

**TOWN COUNCIL
Public Hearing & Regular Meeting
Cape Charles Civic Center
December 15, 2022
6:30 PM**

At approximately 6:30 p.m. Mayor William “Smitty” Dize, having established a quorum, called to order the Public Hearing & Regular Meeting of the Cape Charles Town Council. In addition to Mayor Dize, in attendance were Vice Mayor Bennett, Councilmen Buchholz, Follmer and Grossman, and Councilwomen Holloway and O’Brien. Also, in attendance were Mayor-elect Adam Charney, Councilman-elect Ken Butta, Town Manager John Hozey, Planner/Zoning Administrator Katie Nunez, Treasurer Deborah Pocock, Police Chief Jim Pruitt, Special Assistant to the Town Manager Julie Pruitt, and Town Clerk Libby Hume. There were 13 members of the public physically in attendance, and 11 viewers on Facebook.

A moment of silence was observed followed by the recitation of the Pledge of Allegiance.

PUBLIC HEARING:

Mayor Dize announced that this evening’s public hearing was to receive comments regarding A) Fiscal Year 2022-2023 Proposed Budget Amendment; and B) the updated Historic District Design Guidelines.

A. *Fiscal Year 2022-2023 Proposed Budget Amendment:*

There were no comments to be heard on this item nor any comments received in writing prior to the meeting.

B. *Historic District Design Guidelines:*

There were no comments to be heard on this item nor any comments received in writing prior to the meeting.

Motion made by Councilman Grossman, seconded by Councilman Buchholz, to close the public hearing. The motion was approved by unanimous vote.

The public hearing was closed at 6:33 p.m.

RECOGNITION OF VISITORS / PRESENTATIONS:

A. *Proposed Workforce Housing Presentation (Bay Crossing) – Lance Marine*

Mr. Lance Marine provided an overview of the proposed workforce housing project, adding that the plans emphasized use of the outdoors with a lot of energy and effort put into the outdoor space, including a dog park. He envisioned an attractive, high quality residential structure built for sustainability. One of the changes being requested was a reduction in the minimum square footage from 1,000 square feet as it would not be possible to construct the number of planned multi-residential units and keep the project within budget to qualify for workforce housing. This was not a transient project, and much emphasis was placed on the amenities to be enjoyed as families grew. Future phases would be planned on the additional land available on the parcel. With the close proximity of the Cape Charles downtown area, golf cart and pedestrian connectivity was planned. Another part of the project included electric vehicle (EV) charging stations. (Please see attached for the presentation slides.)

John Hozey thanked Mr. Marine for his interest and effort in planning for this workforce housing development. There was an incredible need for workforce housing in the town and county. He added that the Kiptopeke Inn was another workforce housing project in the county, but the smallest unit in the proposed Bay Crossings development was still larger than the largest unit at

the Kiptopeke Inn. John Hozey went on to explain that one of the requirements of the Planned Unit Development (PUD) documents was a second use as commercial. The EV charging stations represented the second use. The Town had received numerous requests to install EV charging stations, but it was not necessarily considered a Town function.

B. *Recognition of Employee Celebrating 10-Year Anniversary*

Mayor Dize stated that Scottie Neville, the Town's water plant manager, celebrated his 10th anniversary with the Town on December 10, 2022. Mr. Neville had done a very good job for the Town and even slept at the plant on occasion during bad snowstorms. Mayor Dize gave the Certificate of Appreciation to John Hozey to present to Scottie Neville.

PUBLIC COMMENTS FOR ITEMS NOT SUBJECT TO THE ADVERTISED PUBLIC HEARING: (3 MINUTES PER SPEAKER)

Bill Bridgeforth, Cape Charles resident

Mr. Bridgeforth expressed his support of the Planning Commission's recommendation to leave all the properties on Randolph Avenue which were currently zoned as residential R-1 on Randolph Avenue as is and urged Council to approve the Commission's recommendation.

Dianne Davis, Cape Charles resident and member of the Cape Charles Memorial Library Board

Ms. Davis addressed the Council regarding the Cape Charles Memorial Library and their recent activities as part of Festive Fridays. (Please see attached.)

There were no additional comments to be heard nor any comments received in writing prior to the meeting.

CONSENT AGENDA

A. Approval of Agenda Format

B. Approval of Minutes:

- i. October 5 and 8, 2022 Town Council Town Hall Meetings
- ii. October 6, 2022 Public Forum re: Draft Comprehensive Plan
- iii. October 20, 2022 Town Council Public Hearing & Regular Meeting
- iv. October 27, 2022 Town Council & Planning Commission Joint Work Session
- v. November 9, 2022 Town Council & Planning Commission Joint Work Session
- vi. November 10, 2022 Town Council Public Hearing & Special Meeting
- vii. November 28, 2022 Town Council Work Session
- viii. November 30, 2022 Town Council Executive Session
- ix. December 1, 2022 Town Council Executive Session
- x. December 6, 2022 Planning Commission & Town Council Joint Public Hearing

C. Approval of September 30, 2022 and October 31, 2022 Financial Reports

Motion made by Councilman Grossman, seconded by Vice Mayor Bennett, to approve the consent agenda items as presented. The motion was approved by unanimous vote.

UNFINISHED BUSINESS:

There was no unfinished business for review.

NEW BUSINESS:

A. *Zoning Text Amendment Request for Bay Crossing – Resolution of Intent:*

Planner/Zoning Administrator Katie Nunez stated that she and John Hozey had been working with Mr. Lance Marine since early spring 2022 regarding the potential workforce housing development. Ms. Nunez continued as follows: i) In reviewing the requirements of the current zoning district (Residential R-3) it was recognized that it had limitations that did not fully support the type of project Mr. Marine was envisioning. In reviewing the PUD Ordinance template in the Cape Charles Zoning Ordinance, it was felt that this would be the best vehicle for the type of

project being proposed. Mr. Marine was in agreement that this would provide the flexibility relative to density, house unit size and some other development requirements; ii) The PUD template required two identified uses, that was why Mr. Marine came forward with the second use of an EV charging station. Additional commercial uses could be considered in the future; iii) There was also a requirement of a minimum of 5 acres. This lot had 11 acres in total, but Mr. Marine was not ready to commit the entire parcel at this time. Any future development of the remainder of the parcel would be brought to the Planning Commission and Town Council as conditional use permit applications; iv) Mr. Marine was not ready to provide a conceptual plan, which was another requirement of the PUD Ordinance template, but it was felt that the presentation provided earlier this evening was a good compromise to get things moving forward; v) The Planning Commission's housing subcommittee would be reviewing the minimum square footage requirements; vi) If Council were to vote to adopt the Resolution of Intent, the Planning Commission would be able to hold a public hearing at their January 3rd meeting and discuss the PUD Ordinance and other requirements with Mr. Marine. The Commission had 120 days to review and provide their recommendation to the Town Council. This would be one instance where the Planning Commission and Town Council would hold separate public hearings, which would provide the public ample time to speak on the project as well; vii) The Owner Affidavit for Permission to Represent was received today from General Builders, LLC since they were still the owner of the property.

Motion made by Councilman Grossman, seconded by Councilman Buchholz, to adopt Resolution of Intent 20221215A Zoning Ordinance Text Amendment and Map Amendment.

Mayor Dize read the complete text of Resolution of Intent 20221215A.

The motion was approved by unanimous vote. Roll call vote: Bennett, yes; Buchholz, yes; Follmer, yes; Grossman, yes; Holloway, yes; O'Brien, yes.

B. *Adoption of Comprehensive Plan:*

John Hozey stated that everyone worked hard on this, and he felt that we have a good product.

Motion made by Councilman Grossman, seconded by Councilman Buchholz, to adopt Resolution 20221215B Adoption of the Town of Cape Charles Comprehensive Plan Update.

There was some discussion regarding the mixed-use designations from Mason to Randolph Avenues. i) Councilman Grossman stated that he had made the recommendation that the corner lots facing Randolph Avenue remain as residential, and all existing residences on Randolph Avenue should remain as residential and not proposed as future mixed-use; ii) Katie Nunez stated that the map had been updated and all the residential parcels would remain as residential. The only changes were the two lots where the Town Council had approved commercial – the lot on the corner of Strawberry Street and the mid-block lot for the Hotel Cape Charles; iii) Katie Nunez had also been working on a GIS Platform, which would be available online, where anyone could look at the zoning layers and future land use map.

Mayor Dize moved for adoption of Resolution 20221215B as noticed and forewent reading of the Resolution.

The motion was approved by unanimous vote. Roll call vote: Bennett, yes; Buchholz, yes; Follmer, yes; Grossman, yes; Holloway, yes; O'Brien, yes.

C. *Adoption of the Historic District Design Guidelines:*

Mayor Dize stated that the Guidelines had been reviewed in detail during previous work sessions.

Motion made by Councilman Grossman, seconded by Councilman Buchholz, to adopt Resolution 20221215C Adoption of the Town of Cape Charles Historic District Design Guidelines.

Mayor Dize moved for adoption of Resolution 20221215C as noticed and forewent reading of the Resolution.

The motion was approved by unanimous vote. Roll call vote: Bennett, yes; Buchholz, yes; Follmer, yes; Grossman, yes; Holloway, yes; O'Brien, yes.

Mayor Dize stated that the items under 8D had been reviewed and discussed in detail in previous work sessions.

Katie Nunez added that the public hearings for all items were held as required on December 6th and no comments were received.

D. Zoning Ordinance Amendments:

i. Reaffirmation of Historic District Overlay Map & Zoning Text Amendment to § 8.3:

Motion made by Councilman Grossman, seconded by Councilwoman Holloway, to adopt Ordinance 20221215A Reaffirming the Historic District Overlay Map and Amending Cape Charles Zoning Ordinance Section 8.3-Inventory of Landmarks and Contributing Properties Established.

Mayor Dize moved for adoption of Ordinance 20221215A as noticed and forewent reading of the Ordinance.

The motion was approved by unanimous vote. Roll call vote: Bennett, yes; Buchholz, yes; Follmer, yes; Grossman, yes; Holloway, yes; O'Brien, yes.

ii. Zoning Text Amendment - § 3.2-District Regulations - Single Family Residential District R-1

Katie Nunez explained the reasoning behind the deletion of vinyl siding from these sections was to eliminate the conflict between the Zoning Ordinance and the Historic District Design Guidelines. Although the language related to vinyl siding was being removed from the Zoning Ordinance, there was a process in the Historic District Design Guidelines for the use of alternative materials that would be considered by the Historic District Review Board on a case-by-case basis.

Motion made by Councilman Buchholz, seconded by Councilman Grossman, to adopt Ordinance 20221215B Amending Cape Charles Zoning Ordinance Sections 3.2 (I)-District Regulations - Single Family Residential District R-1, and 3.6-District Regulations - Commercial District C-1.

Mayor Dize moved for adoption of Ordinance 20221215B as noticed and forewent reading of the Ordinance.

The motion was approved by unanimous vote. Roll call vote: Bennett, yes; Buchholz, yes; Follmer, yes; Grossman, yes; Holloway, yes; O'Brien, yes.

iii. Zoning Text Amendment - § 8.3-Inventory of Landmarks and Contributing Properties Established:

Motion made by Vice Mayor Bennett, seconded by Councilman Grossman, to adopt Ordinance 20221215C Amending Cape Charles Zoning Ordinance Section 8.3-Inventory of Landmarks and Contributing Properties Established.

Mayor Dize moved for adoption of Ordinance 20221215C as noticed and forewent reading of the Ordinance.

The motion was approved by unanimous vote. Roll call vote: Bennett, yes; Buchholz, yes; Follmer, yes; Grossman, yes; Holloway, yes; O'Brien, yes.

iv. *Zoning Text Amendment - § 8.4-Application of the District; Relation to Other Zoning Districts:*

Motion made by Councilman Grossman, seconded by Councilwoman Holloway, to adopt Ordinance 20221215D Amending Cape Charles Zoning Ordinance Section 8.4-Application of the District; Relations to Other Zoning Districts.

Mayor Dize moved for adoption of Ordinance 20221215D as noticed and forewent reading of the Ordinance.

The motion was approved by unanimous vote. Roll call vote: Bennett, yes; Buchholz, yes; Follmer, yes; Grossman, yes; Holloway, yes; O'Brien, yes.

v. *Zoning Text Amendment - § 8.8-Historic District Review Board; Terms:*

John Hozey explained that currently, the only way to remove a member from any of the Town's boards was by cause. This proposed language changed it so members served at the will of the Town Council. This change would also be made for all other boards except the Planning Commission and Board of Zoning Appeals.

Motion made by Vice Mayor Bennett, seconded by Councilman Buchholz, to adopt Ordinance 20221215E Amending Cape Charles Zoning Ordinance Section 8.8-Historic District Review Board; Terms.

Mayor Dize moved for adoption of Ordinance 20221215E as noticed and forewent reading of the Ordinance.

The motion was approved by unanimous vote. Roll call vote: Bennett, yes; Buchholz, yes; Follmer, yes; Grossman, yes; Holloway, yes; O'Brien, yes.

vi. *Zoning Text Amendment - § 8.14-Historic District Review Board; Powers and Duties:*

Motion made by Councilman Buchholz, seconded by Vice Mayor Bennett, to adopt Ordinance 20221215F Amending Cape Charles Zoning Ordinance Section 8.14 (E)-Historic District Review Board; Powers and Duties.

Mayor Dize moved for adoption of Ordinance 20221215F as noticed and forewent reading of the Ordinance.

The motion was approved by unanimous vote. Roll call vote: Bennett, yes; Buchholz, yes; Follmer, yes; Grossman, yes; Holloway, yes; O'Brien, yes.

vii. *Zoning Text Amendment - § 8.20-Design Guidelines; Recommendations for Review:*

Motion made by Vice Mayor Bennett, seconded by Councilman Grossman, to adopt Ordinance 20221215G Amending Cape Charles Zoning Ordinance Section 8.20-Design Guidelines; Recommendations for Review.

Mayor Dize moved for adoption of Ordinance 20221215G as noticed and forewent reading of the Ordinance.

The motion was approved by unanimous vote. Roll call vote: Bennett, yes; Buchholz, yes; Follmer, yes; Grossman, yes; Holloway, yes; O'Brien, yes.

viii. *Zoning Text Amendment - § 8.20 (A)-Design Guidelines; Recommendations for Review:*

Motion made by Councilman Grossman, seconded by Councilwoman Holloway, to adopt Ordinance 20221215H Amending Cape Charles Zoning Ordinance Section 8.20 (A)-Design Guidelines; Recommendations for Review.

Mayor Dize moved for adoption of Ordinance 20221215H as noticed and forewent reading of the Ordinance.

The motion was approved by unanimous vote. Roll call vote: Bennett, yes; Buchholz, yes; Follmer, yes; Grossman, yes; Holloway, yes; O'Brien, yes.

ix. *Zoning Text Amendment - § 8.25 (A)-Receipt of Application:*

Motion made by Vice Mayor Bennett, seconded by Councilman Grossman, to adopt Ordinance 20221215I Amending Cape Charles Zoning Ordinance Section 8.25 (A)-Receipt of Application.

Mayor Dize moved for adoption of Ordinance 20221215I as noticed and forewent reading of the Ordinance.

The motion was approved by unanimous vote. Roll call vote: Bennett, yes; Buchholz, yes; Follmer, yes; Grossman, yes; Holloway, yes; O'Brien, yes.

x. *Zoning Text Amendment - § 8.29-Expiration of Certificates of Appropriateness:*

Councilman Follmer noted that the proposed changes showed the majority of the times in the section to be changed from twelve months to six months with the exception of the first line.

Katie Nunez stated that was an oversight and should also be changed to six months.

Motion made by Councilman Follmer, seconded by Councilman Buchholz, to correct the timeframe in the first line of Section 8.29 to show six months. The motion was approved by unanimous vote.

Motion made by Councilman Buchholz, seconded by Councilman Grossman, to adopt Ordinance 20221215J Amendment to Cape Charles Zoning Ordinance Section 8.29-Expirations of Certificates of Appropriateness.

Mayor Dize moved for adoption of Ordinance 20221215J as noticed and forewent reading of the Ordinance.

The motion was approved by unanimous vote. Roll call vote: Bennett, yes; Buchholz, yes; Follmer, yes; Grossman, yes; Holloway, yes; O'Brien, yes.

E. *Fiscal Year 2023 Budget Amendment:*

John Hozey stated that the mid-year budget was discussed at a work session on November 28th, and there were no additional changes in the proposed budget amendment. The public hearing had been advertised as required and no comments were heard during the public hearing held earlier this evening.

Motion made by Vice Mayor Bennett, seconded by Councilman Follmer, to adopt the Fiscal Year 2023 Budget Amendment as proposed.

Councilwoman Holloway stated that Cape Charles Main Street and the Town of Cape Charles worked together to submit an application for a Northampton County Infrastructure Grant for the proposed visitors center and restroom, and she was proud to announce that the application was

approved for a grant of \$100K. With this new development, the proposed Fiscal Year 2023 Budget needed to be amended.

Motion made by Councilwoman Holloway, seconded by Vice Mayor Bennett, to reduce the appropriation from the ARPA funding by \$100K for the construction of the visitors center and restroom, and replacing it with \$100K of grant revenue from the Northampton County Infrastructure Grant. The motion was approved by unanimous vote.

Vice Mayor Bennett amended his original motion, which was seconded by Councilman Grossman, to adopt the Fiscal Year 2023 Budget Amendment as amended. The motion was approved by unanimous vote.

F. Board of Zoning Appeals Member Reappointment:

Motion made by Councilman Grossman, seconded by Councilwoman Holloway, to reappoint Mr. Pete Baumann to the Board of Zoning Appeals for another term. The motion was approved by unanimous vote.

TOWN MANAGER COMMENTS

John Hozey commented as follows: i) He informed Council that the 2022 Community Survey would be launched next week. Hard copies would be mailed with the utility bills, and it would be available electronically in Survey Monkey. A Special Gazette would go out next week with the link to the survey, and the link would also be on Facebook; ii) When the Comprehensive Asset Purchase Agreement for the water and wastewater plants were approved, majority of the schedules were incomplete. Most of the schedules were now complete and he had forwarded them to the Mayor and Council via email. Libby Hume worked to compile all the documents and uploaded them to the website for public review; iii) He gave a big shout out to the Finance Department for the incredible work done to finally get the tax billing completed today. The bills would be mailed tomorrow with a January 3, 2023 postmark deadline. It was a ridiculous amount of work, and he hoped that the County would work on addressing the issues in the future. He thanked Deborah Pocock and her staff. Deborah Pocock interjected stating that she had changed the deadline to January 5th to allow three weeks for payment. She reminded everyone that if they wanted to claim the taxes as a deduction on their 2022 Federal income tax return, the payment must be postmarked by December 31, 2022.

MAYOR AND COUNCIL COMMENTS

Councilman O'Brien commented as follows: i) Staff, the Planning Commissioners and Council had gone through a lot regarding zoning, and she felt that the amendments would help make things easier for the citizens and everyone involved; ii) She was happy to see that the Comprehensive Plan update was able to be completed this year; iii) This was her last Council meeting. She would be enjoying the fun from the other side of the dais in the future.

Councilman Grossman commented as follows: i) He expressed his appreciation to Pete Baumann for his continued service on the Board of Zoning Appeals; ii) He expressed his appreciation to Mayor Dize and Councilwoman O'Brien for what they had brought to the table during their tenure; iii) He commended Libby Hume on the 90 pages of minutes included on this agenda and admitted that he had not read every word; iv) He commended Katie Nunez and Tracy Outten for their work on the Comprehensive Plan and Historic District Design Guidelines, along with Article VIII of the Zoning Ordinance. Staff, along with the Historic District Review Board and Planning Commission, had been working on these documents for four or five years and he was glad that they were finally completed.

Councilman Follmer gave a huge shout out to Cape Charles Main Street and the organizers of Festive Fridays. He was overwhelmed with the positive feedback received. Festive Fridays continued to get better each year which was reflected in the increased business. Getting the sponsors for the lights, and with the addition of the street closure, everyone who attended enjoyed themselves. After the last couple of years, we all needed this event.

Vice Mayor Bennett commented as follows: i) He had been on Council for quite a while and had never received a 544-page Council packet. The work being produced by staff was incredible; ii) Since this was their last meeting, he wanted to take this opportunity to thank Councilwoman O'Brien and Mayor Dize for all that they had contributed to this Council and therefore to the Town. Councilwoman O'Brien had only been on Council for a relatively short time, had made a definite and positive impact and he had enjoyed serving with her. Her comments were always well thought out and equally well articulated. He hoped to see her name on a future ballot. Mayor Dize had done an amazing job with a host of unusual and difficult situations during his four years in office. The challenges he had faced and the solutions to those challenges that he brought forth, he had always had the best interest of this town at the forefront of his decision-making. Vice Mayor Bennett added that he personally thought that Mayor Dize had been one of the best Mayors Cape Charles has had and he appreciated all that Mayor Dize had done while in this position. There were big shoes to fill. As Mayor Dize moved on to other challenges, he certainly wished him the best adding that he would be missed in this room for sure. Vice Mayor Bennett wished the best to both Councilwoman O'Brien and Mayor Dize.

Councilwoman Holloway commented about Festive Fridays stating that it took a true team. From the Town, they had the assistance of Chief Pruitt and his officers, and the Public Works crew. Everyone worked together to make Festive Fridays happen and the results were incredible. From Cape Charles Main Street, Tara Ashworth, Julie Crouse and Hilary Mason were the true coordinators. As volunteers, they typically did not receive any recognition and did not let any negativity pull them down. It was rewarding to see so many people in the shops, on the streets and in the restaurants each week. She also gave special thanks to Julie Pruitt for all her assistance with Festive Fridays, The Cookie Trail, Lighted Golf Cart Parade, and Grand Illumination.

Councilman Buchholz commented as follows: i) To Councilwoman O'Brien and Mayor Dize, he stated that it was a great honor to serve with them both; ii) He gave a shout out to Cape Charles Main Street for the picture perfect post card of the Christmas holiday; iii) The Town staff really killed the low-lying fruit and the amount of effort and volume of work done, keeping the priorities in mind, regarding the Comprehensive Plan, the tax dilemma, the new potential workforce housing, etc. There was a lot going on and another nine projects to complete before work could be done on the newer priorities. He gave a shout out to John Hozey and staff, adding that he hoped John Hozey would stick around.

Mayor Dize commented as follows: i) He was truly humbled that the citizens of Cape Charles had trusted him and elected him as Mayor. It had been an experience of a lifetime. He sat up at the dais and was able to see the Town in a different perspective. He had worked for the Town for 13 or 14 years but sitting up here was different. He has had the pleasure of working with the smartest people here - Chris Bannon who had been here since the beginning of time and served the Town well, Cela Burge who was now a judge, and the six individuals sitting at the dais tonight; ii) He named Councilman Buchholz as best dressed, Councilman Follmer for his punctuality, Councilwoman Holloway for being a bull in a China shop when she had something on her mind. He stated that he chose Steve Bennett as vice mayor since they had worked together when he was the harbormaster and Vice Mayor Bennett was on the Harbor Area Review Board. Vice Mayor Bennett was smart, well-read, and well respected. He appreciated Vice Mayor Bennett being by his side throughout his term. There were a lot of good people around him to advise him. Councilman Grossman - He asked him to step in as planner while the position was vacant; iii) He was very proud of all that had been accomplished. He went on to state that if we did not have the proper staff in the proper places, things could not move forward. He paid tribute to the appointed officers of the Town - Libby Hume, Jim Pruitt, Deborah Pocock and John Hozey; iv) His greatest accomplishment was hiring John Hozey. He remembered when he spoke to Governor Walker on the phone, he was told that some people talked about doing things and some people were doers - John Hozey was a doer. He hoped John Hozey never stopped doing for the Town; iv) He stepped off the dais and thanked Ken Butta and Adam Charney

for their willingness to serve the Town; v) He concluded by stating that if anyone ever saw his name on any ballot in the future, he hoped they would vote for him.

Mayor Dize read the announcements, adding the Dropping of the Crab Pot on December 31st.

Motion made by Councilman Grossman, seconded by Vice Mayor Bennett, to adjourn the Town Council Public Hearing & Regular Meeting. The motion was approved by unanimous vote.

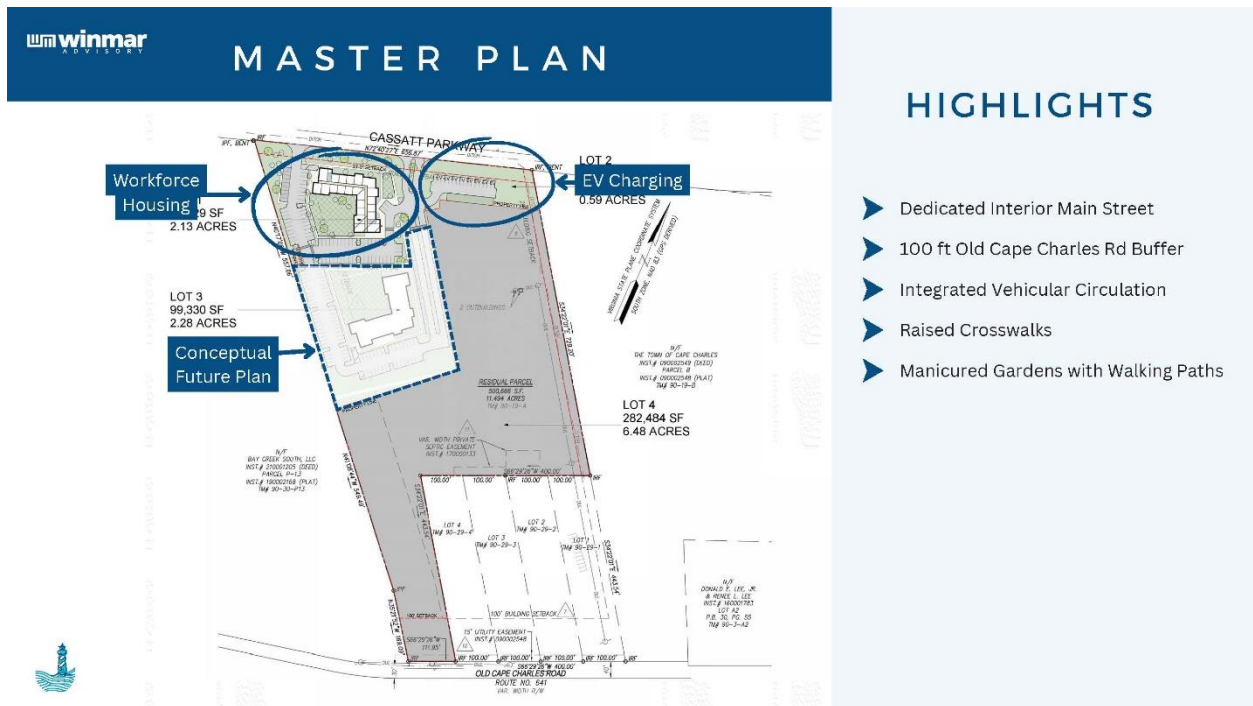
The Public Hearing & Regular Meeting adjourned at 7:56 p.m.

Mayor Dize

Town Clerk

December 15, 2022 Town Council Public Hearing & Regular Meeting Comments and Information Provided in Writing

Bay Crossing Work Force Housing Presentation – Lance Marine



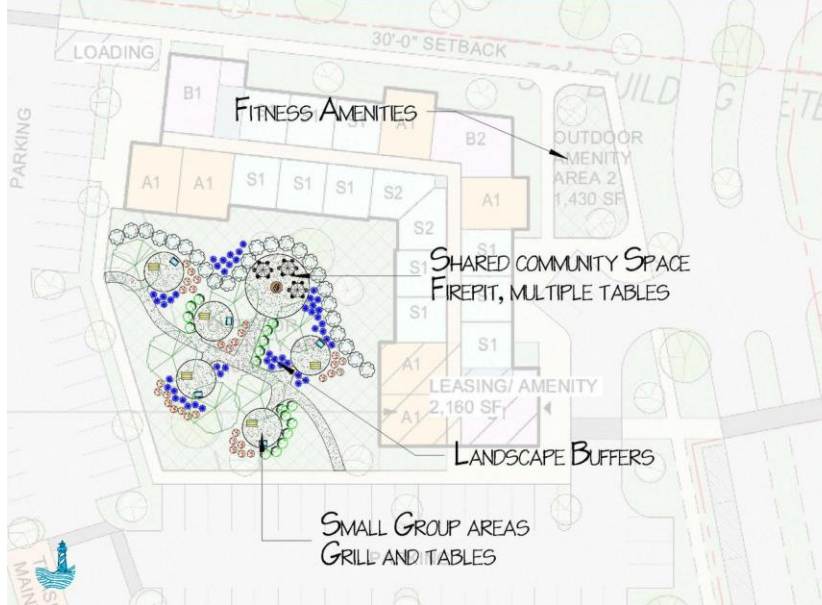
CONCEPT DESIGN



HIGHLIGHTS

- ▶ Dedicated Interior Main Street
- ▶ 100 ft Old Cape Charles Rd Buffer
- ▶ Integrated Vehicular Circulation
- ▶ Raised Crosswalks
- ▶ Manicured Gardens with Walking Paths
- ▶ 63 Units
 - 62% Studios (360 SF)
 - 27% 1 Bedrooms (520 SF)
 - 11% 2 Bedrooms (700 SF)
- ▶ 1.25 Parking Spaces per Bedroom
- ▶ 2.13 Acres
- ▶ 12% Amenity Space
- ▶ 37% FAR

LANDSCAPE PLAN



HIGHLIGHTS

- ▶ Dedicated Interior Main Street
- ▶ 100 ft Old Cape Charles Rd Buffer
- ▶ Integrated Vehicular Circulation
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- ▶ Manicured Gardens with Walking Paths
- ▶ 63 Units
 - 62% Studios (360 SF)
 - 27% 1 Bedrooms (520 SF)
 - 11% 2 Bedrooms (700 SF)
- ▶ 1.25 Parking Spaces per Bedroom
- ▶ 2.13 Acres
- ▶ 12% Amenity Space
- ▶ 37% FAR
- ▶ Dog Park
- ▶ Courtyard
 - Fire Pits
 - Grills
 - Picnic Tables
 - Walking Paths
 - Hammocks

ELEVATION

NORTH FACING



ELEVATION

EAST FACING



UNIT PLAN

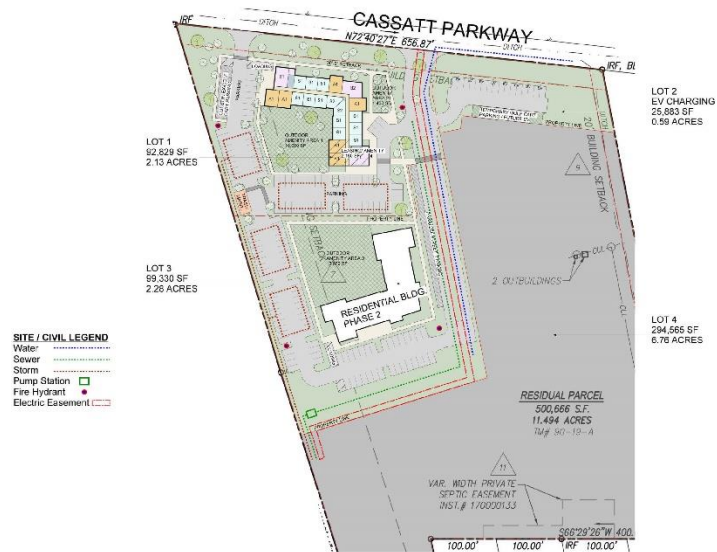


CONCEPTUAL UNIT PLAN - S1
AREA : 360 SF
SCALE : 1/4"=1'-0"



CONCEPTUAL UNIT PLAN - A1
AREA : 520 SF
SCALE : 1/4"=1'-0"

CIVIL PLAN





Dianne Davis, Cape Charles resident, and member of the Cape Charles Memorial Library Board

Good evening,

I am Dianne Davis, resident, and a member of the Cape Charles Memorial Library Board.

We would like to thank you for your support by becoming a member of the library, and special thanks to those of you who joined and received your membership cards during our celebration of Library Week. For those of you who have not joined, you still have the opportunity to do so. We welcome you.

We are proud to inform you that on December 2, Festive Friday, we had 120 visitors and the children participated in the arts and crafts that the staff and Board members assisted them with. On December 9, we had 180 visitors. Also, thanks to those of you on the Council and Town Manager for stopping by.

We are proud of the staff that we have as well as our patrons who visit us from day to day.

Have a blessed and safe Christmas.