



BAYPORT SCOUT CAMP

623 Bayport Road, Jamaica, Virginia 23079



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EXECUTIVE SUMMARY

Property Location:	Bayport Scout Reservation (camp) 623 Bayport Road Jamaica, Middlesex County, Virginia 23079
Property Description:	A private campground developed 10± years ago on a 306± acre parcel in northwestern Middlesex County. Some of the campground improvements were developed earlier and were part of a commercial campground that operated on the waterfront portion of the property. However, most of the improvements have been built on-site since the Boy Scouts acquired the property in 2004 and 2005. The Boy Scout Reservation was developed to host various Boy Scout camping, training and meeting functions. It includes two primary areas. One is the waterfront parcel, which fronts over 425 feet on the Rappahannock River and which is developed with a beach area, a fixed/floating dock, boatramp and support restroom and storage buildings. This portion of the property also includes the camp welcome building, some cabins, showerhouse/restrooms, dining pavilion, repelling tower and the ranger (caretaker) residence. The second area is interior and is developed with the largest building, the administration/dining facility, a large outdoor swimming pool, the camp maintenance building, a nature center, several tent camping areas with restroom/shower buildings, and several other shelters and buildings used for various scout activities.
Tax Map Numbers:	Tax Map 2, Parcels 35 & 35A (waterfront portion) and Tax Map 7, Parcel 57. Improved Value of \$3,506,614 and Land Value of \$800,920 for a Total Assessed Value of \$4,307,534.
Owner of Record:	Phoenix Property Holding, LLC c/o Bayport Credit Union.



EXECUTIVE SUMMARY

Census Tract Number: 9509.00

Flood Hazard Zone

Data:

Zone "X", an area of minimal flood hazard for most of parcel, however, portions of the parcel along the Rappahannock River along the parcel's north border and a creek marsh area that separates the waterfront area from the interior parcel appear to be within the 100-year flood zone.

Zoning:

LDR, Low Density Rural and RH, Resource Husbandry

Land Area:

±306 acres



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FOR SALE

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Features

- › 288± acres
- › Rappahannock River frontage
- › 1,000'+ floating pier with power and water
- › Welcome center
- › Boat houses
- › Numerous cabins, dormitories and campgrounds
- › Repelling and climbing tower, rifle range
- › Pool complex with 25 meter swimming pool
- › Private sewer & water system
- › 13,000± square foot main dining room, full commercial kitchen and offices
- › Zoned Low Density Rural & RH (Resource Husbandry)

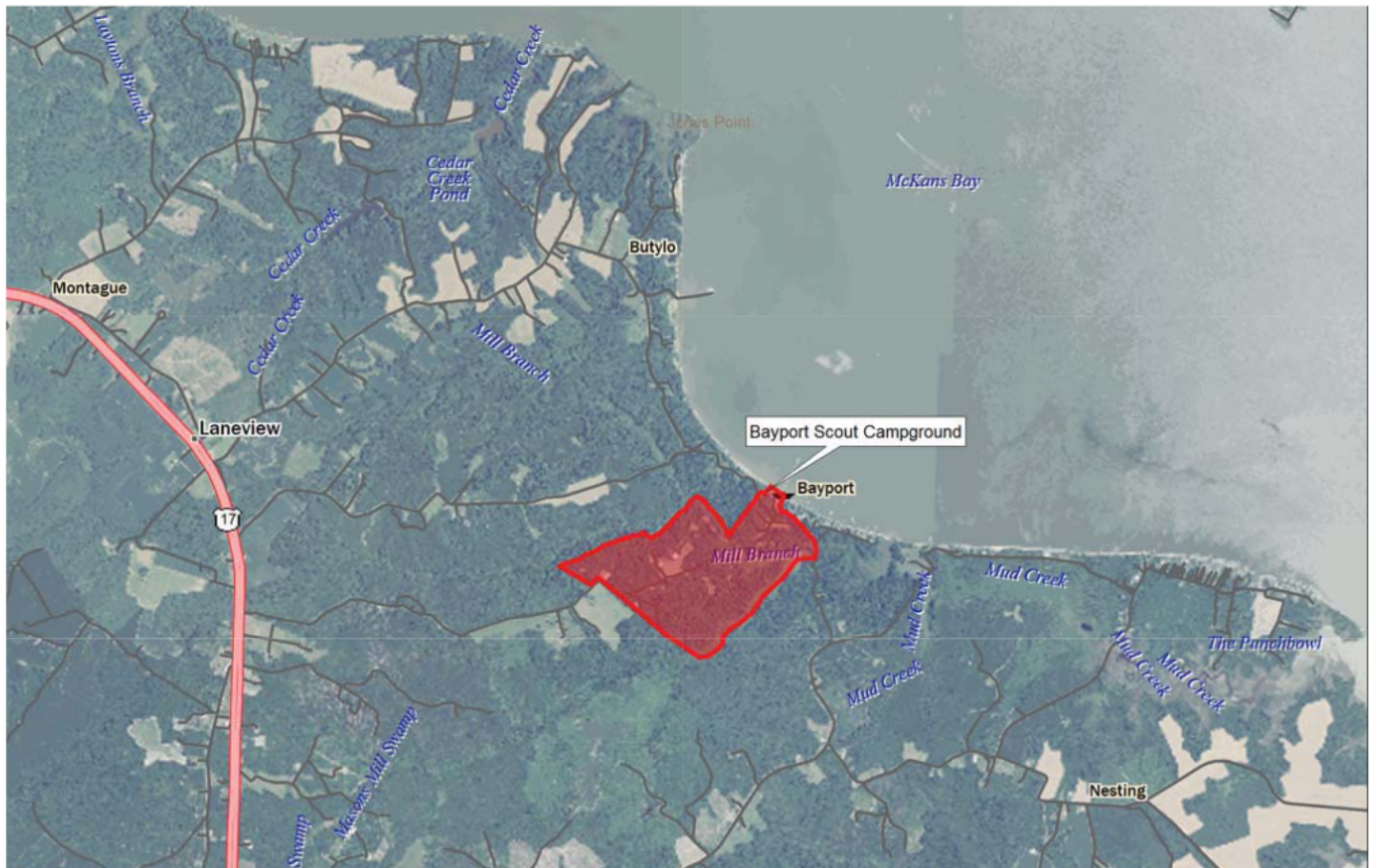
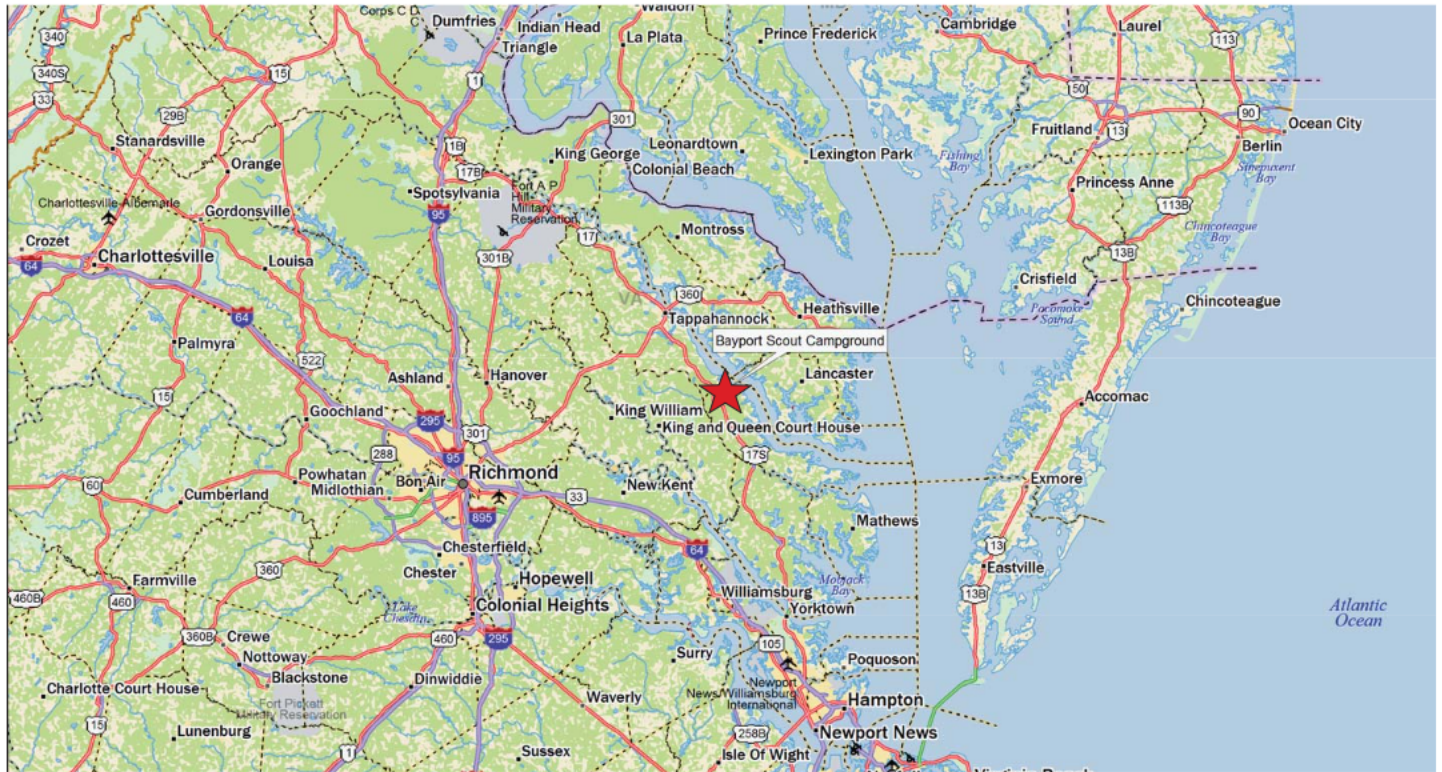
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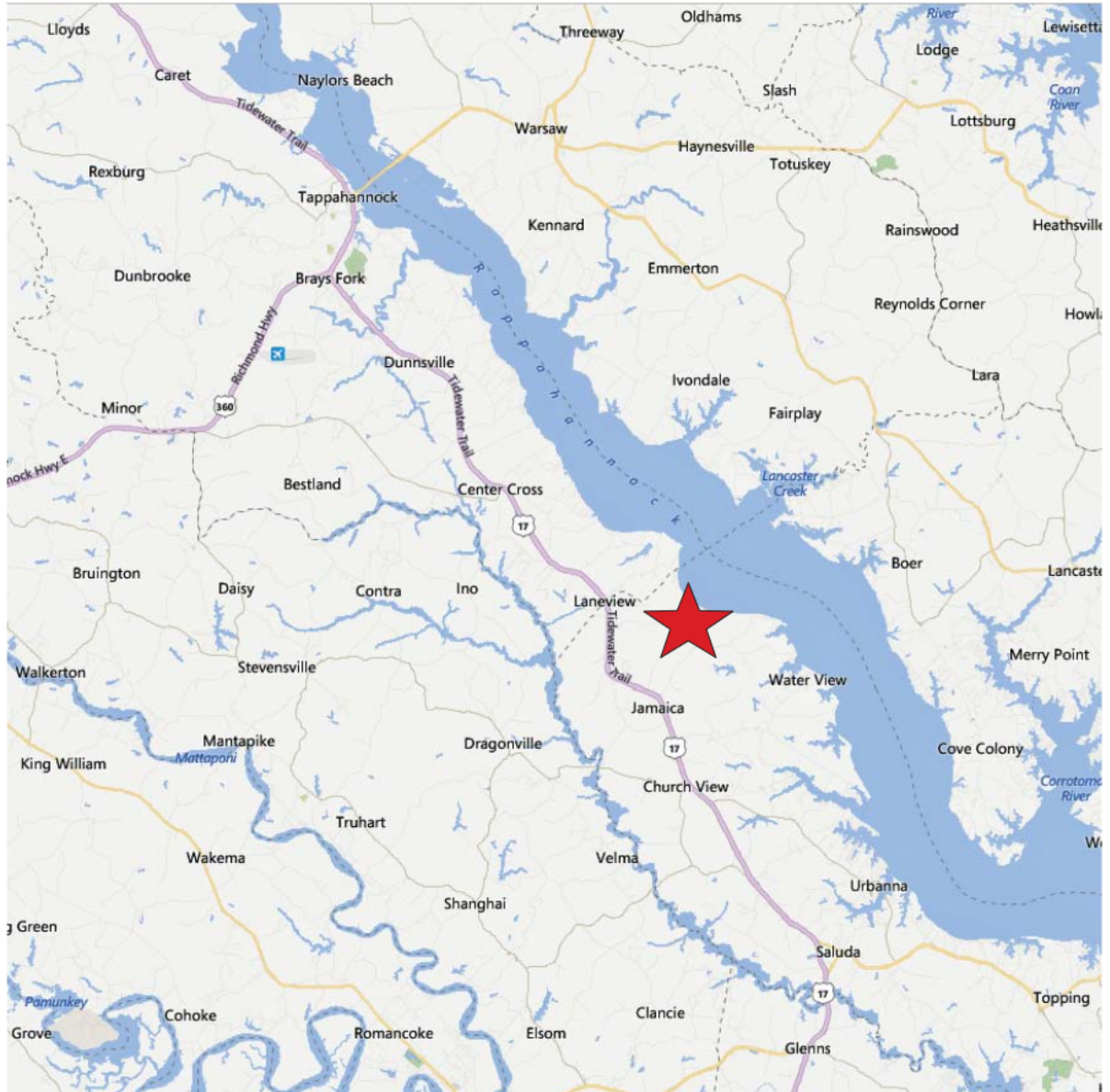
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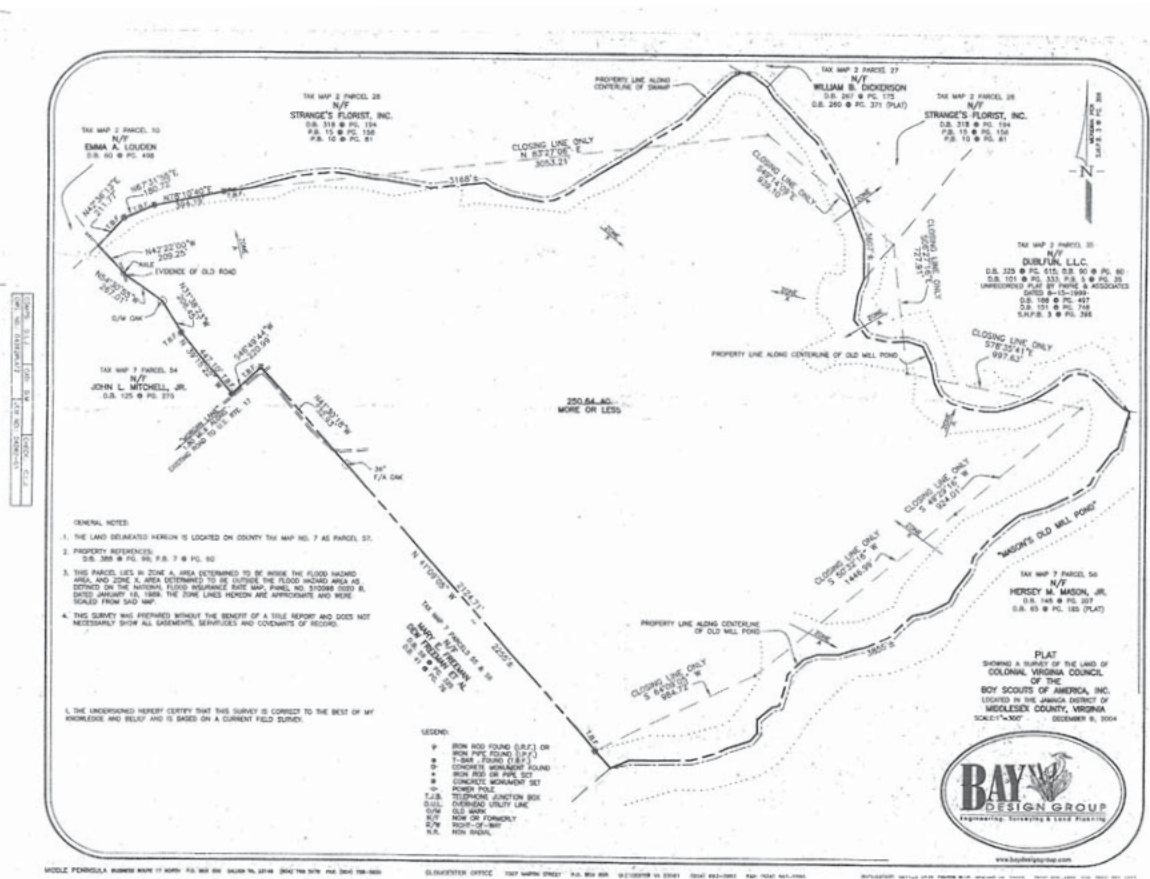


MAP





SURVEYS





MAJOR IMPROVEMENTS

WELCOME CENTER/TRADING POST



1,200± square foot, one-story building includes a small office and support restrooms along with a laundry room.

It is not centrally heated but does have an air conditioner window unit.

MAJOR IMPROVEMENTS

RANGER DWELLING



This is a 1,745± square foot, one-story ranch style house built in 2006. It has 3 bedrooms, 2 full baths, kitchen, family room and study. There is a screened porch and an open entry porch.

MAJOR IMPROVEMENTS

BIRDSONG CENTER



This 13,350± square foot, multipurpose building includes administration offices, a main dining room with a full commercial kitchen, a staff lounge, medical offices, bathrooms and a trading post.

MAJOR IMPROVEMENTS

MAINTENANCE BUILDING



This 5,000± square foot, metal frame building houses a work shop, a small office and is used primarily for storage of equipment and supplies for the camp.

MAJOR IMPROVEMENTS

SWIMMING POOL COMPLEX



Adjacent to the Birdsong Center is the swimming pool complex and support buildings. The pool is divided into 3 sections, a non-swimming, shallow section, a swimming section with 6' water depths and a 10' diving section.

There is a large concrete apron surrounding the pool and it is enclosed with an 8' chain link fence.

ZONING

ZONING AND OTHER RESTRICTIONS

The larger subject parcel is zoned RH, Resource Husbandry District. This district is established to “conserve and protect from competing or incompatible uses, traditional agriculture and forestry uses of large tracts which are particularly well suited for such uses by virtue of soil, topographic, and other natural conditions.” These areas are characterized by various open uses such as forests, farmlands, wetlands, water bodies, and parks or recreation areas. Uses permitted by right are agriculture, forestry, preserves or conservation areas and non-commercial recreational uses. Residential uses are permitted primarily to accommodate farm families and laborers and to allow retired farmers to sell a limited number of home sites for income purposes. Outside of that purpose, subdivision of land in this district is restricted. A few uses are permitted with a “Special Exception Permit”. These uses include strip mining, minor subdivisions and sanitary landfills. Although the subject Boy Scout Reservation is not one of those uses, the master plan for the camp has received a special exception and thus is a permitted use on this portion of the subject property.

The smaller subject parcel is zoned LDR, Low Density Rural District. Middlesex County is predominantly rural in character and should remain so according to the Comprehensive Plan. The rural character of the County promotes the general health, welfare and safety of the citizens of the County by insuring them with a quiet, peaceful, uncluttered and safe living environment. The “LOR” district was established to aid in achieving this goal by providing for a low density mixture of the primary uses of agriculture and forestry and secondary residential, recreational, and selected non-intensive commercial and public or quasi-public uses, throughout a major portion of the County. Uses permitted by right include agriculture, cemeteries, churches, forestry, game preserves and conservation areas, golf courses/country clubs and riding stables, veterinary hospitals and animal kennels, parks and playgrounds, government buildings to include schools, bed and breakfast inns, homes for the aged, publicly owned airports and single family residential units. Uses permitted with a Special Exception permit include campgrounds, marinas and boatyards, seafood processing plants, country general stores, convenience stores, service businesses, feed/seed/fertilizer sales, professional occupations, self-storage centers, repair garages, automobile racetracks and similar uses. Prior to the enactment of the current zoning ordinance this portion of the property was operated as a commercial campground. However, the current Boy Scout Reservation is permitted also by a Special Exception Permit that covers the entire subject property.



ZONING

Other Restrictions

Other restrictions may include deed restrictions, easements or encroachments. There were no adverse deed restrictions noted during the course of my research. The subject property, particularly the largest parcel, Parcel 57, benefits from an ingress/egress easement across property to its west which provides access to U.S. Route 17. This easement, identified as "Morgan Lane" on a survey provided by ownership, extends about 1.8± miles to U.S. Route 17.

The subject property has extensive frontage on the Rappahannock River and on Masons Old Mill Pond and thus is impacted by the Chesapeake Bay Preservation Act. Portions of the subject waterfront parcel are subject to Resource Protection Area setbacks from the river both the riverfront parcel and the large rear parcel front Masons Old Mill Pond which is also covered by the Chesapeake Bay Preservation Act regulations. These restrictions on use of environmentally sensitive areas is typical of other tributaries of the Chesapeake Bay and do not negatively impact the property. The subject parcel appears to have some wetlands in areas of the parcel that are near pond which, on some surveys provided by ownership is referred to as "swamp". Thus, the property is subject to wetlands regulations. It is noted that all improvements developed on the subject property since the Boy Scouts acquired the property have been developed outside of the designated "Resource Protection Areas and a 50' buffer from those areas with the exception of the waterfront dock/pier and boat ramp improvements which are permitted within the RPA.

No adverse environmental conditions were noted upon inspection. However, am not an expert in this field and the client is recommended to obtain an environmental inspection of the property from a qualified professional to more accurately ascertain the environmental liability of the property. This appraisal is based on the assumption that the property is free of any significant environmental contamination .

ZONING

ARTICLE 6: RESOURCE HUSBANDRY (RH) DISTRICT

6-1. Purpose.

The purpose of the Resource Husbandry “RH” District is to conserve and protect from competing or incompatible uses, traditional agricultural and forestry uses of large tracts which are particularly well suited for such uses by virtue of soil, topographic, and other natural conditions. The protection of large agricultural and forestry tracts is necessary to promote the general health and welfare of the County by insuring that valuable natural resources such as timber and fertile farmlands are properly managed and preserved for present beneficial environmental effects and for use of future generations. To this end, the “RH” District is intended to be occupied and used almost exclusively by large-scale agricultural and forestry uses and to provide areas in which these uses may be freely and intensively conducted with minimum potential for conflict with or competition from incompatible uses. In addition to agricultural and forestry, permitted uses in the “RH” District will be limited to those which support the two primary uses or which offer no potential for competition or conflict.

Residential uses are permitted, but the “RH” District is not intended to be a general residential district. The residential use is included primarily to accommodate farm families and farm laborers, and secondarily to enable retired farmers to sell a limited number of home sites for income purposes, thereby reducing the risk that farms will be sold to reduce the financial burden of taxes and maintenance expenses. To this end, subdivision of land is severely restricted in the “RH” District. Residential uses will be encouraged to locate considerable distances from highways and to avoid strip development along highways.

6-2. Minimum District Size.

No Resource Husbandry District shall be less than one hundred (100) acres in area.

6-3. Permitted Uses.

The following uses are permitted in the Resource Husbandry District:

1. Agriculture
2. Forestry
3. Noncommercial recreation
4. Conservation areas and wildlife management preserves
5. Electric power transmission facilities, including substations
6. Telephone transmission and relay facilities
7. Rural Home Occupations
8. Accessory uses,
9. Bed and Breakfast Inns,

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10. Greenhouses,
11. Detached single family dwellings (See Section 6-9)
12. Wayside Stand.
13. Manufactured homes. (Amended 12/15/98)
14. Home Occupation, Residential (*Amended 11-6-13*)

6-4. Special Exception.

The following uses are permitted as special exceptions in the Resource Husbandry “RH” District:

1. Surface Mining
2. Minor Subdivisions
3. Sanitary Landfills
4. The locating of a second principle residential structure on a single parcel of land exceeding fifty (50) acres in size. (*Amended 7-2-13*)

6-5. Special Exception Criteria.

Special exception uses shall satisfy all of the following criteria:

1. All structures, storage areas, and activities shall be located at least fifty (50) feet from all property lines.
2. No structures, storage, area, or activity shall be located closer than five hundred (500) feet to any residential district.
3. All permitted structures and uses shall be kept and maintained in a neat and orderly manner.
4. Any use shall not generate noise, smoke, fumes, glare, traffic, or fire hazards which would constitute a nuisance or danger to adjoining properties.
5. Mined lands shall be restored to a condition acceptable to the Zoning Administrator in consultation with the Soil and Water Conservation District, USDA. Reclamation of mined lands shall be scheduled on a basis that is reasonable for the size and physical feature of the surface mining operation. The Zoning Administrator shall have the authority to require a reasonable bond, as appropriate, to ensure proper surface restoration.
6. The following criteria shall be met for Special Exception use 6-4.4:

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- a. The use shall be located greater than five hundred (500) feet to any residential district.
- b. The property shall have access to an existing state maintained highway via a public or private right-of-way.

(Amended 7-2-13)

6-6. Minimum Lot Size.

The minimum lot area for single family dwellings shall be two and one-half (2.5) acres and the minimum lot width shall be two hundred (200) feet at the building setback line. Each lot shall have a minimum road frontage requirement of sixty (60) feet. *(Amended 12/15/98)*

1. The area for a lot or parcel subdivided for sale or gift to an immediate family member of the property owner, pursuant to the provisions of Section 15.2-2244 of the Code of Virginia, may be reduced to a minimum of no less than one (1) acre with a minimum lot width of no less than one-hundred fifty (150) feet at the building setback line. *(Amended 12/15/98)*

6-7. Setback.

The minimum setback for primary structures shall be sixty (60) feet from rights of way and private street lines.

6-8. Location of Buildings.

No principal or accessory building shall be erected, constructed, or placed closer than fifty (50) feet to any boundary of the property on which it is located.

6-9. Limitation on Subdivision.

Major subdivisions, as defined in the Middlesex County Subdivision ordinance, shall not be permitted in the "RH" District. Minor subdivisions and divisions of land defined as family exemptions in the Subdivision Ordinance shall be permitted in the "RH" District, except that minor subdivisions shall be limited to one (1) per tract of land fifty (50) or more acres in area. Minor subdivisions shall be permitted only upon approval of the Board of Supervisors, following procedures specified herein for approval of special exceptions. No minor subdivision shall be approved unless the subdivider demonstrates that the proposed subdivision meets all of the following criteria:

1. The property to be subdivided must be unsuitable for agricultural or forestry use due to location, size, shape, topography, or other factors.
2. The subdivision shall not subvert the intent expressed in [Section 6-1](#) herein.
3. Creation of the subdivision shall not render adjacent land unsuitable for agricultural or forestry use.

The provision of Section 6-B-2 of the Middlesex County Subdivision Ordinance, concerning the time period within which the Subdivision Agent must act upon a minor subdivision plat, shall not apply in the



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case of a minor subdivision proposed to be located in an “RH” District until special exception has been approved by the Board of Supervisors.

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ARTICLE 7: LOW DENSITY RURAL (LDR) DISTRICT

7-1. Purpose.

Middlesex County is predominantly rural in character and should remain so according to the Comprehensive Plan. The rural character of the County promotes the general health, welfare and safety of the citizens of the County by insuring them with a quiet, peaceful, uncluttered and safe living environment. The “LDR” District is intended to aid in the achievement of this goal by providing for a low density mixture of the primary uses of agriculture and forestry and secondary residential, recreational, and selected non-intensive commercial and public or quasi-public uses, throughout a major portion of the County. In order to protect agricultural and forestry uses, the range of other permitted uses is limited, but not to the same degrees as in the “RH” District. Strip development will be discouraged in favor of cluster development in order to avert undue pressures on land values and to prevent landlocking of parcels which do not abut highways.

7-2. Permitted Uses.

The following uses are permitted in the Low Density Rural District:

1. Agriculture
2. Forestry
3. Single-family dwellings
4. Manufactured Homes (*Amended-Redefined, 4/4/95*)
5. Horticulture
6. Hunting and fishing clubs
7. Natural wildlife preserves and similar conservation uses
8. Golf courses
9. Country clubs and riding stables
10. Churches and other places of worship
11. Schools
12. Parks and playgrounds
13. Cemeteries
14. Uses required for the maintenance and provision of public facilities and utilities
15. Veterinary hospitals and animal kennels

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16. Accessory uses
17. Rural home occupations
18. Publicly owned airports
19. Auction houses
20. Bed and Breakfast Inns
21. Greenhouses/Nursery (*Amended 1/23/96*)
22. Homes for the Aged
23. Wayside Stand
24. Aquaculture (*Amended 3/17/92*)
25. Group residential facility pursuant to Code of Virginia, § 15.2-2291 (*Amended 5/16/06*)
26. Family day home pursuant to Code of Virginia, § 15.2-2292 (*Amended 5/16/06*)
27. Home Occupation, Residential (*Amended 11-6-13*)
28. The locating of more than one (1) principle residential structure on an individual parcel of land for an immediate family member subject to the requirements of Article 15-20. (*Amended 12/3/13*)
29. Family Day Home, Six (6) to Twelve (12) Children, subject to the requirements of Section 15-28 and pursuant to Code of Virginia, § 15.2-2292, as amended. (*Added by Amendment 6-2-15*)

7-3. Special Exceptions.

The following uses are permitted as special exceptions in the Low Density Rural District:

1. Country general stores
2. Camps and campgrounds
3. Marinas and boat yards
4. Sawmills and planing mills
5. Seafood processing plants
6. Farm implement sales
7. Feed, seed, and fertilizer sales

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8. Professional occupations
9. Service businesses
10. Convenience stores
11. Surface mining
12. The locating of more than one (1) principle residential structure on a single parcel of land exceeding twenty-five (25) acres in size (NOTE: The allowance for more than one structure per individual parcel of land shall not exceed one principle residential structure per twenty-five (25) acres) (*Amended 4/4/95*)
13. Junkyards
14. Private landing strips for exclusive use of owners, clients and guests
15. Contractors
16. Yacht Clubs
17. Public and Private Communications Facilities (*Amended 7/15/97*)
18. Self-Storage Center (*Amended 9/16/97*)
19. Repair Garages (*Amended 11/19/97*)
21. Automobile Racetrack (*Amended 5/16/00*)
22. Sport Shooting Facilities subject to the requirements of Article 7-4.9 (*Amended 10/20/04*)
23. Assembly and Retreat Facilities (*Amended 2/19/02*)
24. Accessory Dwelling Units subject to the provisions of Section 15-22 of this Ordinance (*Amended 2/21/06*)
25. Child Care Center (*Amended 5/16/06*)
26. School for Firearms Training subject to the requirements of Article 7-4.10 (*Amended 9/20/11*)
27. Restaurant and/or Catering subject to the requirements of Article 7-4-11 (*Amended 8/21/12*)

7-4. Special Exception Criteria.

Special exception uses shall satisfy all of the following criteria:

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1. Shall not be located closer than five hundred (500) feet to any residential district. This requirement shall not apply to Special Exception uses 7-3.12 and 7-3.24. (*Amended 1-15-13*)
2. The property shall abut an existing highway maintained by the Virginia Department of Highways and Transportation. This requirement shall not apply to Special Exception uses 7-3.12 and 7-3.24. (*Amended 1-15-13*)
3. Loudspeakers which constitute a nuisance to adjoining properties shall not be permitted.
4. Lighting shall not shine directly on adjacent properties.
5. All permitted structures and uses shall be kept and maintained in neat and orderly manner.
6. The use shall not generate noise, smoke, fumes, glare, traffic, or fire hazards which would constitute a nuisance or danger to adjoining properties.
7. Mined lands shall be restored to a condition acceptable to the Zoning Administrator in consultation with the Soil and Water Conservation District, USDA. Reclamation of mined lands shall be scheduled on a basis that is reasonable for the size and physical feature of the surface mining operation. The Zoning Administrator shall have the authority to require a reasonable bond, as appropriate, to ensure proper surface restoration.
8. The term “immediate family member” as it applies to Section 7-3.12 shall refer to the grandparent, brother, sister, son, daughter, or grandchild of the property owner (*Amended 4/4/95*).
9. In addition to the above referenced special exception criteria, all sport shooting facilities shall meet the following requirements:
 - a. The following property requirements shall be maintained for all sport shooting facilities:
 - i. The minimum size of any property with a sport shooting facility shall be 150 acres;
 - ii. No firing point shall be located within one thousand (1000) feet of any adjoining property line;
 - iii. No firing point shall be located within one thousand (1000) feet of the mean high water (MHW) mark of any water body, including – but not limited to – ponds, streams, creeks and rivers;
 - iv. No property containing a sport shooting facility shall be located within one thousand (1000) feet of a property in the Residential, Village Community or Cluster Development zoning districts; and
 - v. A minimum of three hundred (300) feet of mature forested buffer shall be provided on the perimeter of the property for noise reduction.

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- b. All outdoor pistol and rifle ranges shall incorporate the following minimum safety equipment:
 - i. A backstop with a minimum height of 20 feet or 8 degrees vertical above the firing point, whichever is greater;
 - ii. Baffles designed to protect misdirected shots;
 - iii. Side berms along the entire length of the firing range with a minimum height of 10 feet;
 - iv. All other safety equipment necessary to keep all projectiles within property boundaries; and
 - v. Trained and qualified personnel must operate the facility.
- c. All indoor ranges shall be designed so that all projectiles fired from all firing points are retaining inside the building. For indoor ranges, the requirements of Section 7-4.9.a of this ordinance may be reduced at the discretion of the Board of Supervisors if suitable noise reduction methods are utilized.
- d. The area used as a sport shooting facility shall be fenced and posted (at least every 50 feet) so that access to the site is controlled to insure the safety of patrons, spectators and the public at large.
- e. All sport shooting facilities shall be designed by an engineer, architect, land surveyor or landscape architect licensed to practice in the State of Virginia. The following materials must be submitted along with the special exception application for the sport shooting facility:
 - i. A diagram of the layout of the sport shooting facility which shows:
 - 1. The general design of the facility;
 - 2. The location of all proposed firing points;
 - 3. The proposed types of shooting being conducted at each firing point;
 - 4. The distances from all firing points to all target areas;
 - 5. The location of all proposed backstops, berms, baffles and other safety design elements; and
 - 6. Existing and proposed contours at two (2) foot intervals.
 - ii. A plan for noise abatement, safety and lead containment/removal.

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- f. The addition of new firing points in a previously approved sport shooting facility must be approved by the Middlesex County Board of Supervisors by the same procedures as a new special exception application.
 - g. In addition to the requirements of Section 15.2-2204 of the Code of Virginia, all property owners within 1,000 feet of the property proposed for a sport shooting facility shall receive notification of the public hearing.
- 10. *(Amended 9/20/11)* In addition to the above referenced special exception criteria set forth in paragraphs 1 through 8 of this Section 7.4, all schools for firearms training shall meet the following requirements:
 - a. All schools for firearms training shall be designed by an engineer licensed to practice in the State of Virginia. The following materials must be submitted along with the special exception application for the school for firearms training:
 - i. A plan of the layout of the schools for firearms training which shows:
 - 1. The boundaries and size of the tax parcel on which the school for firearms training is located and the general design of the facility;
 - 2. The location and dimensions of all proposed ranges;
 - 3. The proposed types of small arms being used and the type of shooting being conducted;
 - 4. All target areas;
 - 5. The location and dimensions of all proposed buffers, surface safety zones, backstops, berms, baffles and other safety design elements and equipment necessary to keep projectiles within the tax parcel boundaries; and
 - 6. Existing and proposed contours at two (2) foot intervals.
 - ii. A plan for noise abatement, safety and lead containment/removal.
 - iii. The plans shall be stamped and certified by a licensed engineer as meeting applicable design and safety standards for the type of firearms training conducted at the school for firearms training.
 - b. The following requirements shall be maintained for schools for firearms training:
 - i. No tax parcel containing a school for firearms training shall be located within one thousand (1000) feet of a tax parcel in the Residential, Village Community or Cluster Development zoning districts; and
 - ii. A minimum of three hundred (300) feet of mature forested buffer shall be provided on the perimeter of the tax parcel for noise reduction.



CAMP HISTORY

Bayport Scout Reservation had its beginnings in the 57 acre DublFun Campground, a small campground on the banks of the Rappahannock in Jamaica, Virginia.

The Colonial Virginia Council opened the Bayport Scout Reservation in the summer of 2007 after adding to its land holdings by purchasing an adjacent 231 acre parcel.

The resulting 306± acre parcel was a private campground that was specifically developed for use by local and regional Boy Scouts for camping, instructional and function purposes.

The Council purchased Bayport for \$16 million using the proceeds from the sale of the Williamsburg Camp plus pledges and contributions.

By 2014, the pledges were falling short and contributions were drying up.

In early 2016, the Council surrendered the deed in lieu of foreclosure.