



Municipal Corp. of
Cape Charles

Planning Commission

Recessed Session

September 17, 2007

6:00 P.M.

At approximately 6:00 p.m. Chairperson Cela Burge called to order the recessed session of the Planning Commission. In addition to Ms. Burge, present were, Bruce Evans, Karen Davis, and Eileen Cobb. Joan Natali arrived shortly after the gavel sounded. Ken Kuttler arrived at approximately 6:34 p.m. Also present were Town Planner Tom Bonadeo, Town Clerk Joy Pelletier, Contractor Tom Gallagher and three of his associates and one member of the Public. Town Manager Joe Vaccaro arrived at approximately 6:05 p.m.

New Business

A. Harbor Development Group, LLC (Portunity Property) Conditional Harbor District Rezoning

Tom Bonadeo pointed out there were several changes made since the meeting packages had been delivered and passed out new materials. He then turned the presentation over to Tom Gallagher.

Mr. Gallagher began the presentation by pointing out the boatel as dry storage. He stated the residential areas would range from 400 square feet to 2000 square feet. These areas would meet many different needs from condo/hotels with fractional ownership to rentals of one day, one week or a lease for an entire year. All parking would be on the ground floor hidden by the architecture with residential and commercial being above. He stated a parking building had also been proposed. Above the parking would also be recessed areas for pools and out door cooking areas. Along the water front there would be a piazza styled to allow music or festival venues. Retail shops and restaurants would also be proposed for the waterfront.

Mr. Gallagher then turned the program over to Vaughn Rinner. She gave an overview of the project stating the concept was to develop a mixed use community. She pointed out the boardwalk or harbor walk area would be tied into the multi use trail as planned to tie the harbor area to the historic district. Rather than a 30 ft walk, the proposal shows a 40 ft walk to be used as public space and a gathering place. A raised seating section similar to a hotel porch was planned to be used for the public to view performances or other events.

Ms. Rinner then pointed out the buildings would each have a lobby area, which could also be an amenity area, as a dedicated entrance to the residential units. She used visuals to show how the buildings would step back from the waterfront becoming taller the further from the waterfront. The buildings would be broken into five height zones. It was pointed out the scale would be misleading to the eye when viewed from across the Harbor. The boatels were developed to become a barrier to screen the Bay Shore Concrete plant. It was also mentioned the boatel would have a residential "penthouse" on top in order to add character.

Ms. Rinner indicated the layout of the property would be in a grid format to mimic the Historic District with the buildings designed in a "u" shape. The architecture was planned to be traditional "shore" architecture. She reiterated all the buildings would have parking on the first floor with 1.5 parking spaces planned per unit. The parking garage would house golf carts to be provided for guests (and available for rentals) and would be designed to house refuse prior to pick up. The garages would also be designed to allow delivery trucks access to retail deliveries.

During the question and answer period, it was again pointed out that the angle from which one viewed the buildings changed the perspective. A tall building appears lower when viewed from certain angles.

Height was discussed using the Bay Shore Concrete ramp of 72 feet and the Haynie building of 42 feet as examples.

The boatel was discussed as being 6 stories tall housing a minimum of 4 stacks of boats. Tom Bonadeo stated he had visited Lynhaven Marine and suggested others do so to get the feeling of the boatel.

The question of who would own and maintain the piazza and walkway arose. Tom Gallagher stated initially it would be his responsibility, but later may be taken over by an owners' association. It was also brought up that if Bay Shore Concrete ever left the area, how the Gallagher project could tie in with a walking path.

Architectural style was again touched on. Mr. Gallagher stated he would work with the Planning Commission on the style, but envisions the Coastal Blend from South Carolina to New England. Balconies, impact resistant windows, etc. were suggested.

Conditional zoning versus by right was discussed in detail. The overall intent of the Harbor area was to be a balance between residential and commercial. The application suggested residential zoning with commercial being conditional.

Ms. Rinner pointed out the environmental constraints – storm water issues were addressed by holding ponds and under parking space water storage with slow release. Pervious sidewalks, etc. were also touched.

All agreed fire and rescue units would have sufficient access in case of emergency. The streets would be private with the association responsible for maintenance.

Ms. Rinner pointed out there would be two entrances to each parking building which would have sufficient screening as to be unobtrusive.

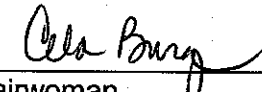
The fiscal impacts were then discussed. Only the real estate tax income was addressed, meals tax, occupancy tax, etc. were ignored and listed as additional income. The question arose of how much the area would cost the Town in police protection, public works, etc. It was stated the area would have its own security.

Heights and density were then addressed.

Tom Bonadeo agreed to put the new materials together and reassemble the materials to be available at the October meeting. Joan Natali asked if he could also research the proposed height of the new structure at Bay Shore Concrete and whether Sugar Run would be intending to build additional structures.

Motion made by Joan Natali, seconded by Ken Kuttler and unanimously approved to adjourn the recessed portion of the Planning Commission meeting.


Town Clerk


Chairwoman