



TOWN COUNCIL

Work Session

Town Hall

December 4, 2008

5:00 p.m.

At approximately 5:00 p.m. at the Town Hall, Vice Mayor Chris Bannon called to order the Work Session of Town Council. In addition to Vice Mayor Bannon, present were Councilmen Bennett, Burdiss, Evans and Veber. Mayor Sullivan arrived at 5:08 PM and Councilman Elliott arrived at 5:15 PM. Also present were Town Manager Joe Vaccaro, Assistant Town Manager Heather Arcos, Town Planner Tom Bonadeo and Town Clerk Libby Hume as well as six (6) members of the public.

Vice Mayor Bannon announced the business for the evening would be to continue discussions regarding the Cape Harbor Project, specifically the height issue.

Town Planner Tom Bonadeo showed the Council members an aerial view of Cape Charles pointing out the location and size of the proposed Cape Harbor project in relation to the entire Town of Cape Charles. Tom Bonadeo presented an illustration to show the Council members the minimum heights for buildings from one (1) to four (4) stories with 12' ceilings on the first floor and 8' and 9' ceilings on subsequent floors. It was determined that a 45' building could have four (4) stories with 9' ceilings.

Tom Bonadeo reviewed another illustration to demonstrate the viewing angles of individuals standing on Mason Avenue and the heights of the buildings on the south side of Mason Avenue and along the harbor that could be seen from that view point. It was determined that a 6' individual standing on the north side of Mason Avenue looking at a 30' tall building on the south side of Mason Avenue would not be able to see a 55' building on the harbor side of Cape Harbor Project.

All the Council members agreed that the hotel on the western side of the property could be taller than 40'. Councilman Burdiss suggested that the Council could specify that 25% of the buildings in the project be 25', 35' 45' and 55' tall respectively, which would be an average of 40'.

After much discussion, several possible conditions were identified as follows:

- Limit the portions of the buildings on either side of the view sheds along Mason Avenue to two (2) stories.
- The buildings along Mason Avenue could be required to be lower than those buildings on the harbor side.
- It could be specified that no buildings along Mason Avenue could be 55' tall.
- The tallest buildings could be on the harbor and western sides of the property.
- It could also be specified that the front sides of the buildings could be one (1) height with the back sides of the buildings at a taller height.

Vice Mayor Bannon left the meeting at approximately 6:00 PM.

After further discussion, Councilman Evans stated that if the heights along Mason Avenue were limited, it could cause the buildings to be more “cookie-cutter” in size vs. having varied heights which would be more like the existing buildings on the north side of Mason Avenue. Councilman Veber stated that he would not be in favor of any 55’ tall buildings along Mason Avenue but would be agreeable to buildings up to 50’ tall along the harbor. Councilman Bennett stated that he would prefer to provide less guidance to the developer but give them minimum and maximum allowable heights and have the developer present a revised plan for review by the Town Council.

Motion made by Councilman Burdiss, seconded by Councilman Bennett and unanimously approved to adjourn the Council Work Session.

Mayor Sullivan

Town Clerk