

NARRATIVE STATEMENT

Rezoning Application for Bluewater Yacht Sales, L.C.

Bluewater Yacht Sales, L.C., a Virginia limited liability company (“Bluewater”) is a high end yachting brokerage, service and marina organization with its principal office in Hampton, Virginia, and with seven (7) other locations from Maryland to Florida. Bluewater proposes to purchase from the City of Hampton a boat ramp and two (2) associated vacant lots. It is necessary to rezone the vacant lots which have a total area of approximately one-half (½) acre, more particularly described on the attached Exhibit A (the “Property”), and are currently zoned R-13.

Bluewater proposes to use the Property for yacht sales, light repair and service, and storage as a part of the new development associated with the existing business in the immediate vicinity. Bluewater has purchased and will clean up and develop the former Woodell land, will remove pilings and sunken boats in Sunset Creek, will install new bulkheads and piers, and on its existing site also will install new piers and upland site improvements to support a new 150-200 ton marine travel lift. The subject Property will be used to provide needed upland holding or “parking” area for yachts which are being sold and/or serviced. A privacy fence will be installed along the easterly and southerly boundaries which adjoin residential areas.

Due to the nature of the proposed use in association with Bluewater’s existing business, there will be limited additional traffic generated as well as limited activity and minimal noise. The proposed use will not require any additional public services.

Finally, the proposed new development is consistent with the Hampton Community Plan, as amended (the “Plan”).

The Plan recognizes that land is a limited resource in the City and that its efficient use must be promoted (LU-3, #1); the City should promote the appropriate use and reuse of waterfront land (LU-CD Policy 9); the City should promote the important role of city waterways and water-related features (LU-CD Policy 19); and the City should recognize the water is an asset to be reinforced in land use decisions (LU-CD Policy 38). The rezoning of the subject Property so that it can be a complementary part of the additional development of the Bluewater yachting facilities in particular and the Sunset Creek waterfront in general is a perfect example of enhancing the efficient and effective use of the limited waterfront land available in the City so that the Bluewater facilities and affiliated service providers can remain competitive.

LU-3, #12: Promote projects that fit its surroundings and celebrate Hampton’s culture and heritage. Hampton has a rich maritime history and our active waterfront has been a key element of our success as a destination for water related business and tourism.

LU-CD Policy 1: Play an active role in the land development process. Due to the confined space available to Bluewater, the City’s participation in the Sunset Creek redevelopment is critical.

LU-CD Policy 6: Support the City’s economic development priorities: high wage jobs in targeted industry segments; ... entertainment destination. Yachting is an entertainment and tourism industry that generates high wage jobs and requires the availability of waterfront facilities which

are adequate to serve its needs. Bluewater's existing and proposed development will help maintain Hampton's competitive edge in this arena.

The 2011 Community Plan update also addressed the importance of Hampton's waterways in two of the Waterway Management and Maintenance Subcommittee goals:

Goal 3: Take the necessary action to correct the historical degradation of Hampton's waterways to improve citizen and visitor enjoyment and encourage a viable marine business environment.

Goal 4: Make Hampton a preferred waterway destination for the Chesapeake Bay and Intra coastal waterways system and help make Hampton the most livable City in Virginia.

Exhibit A
Legal Description

All that certain lot, piece or parcel of land, lying, being and situate in the City of Hampton, Virginia, containing 25,004 square feet, more or less, being shown and designated as "FRANK A. ANTHONY ET UX" on that certain plat entitled, "PLAT SHOWING PROPERTY ACQUIRED FROM: FRANK A. ANTHONY ET UX MARINA ROAD", dated February 28, 1977, and prepared by City Engineer -- R. Wayne Johnson, P.E. -- C.L.S.; a copy of which plat is attached to that certain deed dated March 9, 1977 from Frank A. Anthony, et ux, to The City of Hampton, Virginia, duly recorded in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia in Deed Book 501, page 642, to which said plat reference is here made.

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