental Material

Description	File Name	Type	Size	Upload Date
Letter of support from Bruce Julian	Carter Cove Letter Bruce Julian.pdf	pdf	19 KB	08/22/2022 03:22 PM
Letter of support from Carolyn Quinn	Carter Cove Letter Carolyn Quinn.pdf	pdf	120 KB	08/22/2022 03:22 PM
Letter of support from Del. Margaret Ransone	Carter Cove Letter Delegate Ransone.pdf	pdf	352 KB	08/22/2022 03:23 PM
Letter of support from ED of NNPDC	Carter Cove Letter NNPDC.pdf	pdf	32 KB	08/22/2022 03:24 PM
Letter of support from Jimmie Carter	Carter Cove Letter Jimmie Carter.pdf	pdf	134 KB	08/22/2022 03:23 PM
Letter of support from Pastor of Beulah Baptist Church	Carter Cove Letter Beulah Baptist Church.pdf	pdf	765 KB	08/22/2022 03:21 PM
Letter of support from Pastor of Calvary Baptist Church	Carter Cove Letter Calvary Baptist Church.pdf	pdf	136 KB	08/22/2022 03:22 PM
Letter of support from Pastor of Sharon Baptist Church	Carter Cove Letter Sharon Baptist Church.pdf	pdf	27 KB	08/22/2022 03:24 PM
Letter of support from Pastor of Willie Chapel Baptist Church	Carter Cove Letter Willie Chapel Baptist Church.pdf	pdf	21 KB	08/22/2022 03:25 PM
Letter of support from Sen. Ryan McDougle	Carter Cove Letter Senator McDougle.pdf	pdf	273 KB	08/22/2022 03:24 PM
Property map on topographic basemap	Carter Cove Map Topographic.pdf	pdf	339 KB	08/22/2022 03:26 PM
Property map via Lancaster County Tax Map Records	Carter Cove Map Locality Parcel.pdf	pdf	93 KB	08/22/2022 03:26 PM
Property map via Mapping for Environmental Justice	Carter Cove Map Environmental Justice.pdf	pdf	595 KB	08/22/2022 03:25 PM
Property map via VANHDE Water Recreation Model	Carter Cove Map Water Recreation Need.pdf	pdf	398 KB	08/22/2022 03:27 PM
Property map via VOP showing location relative to other water access points	Carter Cove Map VOP Location Water Access.pdf	pdf	266 KB	08/22/2022 03:27 PM
Property photo relative to Corrotoman River	Carter Cove Photo Center to Corrotoman River.pdf	pdf	214 KB	08/22/2022 03:29 PM
Property photo relative to Rappahannock River	Carter Cove Photo Foreground to Bridge.pdf	pdf	6 MB	08/22/2022 03:29 PM
Property photo with adjoining waterfront	Carter Cove Photo Left with Marina and Shipyard.pdf	pdf	250 KB	08/22/2022 03:30 PM
Rappahannock Record news article on County's purchase of property	Carter Cove News Article Rapp Record 3-3-2022.pdf	pdf	547 KB	08/22/2022 03:28 PM
Survey plat showing property boundaries and features	Carter Cove Survey Plat.pdf	pdf	624 KB	08/22/2022 03:30 PM

Beulah Baptist Church

P O Box 87; 4448 Mary Ball Road
Lively VA 22507 804.462.5000



Pastor

Rev. Ulysess E. Turner, Jr.

beulahbc@hotmail.com

Deacon Louis Lee

Chairman Trustees Ministry

Deacon Leon Laws

Chairman Deacons Ministry

Pis. Carole elley-Washington

Clerk

Brett Glymph, Executive Director
Virginia Outdoors Foundation
39 Garrett Street, Suite 200
Warrenton VA 20186

Dear Ms. Glymph:

With enthusiasm, I am writing to express my support of Lancaster County's efforts to develop a new public park at Carter Cove in Weems. I grew up in Lancaster County and I now have grandchildren that visit the county on a regular basis. We love the water, but access is limited. We have to ask permission from friends who own waterfront property in order to enjoy this natural resource or pay a fee to go to the only State Park in the county with water access.

This new water access point will be incredibly important to the community here in Lancaster, where the average family can't access the water without cost despite our location on the Rappahannock River and the Chesapeake Bay.

The congregation that I pastor raised their families as watermen. Many picked crabs and shucked oysters for a living. They built their homes and funded their children's education by way of this natural resource. Now that they are retired, they do not have access to enjoy the water that was such a big part of their life.

Access to Carter Cove will give the local citizens the opportunity to use this facility for events such as picnics, fishing, and Baptisms.

Lancaster County has a vast wealth disparity, which translates into a wide disparity of access to the waters that all the people of the Commonwealth own. This access disparity has only worsened over time, and Carter Cove County Park is a good step toward lessening the gap.

I thank you in advance for your consideration of funding this project.

Sincerely,

Ulysess E. Turner, Jr.
Senior Pastor, Beulah Baptist Church

August 19, 2022

Brett Glymph, Executive Director
Virginia Outdoors Foundation
39 Garrett Street, Suite 200
Warrenton VA 20186

Dear Ms. Glymph:

Thank you for considering funding for the new Carter Cove County Park in Lancaster County. Funding from the Virginia Outdoors Foundation's Preservation Trust Fund will ensure expeditious development of the property so all residents and visitors can have access to these very unique water resources.

Where else in the Commonwealth does a public site like this exist to offer these incredible recreational opportunities?

Neighbors to:

- Carter Cove Marina
- Kellum Seafood
- AMPRO Shipyard
- Home port for the Research Vessel Virginia, Virginia Institute of Marine Science
- Port to tug boats delivering grain and materials

Carter Creek Shoreline

- The Tides Inn Resort
- Two boat yards
- Tidal wetlands
- Shoreline restoration projects

Rapid access to the Rappahannock River and Chesapeake Bay

As a resident on Carter Creek, I strongly support this project and to protect the property with a perpetual easement so all may enjoy for generations to come.

Sincerely,

Bruce A. Julian
-Wetlands Board, County of Lancaster
-Chair, Workgroup for Access to Public Waters, County of Lancaster

Calvary Baptist Church

490 East Church Street
Post Office Box 1485
Kilmarnock, Virginia 22482
Office: (804) 435-1052
Cbcministries1892@yahoo.com

Rev. Samuel A. Cain, Pastor

Deacon William Lee, Chairman
Latunya Lee, Church Clerk

Kathy Thompson, Secretary

August 21, 2022

*Brett Glymph, Executive Director
Virginia Outdoors Foundation
39 Garrett Street, Suite 200
Warrenton VA 20186*

Dear Ms. Glymph:

I write to express my support of Lancaster County's efforts to develop a new public park at Carter Cove in Weems. This new water access point will be incredibly important to the community here in Lancaster, where the average family can't access the water without cost despite our location on the Rappahannock River and the Chesapeake Bay.

As a Pastor and citizen of the Northern Neck. It would be a blessing to our community here in Lancaster County Virginia, to have a facility to be utilized for recreation, fishing, picnics, and just the serenity of creation. Being in a county surrounded with water this project would be a great asset to our town as well as our county.

Funding from Virginia Outdoors Foundation's Preservation Trust Fund will help our county government plan and start putting amenities on the ground. It will help ensure the park provides for the enjoyment of all.

I hope VOF will support the new Carter Cove County Park.

*Sincerely,
Reverend Samuel A. Cain, Pastor
Calvary Baptist Church, Kilmarnock, VA
Rev. Samuel A. Cain, Pastor*

Brett Glymph, Executive Director
Virginia Outdoors Foundation
39 Garrett Street, Suite 200
Warrenton VA 20186

Dear Ms. Glymph:

I write to express my support of Lancaster County's efforts to develop a new public park at Carter Cove in Weems. This new point of water access will be incredibly important to the community here in Lancaster, where despite our location on the Rappahannock River and the Chesapeake Bay, the average family can't access the water without cost.

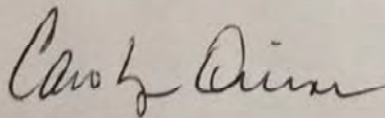
As someone who owns a Dug In Farms, a market that sells heavily to tourists, I very often get the question of "how do I see the water". On this end of the county, that question is almost impossible to answer. Since the shoreline and waters are our greatest asset, Lancaster County is missing a significant tourism opportunity by not having more parks and access sites for our visitors.

I will further say that it is a shame that "regular working people" can't access the water either. They might fix the plumbing or cut the grass on waterfront homes but when it comes time to relax, they don't get to enjoy the water themselves.

Funding from Virginia Outdoors Foundation's Preservation Trust Fund will help our county government make a plan and start putting amenities on the ground, and it will help ensure the park provides for the enjoyment of all.

I hope VOF will support the new Carter Cove County Park.

Sincerely,



Carolyn Quinn
Dug In Farms



COMMONWEALTH OF VIRGINIA

HOUSE OF DELEGATES
RICHMOND

MARGARET B. RANSONE
PO BOX 358
KINSALE, VIRGINIA 22488
NINETY-NINTH DISTRICT

COMMITTEE ASSIGNMENTS:
PRIVILEGES AND ELECTIONS (CHAIR)
COURTS OF JUSTICE
COMMERCE AND ENERGY
AGRICULTURE, CHESAPEAKE AND
NATURAL RESOURCES
RULES

August 19, 2022

Brett Glymph, Executive Director
Virginia Outdoors Foundation
39 Garrett Street, Suite 200
Warrenton VA 20186

Dear Brett Glymph,

I write in support of Lancaster County's efforts to develop a new public park at Carter Cove in Weems, providing much-needed access to the water for recreational enjoyment.

Lancaster has very little public water access sites for a county with its large amount of waterfront property and its deep history of working waterfronts. This new park will be a step toward correcting the imbalance. Lancaster has already invested county funds by purchasing the property and will greatly benefit from grant funds to plan and develop the space and make these assets available to the community quickly.

Our community anticipates funds from the VOF's Preservation Trust Fund Public Access Grant will be a vital resource in completing our effort to ensure the park is completed in a timely manner and provides recreation for all Virginians and tourists that visit Lancaster for its great beauty.

I would appreciate your support of this application as we continue to advance in recreational growth and development in our rural community.

Thank you in advance for your consideration. Please call if I can be of any assistance to you on this application or matters within our District.

Sincerely,

A handwritten signature in blue ink that reads "Margaret B. Ransone".

Margaret B. Ransone
Ninety-Ninth District
Virginia House of Delegates

Brett Glymph, Executive Director
Virginia Outdoors Foundation
39 Garrett Street, Suite 200
Warrenton VA 20186

Dear Ms. Glymph:

I write to express my support of Lancaster County's efforts to develop a new public park at Carter Cove in Weems. This new point of water access will be incredibly important to the community here in Lancaster, where despite our location on the Rappahannock River and the Chesapeake Bay, the average family can't access the water without cost.

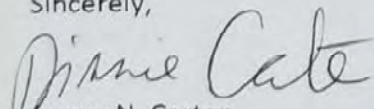
As an active supporter for economic initiatives in our County, I fully support the Carter Cove County Park. As Board Chair of The TriWay Trail and Advisory Board member for new schools, initiatives such as this will help attract the much-needed younger population.

I've lived in Lancaster County for most of my life and was very fortunate to have direct water access at my back door. I grew up on the water and I still enjoy being on the water and providing this amenity to others will add quality of life and experiences that will help bring families to Lancaster County.

Funding from Virginia Outdoors Foundation's Preservation Trust Fund will help our county government make a plan and start putting amenities on the ground, and it will help ensure the park provides for the enjoyment of all.

I hope VOF will support the new Carter Cove County Park.

Sincerely,


James N. Carter



Northern Neck PDC

The Regional Center
457 Main Street
P.O. Box 1600
Warsaw VA 22572
(804) 333-1900
(804) 333-5274 Fax
www.nnpdc17.state.va.us

"Serving the counties of Lancaster, Northumberland, Richmond, and Westmoreland"

August 19, 2022

Brett Glymph, Executive Director
Virginia Outdoors Foundation
39 Garrett Street, Suite 200
Warrenton VA 20186

Dear Mr. Glymph:

On behalf of the Northern Neck Planning District Commission and Northern Neck-Chesapeake Bay Public Access Authority, I am writing to express support of Lancaster County's efforts to develop a new public park at Carter Cove in Weems. This new point of water access will be incredibly important to the community in Lancaster County, where despite its location on the Rappahannock River and the Chesapeake Bay, the average family can't access the water without cost.

The Northern Neck Planning District Commission and Northern Neck-Chesapeake Bay Public Access Authority actively strives to protect and create new public access in the Northern Neck Region. Funding from Virginia Outdoors Foundation's Preservation Trust Fund will help the Lancaster County government make a plan and start putting amenities on the ground, and it will help ensure the park provides for the enjoyment of all.

I strongly support this effort and hope the Virginia Outdoors Foundation will support the new Carter Cove County Park.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry W. Davis".

Jerry W. Davis, AICP
Executive Director

SENATE OF VIRGINIA

RYAN T. McDOUGLE

4TH SENATORIAL DISTRICT
ALL OF CAROLINE, ESSEX, LANCASTER,
MIDDLESEX, NORTHUMBERLAND, AND RICHMOND
COUNTIES; AND PART OF HANOVER, KING GEORGE,
SPOTSYLVANIA, AND WESTMORELAND COUNTIES
POST OFFICE BOX 187
MECHANICSVILLE, VIRGINIA 23111



COMMITTEE ASSIGNMENTS:
RULES, CHAIR
COURTS OF JUSTICE
FINANCE
REHABILITATION AND SOCIAL SERVICES
TRANSPORTATION

Brett Glymph
Executive Director
Virginia Outdoors Foundation
39 Garrett Street, Suite 200
Warrenton VA 20186

Dear Ms. Glymph:

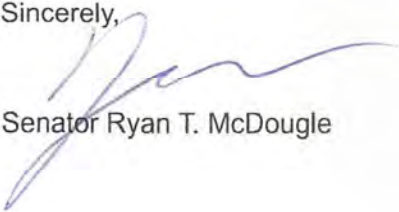
I write in support of Lancaster County's efforts to develop a new public park at Carter Cove in Weems, providing much-needed access to the water for recreational enjoyment.

Lancaster County has too few public water access sites for a county with its degree of river frontage and its deep history of working waterfronts. This new park will be a step toward correcting the imbalance. Lancaster County has already invested in purchasing the property and will greatly benefit from grant support to plan and develop the space and make these assets available to the community more quickly.

Funding from Virginia Outdoors Foundation's Preservation Trust Fund will provide important acceleration to these local efforts and ensure the park provides for the enjoyment of all.

I hope VOF will join me in supporting the new Carter Cove County Park.

Sincerely,


Senator Ryan T. McDougle

Sharon Baptist Church
1413 Lumberlost Road
Weems, VA

P.O. Box 69
Irvington, VA 22480-0069

Brett Glymph, Executive Director
Virginia Outdoors Foundation
39 Garrett Street, Suite 200
Warrenton VA 20186

Dear Ms. Glymph:

I write to express my support of Lancaster County's efforts to develop a new public park at Carter Cove in Weems. This new water access point will be incredibly important to the community here in Lancaster, where the average family can't access the water without cost despite our location on the Rappahannock River and the Chesapeake Bay.

As someone who pastors a predominantly African American church, I can say that the community and churches will use this facility for events such as picnics, fishing, and Baptisms. Lancaster County has a vast wealth disparity, which translates into a wide disparity of access to the waters that all the people of the Commonwealth own. This access disparity has only worsened over time, and Carter Cove County Park is a good step toward lessening the gap.

Funding from Virginia Outdoors Foundation's Preservation Trust Fund will help our county government plan and start putting amenities on the ground. It will help ensure the park provides for the enjoyment of all.

I pray VOF will support the new Carter Cove County Park.

Sincerely,

/s/ Dale S Bunns

Dale S. Bunns, Pastor

Willie Chapel Baptist Church

P. O. Box 39
Lancaster, Virginia 22503
(804) 462-5500
(804) 462-0900 fax
williechapel8@gmail.com
williechapel.com

Rose M. Curry
Pastor

Ella L. Davis
Chair of Deacons

Phillip L. Howard
Chair of Trustees

August 21, 2022

Shelia Wright
Treasurer

Roberta B. Dorman
Clerk

Brett Glymph, Executive Director
Virginia Outdoors Foundation
39 Garrett Street, Suite 200
Warrenton VA 20186

Dear Ms. Glymph:

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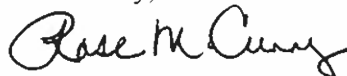
As someone who pastors a predominantly African American church, I can say that the community and churches will use this facility for events such as picnics, fishing, and Baptisms. There is a wide wealth disparity in Lancaster County, which translates into a wide disparity of access to the waters that all the people of the Commonwealth own. This access disparity has only worsened over time, and Carter Cove County Park is a good step toward lessening the gap.

Please remember that water is mentioned at the very beginning of the Bible. Jesus commanded us to cast our nets upon the water, and we are taught to Baptize with water. It is simply impossible to follow these commands and appreciate the creations He has made if we cannot access them.

Funding from Virginia Outdoors Foundation's Preservation Trust Fund will help our county government make a plan and start putting amenities on the ground. It will help ensure the park provides for the enjoyment of all.

I pray VOF will support the new Carter Cove County Park.

Sincerely,



Rose M. Curry
Pastor

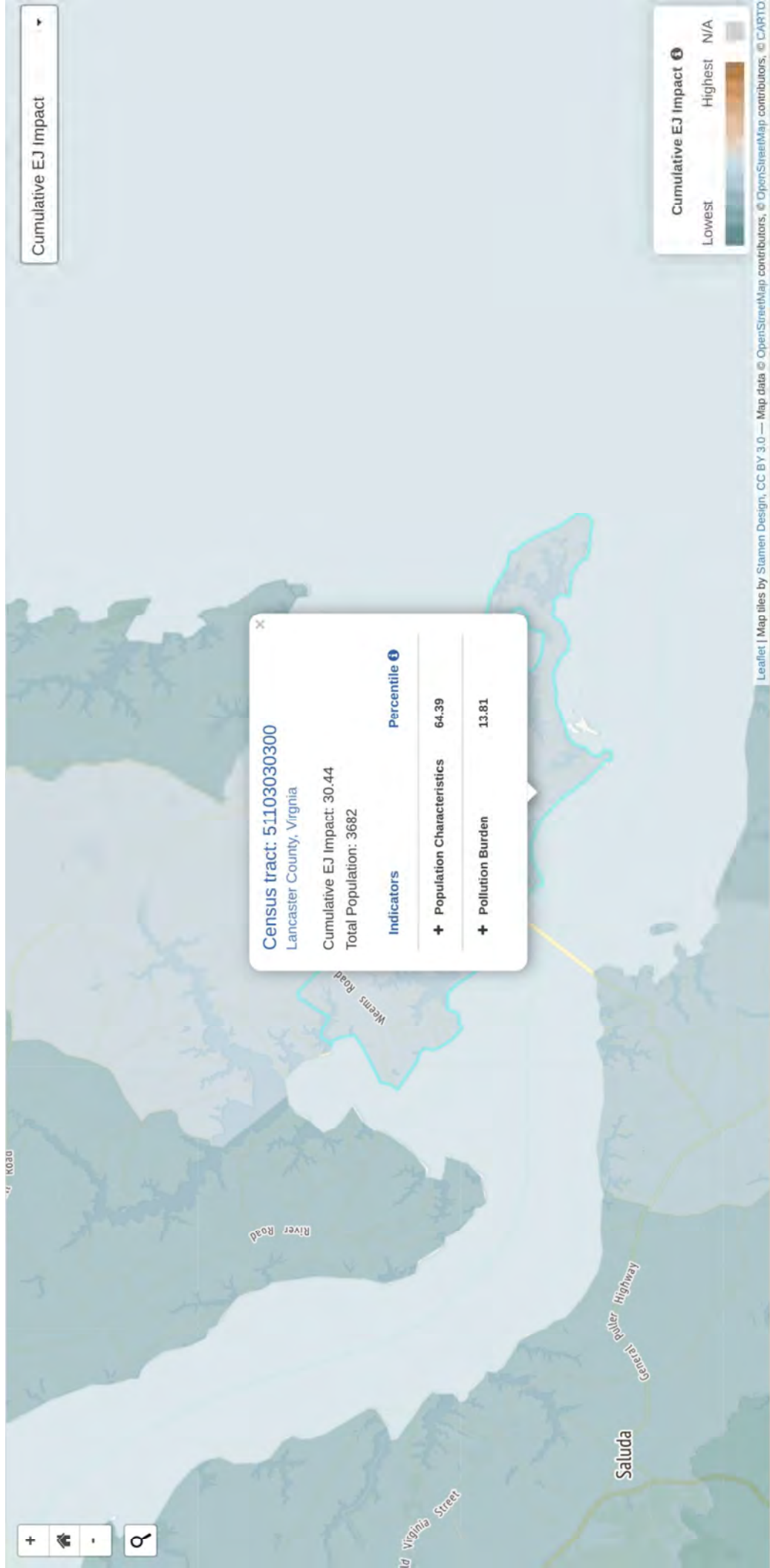


Cumulative EJ Impact

Census tract: 51103030300
 Lancaster County, Virginia

Cumulative EJ Impact: 30.44
 Total Population: 3682

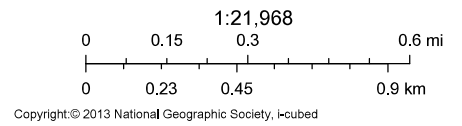
Indicators	Percentile
+ Population Characteristics	64.39
+ Pollution Burden	13.81



Carter Cove - Topographic Map

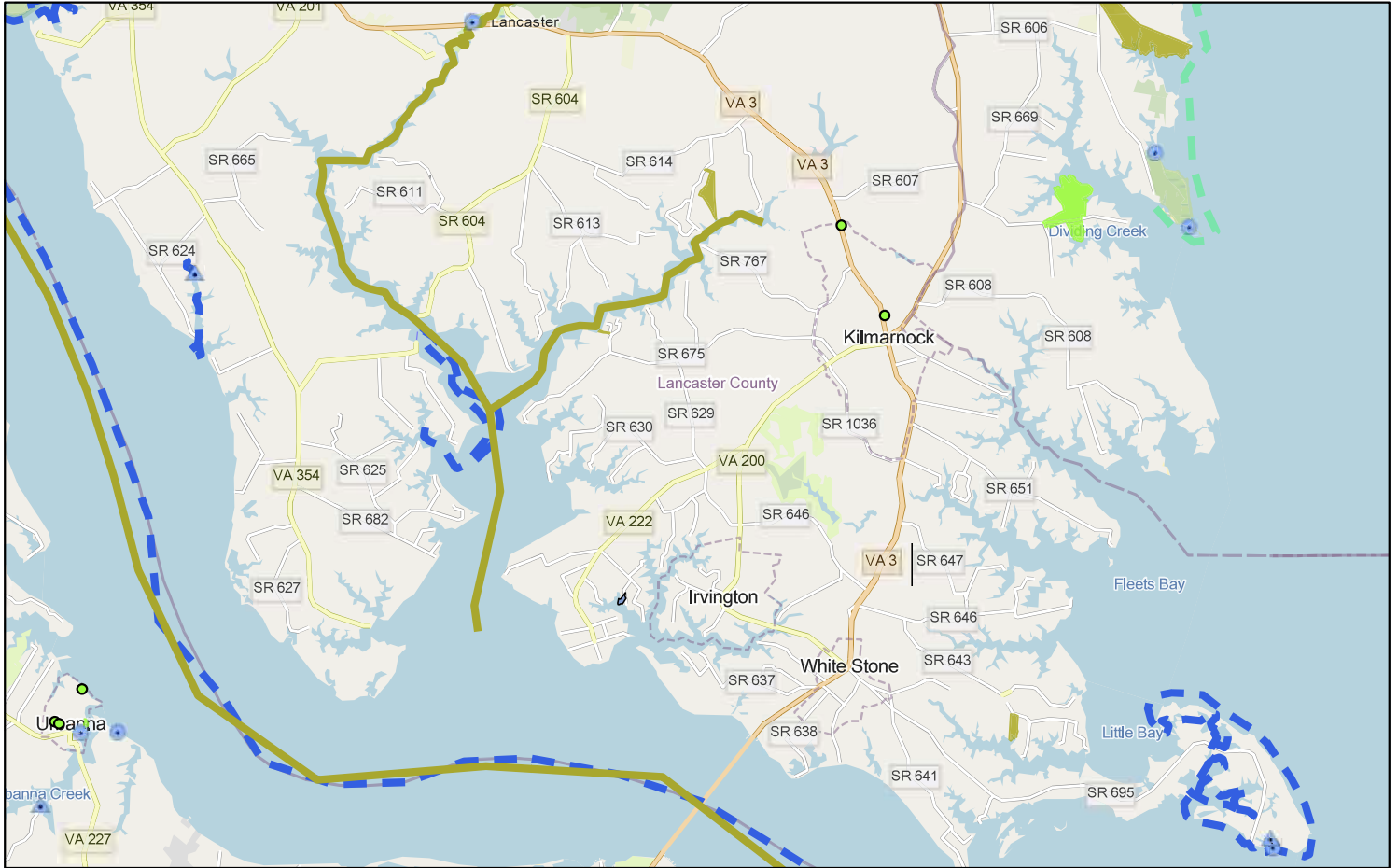


August 16, 2022



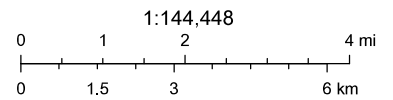
Andrea Reese, RCC
8/16/2022

Carter Cove and other water access



8/16/2022, 5:18:22 PM

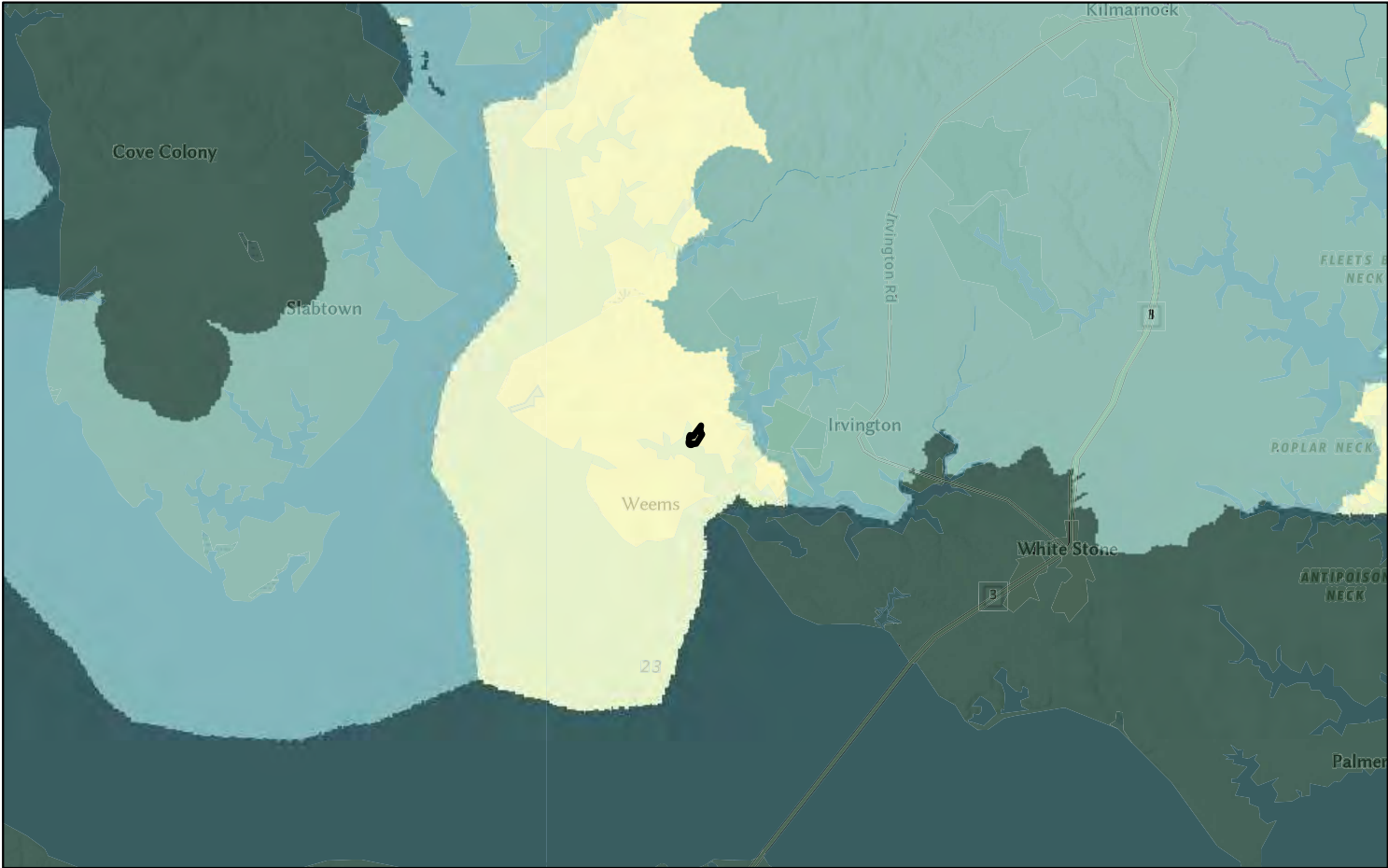
- 33-164
- DWR maintained Access
- Water Access Points
- Scenic Rivers
- Potential
- Blueways
- Existing Water Trails
- Proposed Water Trails
- Local Parks Inventory
- Public Access Lands
- State
- Local
- Non-Profit



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri

Web AppBuilder for ArcGIS
Map was last updated by Robbie Rhur February 2019, contact 804-371-2594 | Layer was created using the following sources:

Carter Cove - Water-Based Recreation Need



August 16, 2022

Water-based Recreation Need

 2: Low	 3: Moderate	 4: High
 1: Very Low	 5: Very High	

1:87,872

0 0.5 1 2 mi

0 0.75 1.5 3 km

Esri, NASA, NGA, USGS, FEMA, Virginia Natural Heritage Program,
Sources: Esri, USGS, VGIN, Esri, HERE, Garmin, SafeGraph,
Andrea Reese, RCC
8/16/2022

County purchases waterfront lot on Carters Cove for \$550,000

by Jackie Numery

LANCASTER—Following a closed session discussion, the Lancaster board of supervisors on Thursday, February 24, approved the purchase of a 4.892-acre property located at 212 Carters Cove Drive in Weems.

In a 5-0 vote, the board authorized staff to close on the property for a price of \$550,000. Craig Giese, William Smith, Ernest Palin, Jason Belows and William Lee all voted in favor.

The property first came to the county's attention during a July 15, 2021, public hearing with the planning commission. Then property owner, H30 Investments LLC, sought to rezone the property from industrial to residential. During the discussion about

the application, director of planning and land use Brian Barnes reminded the commission that one of the goals of the comprehensive plan "is to create a public boat ramp on Carter Creek," but commission member Tom Richardson said the road to the property would be a limiting factor. "For public access, that road is tiny. You couldn't have trailers going down that road. If you have traffic coming the other way, someone would have their wheel in the dirt to pass by," he said.

The board took no action on the rezoning request since neither the applicant nor a representative were present. At the August 19 planning commission meeting, the commission was reluctant to change the zoning to residential after attorney James Breeden, there on behalf of his client,

H30 Investments, characterized the property as an investment property and said they had been unable to find a buyer as an industrial zoned property. Richardson said, "It sounds like this was just a bad investment." In minutes of the meeting, he also questioned if it was the commission's job to make it a good investment for the property owner.

Again, the idea of this property as a public access site came up when commission member David Chupp asked Breeden if the parcel would make a good place for public access, to which he agreed. At Breeden's request, the decision was again tabled so that he could speak to his client.

Breeden's client seemed to want to hold onto the property. H. Hiler Harris III, the sole member and owner

of H30 Investments, said the characterization of this property as just an investment was inaccurate. In a September 1, 2021, letter to the board of supervisors and planning commission, Harris said, "I always intended the property be for residential use." Harris purchased the property in 2010 for \$549,700 and waited on the rezoning "until we were closer to an actual plan." Conceptual drawings of the home which was under contract to be built on the property pending the zoning change were also included with the letter. "It seemed clear from the beginning that it should be a residential property," Harris wrote. "In fact, I was told and believed that residential usage was readily possible when I purchased the property."

To Harris's point, the county has

recently approved similar industrial to residential rezoning requests. On May 27, 2021, supervisors unanimously approved a similar zoning change for Jimmy & Sook, c/o Andrew Smith, owner. The roughly one-acre parcel is less than a mile away on John's Neck Road. Another request by Todd Robertson was unanimously approved by the board on September 30, 2021. The three parcels, totaling about 10 acres, are right next to the Smith property on John's Neck Road.

Any further discussion about the property's future happened in closed session negotiations between Harris and the county, as allowed by law. The February 17 public hearing with the planning commission was tabled by Harris and the purchase voted on a week later.

Carter Cove property at center; Corrotoman River at left background, marina at right. Drone photo courtesy of Matt Smith 8/18/2022.



Carter Cove property at foreground in lower left, Carter Cove filling frame; Robert O. Norris Jr. Bridge (VA-3) across Rappahannock River at right background. Drone photo courtesy of Matt Smith 8/18/2022.



Carter Cove property at left, marina at center, shipyard at right, Tides Inn at right background, Carter Cove waterway in foreground. Drone photo courtesy of Matt Smith 8/18/2022.



