

Planning Commission

Work Session Agenda

January 24, 2006

7:00 P.M.

At approximately 7:00 p.m. January 24, 2006 in the Council Chambers of the Town of Cape Charles Chairman Tom Bonadeo called to order the Work Session of the Town of Cape Charles Planning Commission. In addition to Chairman Bonadeo present were Commissioners Joan Natali, Karen Jolly Davis, Eileen Cobb, Ken Kuttler and Bruce Evans. Absent was Commissioner Cela Burge. Also present were Mary Miller representing Northampton County Joint Local Planning Commission, Town Planner Jason Pruitt, Town Clerk Joy Pelletier and four members the Public.

Commissioner Evans, who is also a member of the Northampton County Joint Local Planning Commission, went on record to say the County has appointed subcommittees to represent and be involved with the Towns and would be available to attend meetings at the Towns' pleasure.

Reverend Davis was invited to lead *the Invocation and all recited* (added 2/7/06) the Pledge of Allegiance.

Motion made by Commissioner Natali, seconded by Commissioner Kuttler and unanimously approved to accept the agenda as written.

Business:

Miss Miller indicated she wasn't able to speak for the County issues, but was available to answer questions when possible and to convey the concerns of the Town in a report to the County and be forwarded to the Board of Supervisors.

A. Sustainable Technologies Industrial Park

Chairman Bonadeo indicated, from a Planning standpoint, the STIP property was a perfect buffer between the Bay Creek PUD Golf Course area and the Bay Shore Concrete plant. He went on to say the protection of the wildlife area as a public space was important to the Town as well as it should be to the County. It was mentioned the area has been used as a defacto eco-tourism site for Birders and other naturalists, therefore, being educational in nature fits into the spectrum of the Fish and Wildlife grant programs. Chairman Bonadeo indicated the Town would like to do whatever is necessary to keep the area from being sold. He related the Town would be willing to work with the County Parks and Recreation Department on a long term maintenance proposal. He also mentioned the Town was interested in following the necessary procedures to provide access over the protected dunes to the beach

area. The question was asked that if the County sold the STIP property would all the amenities go away or would it be a negotiable item to a contract. Councilman Larry Veber interjected a proposal of working independently or jointly with the County and a developer to sell the lots for residential and/or commercial uses. The funds from the sale would be used to build affordable housing units in a location adjacent to the town. Ms. Miller clarified the Town's concerns and wishes and informed the group she would report the ideas to the County Board of Supervisors. She asked the group for ideas in how to convince the Board of Supervisors that a portion this valuable piece of land should continue to be used as a park area open to the general public. Commissioner Karen Jolly Davis stated this is the only primary and secondary dune system that exists in the ~~area~~ *Town* (changed 2/7/06); therefore, was worth preserving. A discussion of the covenants was held and it was decided an attorney should be contacted for direction. Further discussion included the road plan that had been approved by VDOT but must be paid for privately. The approved road would reduce the flow of traffic from the Bay Shore Concrete property to Parsons Circle sparing the area residents from the overflow of noise and traffic pollution.

B. Land Use Planning Outside Town Boundaries

Chairman Bonadeo opened this segment stating the concerns of the Commission. One large concern noted was the disappearance of the "downtown" grocery and variety stores. It was stated a burden was placed on the elderly and disabled as they have no easy access to those amenities. A second concern expressed was the developments along Route 184 using wells and septic rather than tie into the Town's utilities. The consensus was that it would benefit all parties by better monitoring of water table usage and treatment of sewage which runs into the neighboring creeks and eventually into the bay. A comprehensive regional water and sewer system was discussed and the option of investigating the PSA. The third idea discussed was the County's stand on the development of existing towns. The Town's understanding was that the County wishes "Pocket Community" development areas with limited planned development on the corridors to the Towns. The Town endorsed that sentiment; the Commissioners indicated they did not want to see Rt. 184 lined with strip centers. It was mentioned the Town's Planning Commissioners might want to take the incentive to develop Design standards for the corridor and/or ask for a downgrade from commercial zoning.

C. Regional Affordable Housing Issues

It was discussed that Affordable Housing was not unique to Cape Charles. The concept was an equally pressing need for the handicapped as well as those in the work force. A mention was made with all the development in Cape Charles, there would be a future need in the immediate area to house those persons (retail workers, restaurant staff) who would serve the residents. Items discussed relating to this issue were water and wastewater management (PSA and management of cluster housing) and the lack of those wishing to manage rental units. Ms. Miller indicated the New Market tax credits were a positive thing for affordable housing. She informed the Commissioners this product suited investors who wished to do a good deed but did not wish to cut a check. The Mount Laurel rule and inclusionary housing were included in the discussion. Ms. Miller asked the Commissioners for their sense of the Town's economic base industries. All agreed Cape Charles has become a resort destination and was tourism based (beach, working harbor, marina, seafood transport, upscale golf, spa, tennis, art/crafts, hospitality and entertainment). They

also cited Bayshore Concrete and Baycreek Communications as employers who provide a service or product.

Mary Miller reiterated she was not attending this meeting as a resource person, but as a messenger. She indicated her role was as a mechanism to report back to the County Board of Supervisors the desires of the Town.

Motion made by Bruce Evans, seconded by Ken Kuttler and unanimously approved to adjourn the work session.

Chairman

Town Clerk