

CITIZENS PROVIDING CITIZENS ACCESS TO THE COAST:

An Example from the Middle Peninsula

Lewis Lawrence, Executive Director
Middle Peninsula Planning District Commission
December 10, 2014



General Assembly (2003) approves House Bill 619 creating the institutional framework for Middle Peninsula local governments to address public access on a regional basis

Single Purpose Governmental Entity:
Only function is to provide focused attention to public access issues

PAA Authorities

1. Identify potential public access sites
2. Research and determine ownerships
3. Determine appropriate public use levels
4. Develop appropriate mechanism for transferring title
5. Develop appropriate acquisition and site management plans
6. Determine which holdings should be sold to advance the mission of the Authority
7. Other duties required to fulfill the mission

Acquired lands through....

1. Grant funds –

- Coastal and Estuarine Land Conservation Program (NOAA)
- Virginia Coastal Zone Management Program

2. Altruistic Giving

A photograph of two hands, palms up, holding the word "DONATIONS" in large, bold, black capital letters. The hands are positioned in the lower half of the slide, with the fingers slightly curled around the text. The background is a soft, out-of-focus light blue and white.

DONATIONS

Why would donors give away waterfront land?

- Donors may have a tax problem or want tax credit
- Donors may have a development problem
 - Land floods too frequently
 - Can't afford to fix septic system
- Donors desire to solve a known local problem
- Donors desire to leave a family legacy



Land Donation Successes

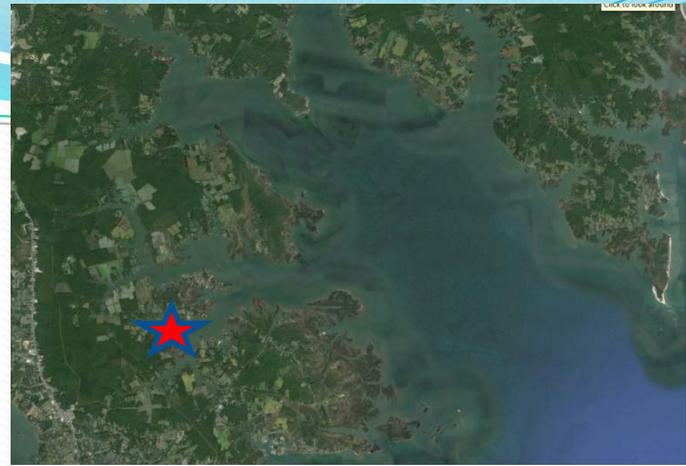
Sites	Description	Value
Shenk Tract	14 acre of pristine marsh with some upland	\$226,500
Mathews Heritage Park	9 acres with farm house	\$305,700
Captain Sinclairs	96.86 acres with 8,000 sq. ft. house, 1 mile of waterfront	\$1,423,500
Sloop Landing	1.78 acres undeveloped waterfront	\$49,400
Dutchman's	5.5 acres undeveloped	\$167,900
Healey Creek	8.85 acres- Upland Hardwood w/ march	1,300,000
Private Donation Taxable Value		\$3,473,000





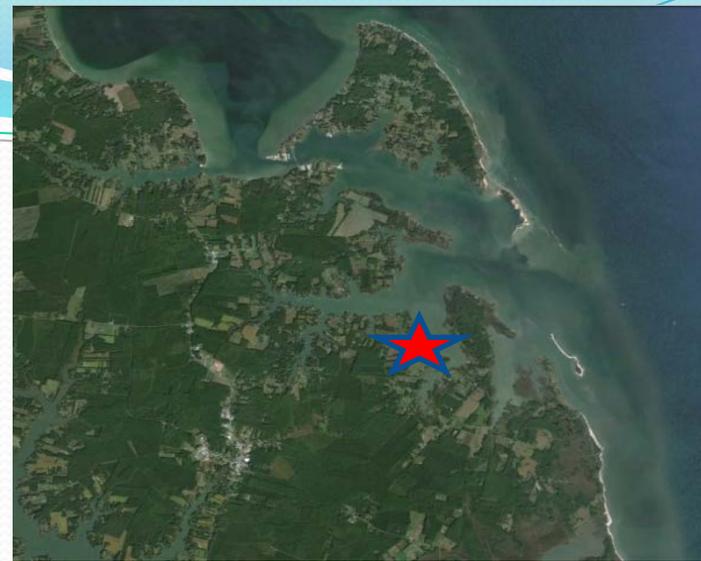
Shenk Donation

14 acres



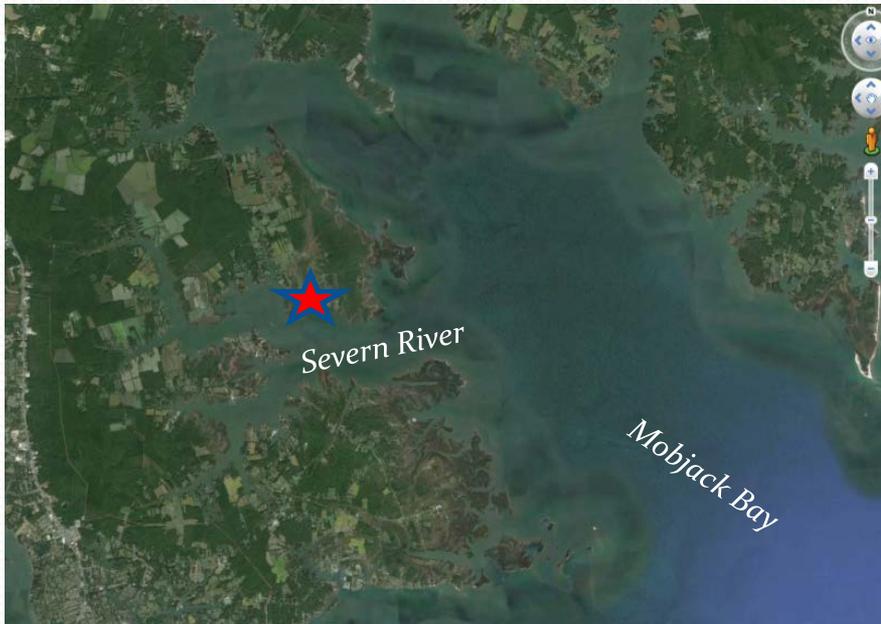
Mathews Heritage Park

9 acres



Captain Sinclair Recreation area

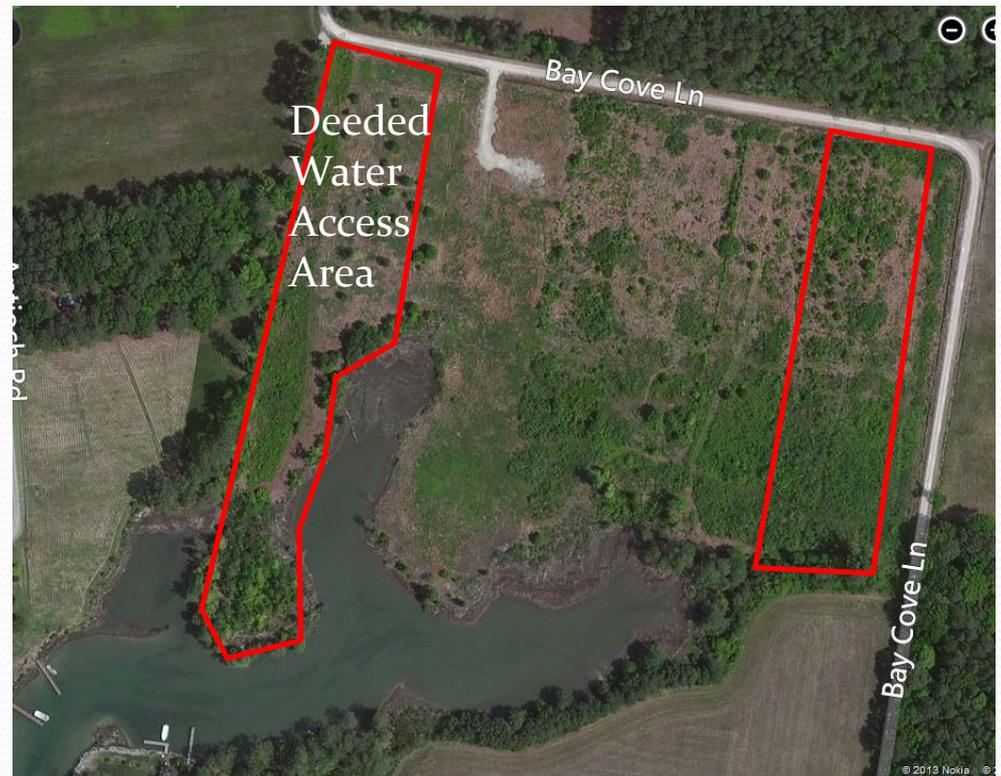
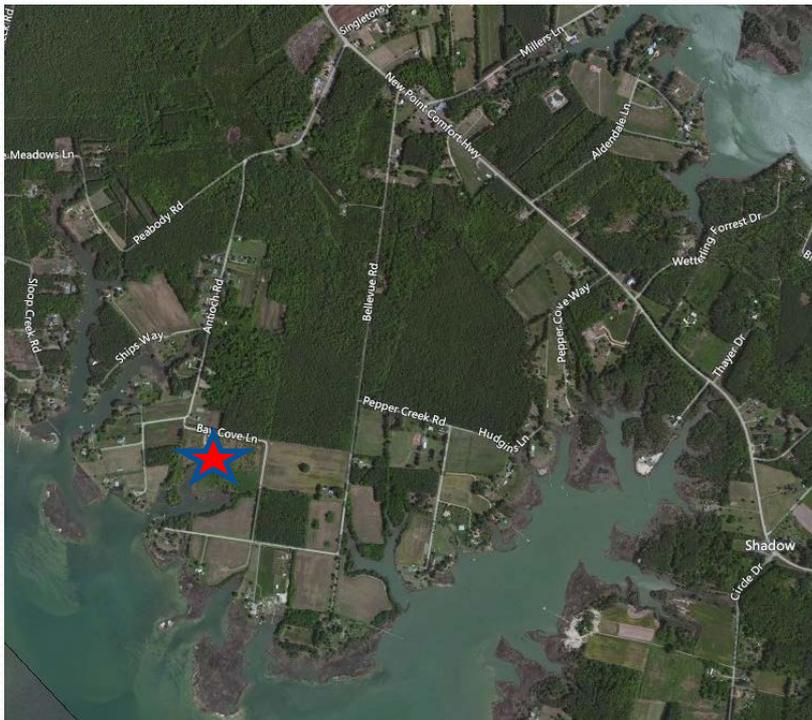
- Tax Map #43 A 5
- 96.81 Acres on the Severn River
- Assessed Value-- \$1.4 Million





Sloop Landing

- Tax Map #41 1 1
- Assessed Value-- \$49,400
- 1.728 acres



Healey Creek

- Value in excess of \$1 million
- 8.86 acres on the Piankatank River



Awaiting Closing

Middle Peninsula Land Trust - www.mplandtrust.org



Legend

- County Boundary
- Conservation Lands
- Interstate
- Primary
- US Highway
- Secondary Roads

Created by:
Virginia Department of Conservation and Recreation,
Division of Natural Heritage. July, 2009

Utilizing VDOT Road Centerline Data and
2009 VBMP Preliminary Imagery



**Winter Harbor - TNC
MPLT Holding
5.06 Acres, Mathews County
TM# 36-14-3 & 36-14-4**

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Utilizing VDOT Road Centerline Data and
2009 VBMP Preliminary Imagery

**Wells Property - Bethel Beach
MPLT Land Holding
21 Acres, Mathews County
TM# 31-A-116B & 31-A-200**

Tax Maps 40B (2) D and E Bridget Hammond
2694 Potato Neck Road



Emerging Opportunities

VDEM Buy-Out Parcel
County is asking if
the PAA wants the
waterfront parcel for
PAA use

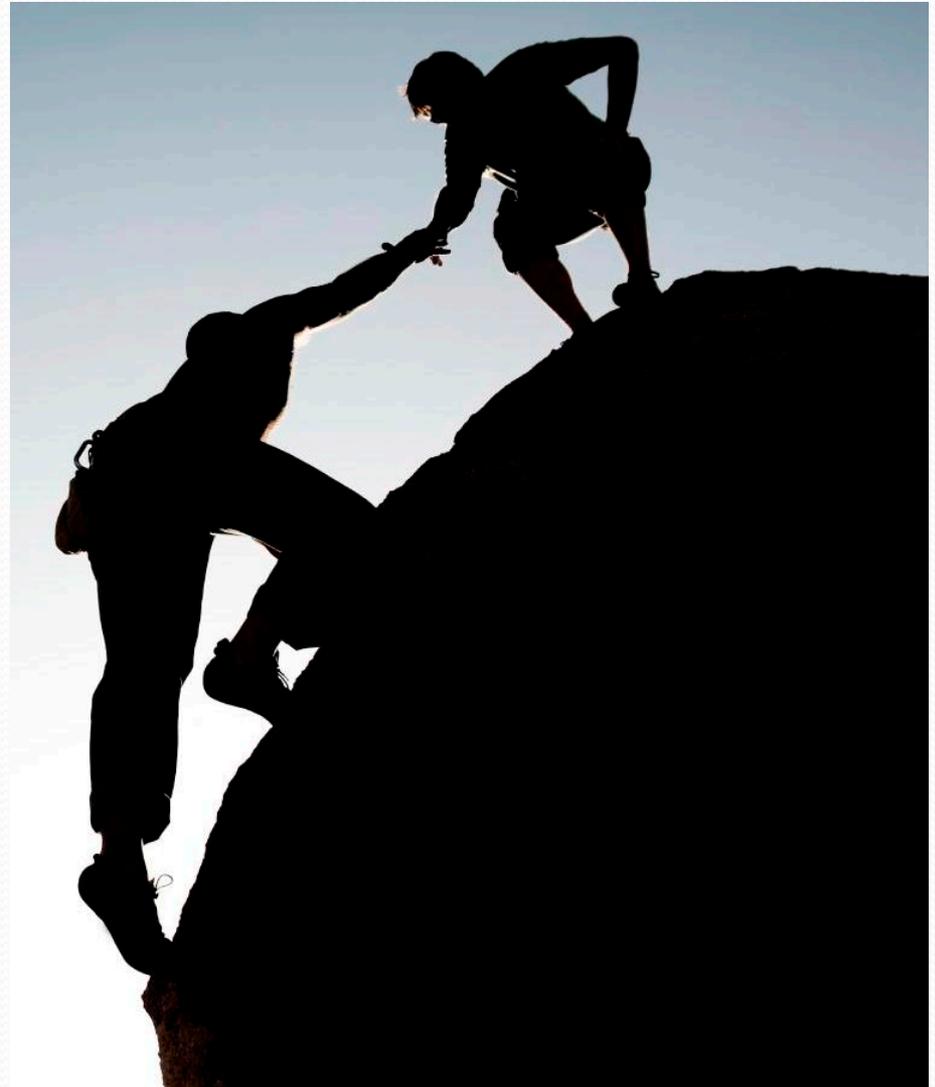
YET....

When giving land

- Donors want to close quickly
- Donors don't want red tape
- Donors want the public to enjoy the land
- Donors want the political subdivisions to pay the cost of closing
 - \$3,000 per donation
 - Deed of Gift
 - Title Search
 - Title Binder

To afford this.....

- PAA is utilizing private foundations for closing costs and ultimately to accomplish its goal of improving access to water in the Middle Peninsula.

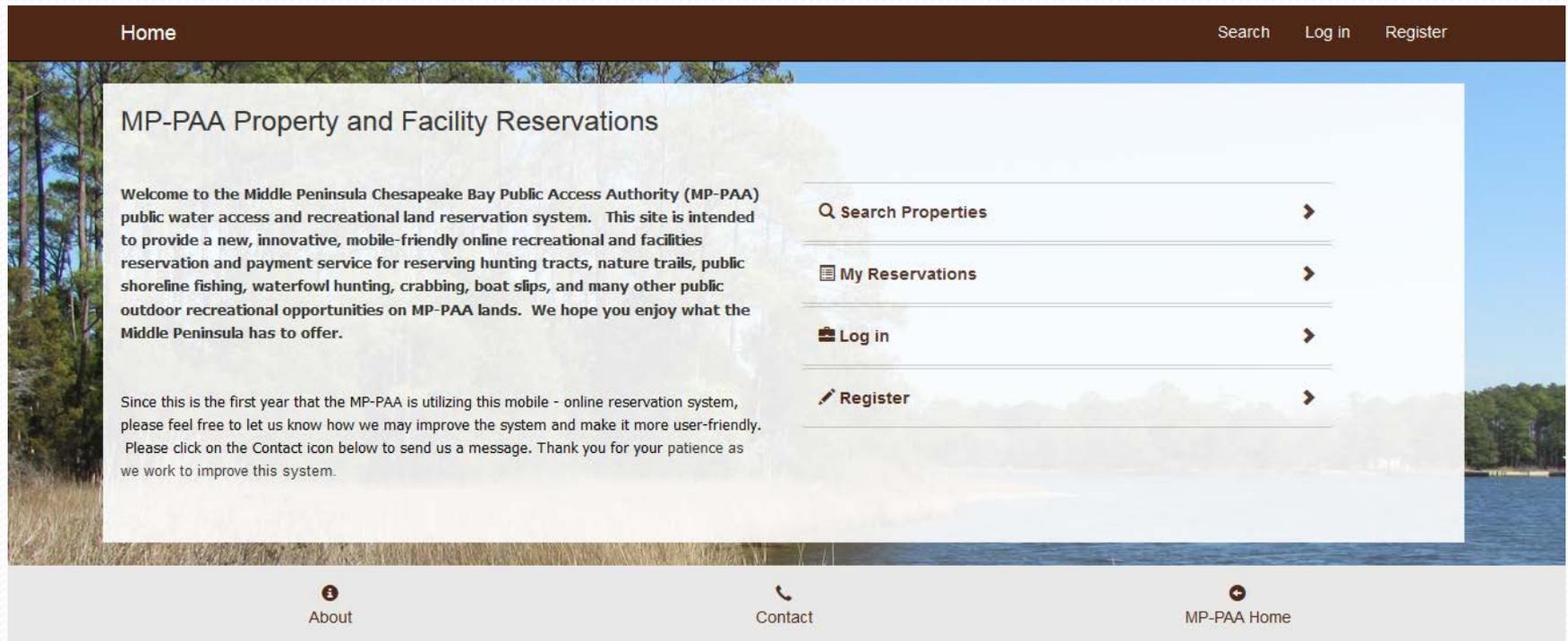


Benefits

- New public access
- Adaptation Strategy – land provides space for wetlands move inward
- CRS credit for localities
- New public assets



Management



Search

Property Name

Property Type
All

Search Reset

View List View Map



Captain Sinclair's Recreational Area - Car-top Boat Launch & Parking

This car-top boat launch is located on Capital Sinclair's Recreational Area. Boaters will enter a water canal from the boat launch, which drains into the Severn River.

Cost
\$2.00 (Person)



Captain Sinclair's Recreational Area - Hunting Blind/Zone 1

This is one of four hunting blinds/zone on the Captain Sinclair Property. This zone will be designated by green polls. Waterfowl hunting is allowed only within these green zones. Hunting is prohibited in areas marked with red polls. These red zones will act as hunting buffers between hunting zones for your safety.

Cost
\$25.00



Captain Sinclair's Recreational Area - Hunting Blind/Zone 2

This is one of four hunting blinds/zone on the Captain Sinclair Property. This zone will be designated by green polls. Waterfowl hunting is allowed only within these green zones. Hunting is prohibited in areas marked with red polls. These red zones will act as hunting buffers between hunting zones for your safety.

Search

Property Name

Property Type
All

Search Reset

View List View Map

J. Dan Kavanagh Family Hunting Zone

Description Location Photos Availability Rules/Policies

Description

This 40 acres tract is located on the MP-PAA's Clay Tract. While the entire tract amount to a total of 209 acres, these 40 acres have been set aside for families to enjoy the outdoors together. This hunting zone offers access to a high quality hunting areas with controlled access designed to ensure a safe and positive outdoor experience. At a rate of \$50/day, your family will have exclusive use of this zone.

A family is generally described as including:

- spouse, parents, and grandparents,
- children and grand children,
- brothers and sisters,
- mother-in-law and father-in-law,
- brother-in-law and sister-in-law,
- daughter-in-law and son-in-law
- adopted, half, and step members, and
- uncles and aunts, and others that have or may feel particular responsibilities towards family members.

Minimum Day per Reservation: 1
Maximum Day per Reservation: 3

Amenities

- Big Game/Small Game Hunting
- Free Parking
- Nature Trails
- Self Parking
- Waterfowl Hunting

[Clay Tract Habitat Management Plan](#)

Cost per Day
\$50.00

Make Reservation

[Back to Search](#)

CONTACT:



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