

Questions & Answers

We welcome your questions. While we have tried to be as thorough as possible in the website, it is not possible to address all potential questions. Below are some questions and answers. This section will be updated periodically as questions are asked. Thank you for visiting our website and asking your questions.

County Approval

1. **Is approval for the project required?** Yes.
2. **Is it a rezoning?** No
3. **What approval is required?** The project is submitted for approval under Special Use Permit as allowed for as a Planned Unit Development under section 148-95(A)(29). Please see the actual code at: www.ecode360.com/?custID=NO1673
4. **Who will grant the approval?** The Northumberland County Board of Supervisors.
5. **Will there be a public hearing and when?** There will be a public hearing. The Board of Supervisors will determine if there is a special public hearing and set a date for that hearing or if the public hearing will be part of the regular hearing schedule.
6. **If approved, will additional county approvals be required.** Yes, this is a conceptual plan approval that will set limitations and provide guidelines for future detailed site plans. Detailed site plans will be required for each aspect of the property requiring administrative approval.

The Project

1. **What is planned at Bluff Point?** A planned unit development that will include a boutique resort hotel and spa, private residences, marina and a harbor village with restaurants, shops, chapel and gathering spaces that place a great emphasis on the environment of the Chesapeake Bay.
2. **How many private residences?** 530 at complete build out located in several distinct neighborhoods in different areas of the property. However it is estimated that build-out will take 15 years from the start of construction and that even after 15 years 65 of the lots will be un-built so only a total of 465 residences will be built in 15 years.
3. **How many hotel rooms?** 90 in total with approximately 50% in an inn building and 50% in cottages nestled among the existing pines of the property.
4. **What is the total acreage of the project?** 898
5. **How much of the land will actually be used for the project?** Approximately 315 acres or slightly less than 35% of the total acreage will be developed with the balance remaining as it is today except for nature trails and wildlife experiencing stations..
6. **Will the project be gated or open to the general public?** The harbor village, boutique resort hotel and marina will be open to the public. Certain neighborhoods in the project will be private.

7. **If approved, when will construction start?** The timing is uncertain and will depend on obtaining all regulatory approvals and the economic climate. It will most likely be in the range of 24-36 months.
 - a. What are the agencies that have regulatory jurisdiction?
 - i. County Health Department
 - ii. County Wetlands Board
 - iii. Virginia Department of Natural Resources
 - iv. Virginia Department of Environmental Quality
 - v. Virginia Department of Transportation
 - vi. US Army Corp of Engineers
 - b. **Have you already met with these agencies?** Yes, and have reviewed a conceptual master plan with all but the County Health Department. In addition, we have met with the Virginia Institute of Marine Science.
8. **How long will it take for project build out after it is started?** This also depends on the economy; however, it is expected that all lots will be sold within ten years with 88% built upon within 15 years of project start.
 - a. **Will the entire project be built at one time?** No. The project will be developed in phases. Certain neighborhoods will be close to completed prior to other neighborhoods being started.
 - b. **What mix of fulltime versus second home owners do you anticipate.** We believe that the majority of homes and cottages will be second homes. Those that are fulltime residents are expected to be retirees.
 - c. **Where do these people live now?** Most will be current residents of Virginia with some from other states.
9. **How will owners be assured that the project will be completed?** Northumberland County will likely require that certain community amenities (e.g. the marina, private resident beach club) and key infrastructure elements (e.g. road systems, water and sewer systems) be bonded for completion.
10. Marina
 - a. **How many slips will be in the marina?** Approval is sought for 98 slips.
 - b. **Will there be a dry boat storage facility?** Yes. It is expected that this will be for 130 boats up to 35' in length.
 - c. **Will there be transient slips?** Yes. Approximately 60 slips are expected to be available for transient boaters
 - d. **Will fuel and pump out be available?** Yes
 - e. **Can non-residents rent slips and dry storage?** Yes, however property owners will have preferential rights.
 - f. **Will the marina be a participant in the Virginia Clean Marina Program?** Yes
11. **Will be current project team be the actual ones building the project?** No. While it is anticipated that the team will be a part of a larger project team, the actual build-out will be done by a new team member.

- a. **How can the public be assured that if approved, the vision will be carried out by the new team member?** This concept approval will limit what can be done and make certain requirements for the future work to ensure the vision is carried out. This will be controlled by the requirement that the specific site plans go through an administrative approval process. The exact location of roads, building size and style may change, but not density and the total number of housing units.
12. **What is the commitment to maintaining environmental integrity?** The Master Plan has been developed with great thought to minimizing impact to the environment while allowing for the enjoyment and use of the property. Bluff Point is a member of Audubon International's Gold Signature Program, their highest environmental standard. In fact, Audubon's environmental team has been a part of the master planning process and has approved the Master Plan as meeting the standards of the program. Please see the **Environmental Responsibility** tab for a more detailed answer.
13. **Are there any educational components?** Yes, education is a key component of the amenities of Bluff Point. Much of the educational focus will be on the Chesapeake Bay and its watershed. How to improve it, respect it and at the same time enjoy it. The desire is for all that visit Bluff Point, whether as a homeowner or a day visitor, will leave with a greater understanding of this precious resource.

For safety reasons, no visits to the site by the general public are allowed at this time.