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Planning Division

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June 6, 2014

Planning Commission, County of York
P.O. Box 532
York County, VA 23690

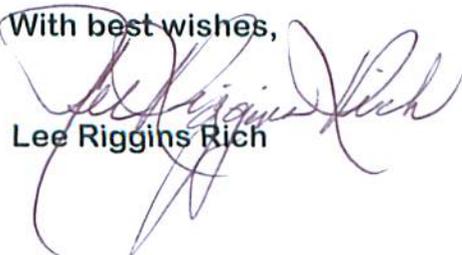
Dear Chairman and Members of the Commission:

The Riggins family has lived at the North end of Calthrop Neck Road for 220 years. The property lies between Poquoson River on the West and Lambs Creek on the east, facing Chesapeake Bay to the northeast between York Point and Hunt's point. For two centuries, fish, oyster, clam, and crab stocks were healthy, plentiful, and helped sustain the family. Then, pollution and disease struck.

My family is now (since 2013) trying to use oyster seeds, bags, and cages to rebuild the old oyster beds on 60 acres of bottomland leased from the Commonwealth in the uncontaminated waters immediately northeast of the property. We do not have a dock or heavy equipment/trucks operating on shore. Our operation is mainly conducted from a pontoon boat (VA1131NN) that is docked and unloaded in Poquoson (no mooring on the shoreline at any time). The only operations on shore (see map) are: storage of 10 to 20 cages (3-by-4 ft) in a 10-by-10-ft area surrounded by woods, and a plywood table on the beach used to fill mesh bags with oyster seeds (Note: 50,000 seeds are the size of a softball and are brought by car in a picnic cooler from Gwynn's Island every two weeks from April to October). Each location is more than 100 ft from any property line. The working 'crew' consists of two nonresident family members (son Ryan and son-in-law Dylan) and, summer 2014, a graduate student from VA Commonwealth Univ. All shore work (incl. walking cages to beds) requires less than 30hr/week.

After consulting with County staff, I am applying for a Special Use Permit in order to comply with current and future York County code/regulations. We will likely be putting in more oyster seeds and perhaps storing a few more cages onshore as our family business enterprise grows--no other changes. The property is wooded with no close neighbors. York County GIS maps are included with the application as well as Virginia Department of Health documents. A check (\$400 application fee) is attached. Please let me know if further documentation is needed.

With best wishes,


Lee Riggins Rich

ATTACHMENT

**Commercial Business Plan
Oyster Farm Operation First Stage
Startup By Riggins Enterprises, LLC
1818/1820 Calthrop Neck Road
Yorktown, Virginia 23693**

Goal: Restoration of ancient natural oyster beds with the aim of producing quantities sufficient for sale to commercial interests

Riggins on-shore oyster-growing operation

There is no dock attached to the Riggins property. Most of the activity associated with our oyster farming is carried out aboard a pontoon boat which is docked and unloaded in Poquoson. The on-shore activity consists of:

Storage of 10 to 20 coated-wire cages (3x4-ft half-inch mesh, 6-in deep) stacked 6-feet high in an 8-foot square area in the woods, more than 100 feet from any property line. New cages are brought in by pickup truck once a year.

A plywood/sawhorse table on the beach, also more than 100 feet from any property line, is used to divide oyster seeds in small-mesh bags (50,000 spats are brought by car from nursery every 3 weeks in a picnic cooler). These small bags are then put into cages and walked out to existing oyster beds.

Riggins off-shore oyster-farming operation

2013/2014 initial Investments in equipment/stock:

Pontoon boat (28 ft) equipped with

Power Wash (hoses, etc.)

Tumbler

Power Lift

Electric cooler (40 degrees)

50 coated-wire double cages with bridles/clips
(4ft by 3ft by 6in)

150 heavy wide-mesh bags (1.5ft by 2.5ft)

200 fine-mesh bags (1.5ft by 2ft)

250,000 Spats/OysterSeedHoldings/Gwynn's Island