

CUSTOM YACHT SERVICE

P.O. Box 740 96 Seafood Ln.
Irvington, VA 22480
Ph. 804-438-5563

September 7, 2021

Planning Commission and Town Council
Town of Irvington
Irvington, VA 22480

Re: CUP for 73 Seafood Lane, Irvington

To Whom it May Concern

I would like to take this opportunity to respond to a Conditional Use Permit application that Albert Pollard, Jr. is submitting for consideration by the Town of Irvington Planning Commission and Town Council for the property located at 73 Seafood Lane in Irvington.

As the president of Great Circle Navigation Co, LLC owner of 96 Seafood Lane (the adjoining property) and the operator of Custom Yacht Service, an active boatyard business of which I operate next door to the Pollard property, I am opposed to the zoning exception requested by Mr. Pollard for the following reasons:

1. The development of "tourist homes" will necessarily draw short-term transient occupancy on the property. As the adjoining business owner whose property happens to be positioned between Mr. Pollard's property and Carters Creek, I can well imagine the natural inclination of transient guests including unattended children to enter and cross my business property in order to reach and use with the potential of getting injured (or worse) along our waterfront, particularly during evening and night-time hours as well as on weekends when our operation is closed for business. My concern is that unlike our current residential neighbors, the occupants of Mr. Pollard's guest cottages will not understand the risks that are associated with wandering around our boatyard, waterfront and unlit docks unsupervised after dark. Also, from what I have personally observed, many visitors to Irvington are not familiar with the hazards associated with a boatyard and have a tendency to enjoy "letting their hair down" which often-time includes excessive consumption of alcohol which seems to further repress their inhibitions and good judgment.
2. Throughout the year we store and work on as many as 85 privately owned pleasure boats and yachts at any one time. By design the cabins of some but not all can be locked. While town residents have in the past been respectful of our customers' vessels, I believe out-of-town transient occupants of Mr. Pollard's guest cottages will not be so respectful out of their own unfamiliarity or ignorance. Part of the charm of Irvington is the trust and consideration town residents have for one another, which allows most business owners to do without locked gates

and fences topped with razor wire to keep naturally curious transients off their properties. I don't want fences, locked gates, and "No Trespassing" signs cordoning off my business, even if Mr. Pollard offers to erect them as this would negatively impact the reputation and branding that Custom Yacht Service offers as a small-town business. I believe that if he were to admonish his transient guests to keep off of my property, this would only further peak their curiosity regarding the boatyard and Carters Creek on the other side of it.

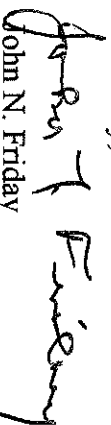
3. Despite the report by the Virginia Department of Environmental Quality that the Pollard property currently has no pollution issues, the location was for nearly one hundred years a storage depot for large quantities of oil and gasoline which from time to time did experience petroleum spills leading to soil contamination. As a result, to this day rarely will we receive rainfall that does not produce an oily sheen on top of the rainwater run-off from the Pollard property that drains onto and across my property. While Mr. Pollard has indicated he will be an active participant in managing any pollution exposures that may arise while his property is developed, I believe that the current pollution issues will likely become greater as the ground on his property is graded and otherwise necessarily disturbed throughout the process of its development as Mr. Pollard has outlined in his application.

From a personal prospective, while I am a strong proponent of business development in our community, I am not sure that the placement of guest cottages next door to an active industrial operation such as mine is a wise business decision. By the nature of boatyards in general significant noise accompanies our day-to-day operation. Large commercial delivery trucks arrive and depart our facility before sunrise most weekdays, each one having to transit the sloped road that is Seafood Lane right next to Mr. Pollard's property. Additionally, as schedules require we operate loud, heavy boat-moving equipment only yards away from Mr. Pollard's proposed guest cottage locations from sunrise to sunset six and sometimes seven days a week. I can envision reviews of Mr. Pollard's guest cottages posted on-line such realities as: "Irvington is an otherwise charming community, but if you're hoping for a quiet, relaxing night's sleep, you'll not want to consider spending a night (or two) at these guest cottages due to the incessant noise of heavy machinery from dawn to dusk that comes from the industrial site next door." With that kind of potential publicity so accessible, Mr. Pollard may have an uphill battle getting people to book a room at his guest cottages.

For your reference I am attaching a photograph showing the Custom Yacht Service property in the foreground and the Pollard Property beyond it.

Thank you for your time and thoughtful consideration.

Sincerely,



John N. Friday

Custom Yacht Service owner

Great Circle Navigation Co. LLC president.

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APR OCT 31 2018

