



# PUBLIC FORUM

Cape Charles Civic Center  
500 Tazewell Avenue

October 6, 2022  
6:30 PM

- A. Draft Comprehensive Plan Update Presentation by Summit Design and Engineering Services
- B. Open Discussion

The public forum will be streamed to Facebook for interested parties unable to attend in person for viewing purposes only. Facebook viewers will not be able to actively participate in the discussion

# **Cape Charles Comprehensive Plan & Zoning Ordinance Update Open House 10.6.22**



# Summit's Team.



**Anne Darby, AICP**

Project Lead, Planning Manager



**Michael Stapor, AICP**

Planner II



**Noah Holmes Foster**

Planner I

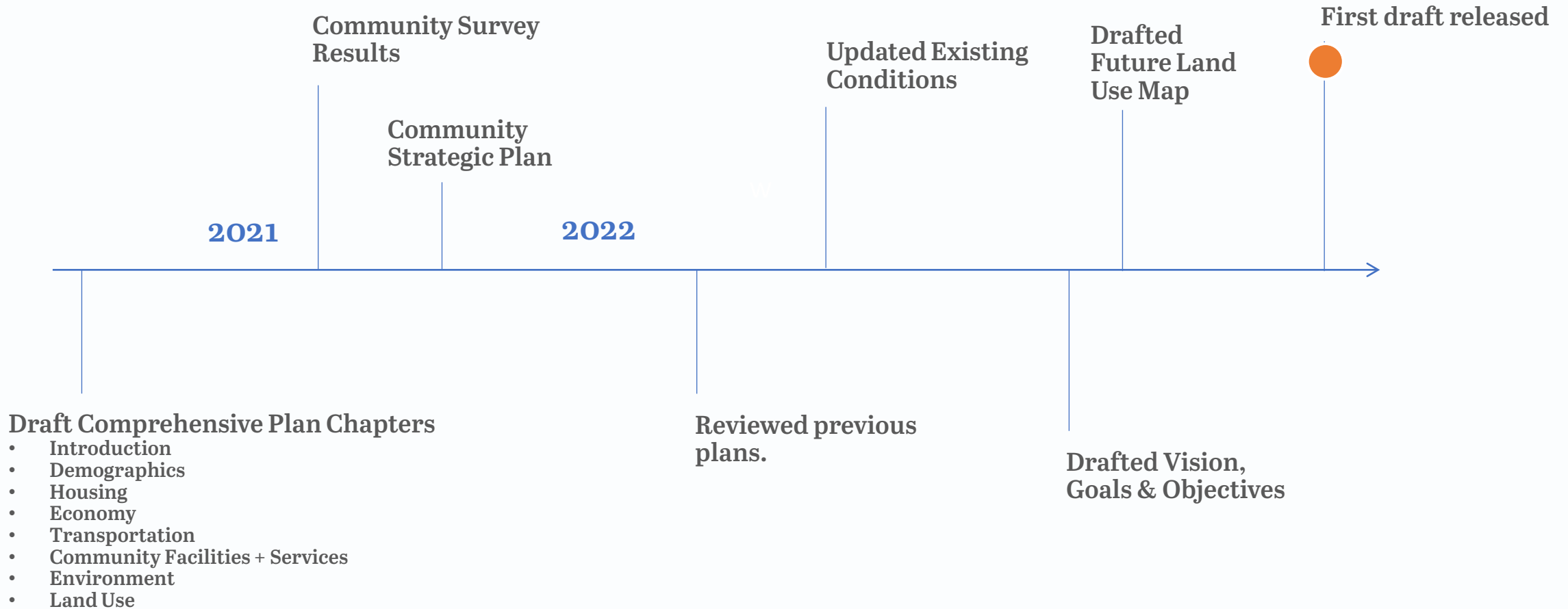
+ Other Summit staff, as needed...

# The Process So Far.





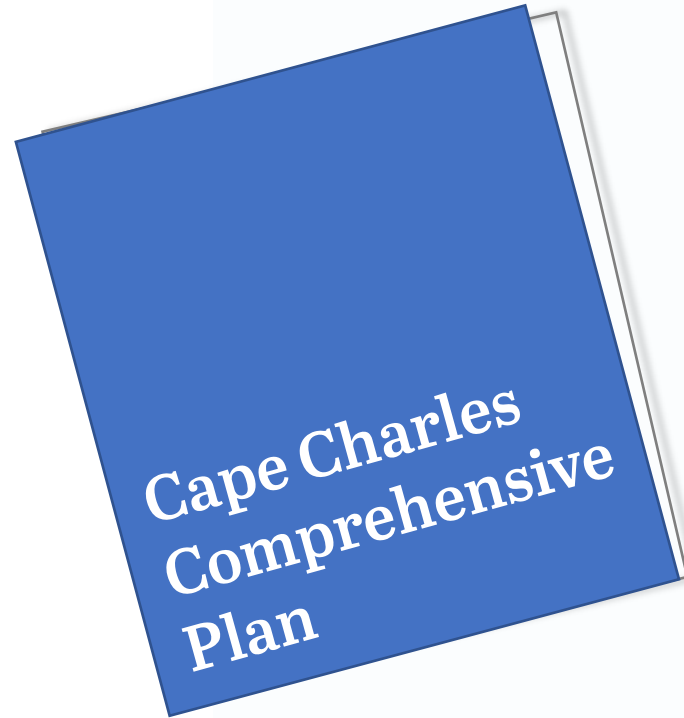
# We are Here.



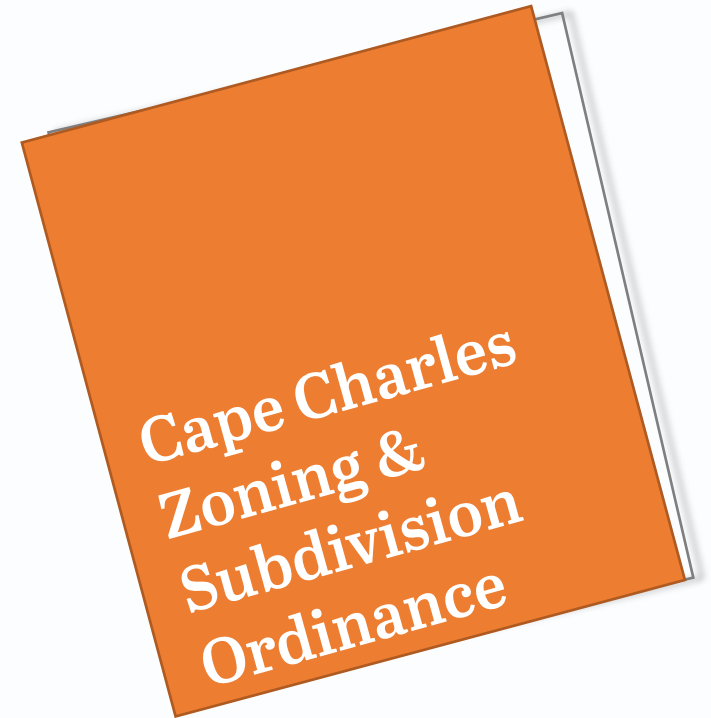
# The Process.



Reviewed Previous Work +  
Community Strategic Plan  
2021

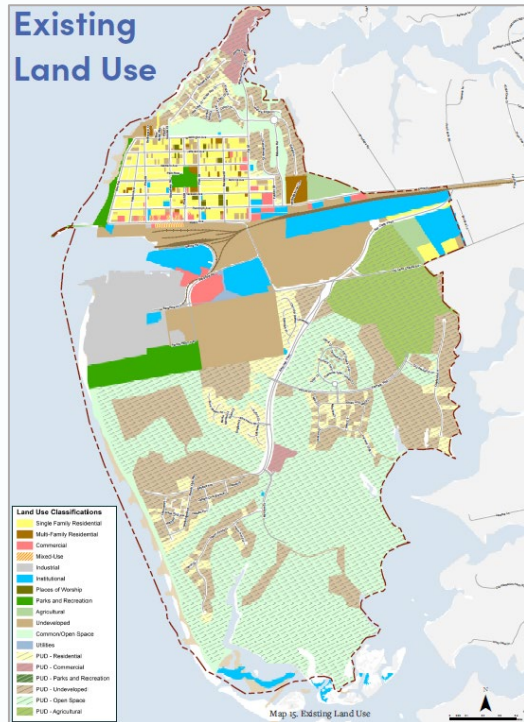


Includes updated Existing  
Conditions, Vision, Goals  
& Objectives

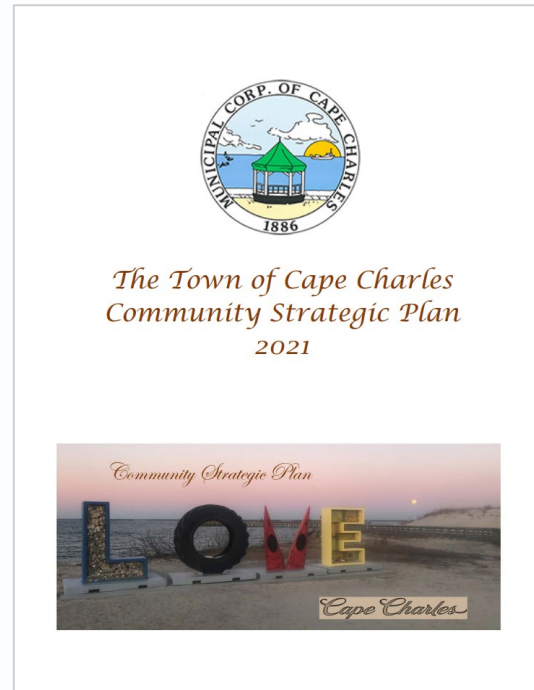


Will be updated according  
to the new plan.

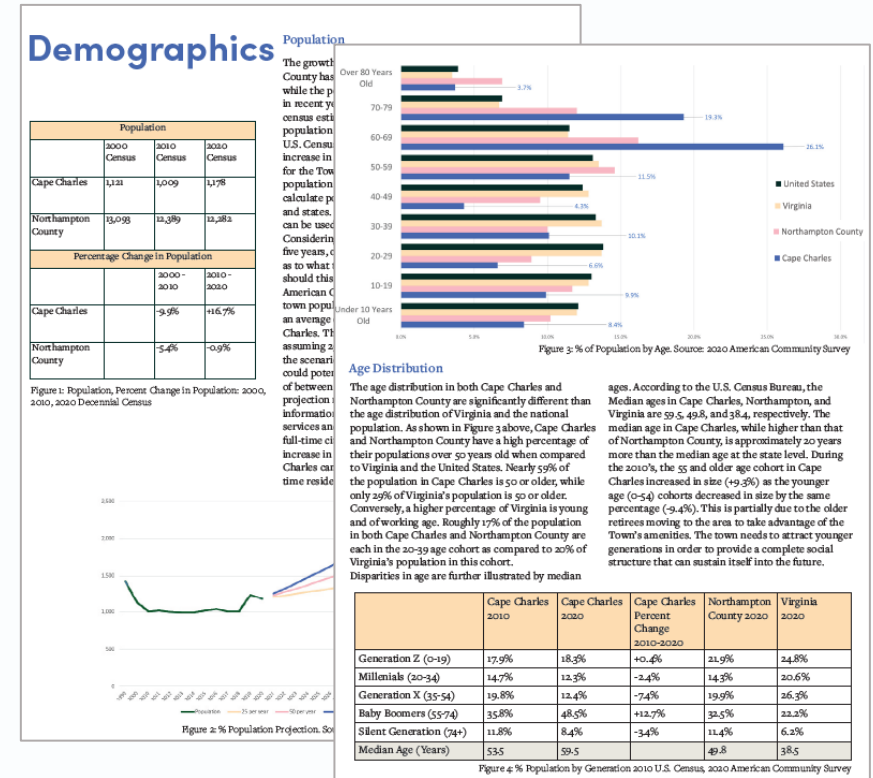
# Our Work So Far.



Mapping



Reviewed Previous Work



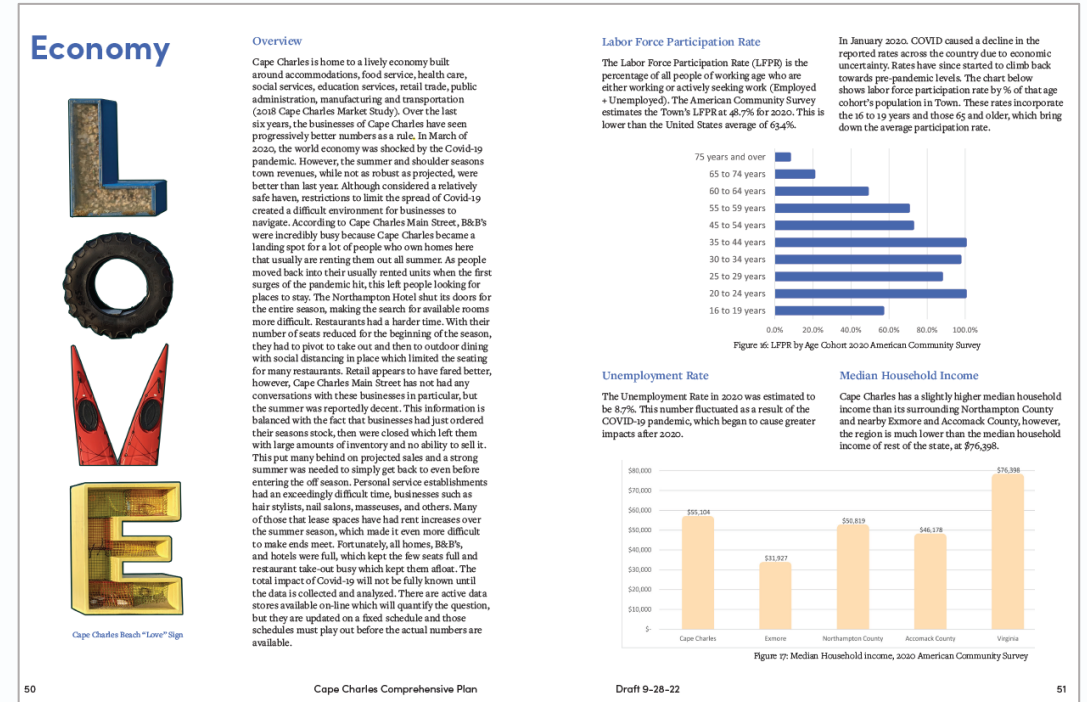
Updated Demographic Information

# Comprehensive Plan Draft.



## Draft Chapters

- Introduction
- Context
- Public Input
- Housing
- Economy
- Transportation
- Community Facilities + Services
- Environment
- Land Use + Future Land Use
- Implementation Matrix
- Appendix



Visually appealing with images, explanations. Additional narrative text added.



# Updated Existing Conditions.

## Demographics

| Population                      |             |             |             |
|---------------------------------|-------------|-------------|-------------|
|                                 | 2000 Census | 2010 Census | 2020 Census |
| Cape Charles                    | 1,121       | 1,009       | 1,178       |
| Northampton County              | 13,093      | 12,389      | 12,282      |
| Percentage Change in Population |             |             |             |
|                                 | 2000 - 2010 | 2010 - 2020 |             |
| Cape Charles                    | -9.9%       | +16.7%      |             |
| Northampton County              | -5.4%       | -0.9%       |             |

Figure 1: Population, Percent Change in Population: 2000, 2010, 2020 Decennial Census

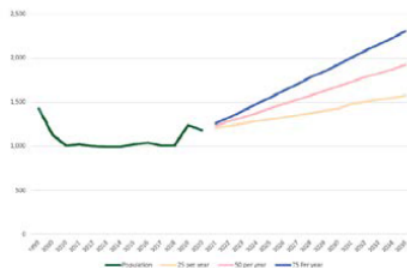


Figure 2: % Population Projection. Source: U.S. Census Bureau

### Population

The growth rate of full-time residents in Northampton County has been declining, although this has slowed, while the population of Cape Charles has grown slightly in recent years after past decline. The most recent census estimate states that Cape Charles' full-time population is now 1,178. Though not measured by the U.S. Census Bureau, the Town has also observed a major increase in part-time residents. Population projections for the Town are not available from major sources of population projections, such as the U.S. Census Bureau, calculate population projections only for cities, counties and states. However, several estimates of growth rates can be used to examine future changes in population. Considering the increase on average using the past five years, one can project using various assumptions as to what the population may look like through 2035 should this recent growth trend continue. Using American Community Survey (ACS) Census data, the town population increased during the last four years at an average of 82 full-time residents each year to Cape Charles. The chart below depicts population projections assuming 25, 50 and 75 new residents per year. Using the scenario assumptions, the Town of Cape Charles could potentially have a full-time residential population of between 1,578 - 2,303 by 2035. Although this growth projection might not ultimately be accurate, this information is important for potential impacts to town services and facilities to meet projected demand from full-time citizens, second home owners, and visitors. The increase in secondary home rentals and tourism in Cape Charles can also be two to three times the normal full-time residential population during the warmer season.



Figure 3: % of Population by Age. Source: 2010 American Community Survey

### Age Distribution

The age distribution in both Cape Charles and Northampton County are significantly different than the age distribution of Virginia and the national population. As shown in Figure 3 above, Cape Charles and Northampton County have a high percentage of their populations over 50 years old when compared to Virginia and the United States. Nearly 59% of the population in Cape Charles is 50 or older, while only 29% of Virginia's population is 50 or older. Conversely, a higher percentage of Virginia is young and of working age. Roughly 17% of the population in both Cape Charles and Northampton County are each in the 20-39 age cohort as compared to 30% of Virginia's population in this cohort. Disparities in age are further illustrated by median

ages. According to the U.S. Census Bureau, the median ages in Cape Charles, Northampton, and Virginia are 59.5, 49.8, and 38.4, respectively. The median age in Cape Charles, while higher than that of Northampton County, is approximately 20 years more than the median age at the state level. During the 2010's, the 55 and older age cohort in Cape Charles increased in size (+9.3%) as the younger age (0-54) cohorts decreased in size by the same percentage (-9.4%). This is partially due to the older retirees moving to the area to take advantage of the Town's amenities. The town needs to attract younger generations in order to provide a complete social structure that can sustain itself into the future.

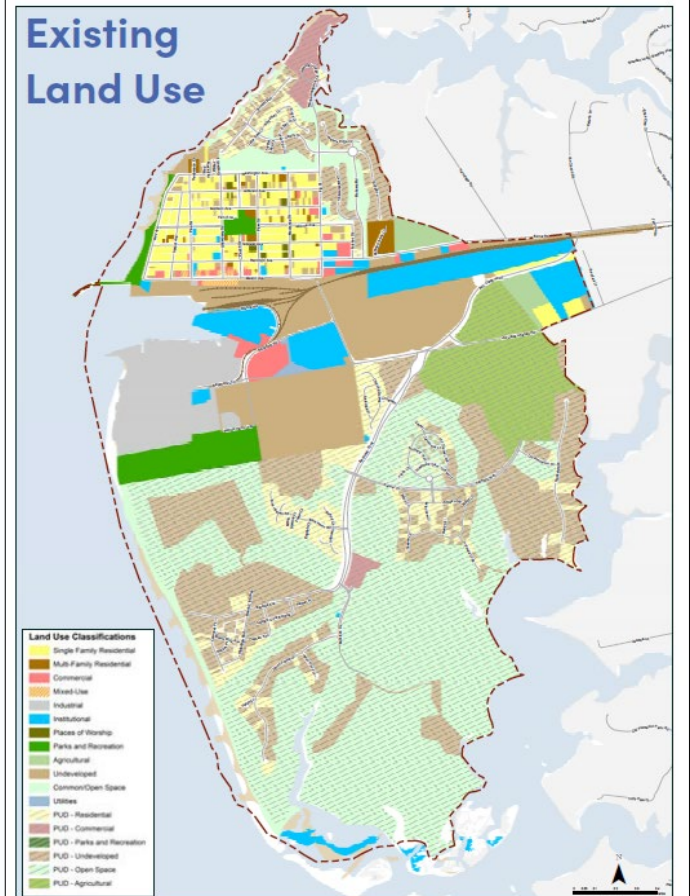
|                         | Cape Charles 2010 | Cape Charles 2020 | Cape Charles Percent Change 2010-2020 | Northampton County 2020 | Virginia 2020 |
|-------------------------|-------------------|-------------------|---------------------------------------|-------------------------|---------------|
| Generation Z (0-19)     | 17.9%             | 18.3%             | +0.4%                                 | 21.9%                   | 24.8%         |
| Millennials (20-34)     | 14.7%             | 12.3%             | -2.4%                                 | 14.3%                   | 20.6%         |
| Generation X (35-54)    | 19.8%             | 12.4%             | -7.4%                                 | 19.9%                   | 26.3%         |
| Baby Boomers (55-74)    | 35.8%             | 48.5%             | +12.7%                                | 32.5%                   | 22.2%         |
| Silent Generation (75+) | 11.8%             | 8.4%              | -3.4%                                 | 11.4%                   | 6.2%          |
| Median Age (Years)      | 59.5              | 59.5              |                                       | 49.8                    | 38.5          |

Figure 4: % Population by Generation 2010 U.S. Census, 2020 American Community Survey

Cape Charles | Existing Conditions

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## Existing Land Use



Cape Charles | Existing Conditions

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Updated with latest available demographic information.

New / Updated Maps

# Vision, Goals, Objectives & Strategies.

“The people of Cape Charles cherish and nurture the unique qualities of this small, historic town. At the same time, Cape Charles will reach for a future that gives all citizens the opportunity for prosperity, cultural enrichment, access to environmental treasures, and secure, sustainable homes.”

Vision from Public input, Strategic Plan, Town staff, and Planning Commission + Town Council input

## Objectives and Strategies:

1. Pursue appropriate additional supply and diversity of housing, including smaller single-family homes, duplexes, townhomes, and condos to increase the availability of affordable housing.
  - a. Assess potential incentives for mixed-income housing development.
  - b. Consider the benefits of enacting a mandatory Workforce Housing Unit ordinance, as authorized by Virginia Code § 15.2-2305, as well as other strategies implemented by peer localities.
2. Review Zoning Ordinance to identify barriers to the development of mixed-income housing, as well as housing that is naturally more affordable.
  - a. Assess opportunities to increase density in the Historic District while maintaining the architectural character of the area.
  - b. Identify opportunities to decrease parking minimums and/or setbacks in certain zoning districts to increase the amount of developable land on each parcel.
  - c. Assess the findings in the report 'Overcoming Land Use Ordinance Barriers to Housing Development' in Northampton County including Town of Cape Charles (published May 27, 2022)
3. Use findings from Eastern Shore of Virginia Regional Housing Study (published March 2022) to inform future land use and housing policy.
  - a. Conduct a public awareness campaign.
  - b. Preserve existing and promote the development of new housing of diverse types.
  - c. Consider other recommendations from Regional Housing Study.
4. Encourage development of affordable workforce housing.
  - a. Amend Zoning Ordinance to permit greater density where appropriate.
  - b. Identify and promote Town-owned sites for housing development.
  - c. Engage local businesses about the housing needs of their employees and distribute said information to County and Regional Housing officials.
5. Subject to staff resources, participate in housing financing programs.
  - a. Consider participating in programming, loan, and grant initiatives that support affordable housing, such as Tax-Exempt Bond Financing, the Housing Choice Voucher Program, and the Low-Income Housing Tax Credit Program.
  - b. Disseminate housing assistance information focused on available financing for housing rehabilitation (i.e. Livable Home Tax Credits through DHCD, Rehabilitation Tax Credits through USDA); provide and promote these programs with targeted marketing materials on the Town website and in the offices of the Planning & Zoning and Building Departments.

Draft Strategies per topic area

# Draft Future Land Use Map.



**Conservation/Open Space:** These areas are intended for the conservation of natural resources and protection of open space. These areas include parks, recreational areas, and agricultural land.



**Entrance Corridor:** The Entrance Corridor is intended for the development of a mix of commercial and residential uses with appealing visual aesthetics, quality architecture, and high quality landscaping that enhance the character and first impressions of the Town.



**Historic Downtown Mixed Use:** The Historic Downtown Mixed Use category covers part of the existing downtown historic area of Cape Charles along Mason Avenue. Development in this area is intended to reflect the diversity of historic architectural features present in the Town and incorporate the diversity of uses that bring Main Street to life.

This plan allows for more flexible use of historic properties across the district. Rehabilitation of existing historic buildings and infill development should comply with Historic District guidelines with particular attention to how the buildings address the streetscape.

Buildings should be between two and four stories with minimal (if any) setbacks and ground floor uses that engage pedestrians with visually appealing facades.



**Historic Downtown Residential:** The Historic Downtown Residential category covers the majority of the original street grid in Cape Charles. Any new development in this area is intended to reflect the historic character of the core residential area and compliment features of existing structures.

This plan recognizes that some historic homes have been converted into lodging and other uses. As such, the plan intends flexibility in use while maintaining the character of the area and quality of life for residents.



**Planned Unit Development / PUD Conservation:** The Planned Unit Development surrounding the historic area of Cape Charles is intended to accomplish specific development goals, while being complementary to the Town's broader Vision and Objectives.



**Harbor District:** Further master planning will be conducted to create a strong vision for the Harbor District. The area is intended to develop in a way that mirrors the success of Mason Avenue and nearby historic residential blocks. The district could include structures between two and four stories with a mix of uses on an extension of the highly walkable street grid. Specific Harbor District design guidelines should be developed with particular attention to how buildings address the streetscape and the harbor front to create a lively and attractive extension of historic Cape Charles.



**Harbor District Industrial:** This category is for existing and future commercial and industrial uses along the southern area of the harbor. Although these uses may intense, the proximity to the deep water harbor is necessary for their function and for the economic diversity of the Town.



# Looking Ahead.

[illegible]



# Next Steps.

1. **Cleaning the document up (Formatting, etc.)**
2. **Public Meetings to review “final” draft**
3. **Begin Zoning Ordinance rewrite**

# Questions?

Contact: Katie Nunez at [knunez@capecharles.org](mailto:knunez@capecharles.org)

For a physical or digital copy of the draft plan, visit the Town Hall or Town website.