



New Business Welcome Packet



The Town of
Kilmarnock
• Incorporated 1930 •

Welcome to Kilmarnock

~One of Virginia's Great Small Towns~

Town of Kilmarnock
1 N. Main Street, P.O. Box 1357, Kilmarnock, VA 22482
804-435-1552 www.kilmarnockva.com



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• Incorporated 1930 •

Welcome to Kilmarnock ~One of Virginia's Great Small Towns~



It's my pleasure to welcome you to Kilmarnock where we have been the commercial hub of the Northern Neck since the beginning of our existence. We offer small town charm in a community of bigger city amenities. On behalf of the Town Council and myself, I trust you will take advantage of all we have to offer as you create your business with us.

We are excited to have you as part of our community.

Regards,

Mae P. Umphlett, Mayor



I'm delighted to say "hello" and welcome you to our wonderful town.

People have been coming, *and staying*, in Kilmarnock for quite a while. This is a great place to do business where the quality of life is excellent. Please know that the town staff is here to serve you and help in whatever way we can to make your transition into our community a smooth one.

Cordially,

Tom Saunders, Town Manager



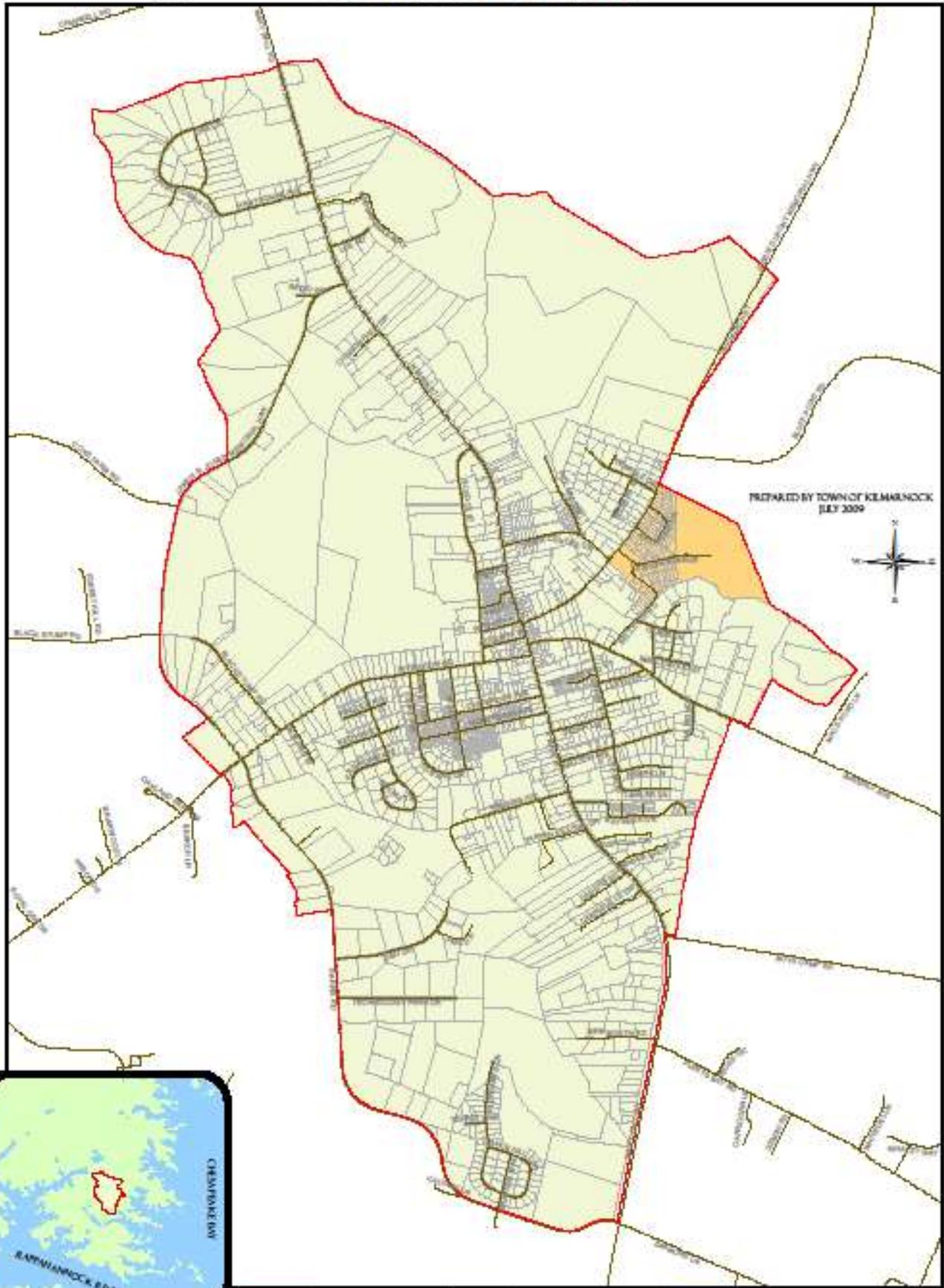
Kilmarnock's History

- February 1, 1650 Called "the Crossroads", this land patent issued to Gervais Dodson and George Wale for land that a portion of today's Kilmarnock is located on. Wale later becomes the sole owner.
- 1659 Anthony Steptoe arrives in Virginia from Hampshire, England as an indentured person.
- March 1, 1676 Part of Wale patent is now in hands of Anthony Steptoe. Now known as Steptoe's Ordinary, he operates a tavern and storehouse at the crossing. (He marries Lucy Stephens of Scotland.) He owns 278 acres.
- 1764 Anthony Steptoe's great grandson, William Steptoe, sold a 2 1/2 acre parcel of today's Kilmarnock to Robert Gilmour. Gilmour is an agent for and interest holder in a mercantile firm (Bogle, Somerville & Co.) in Glasgow, Scotland and owns property in Kilmarnock, Scotland. Robert Gilmour's wife, Helen Galloway, is the granddaughter of Richard Lee of Ditchley (in Northumberland County, VA).
- December 7, 1778 Earliest mention of "Kilmarnock" in a deed filed by Rawleigh Hazard, a silversmith, when he purchases 2 acres.
- 1779 Hazard applies to run an ordinary "in Kilmarnock".
- 1781 Two more Hazard deeds refer to Kilmarnock.
- 1782 Robert Gilmour operates a store in Kilmarnock, VA and at his death wills to his son a house "at the end of the bridge in Kilmarnock, Scotland". Both Hazard and Gilmour are closely associated with the name choice of Kilmarnock.
- 1803 Store opens on Main Street by Peter Tankersley. In 1803, Tankersly sells his store and lot to John Hall. Hall and Elias Edmonds are prominent merchants. These may have been the only stores until after the Civil War. It is unknown if these two operated continuously.
- August 10, 1804 John Hall becomes the first postmaster of Kilmarnock.
- 1842 Kilmarnock Seminary, a private school, is founded by Addison Hall (John Hall's son), prominent lawyer, merchant, Baptist Minister, postmaster. He recruits Lewson Chase (from Massachusetts) as its first schoolteacher. It continues for nearly 50 years.
- 1855 Female Seminary founded by Addison Hall. Located at the corner of Main and Church Streets, he brings Miss Julia Gordon from New England to be its first teacher. In 1859 Miss Gordon and Mr. Chase are married.
- 1881 Gus and William Eubank lease commercial space at the southeast corner of Main and Church Streets and begin Eubank and Brother. They purchased the store outright in 1886 and expanded to two stories in 1891. At 1000 square feet, this may have been the Northern Neck's largest mercantile establishment.
- 1886 Only 5 commercial stores exist in Kilmarnock-Eubanks', T. W. Bonner, Shearman, J. B. Cralle and T.R. Smither.
- 1895 T. W. Bonner expands his store and provides for a "town hall" on the second floor. John Palmer starts the Holly Ball, both a debutant ball and, now a community fundraiser.
- 1897 Kilmarnock's first newspaper, *The Chesapeake Watchman*, is published. John Palmer is the editor.
- 1890's Brothers Eubank build the Eubank Hotel next door on Church Street.

1901	The Eubanks build a steamboat wharf on Indian Creek at the end of Waverly Avenue. In 1902, a fish processing factory is built at the wharf.
July 6, 1915	The second major fire starts in the bowling alley on Main Street on the northern edge of town burning both sides of Main Street until it reached the brick buildings of the Eubanks'. Upon rebuilding, merchants used fire retardant materials with brick and concrete block construction; however, they had common attics with no firewall between them. This would prove costly in later years.
1916	The Kilmarnock Water Company was created by T. Sargeant Brent, R.H. Chilton, Sr. and Dr. W.H. Lowe. It provided a safe water supply for the community.
October 4, 1916	The <i>Rappahannock Record</i> issues its first paper, Fred C. Smith, editor.
1918	A power plant was established to supply the town with electricity. Bought in 1927 by East Coast Utilities, later Virginia Electrical Power Company (VEPCO), now Dominion Power.
1920	The Hazel Building is constructed by A.E. Brent and named for his daughter. Three stories high, it was an imposing barn like structure with multiple shops inside-a department store, drug store, restaurant, hotel and opera house, seating 500 people.
1925	Whippet-Knight Motors opens on Main Street. The Fairfax Theater opens just a few doors down.
1927	Downing Bridge is opened in Tappahannock crossing the Rappahannock River, opening the northern end of the Northern Neck to additional commerce with the Richmond area.
December 8, 1930	Kilmarnock is incorporated as a Town within Virginia. Raleigh D. Carter was the first Mayor and S. G. Purcell the first police Sergeant. The town now includes 762 acres.
1932	Kilmarnock Volunteer Fire Department is formed. R. C. Saunders is the first fire chief.
August 23, 1933	The 8 th hurricane of the 1933 season hits the Northern Neck destroying 18 of 30 existing steamboat wharves. Most steamboat lines ended regular service vs. rebuilding. The steamboat era was over.
1934	Town of Kilmarnock purchases the Kilmarnock Water Company.
1935	The Kilmarnock Carnival Co. is established as fund raiser for the Kilmarnock Volunteer Fire Department.
1938	Lee's Restaurant opens. It's still run by the Lee family.
Early 1950's	Five automobile sales and service buildings were on Main Street plus three auto repair and 2 gasoline stations.
March 17, 1952	St. Patrick's Day fire begins when the Hazel Building catches fire. High winds prevailed that day and fire swept Main Street. The buildings rebuilt after the 1915 fire were lost due to the common attic.
1973	150 acres are added to the Town's limits along Harris Drive where the hospital would be opened.
1977	Rappahannock General Hospital opens.
1984	896 acres are added to the Town's boundaries. This acreage is north of Town along Rt. 3.
April, 2006	Main Street revitalization begins with Federal VDOT and local funding. "Steptoe's District" is formally created.
2007	432 acres are added along the southern edge of Town encompassing Mary Ball Rd. toward White Stone, VA and along Harris Drive.
2009	A \$2.5 million grant is secured through VA Department of Housing and Community Development to rehabilitate housing units along Mary Ball Rd., providing public water and sewer services.



TOWN OF KILMARNOCK, VA CORPORATE LIMITS



-  TOWN LIMITS
-  LANCASTER CO.
-  NORTHUMBERLAND CO.



Quick Facts on Kilmarnock

Demographics: Source: U.S. Bureau of the Census -2010 Census

- Population: 1487
- Male\Female: 41%\59%
- Median Age: 52.5
- Race: 80% Caucasian, 19% African American, 1% Other
- Average Household Size: 1.99
- Owner\Renter Occupied Housing: 62%\38%
- Education: 74% High school or higher, 24% Bachelor's degree or higher
- Median Household Income: \$31,625
- Housing: 80% single structures
- Housing Age: 40% built since 1980
- Households with 2+ vehicles: 42%

Health Care:

- **Hospitals:** Bon Secours-Rappahannock General Hospital in Kilmarnock (rgh.org), Riverside-Tappahannock VA (riversideonline.com)
- **Clinics:** Northern Neck Free Health Clinic (nnfhc.org)

Schools:

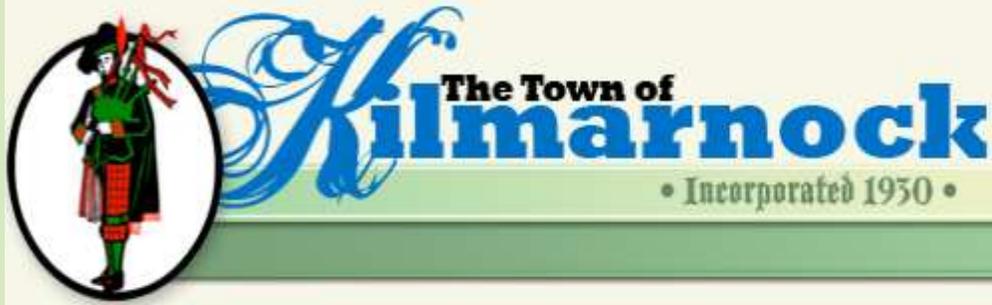
- Lancaster County (lcs.k12.va.us) and Northumberland County Public Schools (nucps.net)
- Chesapeake Academy-private preK-8 (chesapeakeacademy.org)
- Christ's Church School-private 9-12 (christchurchschool.org)
- Rappahannock Community College in Kilmarnock & Warsaw, VA: (rcc.org)

Tax Rate:

- Personal Property:\$.16 per \$100 assessed value
- Real Property:\$.10 per \$100 assessed value
- Meals Tax: 5%
- Hotel Tax: 8%

Weather:

	Jan	Feb	Mar	Apr	May	June	July	August	Sept	Oct	Nov	Dec	Average
High Temp.		46	48	58	67	75	82	86	85	80	70	61	51
Low Temp.		28	28	37	45	55	64	68	67	61	50	41	32
Mean Temp.		37	40	48	56	66	74	78	77	71	60	51	42
Avg. Precip. (inches)		3.7	3.5	4.3	3.0	3.9	3.6	4.6	4.5	3.9	3.3	3.1	3.4



Quality of Life in the Kilmarnock Area

Amenities:

- Playground: designed for the under 10 year old set, located on Waverly Avenue
- Nature Trail at Baylor Park: Under development and located on the northern boundary of Kilmarnock on Rt. 3, it overlooks Norris Pond.

Cultural Life:

- **The Arts:** Rappahannock Art League (ralgallery.org), Rappahannock Foundation for the Arts, Lancaster Players (lancasterplayers.org), Northern Neck Symphony
- **Service Organizations:** KIWS Rotary (kiwsrotary.org), Northern Neck Rotary, Northern Neck Kiwanis (nnkiwanis.org), Lion's Club
- **Public Services:** YMCA (peninsulaymca.org/branches/northernneck), Northern Neck Free Health Clinic (nnfhc.org), American Red Cross (redcross.org), Bay Aging & Bay Transit (bayaging.org & baytransit.org)
- **Local Events:** Go to Travel Lancaster County Virginia (tlcva.com) for a comprehensive listing of local events.
- **Library:** Lancaster Community Library (lancasterlibrary.org)
- **Museums:** Kilmarnock Museum, Mary Ball Washington Museum & Library (mbwm.org), Steamboat Era Museum (steamboateramuseum.org)

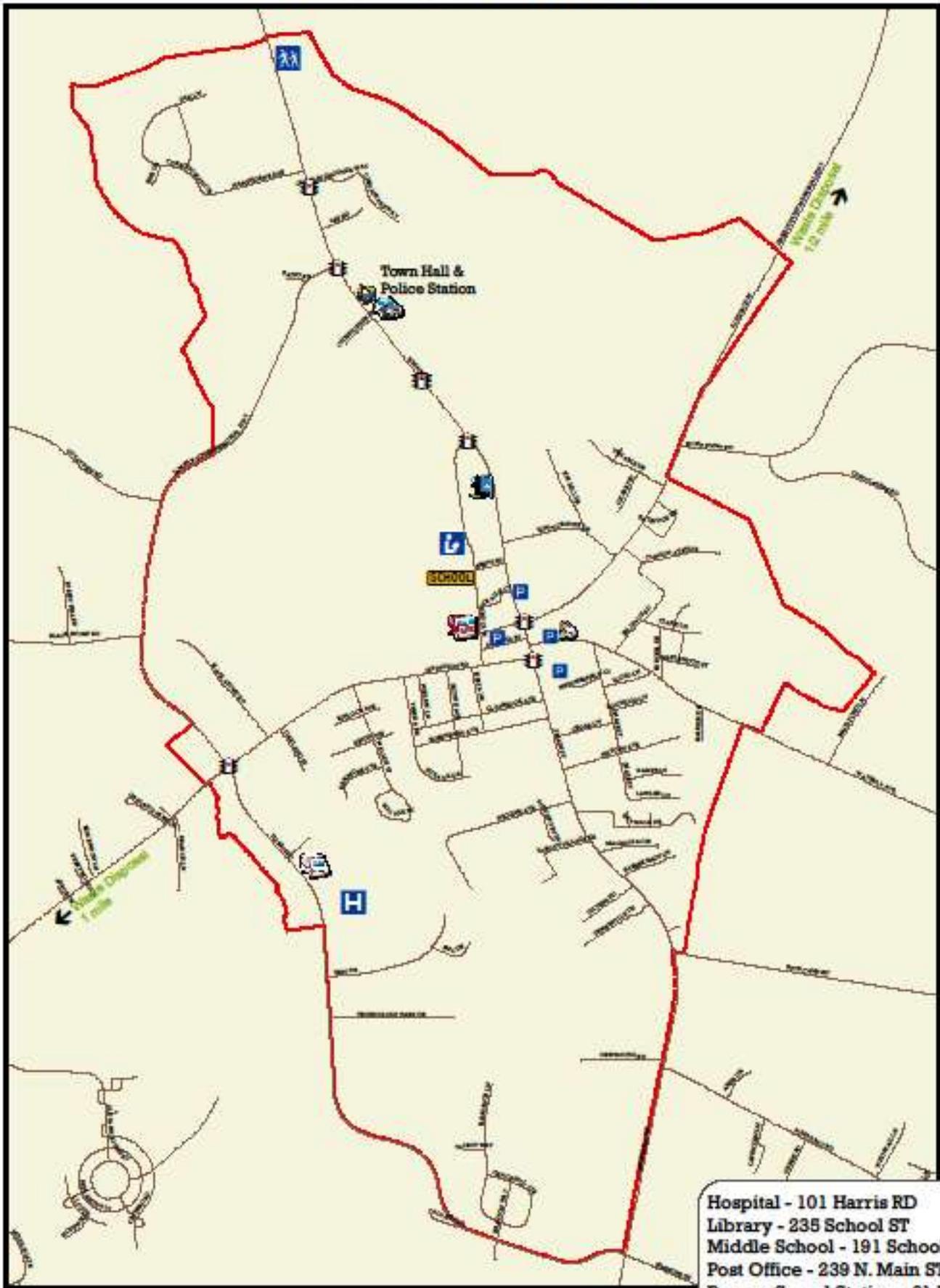
Religious Life:

- Seventh Day Adventist
- Kilmarnock Baptist, New St. John's Baptist, Cavalry Baptist
- Kilmarnock Methodist
- Grace Episcopal
- St. Francis Catholic Church
- Jesus Christ of Latter Day Saints
- Church of the Nazarene

Signature Town Events:

- **Kilmarnock Volunteer Fire Dept. Carnival:** A family tradition for more than 75 years! Starts last Thursday in July for 9 nights.
- **Northern Neck RiverRide:** Over 500 bicycle enthusiasts meet up to ride the back roads of Lancaster and Northumberland counties. Usually in late September (riveride.org)
- **Kilmarnock Kandy for Kids:** This Halloween event features our Main Street merchants as the trick or treat stops.
- **Lighted Christmas Parade:** Second Friday night in December, everyone comes out to see Santa arrive on Main Street.

PLACES OF INTEREST



- Hospital - 101 Harris RD
- Library - 235 School ST
- Middle School - 191 School ST
- Post Office - 239 N. Main ST
- Rescue Squad Station - 61 Harris RD
- Town Hall - 514 N. Main ST
- Town Police Dept. - 512 N. Main ST
- Vol. Fire Dept. Station - 71 School ST

Prepared by
Town of Kilmarnock
August 2010

 Town of Kilmarnock





Kilmarnock-A Business Friendly Place

Kilmarnock is the commercial hub of the Northern Neck and has been so for most of its existence. Originally called “The Crossroads” and then “Steptoe’s Ordinary” it has always been a place for shopping, dining and entertainment. Kilmarnock is located primarily in Lancaster County with a small portion in Northumberland County. This is an important distinction when applying for County government services.

Steptoe’s District: Named after an early merchant, this area is along the central core of Main Street and its intersection with Church Street and Irvington Road. Completely revitalized with underground utilities, and new streetscaping, this is a pedestrian friendly area that hosts a variety of special events annually. Storefronts are unique with ample windows street side to encourage looking and strolling. This area is included in Kilmarnock’s Enterprise Zone.

North Main Street: Several shopping centers and “big box” stores line this northern entrance into Kilmarnock. Route 3 transitions from 2 lanes to 4 lanes in this area.

Technology Park: This business area was created in the 1990’s as a light industrial commercial area separate from our Main Street corridor. Located just off Harris Road, it has full water and sewer connections and easy access to Rt. 3, whether east or westbound. It is zoned M-1 and is within the Enterprise Zone. 40 acres have recently been added. Infrastructure development is forthcoming.

Full Utilities Throughout Town: Kilmarnock owns and operates its own water and sewerage facilities. All businesses have access to these services.

Internet Access: Kilmarnock is served by wireless and wire line high speed carriers . Verizon provides DSL service to a portion of Kilmarnock.

Advocacy: Kilmarnock is served by Lancaster by the Bay Chamber of Commerce (lancasterva.com). Their office is at 129 S. Main Street in Kilmarnock. They sponsor several signature events -Northern Neck RiverRide, Kilmarnock Kandy for Kids and the Kilmarnock Lighted Christmas Parade.



Enterprise Zone

Kilmarnock is part of the Northern Neck Enterprise Zone. This zone is unique within Virginia in that it encompasses multiple jurisdictions across the four county area of the Northern Neck. Kilmarnock has approximately 725 acres approved for incentives from the Commonwealth of Virginia and the Town. See the attached map for general details and ask whether a particular parcel is part of the zone. For more information on Virginia's Enterprise Zone program, go to www.dhcd.virginia.gov/CommunityDevelopmentRevitalization/Virginia_Enterprise_Zones.htm

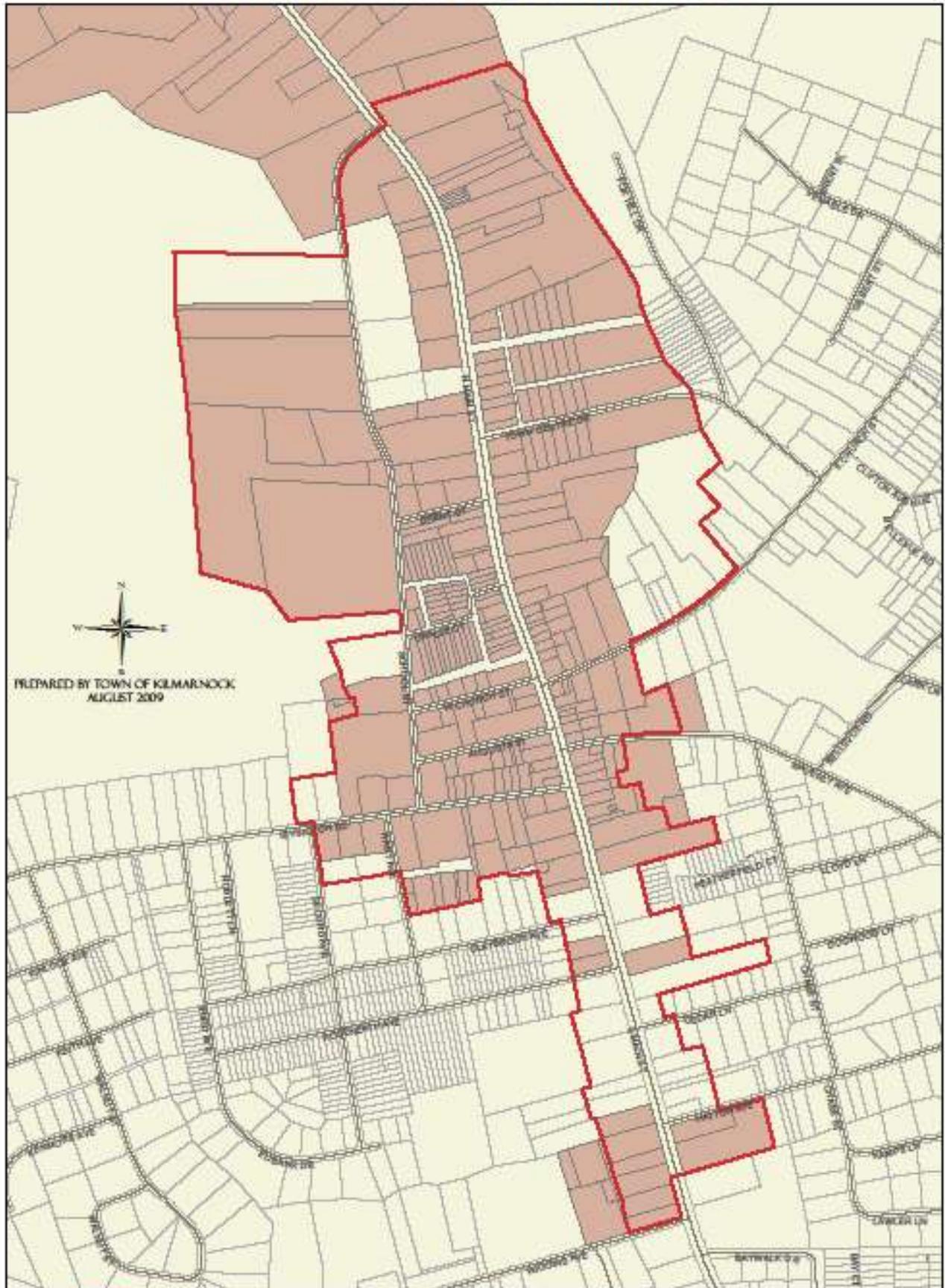
Local Incentives: Kilmarnock's incentives are based on the type of business established and the number of employees. The incentives are in the form of reduced fees to establish utility hookups.

State Incentives: In 2005 the Enterprise Zone Grant Act went into effect. Under this program two grant-based incentives are available, Job Creation Grants and Real Property Investment Grants. For more information on the grants' eligibility criteria, see the Virginia Enterprise Zone grant information table at www.dhcd.virginia.gov/CommunityDevelopmentRevitalization/Virginia_Enterprise_Zones.htm.

Need more information?

Zoning Administrator: Marshall Sebra 804-435- 1552 x32
msebra@kilmarnockva.com

STEPTOE'S OVERLAY DISTRICT



PREPARED BY TOWN OF KILMARNOCK
AUGUST 2009



STEPTOE'S OVERLAY DISTRICT



GENERAL COMMERCIAL, C-1

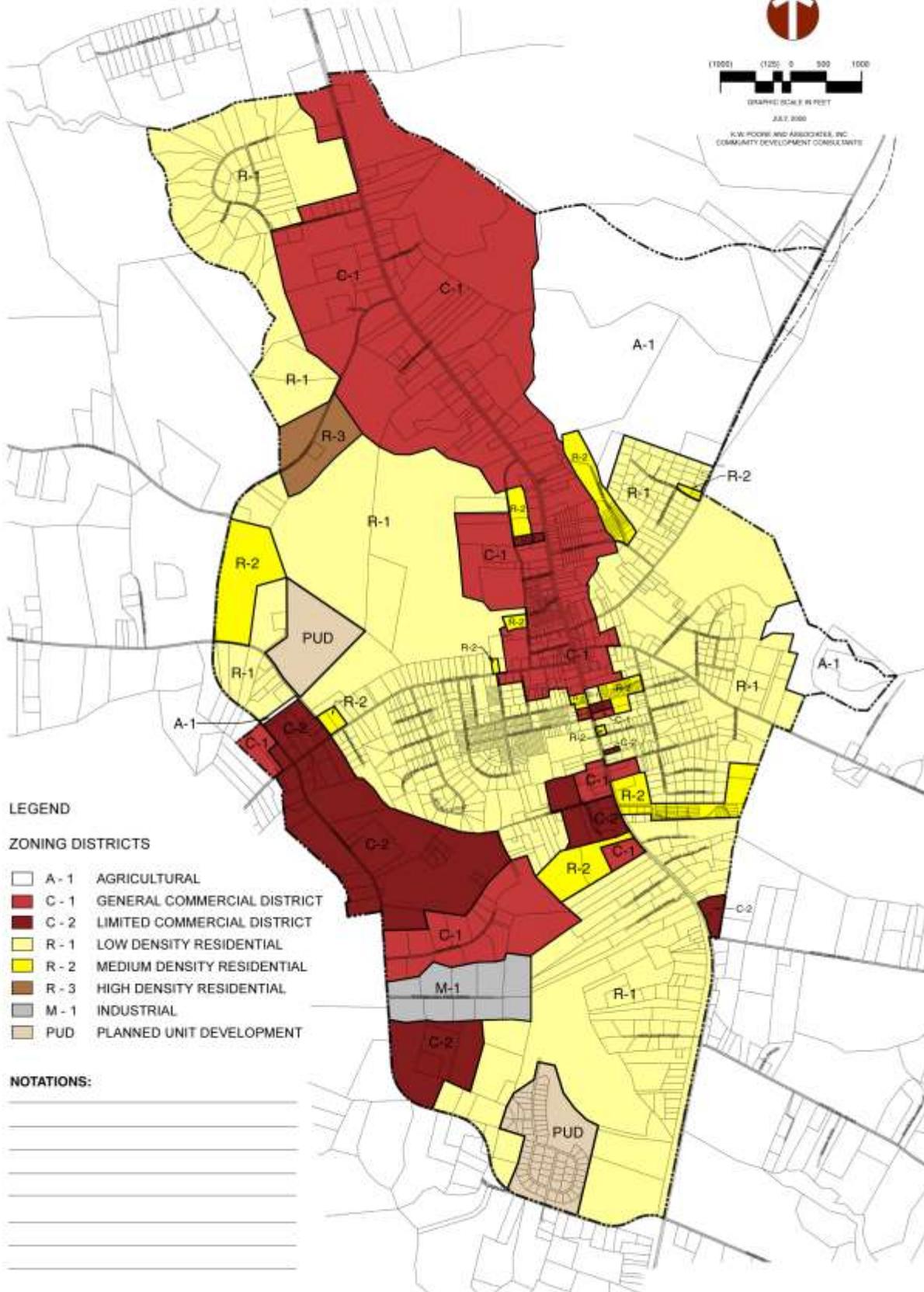
ZONING DISTRICT MAP

Town of Kilmarnock, Virginia



JULY 2000

KUB, FOWLE AND ASSOCIATES, INC.
COMMUNITY DEVELOPMENT CONSULTANTS



LEGEND

ZONING DISTRICTS

- A - 1 AGRICULTURAL
- C - 1 GENERAL COMMERCIAL DISTRICT
- C - 2 LIMITED COMMERCIAL DISTRICT
- R - 1 LOW DENSITY RESIDENTIAL
- R - 2 MEDIUM DENSITY RESIDENTIAL
- R - 3 HIGH DENSITY RESIDENTIAL
- M - 1 INDUSTRIAL
- PUD PLANNED UNIT DEVELOPMENT

NOTATIONS:

Original Copy not to be altered or removed from the Town's office except on Court Subpoena

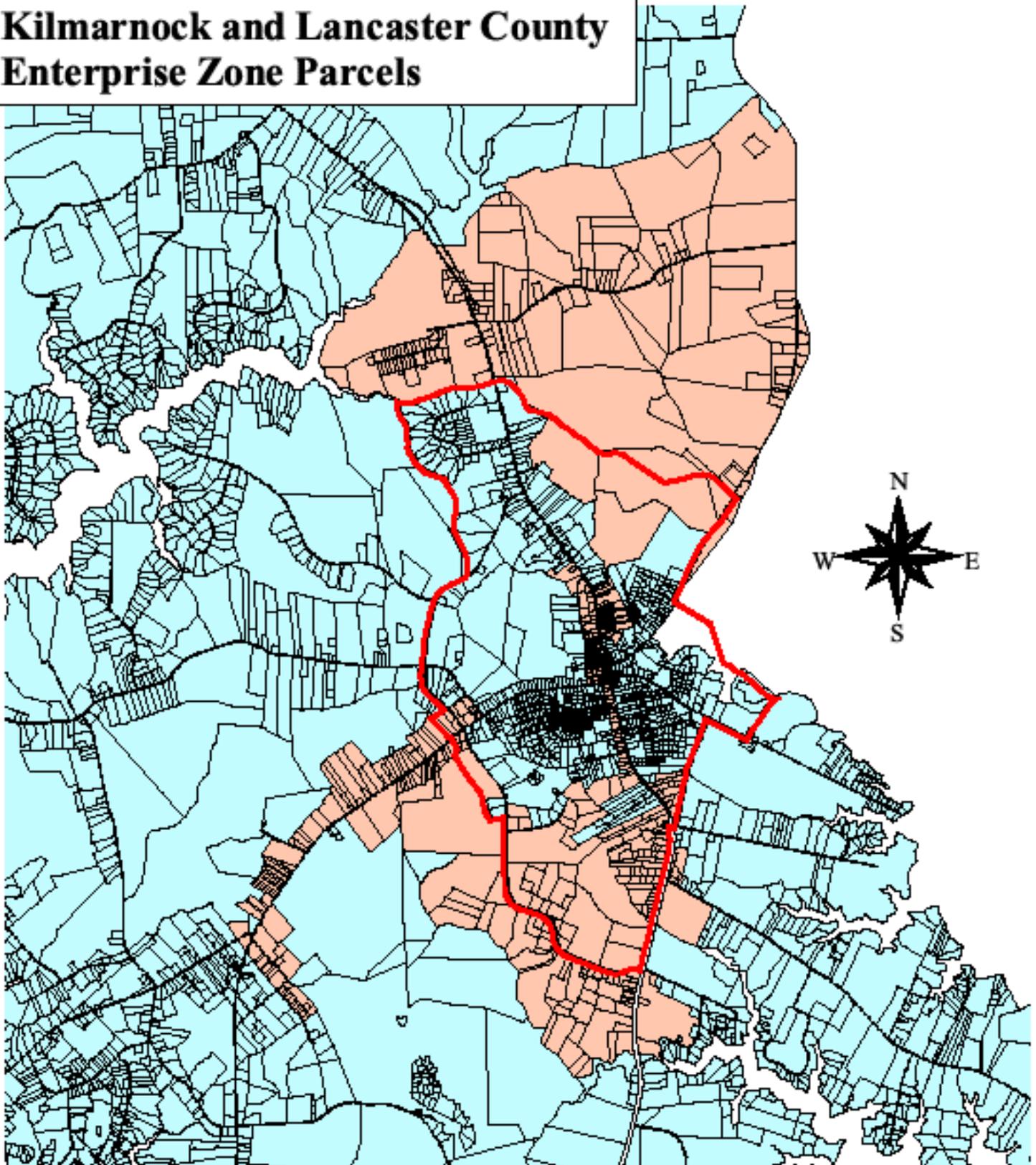
Date Adopted: _____ Signature - Mayor _____

Attest / Secretary or Planning Commission

Amendments: Number _____ Date _____

Authorized Signature: _____

Kilmarnock and Lancaster County Enterprise Zone Parcels



-  Kilmarnock Town Boundary
-  Enterprise Zone Parcels
-  Parcels NOT in Enterprise Zone

0.4 0 0.4 0.8 Miles





How to do Business with the Town

Opening a business? It's an easy process. Just come to the Town Offices.

1. Apply for a zoning permit. This ensures that your business type is approved for its location. You may have to request a zoning change; if so, we can direct you through that process.
2. If land disturbance or building is involved, we will direct you to the appropriate county offices. Permits for these are issued at the county level.
3. Apply here for any sign permits needed.
4. Apply for water connections. Connection fees must be paid before the utilities are connected. Electrical service is through Dominion Power (dom.com).
5. Get a business license.

All done! All the forms you need are enclosed but feel free to ask for further assistance.

Need more information?

Zoning Administrator: Marshall Sebra 804-435- 1552 x32

msebra@kilmarnockva.com

Utilities Account: Cindy Balderson 804-435- 1552 x23

cbalderson@kilmarnockva.com or

Libbie DeGaetani 804-435-1552 x21

ldegaetani@kilmarnockva.com

Business Licenses: Susan Duval 804-435-1552 x31

sduval@kilmarnockva.com



Community Contacts

Town of Kilmarnock

Tom Saunders	Town Manager	435-1552 x26
Paul C. Stamm	Town Attorney	435-2626
Susan Cockrell	Deputy Town Mgr.	435-1552 x25
Marshall Sebra	Planning\Zoning Director	435-1552 x32
Cindy Balderson	Town Clerk	435-1552 x23
Judy Stevens	Town Treasurer	435-1552 x22
Mike Bedell	Police Chief	435-1552 x29
P.J. Jones	Public Works & Utilities	435-6617
Susan Duval	Assistant to the Treasurer	435-1552 x31
Libbie DeGaetani	Assistant to the Clerk	435-1552 x21

Available 24\7\365:
“ASK Kilmarnock” through
www.kilmarnockva.com

Others

American Red Cross - Kilmarnock	435-7669
Kilmarnock Post Office	435-3941
Lancaster By The Bay Chamber of Commerce	435-6092
Lancaster Community Library	435-1729
Northern Neck Tourism Commission	333-1919
Rappahannock General Hospital	435-8000
Rappahannock Record (weekly newspaper)	435-1701
Virginia State Police - Warsaw	333-3800
Virginia Cooperative Extension Service	462-5780
Virginia Department of Forestry	435-1831
VA Division of Motor Vehicles (DMV)	497-7100
VDOT-Highway Help Line	800-367-7623
Virginia Marine Police	462-7200
WKWI-Bay FM and WIGO Country	435-1414

Lancaster County (lancova.com)

Animal Shelter @ Sheriff's Office	462-7175 \462-5111
Building Inspector	462-5480
Circuit Court - Clerk	462-5611
Commissioner of Revenue	462-7920
Commonwealth Attorney	462-7240
County Administrator	462-7240
Crime Solvers	462-7463
General District Court - Clerk	462-5670 \462-0012
Health Dept	462-5197
Landfill - Kilmarnock	435-2546
Landfill - Lancaster	462-0254
Planning/Zoning Office	462-5220
School Board	435-3183
Sheriff (lancastersheriff.net)	462-5111
Social Services	462-5141
Treasurer's Office	462-5630
Voter Registration	462-5277

Northumberland County

(co.northumberland.va.us)	
Animal Shelter @ Sheriff's Office	580-5221
Building Inspector	580-8910
Circuit Court - Clerk	580-3700
Commissioner of Revenue	580-4321
Commonwealth Attorney	580-4471
County Administrator	580-7666
General District Court - Clerk	580-4323
Health Dept	580-3731
Planning\Zoning Office	580-8910
School Board	529-6134
Sheriff	580-5221
Social Services	580-xxxx
Treasurer's Office	580-5201
Voter Registration	580-4655



Enclosed Forms & General Information ✓ = enclosed

- ✓ Business License Application
- ✓ Lancaster County Community Profile (source: VA Economic Development Partnership-www.yesvirginia.org)
- ✓ Lancaster by the Bay Chamber of Commerce Directory
- ✓ Lodging Tax: Registration and Remittance
- ✓ Meals Tax: Registration and Remittance
- ✓ Northumberland County Community Profile (source: VA Economic Development Partnership-
www.yesvirginia.org)
- ✓ Schedule of Fees
- ✓ Sign Permit
- ✓ Steptoe's District Guidelines
- ✓ Water Service applications (utilities account & \or application for new connection)
- ✓ Water Rates (in town and out-of-town locations)
- ✓ Zoning permit application
- ✓ Other _____