

Planning Commission

Work Session Agenda

Cape Charles Civic Center – 500 Tazewell Avenue

January 27, 2020 3:00 P.M.

1. Call to Order
 - a. Roll call and establish a quorum
2. Consent Agenda
 - a. Approval of agenda format
3. Order of Business
 - a. Comprehensive Plan update
 - i. Top Five Priorities
 - ii. Stakeholders
 - iii. Chapter Draft Reviews
4. Adjourn



PLANNING COMMISSION STAFF REPORT

Meeting Date: January 27, 2020

Item #: 3A

Background:

Scope and Schedule Phase One:

A scope and schedule for the Comprehensive Plan update is provided below. Phase One: Background and Vision, is scheduled for August 2019 through February 2020. Public input during phase one includes the following three items:

1. Kick-off workshop (held July 25)
2. Community survey (Completed on December 1)
3. Stakeholder meetings

The phase one tasks (and responsible parties, listed in italics) includes the following:

- Review existing plans, issues, and regulations (*all*)
- Craft a vision statement for Cape Charles (*Planning Commission*)
- Develop Comprehensive Plan scope and outline (*staff & Planning Commission*)
- Draft goals for scope topic areas (*Planning Commission*)

The phase one outputs include the following four items:

1. Analysis of existing plan and needs
2. Survey summary
3. Plan outline and inception report
4. Vision and goals

Delegated Tasks:

At the October 1 meeting, Commissioner Stramm assigned tasks as follows:

- All Commissioners should be reviewing the plan and getting familiar with the comprehensive plan requirements and reviewing existing plans, issues and regulations
- Commissioner Salopek and Commissioner Strub will work on the scope and outline

- Commissioner D’Amico and Commissioner Holloway will contact stakeholders and discuss possible stakeholder meeting dates/topics
- Commissioner D’Amico and Commissioner Stramm will work on crafting the vision statement
- Commissioner Grossman and Commissioner McCoy will work on draft goals and scope topic areas

On October 21, a work session was held to discuss the Comprehensive Plan Update process and next steps. Commissioner Stramm distributed a draft table of contents via email prior to the meeting. The table of contents was agreed upon, and chapters were assigned as follows:

Introduction: Staff

Population: Staff and Commissioner Salopek

Housing: Commissioner Grossman

Economy: Commissioner McCoy

Transportation: Commissioner Stramm

Community Facilities: Commissioner D’Amico

Environment: Commissioner Strub

Land Use: Commissioner Holloway

Survey Distribution Update:

At the October 1 meeting, the draft Comprehensive Plan Update survey was reviewed and approved to move forward for distribution. The survey results were gathered on December 1 and provided at the December 16 meeting.

Discussion:

At the December 16 work session, Commissioner Stramm asked all commissioners to provide to staff their drafts of their chapter assignments, a list of stakeholders, and a list of the top five topics to discuss during stakeholder meetings. These items have been collected by the Deputy Clerk, and are attached to this staff report.

Recommendation:

Review and discuss, the top five topics to discuss during stakeholder meetings, the list of stakeholders, and the draft chapters.

Attachments:

- 1) Top Five Priorities
- 2) Stakeholders
- 3) Chapter Drafts

Comprehensive Plan Priorities

Diane D'Amico	Paul Grossman	Dennis McCoy	William Stramm	Michael Strubb
Work Force	Q4	Q4	Environmental Sustainability	Loss of "charm" due to an excess number of vacation rentals & Airbnb.
Environment	Q5	Q5	Updating/Maintaining Infrastructure	Quality of drinking water.
Growth	Q6	Q6	Harbor Development	Cape Charles is primarily a retirement community.
Outdoor Spaces	Q7	Q7	Beach	Preservation and enhancement of Central Park and open space.
Public Safety	Q8	Q8	Residents/Tourists/Vacation Rentals	Development of town harbor (to include former land around harbor).
Q4				
Q5				
Q8				
Q7				

Diane D'Amico

Survey Comprehensive Plan: Top 5

As per Question 4 of the survey "On a scale of 1-5 (highest importance) please rank the following in terms of preservation and/or enhancement."

- 1-82.69%/98.07% beach
- 2-62.79%/98.4% image as "family centered" beach town
- 3-60.56%/83.10% deep water harbor
- 4-56.07%/82.24% open spaces
- 5-51.4%/82.24% Central Park

If Central Park is considered as an open space then it would join with number 4 and number 5 would then become:

- 5-50.94%/78.3% Historic District

As per Question 5 of the survey "On a scale of 1-5 (highest importance) rank the following in terms of encourage and/or explore these options."

- 1-58.49%/80.59% access to medical centers
- 2-37.14%/61.9% public restrooms
- 3-35.07%/58.29% recycling site
- 4-33.96-54.71% affordable workforce housing
- 5-33.33%-59.52% provide off-street parking

As per question 8 of the survey "What should the Comprehensive Plan focus on for the future?"

- 1- 66.82% Preserving History and Architectural quality
- 2- 61.61% Encouraging Economic Development
- 3- 45.50% Focus less on tourists and more on residents needs
- 4- 40.76% Public safety
- 5- 39.81% Controlling growth

As per question 7 of the survey "What concerns you most about Cape Charles future?"

- 1- 62.74% Quality of drinking water
- 2- 62.26% access to medical care
- 3- 54.72% environmental sustainability
- 4- 43.87% Sustainable workforce
- 5- 37.26% lack of employment opportunities

Diane D'Amico

Distill above into Top 5 categories:

I have distilled the above into 5 general categories and noted topics each category should include. I have also listed things that I think could/should be done immediately or actively started within the first year. As we work together longer term items can be included.

WORK FORCE:

Sustainable workforce, affordable workforce housing, lack of employment opportunities

- Work w/ county

- Work w/ Habitat for Humanity

- Get current businesses to stay open year round

- Attract more year round businesses

ENVIRONMENT:

sustainability, drinking water, recycling, public restrooms

- compostible public rest rooms

- establish recycling center or weekly pickup

- determine exactly what the drinking water problem is/begin fixing it

- permeable parking lots and sidewalks

- enforce laws requiring abandoned houses to be maintained or sold

- control feral cats

- rising sea/Bay water resilience

GROWTH:

Controlling growth (thoughtfully), Historic District, off-street parking

- More full time residents

- bldg. height restrictions

- limit size & number of waterfront condos

- railroad property

- maintain Historic District

Diane D'Amico

parking for golf carts

paid parking at beach & harbor for visitors

maintain small town charm

enforce ordinances currently on the book or start removing them

limiting rentals

OUTDOOR SPACES:

Beach, Harbor, Open Spaces, Central Park

Maintain beach, public boardwalks and pier year round

Fix sidewalks

Extend sidewalks

require sidewalks in Historic District

walking trails throughout Cape Charles

enhance harbor facilities (laundromat, rental cars/bikes/golfcart

PUBLIC SAFETY:

medical access, emergency, golf carts

enforce speed limits

traffic light at Fig and Randolph/address slowing traffic there and directing to Mason

emergency medical access for town and lower peninsula

increase law enforcement presence in summer

boats and trailers on public streets

too many vehicles on public streets

enforce golf cart laws

Diane D'Amico

General Notes:

In reading the comments under each question in the survey I noted several items that came up under almost every question. When considered in total it boils down to the desire to keep Cape Charles a small town by maintaining its character, limiting rentals and remembering the citizens first and the visitors afterwards.

I am still concerned about the age categories. 49.53% are 60 or older, 25% are 50-59. So 74.53% are over 50. There is a huge difference between a 50 year old and an "or older". I would have at least liked these answers separated by age group within each question.

Fully 86.8% of the responding population has lived here 15 or less years and of that 60.38% have lived here 10 years or less. We are a town of "come heres". Our planning should reflect that.

I would like to see question 2 broken down differently. It is too confusing. Perhaps question who owns and home and lives there full time or part time and if PT then what % of year do you rent your home? Does "I rent a home in Cape Charles" mean that you live in it or you own it and rent it out and again what % of the year do you rent your home?

Cape Charles Community Survey Results for input to the Comprehensive Plan – Paul Grossman 1/20/2020

	Themes	Comp Plan Subject	Q4 % represents 4&5 totals	Q5 % represents 4&5 totals	Q6 % represents 4&5 totals	Q7	Q8
	Preserve 'family centered' beach town		Survey 81% 1 comment says farm community, 1 comment family and not party			1 comment small town charm is leaving, 1 comment don't become Ocean C.	1 comment on keeping focus on family friendly
	Preserve and enhance beach	Public Infrastructure	Survey 98% w/ only 52 responses 5 comments for			3 comment – need for beach maint. 1 comment leash law drove beach into dog park	4 comments on importance to manage and maint. 1 comment – bought for beach, not arch.
	Preserve Historic District	Housing Neighborhood	Survey 78% 6 comments – some moderation needed			1 comment to recruit prof. historic town planner/ cert/ engineer, 1 comment for bus, and resid. to keep arch and style	#1 priority – preserve history and arch qual. 1 comment – hist. district losing it charm
	Preserve Central Park	Land Use	Survey 82%				
	Preserve Open Spaces	Land Use	Survey 82%				
	Preserve and enhance deep-water harbor	Public Infrastructure	Survey 82% 4 comments			2 comments – need to develop, maint.	1 comment on importance to manage 1 comment – need a plan to develop harbor
	Preserve retail center	Econ. Development	Survey 80%				
X	Explore more ways to bring tourists (or not)	Econ. Development		Survey 50%		#9 priority – concern with the	#3 priority (96) – focus less on

Cape Charles Community Survey Results for input to the Comprehensive Plan – Paul Grossman 1/20/2020

				1 comment – need more than tourism, 1 comment stop marketing tourism		growing number of tourist, 1 comment the more tourists the better.	tourism and more on residents vs. #7 priority (64) to promote tourism??? 2 comments – balance tourism and residents 1 comment – focus less on tourism and more on residents
	Need for economic diversity	Econ. Development		2 comments for living wages (diversity of econ base)		#4 priority – lack of sustainable workforce, #5b priority lack of employment opport., 1 comment lack of employ. opportunities	#2 priority – encourage econ. Dev. 1 comment focus on shoulder season 1 comment – attracting year-round, full-time jobs with living wage 1 comment – indust. Dev leveraging working harbor and rail connection.
	Provide town walkability, sidewalks	Public Infrastructure	3 Comments for	4 comments for		2 comment - sidewalks	1 comment – needs lights and sidewalks

Cape Charles Community Survey Results for input to the Comprehensive Plan – Paul Grossman 1/20/2020

							1 comment - sidewalks
	Need for public facilities/restrooms	Public Infrastructure	2 comments for	Survey 62%, 3 comments for		1 comment – public restrooms	3 comments for
X	The need to control growth/ smart growth	Land Use, Econ. Development Demographics Housing	3 comments, 1 for control of rentals	Survey 43% (1,2) do <u>not</u> want to explore reducing # vacation rentals, 1 comment to limit waterfront condos size & #, 1 comment need more full-time res.,		#6 priority Concern for dev and pop. Growth, #7 Concern for increase in vac. Rentals., 3 comments on need for full-time res., 1 comment to move away from seasonal town, 1 comment growth with proper infrastructure, 1 comment on concern for vacation rentals, 1 comment to put restriction on # of homestay owners	#4 priority – controlling growth 1 comment on providing thoughtful growth 1 comment to market CC as good place to live 1 comment on controlling vacation rentals and enforcement 1 comment – managing growth 1 comment – proper infrastructure for growth 1 comment – limit rental units 1 comment – not happy expensive homes turned rental
	Enhance activities for youth	Public Infrastructure	1 comment Maintain, promote youth activities,			1 comment for need, 1 comment for increased opportunities	2 comments for

Cape Charles Community Survey Results for input to the Comprehensive Plan – Paul Grossman 1/20/2020

	Improve water quality	Public Infrastructure	1 comment	1 comment		#1 priority, 5 comments for need	3 comments for
X	Need to promote diversity	Demographics	3 comments – don't market as retirement comm.	1 comment – include Af. Amer heritage		1 comment for inclusion of Af Amer. And Mexicans , 1 comment need for young families ,	1 comment to preserve diversity of residents 1 comment – encourage diversity
	Encourage affordable workforce housing	Housing		Survey 55%, 1 comment county issue		#5a priority, 1 comment on being careful on siting afford. housing.	1 comment – price of housing promotes only out-of-towners 1 comment for
	Development of off-street parking	Land Use	3 comments for	Survey 60% 3 comments for, 2 comments off-street parking for boats, 1 comment meters by beach		1 comment CC residents free parking, all others pay. Harbor should have pay.	1 comment for 2 comments on parking boats on street
	Development of town recycling	Public Services		Survey 58%, 1 comment regional issue, 1 comment for			2 comments for
	Development of golf cart pathways, and need for enforcement for golf carts and traffic	Public Services		Survey 58%, 5 comments concerning		#8 priority, concern about lack of golf cart law enforcement, 4 comments lack of enfor. speeding	#6 priority – increase police presence in summer 1 comment – consistent enforcement not just summer

Cape Charles Community Survey Results for input to the Comprehensive Plan – Paul Grossman 1/20/2020

							2 comments for enforcement or remove law 1 comment to focus on keeping CC safe, 1 comment – with tourism rise increase police presence in summer
X	Enhancing public safety NEEDS BETTER UNDERSTANDING						#5 priority 1 comment – not aware of any issues
	Explore ways for access to med. center			Survey 80% , 1 comment for		#2 priority, 1 comment for med. Care fac.	
X	Explore ways to address Coastal resilience – improve drainage/ storm water management	Environment		1 comment for	Survey 80%	#3 priority – needs further definition, 1 comment climate change, 1 comment flooding on Plum	1 comment for resiliency and drainage 1 comment for envir. Sustainability 1 comment stormwater
	Ensure new water/wastewater is paid by developer	Public Assets			Survey 84%		
X	School improvement needed, quality education	Education		1 comment for		4 comments for education	1 comment – educ thru creation of mini libraries in Af Amer and

Cape Charles Community Survey Results for input to the Comprehensive Plan – Paul Grossman 1/20/2020

							Mexican communities 1 comment to strengthen bond bet. Town and schools
	Development of Community Center	Public Assets		Survey 44% 1 comment for, 2 comments no or use YMCA or theater			
	Public bus service	Transportation				1 comment to expand	
	Dogs on beach after 6 pm in summer						1 comment for
	Need for future land use map						1 comment
	Shade options on the playground		1 comment for				
	Feral Cat control		1 comment on need to control			2 comments on need to control	1 comment
	Encourage home owners of abandoned houses to sell or improve					2 comments	
	Need high speed internet	Public Infrastructure		1 comment for			
	Traffic light at Fig and Randolph	Transportation				1 comment for	
	Need for dog park	Public Assets		1 comment for			

Cape Charles Community Survey Results for input to the Comprehensive Plan – Paul Grossman 1/20/2020

	NOT a strong desire, Welcome Center	Public Assets	Survey 50% 1 comment for	Survey 30% for and 31% negative			Only 10% selected as priority
	Not a strong desire, expand out to Rt 13			Survey 37%			

Concerns that require further community input to better understand

1. Explore ways to promote tourism (or not) – conflicting survey input that pitted comments about promoting tourism vs showing more concern for local residents.
2. The need to control growth/ smart growth – need to determine what this means in people's mind. Survey comments included those that do not want to explore reducing # vacation rentals vs. a number of comments to do so. What constitutes 'smart growth'?
3. Need to promote diversity (as opposed to economic diversity) – number of survey comments on inclusion of African Americans, Latinos, and young families.
4. Enhancing public safety – this was a survey question that received high marks, but what does this mean? Separate comments were provided on golf carts and law enforcement. Is this what is on people's mind relative to this question or is there more?
5. Explore ways to address Coastal resilience – improve drainage/ storm water management – need to better define what the desire here is.
6. School improvement needed, quality education – comments were provided by public (4) but what is the community's responsibility for this subject and to what degree can we (town/community) do anything about improvement.

Concerns/Desires that are straight forward:

1. Preserve 'family centered' beach town
2. Preserve and enhance beach
3. Preserve Historic District
4. Preserve Central Park
5. Preserve Open Spaces
6. Preserve and enhance deep-water harbor
7. Preserve retail center
8. Need for economic diversity
9. Provide town walkability, sidewalks
10. Need for public facilities/restrooms
11. Enhance activities for youth
12. Improve water quality
13. Encourage affordable workforce housing
14. Development of off-street parking plan
15. Development of town recycling
16. Development of golf cart pathways, and need for enforcement for golf carts and traffic
17. Explore ways for access to med. Center
18. Ensure new water/wastewater is paid by developer
19. Development of Community Center - explore

Limited responses or comments provided on:

1. Public bus service expansion
2. Dogs on beach after 6 pm in summer
3. Need for future land use map (although actually needed for comp plan)
4. Shade options on the playground
5. Feral Cat control

6. Encourage homeowners of abandoned houses to sell or improve
7. Need high speed internet
8. Traffic light at Fig and Randolph
9. Need for dog park
10. NOT a strong desire, Welcome Center
11. Not a strong desire, expand out to Rt 13

Top 5 Comp Plan Survey Concerns

1. Q4 - Preservation of town's image as a "family centered" beach town community
2. Q5 - Explore ways to enhance access to medical center (Helipad, Non-emergency medical access, etc.)
3. Q6 - Explore ways to maintain, enhance and improve the Storm Water Management system in Cape Charles
4. Q7 - The current quality of drinking water
5. Q8 - Preserving the Town's history and architectural quality

From: [William Stramm](#)
To: [Tracy Outten](#); [Zach Ponds](#)
Subject: Top Five Concerns/Issues
Date: Monday, December 30, 2019 2:03:08 PM

Hi Tracy and Zach,

Here are my top five concerns/issues (NOT IN ORDER)

- ENVIROMENTAL SUSTAINABILITY

- Drinking Water
- Wastewater Treatment
- Stormwater Management

- UPDATING/MAINTINING INFRASTRUCTURE

- Sidewalks (Walkability)
- Restrooms
- Parking
- Golf Cart Safety

- HARBOR DEVELOPMENT

- Workforce Housing
- Maintenance of Harbor

- BEACH

- Maintenance/Improvements
- Parking
- Fishing Pier

- RESIDENTS/TOURISTS/VACATION RENTALS

- Balance
- Year Round Town

From: [Zach Ponds](#)
To: ["Michael Strub"](#); [Tracy Outten](#)
Cc: billstramm@gmail.com
Subject: RE: Top five priorities from town survey
Date: Thursday, January 2, 2020 8:45:07 AM

Received.

Thanks,
Zach

Zach Ponds
Town of Cape Charles | Town Planner/Zoning Administrator
2 Plum Street | Cape Charles, VA 23310
Direct: 757-331-2036
planner@capecharles.org | www.capecharles.org

-----Original Message-----

From: Michael Strub <mhstrub@hotmail.com>
Sent: Sunday, December 22, 2019 10:37 AM
To: tracy.outten@capecharles.org
Cc: billstramm@gmail.com; zach.ponds@capecharles.org
Subject: Top five priorities from town survey

1. Loss of "charm" due to an excess number of vacation rentals & Airbnb.

(Survey result - 2 to 1 ratio of part-time vs full time residents.)

2. Quality of drinking water.

(Survey results - many comments to this effect.)

3. Cape Charles is primarily a retirement community. (difficult to attract young families for other than tourist visits.)

(Survey results - 75% of population is over 50.)

4. Preservation and enhancement of Central Park and open space.

(Strong support in survey.)

5. Development of town harbor (to include former railroad land around harbor).

(High priority for Deepwater Harbor.)

I have many additional comments that I can save for the meeting but let me know if anything is unclear. The survey comments were each worth considering.

Thanks and happy holidays, Mike

Sent from my iPhone

Comprehensive Plan Stakeholders

Diane D'Amico	Paul Grossman	Jim Holloway	Dennis McCoy	William Stramm	Michael Strubb
Realtors/Rental Agents	Kaplan Starr Watson Barrett Cree - The Logias Kathy Weinger	Realtors/Rental Agents		Kim Starr Eva Noonan Kathy Weiner Trina Veber	Church Pastors
Business Owners	Andy Follmer Ellen Moore Maryann Roehm Carol and Beth Ann Sabo - Peach Street Books Louise Oliver - Bakery Cassie Patel - Coastal Bakery	Business Owners		Kim Starr Kathy Weiner Laurie Klingel Mark Marshall John Dempster Tom Godwin Ann Hayward Walker Andrew Follmer Rick Hubbard	Owners/Renters who have lived 15 years or more in Cape Charles
Restaurants	John Dempster Marina Goerner - formerly Ambrogia Tim - Tim's Place Gene Kelly	Restaurants	Roberta Romeo		Residents 65 years and above
Hospitality		Hospitality	Jim & Tammy Holloway		Waterman
Hotels/B&B's	Beth - Northampton Bruce Evans - former Greg Kohler - Fig Street Kathleen - Alyssa House	Hotels/B&B's	Jim & Tammy Holloway	Tammy Holloway Carol Evans	African Americans
Long term citizens	Chris Bannon	Long term citizens	Dora Sullivan Joan Natali Chris Bannon Brent Carpenter Tom Bonadeo Cela Burge Janet Dudley Chuck Little Roger Munz Bob Panek Sheila Sheppard W. Berkley Miriam A. Wagner-Elton Frank Wendell	Diane Davis	Hispanics

Comprehensive Plan Stakeholders

Diane D'Amico	Paul Grossman	Jim Holloway	Dennis McCoy	William Stramm	Michael Strubb
Full-time residents	George Proto Nancy Proto Barbara O'Hare Linda Connor Paneks Steve and Kathy Fox	Full-time residents	Joan Natali Chris Bannon Brent Carpenter Tom Bonadeo Cela Burge Janet Dudley Chuck Little Roger Munz Bob Panek Sheila Sheppard W. Berkley Rayfield Miriam A. Wagner-Elton	Diane Davis Tom Godwin Ann Hayward Walker Joan Natali Patty McClusky Joanne Warren Rick Hubbard Nan Bennett Cela Burge Kathleen Coalter Jim Granger George Proto Laura Klingel	First responders
Part-time residents	Andrew McCoy - Randolph	Part-time residents		Rachel Leyco Sherry Petersik	
Bay Creek		Bay Creek	Joan Natali Marita Patterson Christine and Gary Williams Emily and Frank Cullen Evelyn Pinili Steve Bennett Vanessa and Evan Cox	Matt Hagler Oral Lambert	
Marina Village		Marina Village	Jeanette Lucier		
Rotary		Rotary	Steve Pautz Hank Mayer Jeanette Lucier	Bill Payne Paul Strong	
Friends of the Library	Mary Beth Eid - former	Friends of the Library			
Citizens for Central Park	Joan Natali Chris Bannon Hank Meyer	Citizens for Central Park			
New Roots Board	Phil G. Bill Payne	New Roots Board		Brook Thomas Paul Strong	
Cape Charles Christian School	Holly Hubbard	Cape Charles Christian School	W. Berkley Rayfield	Holly Hubbard	
Rosenwald School	Eyre Baldwin	Rosenwald School			
Builders	Andrew McCoy Sean Tommy Rosen	Builders		Luke Kellam	

Comprehensive Plan Stakeholders

Diane D'Amico	Paul Grossman	Jim Holloway	Dennis McCoy	William Stramm	Michael Strubb
Cape Charles Yacht Club	Bob Panek?	Cape Charles Yacht Club		Paul Strong	
Churches	George Proto - Emmanuel	Churches	Fr. Michael Breslin Mary Beth Briggs Michael Flanagan	Russel Goodrich - CC Baptist	
	Education •Nancy Proto •D. Davis •Mary Kanaskie-Osmolensski - Randolph, KPS teacher			Cape Charles Main Street •Karen Zamorski Past Town Manager •Rick Hubbard •Cela Burge (Town Council) Past Mayor •George Proto Rental Owner •Sherry Petersik	

ECONOMIC VITALITY

What is Economic Development?

Economic development planning is “a process intended to create wealth by mobilizing human, physical, natural and capital resources to produce marketable goods and services”.¹

Economic Base

Cape Charles is a diversified residential community comprised of long-term residents and new arrivals. Below is the broad direction of economic focus:

- Cape Charles is a tourist and second home location attracting:
 - Eastern Shore visitors
 - Short, long term and seasonal renters
 - Golfers, fishermen, boaters, sailors, eco-tourists and birders
- Cape Charles is a retirement destination
- Cape Charles working citizens are a mix of service sector full and part employees, entrepreneurs and independent professionals
- Cape Charles has an industrial infrastructure and history
- Cape Charles has commercial fishing activity

Cape Charles CIP 5 Year History

Economic Plan Objectives

The following objectives fall under the following categories:

- Attract tourists, vacation and second homeowners
- Attract full time residents, retirees and families with children
- Attract small and “work from home” businesses
- Attract and expand the commercial/industrial base

Current and Planned Infrastructure and Amenities

To achieve the economic plan objectives, core assets have been identified and planned assets need to be prioritized for the most effective use of available funds. Although defined in more details elsewhere in this Comprehensive Plan, the core assets can be summarized as follows:

Excellent regional access – Cape Charles has one of the few deep-water harbors on the Chesapeake Bay which is part of the intracoastal waterway on the Eastern Shore of Virginia and is just 10 miles from the Atlantic Ocean. Cape Charles is in close proximity to the Hampton Roads area on the Virginia mainland.

A diverse mix of quality housing choices

¹ Smithfield Comprehensive Plan of 2009

Attractive Amenities

- marinas
- commercial harbor
- ESVA's finest public beach on the Chesapeake Bay
- park with a playground
- sports facilities
- watersports
- recreational fishing and crabbing
- waterfront and fine dining
- town-wide walking trail
- golf cart friendly
- historic downtown
- golf and marina resort communities

Existing industrial/commercial infrastructure

- Industrial business
- Professional academies
- Yacht center

Tax incentive opportunities

- Enterprise Zone
- Free (Foreign) Trade Zone
- Small Business Administration's Historically Underutilized Business Zone (HUB Zone)
- Cape Charles Technology Zone
- Cape Charles Tourism Zone
- Town Commercial Rehabilitation and Residential Rehabilitation
- Historical Tax Credits

Appropriate industrial/commercial/residential zoning (including 5-acre Private Unit Development)

Broadband Network Loop

State of the art wastewater treatment facilities

Key Goals, Strategies and Policies

In order to achieve economic vibrancy, 4 key goals and strategies have been identified. As with any economic plan certain variants will arise creating either a positive or negative impact on the desired goals. These goals and strategies should be used as guidelines for making decisions and modified as economic conditions change.

Major Goals:

Goal: Designate Land for Future Growth

The reality is that the town is water-locked on three sides and the only option for future growth is eastward. Cape Charles is also a town with no presence on the county's major thoroughfare, Route 13. Therefore, to ensure future growth options for the community, Cape Charles must work with Northampton County to assure that adequately served and appropriately zoned land in the Town Edge is available these desired uses.

Strategy:

- Share planning with Northampton County to define the Cape Charles Town boundaries as follows: Kings Creek on the north, Plantation Creek on the south, and Route 13 on the east.
- Establish a presence on Route 13.
- Establish a Historic Town Entrance Corridor Overlay along Routes 184 and 642.
- Seek land for future use.
- Use tax incentives and programs to preserve land for quality employment.

Historic Town Entrance Corridor Overlay District_2014

Goal: Preserve and Enhance Retail Sales Base

It is important that Cape Charles maintain an atmosphere which fosters a continued growth of the existing business sector. A business environment which sustains retail business maintained and fostered. Maintaining and expanding the retail sector is critically important to Cape Charles' fiscal health. Retail activity also provides jobs commensurate with the occupation of many Cape Charles residents and provides a "hometown" and convenient source of goods and services to Cape Charles residents and tourists.

Strategy:

Recognize Mason Avenue and its side streets from Fig to Bay Avenue as the center of retail activity and encourage new businesses. Create an image of economic prosperity with historic renovations and eliminate blight.

Promote the development and maintenance of healthy, viable commercial centers, with emphasis on Route 184 from Fig Street to the town limits, and plan for future development in Northampton County's proposed Town Edge district.

Assure adequately zoned commercial land in advance of residential development.

Goal: Attract Tourists, Vacationers, Second Homeowners, Retirees and families with children

Cape Charles has been successful in attracting tourists, vacationers and second homeowners. The 2010 Census found there were 290 seasonal, recreation, or occasional housing units within the town.

Vacation and second homeowners typically find Cape Charles through the internet, after passing through on Route 13, visiting friends or vacationing.

Cape Charles has proven success in attracting retirees and these are typically year-round residents.

The town offers a unique and safe environment to raise children. The parent friendly amenities include a coffee house, restaurants, many places of worship, and numerous community focused organizations where parents can quickly become part of the community. The child friendly amenities include a public beach, shaded quiet streets, robust recreational programs, a central park with a playground, a library, a theater, and a youth centric garden. There are also numerous special events and festivals. A private school is also located in the town and Cape Charles is a great place for a home office with broadband access. Less than an hour away the amenities of the Hampton Roads are available. Housing is available in most price ranges.

Cape Charles is a unique environment and has great appeal for certain demographics. And many of the above people have medium to high income levels so attracting each of these categories brings numerous seasonal sector jobs to this community,

2010 Census summary

Strategy:

- Work with the Eastern Shore of Virginia Tourism Commission and others to enhance and promote Cape Charles as the major tourist destination at the southern end of the Eastern Shore.
- Ensure adequate gateway signage
- Ensure adequate dissemination of information in both hard copy and through the internet of all Cape Charles facilities for tourists, vacationers, retirees and families with children
- Develop and promote a positive Cape Charles image
- Develop marketing plans focused on tourism, vacation, second homeowners and families with children
- Consider the creation of a Chesapeake Bay Bolide Museum in town.
- Develop and promote a Cape Charles retirement image
- Develop marketing plans focused on Cape Charles and ESVA retirement living
- Pursue job creation opportunities that capitalize on the existing broadband loop to provide additional year-round jobs. According to the VEC Virginia's Career and Workforce-Labor Market Information, the most lucrative careers outside of the health care industry are for statisticians and information security analysts.ⁱ
- Market the town to attract technology-savvy young families

- Develop a partnership with Northampton County and Northampton County Schools to support high quality education and advocate for continued improvements.ⁱⁱ

ⁱ <https://viriniaworks.com/>

ⁱⁱ <http://www.ednewsdaily.com/the-surprising-impact-of-student-led-learning/>

Cape Charles Comprehensive Plan Update

Chapter TBD: Environment

2019 Town Survey Results Pertaining to Environment

Preservation:

Preservation and enhancement of the towns open spaces rated as highest importance.

Comments/suggestions: *preservation and enhancement of the town's walkability high priority, preservation of natural habitats, improving water quality, preservation and enhancement of the beach; the shoreline needs to be cleaned up to look less industrial.*

Development:

Comments/suggestions:

Top priority - Coastal resilience improve drainage

Please finish sidewalks in town, corner of Monroe and Harbor

Bike and walking trail from town to route 13 and beyond

Let's improve our water for drinking, our sidewalks, street cleaning.

Explore ways to maintain, enhance and improve the Stormwater management system and Cape Charles.

What concerns you most about Cape Charles future?

Environmental sustainability (septic systems, water treatment, waste management etc.)

Drinking water, clean water is number one concern

Other:

Sidewalks are dangerous and nonexistent in many cases, I vote for drinking water quality twice if possible, drinking water, condition of the beach, size of the beach, climate change

Other:

We need more lights and sidewalks around the town

Future land use map

Resilience in the face of rising sea water, and drainage improvements

Preserving diversity of residents, improve quality of water

Very concerned about water quality

Sidewalks and streets need to be redone

Fixing the quality of our orange water

Environmental sustainability should be on this list. With the Sea level rise and other climate change issues, I think this should be one of the top priorities of our town. This includes recycling.

Drinking water, recycling, stormwater, trash pick up

Maintaining the beach

Keep the beach clean and safe since dogs can run loose, it basically feels like an uncontrolled dog park

Environmental Treasures

Chesapeake Bay - Covering nearly 200 miles from Baltimore to Cape Charles with an average width of 30 miles, the Chesapeake Bay is the life blood of our town. It is more important to the town's survival than the other environmental components combined. Its tributaries and creeks infuse the area with a sense of health and well-being that is very precarious. Like the blood in our bodies, the chemical composition of the salt-water of the bay is very delicate and sensitive to slight variations. The bay is defenseless against unwelcome deposits which occur daily and which poison the water. According to data submitted to the US environmental protection agency in 2014, 80% of the Chesapeake Bay's title segments are partially or fully impaired by toxic contaminants. The November 2019 issue of AARP bulletin contains a special report entitled "The Cure for Everything" With respect to environmental effects on the human body, it mentions that pollution, air and water quality, environmental allergies, and a host of other environmental factors can trigger and sustain inflammation, including damage to the healthy cells in our body. A 1981 report by the American Universities Field Staff details the devastating effects on the South Padre Island (Texas) economy from the blowout of a Mexican oil well in the Gulf of Mexico in 1979. The damage to our local economy from the toxicity of the Chesapeake Bay water could range anywhere from a temporary annoyance such as closing

the beach in the summer for a day or two to a significant decrease in the tourist trade and even possibly loss of economic life with our town left as a ghost town, a not uncommon phenomenon in our country.

Since the water in the Chesapeake Bay is not partitioned, pollutants which affect the water quality in the dumping area affect the entire body of water. Unfortunately, the pollutants from the poultry-farm based economy interests of our neighboring county to the north, Accomack County, threaten the fishing and wildlife interests of our county (Northampton) and town (Cape Charles). A January 2019 report by Waterfront Law on large poultry farming operations on Accomack County concludes that the massive amount of manure waste generated by large poultry farming operations will increase as poultry farms increase on the Eastern shore with associated environmental harm. In addition, the poultry farms remove significant quantities of ground water from the aquifers that serve as the sole source of freshwater for the Virginian Eastern shore. Nevertheless, the negative impacts to the environment are offset by the economic benefits to residents of the Eastern shore. This report's conclusion reveals the cross-county tensions that exist with respect to the conflicting economies. Thus, a constant, challenging, and delicate balancing strategy must be devised and implemented to ensure that harmful economic impacts from pollutants to the bay and harmful economic impacts from excessive poultry farming restrictions are minimized.

Much effort is being expended by local, county, state and federal governments as well as charitable organizations to maintain the sustainability of the bay so that crabs, oysters, and clams may flourish, beaches may be populated, and waterman may earn their keep. One of the key goals of our environment is to intensify the monitoring of all measures of the bay's health and take whatever steps are necessary to ensure its continued health. The Waterfront Law report concludes, "Any real progress is more likely to be made at the grassroots level rather than in Richmond or Washington DC. The ways for this to come about include citizen participation in the issuance and/or renewal of permits issued under the ground water management act of 1992, participation in the issuance and/or renewal of the VPDES (Virginia Pollution Discharge Elimination System) permits, court challenges if these permits are lenient in ways that contravene the governing statutes and grassroots public pressure."

Litter Free Town

Some say you can't measure charm and some say you can't control the environment. But did you ever see a charming town strewn with litter or did you ever see a litter-free town that wasn't charming? One of the features of Cape Charles that is almost taken for granted is the fact that we are a litter free town. This is due to the extraordinary effort expended by the Town's Public Works and the conscientious efforts of the residents and visitors to ensure that litter is kept to a minimum. As the town's prosperity increases and more control is exerted by the investors rather than the year-round residents, the litter problem is destined to worsen in spite of our best efforts. There are many towns and cities whose property value is 5 to 10 times greater than Cape Charles but whose sidewalks and streets are covered in debris of various sorts. There is a danger that

increased population density and greed will breed littering and, unless vigilance is exerted by those committed to maintaining the charm of the town, this precious amenity will vanish, almost overnight.

There are many specific steps that can be taken to protect our environment from the blight of litter.

1. Continue to provide adequate refuse bins and regular emptying by the Town's Public Works staff.
2. Purchase a streetsweeper for the town.
3. Along with the town's healthy living signs, provide signs requesting all to help protect our environment by proper disposal of trash.
4. Ensure that seasonal vendors such as food trucks take adequate measures to minimize litter associated with their services.

Other Natural Resources - Also of note, critical wildlife habitats such as wetlands, natural areas, and the public beach, or present within the town's boundaries and nearby. The town's concern for its natural resources is illustrated by projects to maintain the beach as well as participation in Virginia's Clean Marina program. Land-use policies must continue to include the importance of the local environment to protect these resources for present and future generations.

Environmental Oversight Responsibility

Goal: provide protection for the environment including but not limited to protecting wetlands and other natural resources from erosion and ensuring the shoreline structures are maintained and erosion is minimized. Objectives are to promote use of water conservation measures among town residents and businesses, maintain and protect extensive wetlands in and around the Chesapeake Bay, protect open space, protect the shoreline from erosion through existing laws and regulations, minimize adverse impacts of gas or oil drilling and development activities on the Chesapeake Bay and consequent adverse effects on public health, safety, welfare, i.e., the charm of the town.

Assessment: Cape Charles' recent growth reflects sensitivity to the natural environment in which it was established. The town's environmental resources contribute to its charm in that they provide both a small town atmosphere and a naturally beautiful street scene. Environmental protection to include water quality, erosion and sedimentation issues is a collaborative mission of Cape Charles, Northampton county, the state of Virginia, and the federal government.

Demographics

Community Input *NEEDS FURTHER DEFINITION AND COMMUNITY INPUT*

- *‘Controlling growth’ was a concern expressed through the first survey that needs to be further refined in understanding*
- *Concerns expressed for Cape Charles in first survey ‘The growing number of tourists’ needs further understanding and perhaps included under Economic Vitality section. Need to determine what section will address tourism.*
- *Need to promote diversity with inclusion of African American and Latino population, and not to market the town as a retirement community. [Survey comments]*

Population

It is important to note that all of the data presented in this section are for Cape Charles’ full-time population. Second home owners and part-time residents are counted at their primary place of residence, not Cape Charles. The data can be somewhat deceiving because income, education levels, and age are likely all higher during the summer months, at the height of the visitor season.

Cape Charles and Northampton County both lost population between the previous two census’ (2000 - 2010). While Northampton continued to decline, Cape Charles is estimated to have remained the same over the last eight years. Given the increase in number of new housing units being built and the continued trend of retirees permanently relocating to Cape Charles, the population of full-time residents is projected to increase slightly over the next 5 years.

	Population		
	2000 Census	2010 Census	2018 Estimate
Cape Charles	1,121	1,009	1,003
Northampton County	13,093	12,389	11,735
	Percentage Change in Population		
		2000- 2010	2010-2018
Cape Charles		-9.9%	0%
Northampton County		-5.38%	-5.3%

Source: US Census 2010, Census 2018 Population Estimate

In 2018, eight years removed from the last Census, there is a certain margin of error for the data. However, the data presented is the best and most accurate data available for Cape Charles. It is also important to note that the data represents local full-time residents and not second home owners or visitors.

Seasonal Population Increase

Cape Charles has an estimated population in 2018 of 1,003 people. It was mentioned in stakeholder interviews conducted by Arnett – Muldrow (2018) that the summer time population doubles and triples at time during the peak season. Some of these people are second home owners who stay for extended periods of time, while others may be weekly renters who look to vacation rentals by owners (e.g.,AirBnB or VRBO) to plan a family vacation. This seasonal increase in town population affects everything from available housing stock, affordable rents, number of jobs, demand for goods and services and increased demand of public services.

Race & Ethnicity

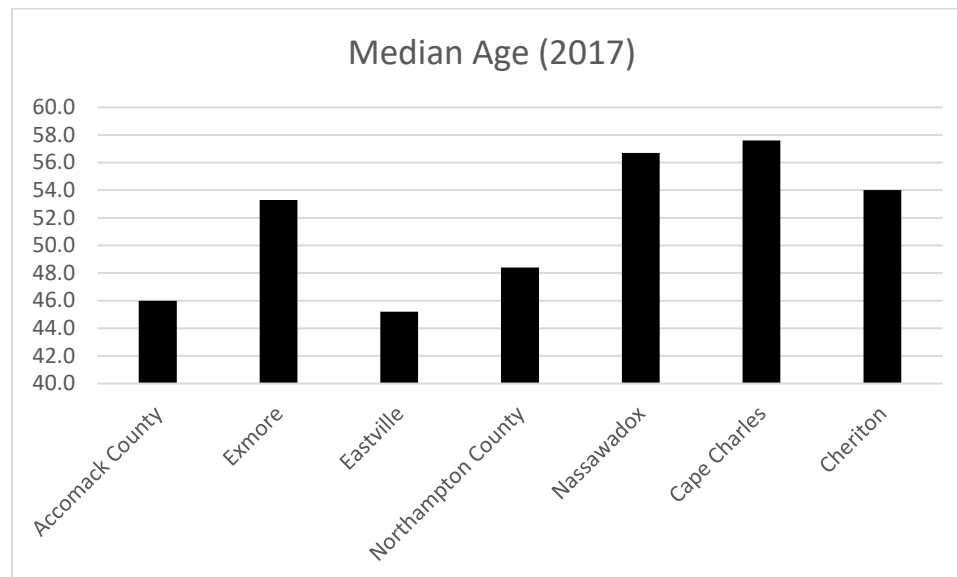
Approximately 67% of Cape Charles’ full-time population is white, 26% Black or African American and 1% Hispanic or Latino.

Race or Ethnicity	2010 Census	2017 ACS Estimate	Percentage Change
White	60.5%	67%	+6.5%
Black or African American	31%	26%	-5%
Hispanic or Latino	7.5%	1%	-6.5%
Other	1%	6%	+5%

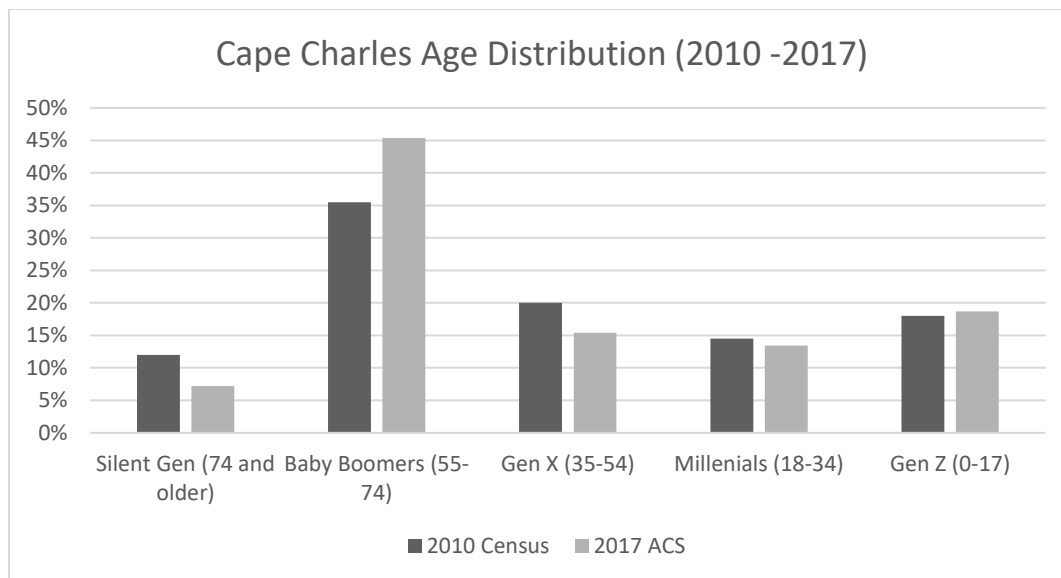
Source: 2010 US Census and 2013-2017 ACS 5-yr Estimate

Age

Cape Charles has the highest age in the region at 57.6 years median age. Baby Boomers represent the largest age group in Cape Charles at 45% of the population.



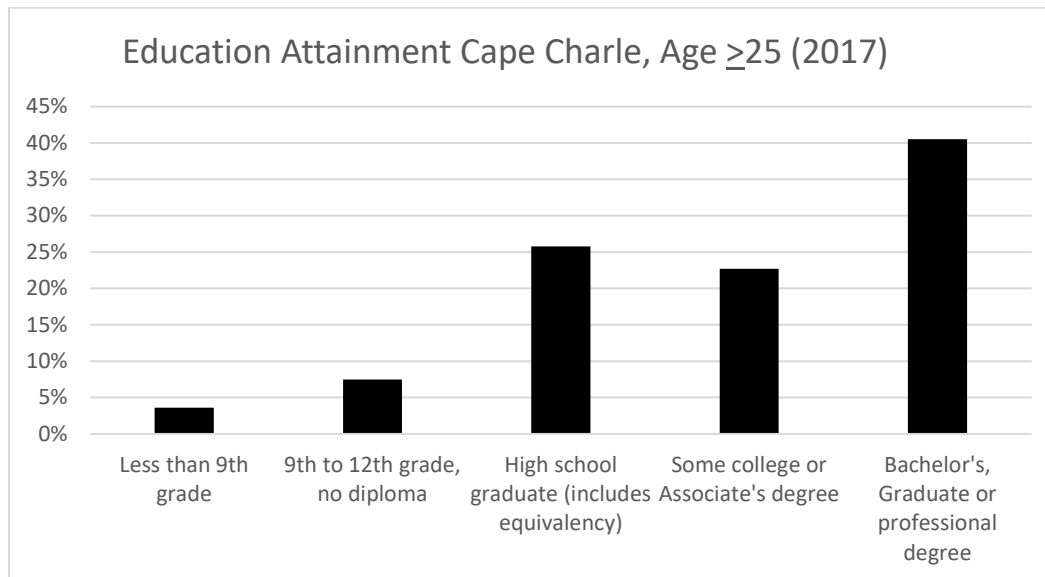
Source: 2013-2017 ACS 5-Yr Estimate



Source: US Census 2010, 2013-2017 ACS 5-Yr Estimate

Education

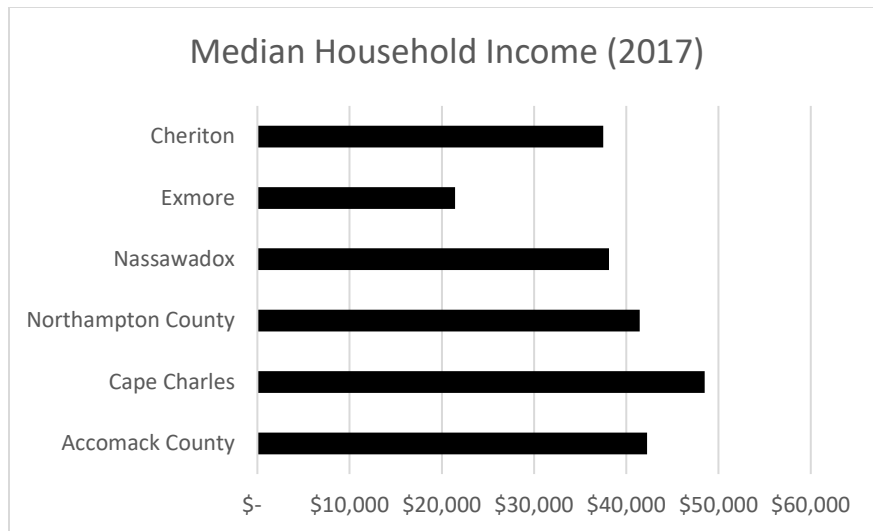
Cape Charles' population is highly educated with 64% of its full-time residents age 25+ having some level of college education. 41% have a bachelor's degree or higher.



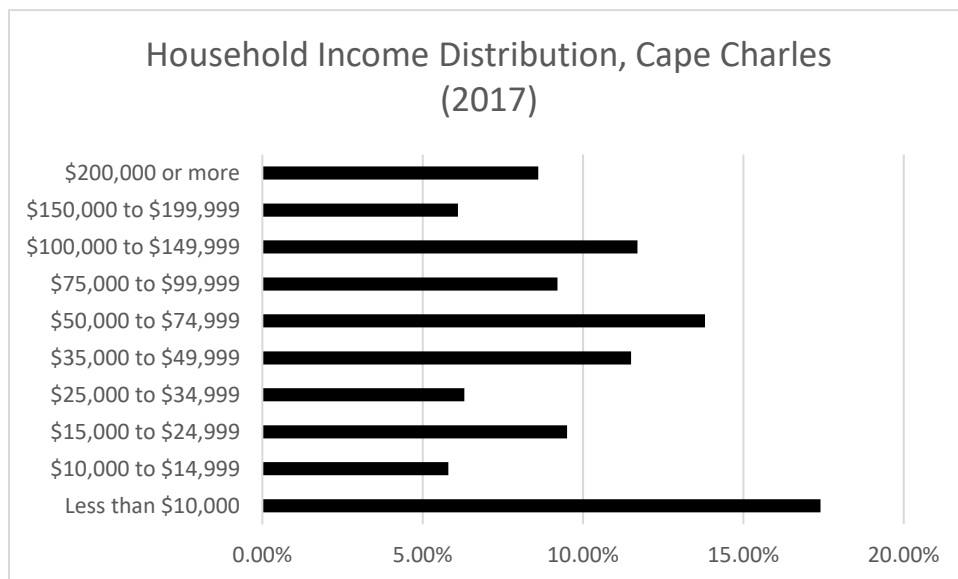
Source: 2013-2017 ACS 5-yr estimate

Income

Cape Charles' median income (\$48,500) for full-time residents is higher than Northampton County. 23% of those households in Cape Charles have incomes below \$15,000.



Source: 2013-2017 ACS 5-yr Estimate



Source: 2013-2017 ACS 5-year Estimate

The Census Bureau uses a set of money income thresholds that vary by family size and composition to determine who classifies as impoverished. If a family's total income is less than the family's threshold than that family and every individual in it is considered to be living in poverty. 23.6% of the population for whom poverty status is determined in Cape Charles, VA (250 out of 1,067 people, 2017) live below the poverty line, a number that is higher than Northampton County of 20.3% and the national average of 13.4%. The largest demographic living in poverty in Cape Charles are females, ages 65 – 74.

The Town of Cape Charles does provide assistance in the form of real estate tax credits to qualified persons who are elderly or who are physically disabled (Town Code Section 66-118). Applicants must meet certain income (e.g., maximum combined income, if married, cannot exceed \$25,000) and health status substantiations.

Goals/ Strategies *These are considered draft and warrant further discussion and review*

1. *Town officials need to be conscience of our high poverty level when determining the impact to this group when reviewing tax assessments. [Not sure what the town could do locally to address our vulnerable population].*
2. *Projections of increase in tourism (seasonal population) and continued town build-out need to be evaluated for impact to required public services and plans developed accordingly to address these future impacts.*
3. *With the baby boomer (age 55-74) population increasing 36% to 45% of the total permanent population from 2010 – 2017, and the Gen X (35-54) decreasing from 20% to 15% and Millennials (18-34) decreasing from 15% to 13%, the town mix is moving towards further age disparity. The town needs to attract younger families. [See also Goals/Strategies under Housing]*

Draft 1/20/20 20 P Grossman

Introduction

Single-family homes represent most of the housing market in the Town of Cape Charles. The town's housing stock has undergone major changes in a short period of time. Numerous single-family homes in the Historic District have been renovated and that trend continues. New residential construction has also taken place in the Bay Creek golf and marina resort communities.

The town has a large percentage of homes that are used as second homes, some of which are used as short-term rental units due to the high influx of tourists during the summer season.

Community Input *This needs further work after additional discussion and review*

- *Encourage development of affordable workforce housing (apartments, condominiums, single-family dwellings). [Q5 Survey input 116/212 = 55%]*
- *Placeholder - There was not an expressed strong desire to explore ways to reduce the number of Vacation Rentals by Owner. [Q5 Survey input against 43% vs. 32% for]*

Housing Inventory

Housing patterns in Cape Charles are typical of small towns that developed around railroad lines in the early twentieth century. Most of the Town's older housing stock in the Historic District is located near the downtown commercial areas, which are centered along the previous railroad lines and harbor terminus. The inclusion of the Bay Creek golf and marina communities offer newer housing stock.

Nearly 78% of occupied homes in Cape Charles are single family units (68% single family detached, 9% attached). With the completion of new construction and rehabilitated buildings on Mason Avenue, more attached condo units have been entering the housing stock.

2010 US Census			2013-2017 ACS 5-Year Estimate		
Total housing units	787		Total housing units	1,001	
1-unit, detached	612	77.80%	1-unit, detached	684	68.30%
1-unit, attached	35	4.40%	1-unit, attached	93	9.30%
2 units	24	3.00%	2 units	66	6.60%
3 or 4 units	32	4.10%	3 or 4 units	19	1.90%
5 to 9 units	29	3.70%	5 to 9 units	98	9.80%
10 to 19 units	25	3.20%	10 to 19 units	31	3.10%
20 or more units	16	2.00%	20 or more units	10	1.00%
Mobile home	14	1.80%	Mobile home	0	0.00%

Source: 2010 Census, 2013-2017 ACS 5-Year Estimate

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Housing Projections *Still need to determine if future population number is attainable from PDC*

Population projections prepared by the Accomack-Northampton Planning District Commission indicate that an additional xx people will live in the Town of Cape Charles by 2030. Given the current average household size of 2.35, another xx dwelling units will be required to house the population. Consideration of the need for affordable housing for the Town's workforce will also influence the character of this future development.

Accessory Dwelling Units

The Town of Cape Charles adopted ordinances in February 2019 that permitted accessory dwelling units under certain conditions with adequate safeguards to protect the character of the existing residential neighborhoods. This strategy will stimulate new, moderate cost rental housing for both young and elderly households while preserving large, older homes and allowing elderly homeowners to stay in their homes. Among the conditions of approval for accessory apartments is that the accessory dwelling unit be "clearly subordinate to" the main unit. This will be achieved by requiring that the unit be less than a specified percentage of the square footage of the original house. In addition, these units cannot be rented for less than 30 day length of stays in order to foster longer term residencies (as opposed to summer tourist related weekly rentals).

Tenure

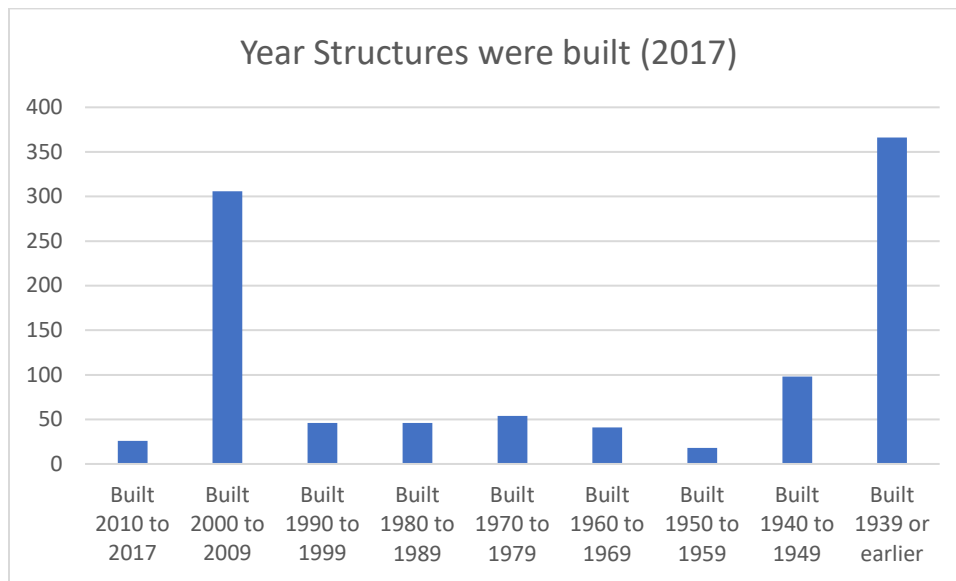
Just over half of the housing stock in Cape Charles (56%) is either fulltime owner-occupied (29%) or long-term renter-occupied (27%). According to the 2017 American Community Survey published by the US Census, there were approximately 556 fulltime occupied housing units in Cape Charles. The higher rental-occupancy number is driven by the rental units of Sea Breeze, **Heritage Acres**, and Cape Charles Lofts, approximately 138 units total. This is in addition to other downtown loft apartments, and single-family home full-time rentals. However, there are an additional 445 housing units that are classified as 'vacant' units per census statistics, those either offered for rent, rented or sold but not yet occupied, and those for seasonal, recreational or occasional use. Cape Charles has a high number of units within the seasonal, recreational or occasional use category because of the desirability of the town as a tourism destination and short-term get-aways. Both the ACS and utility billing review conducted indicate that about half of Cape Charles' occupied housing stock appears to be short-term, weekly, or vacation rentals. Also, as seasonal and short-term rentals are increasing, this further reduces the supply of for-sale or rental for fulltime residents and renters.

Occupant	% of Housing Population	Number of Housing Units (2017)
Fulltime Owner – occupied	29%	289
Fulltime Renter – occupied	27%	267
Seasonal, for sale, etc.	44%	445
Total	100%	1001

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Age of Housing

Cape Charles has a mixture of older and new housing. Given the town's history as a turn-of-the century railroad town, many homes in the Historic District were built before 1939. The decade between 2000 and 2010 saw a tremendous amount of growth as the Bay Creek properties developed. In fact, one-third of all housing in Cape Charles was constructed since the Year 2000. In addition to renovation of older homes within the Historic District, new housing unit construction has continued at a healthy pace. 217 new housing units have been added over the last 6 years.



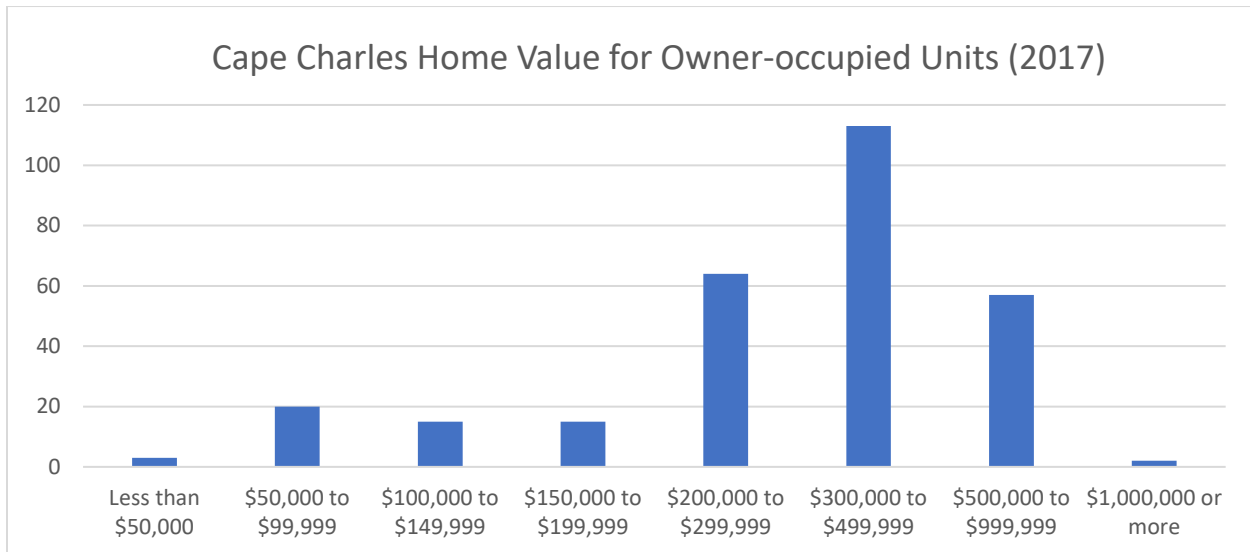
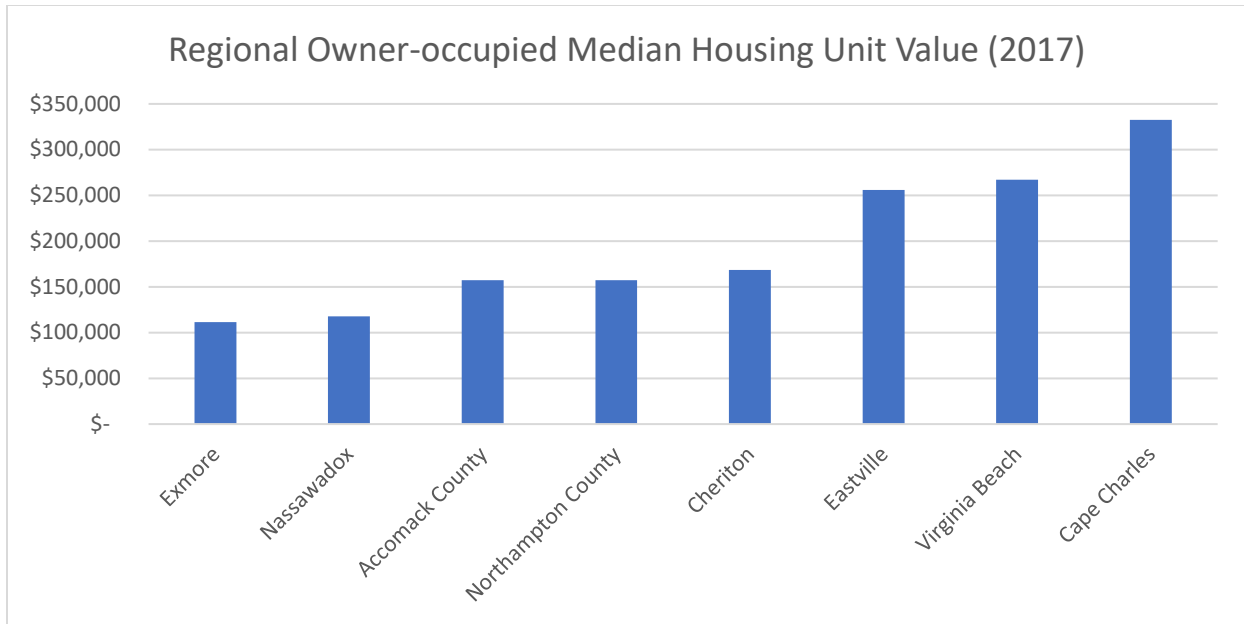
Source: 2013-2017 ACS 5-Year Estimate

Housing Value

The Town of Cape Charles has the highest owner-occupied median housing unit value in the entire region at \$332,400. When compared to the fact that the median income for Cape Charles is in the midrange of the region, this suggests that many of the homes in Cape Charles are owned by part-time residents.

20% of all owner-occupied housing is valued about half a million dollars or more. Only 18% is valued below \$200,000.

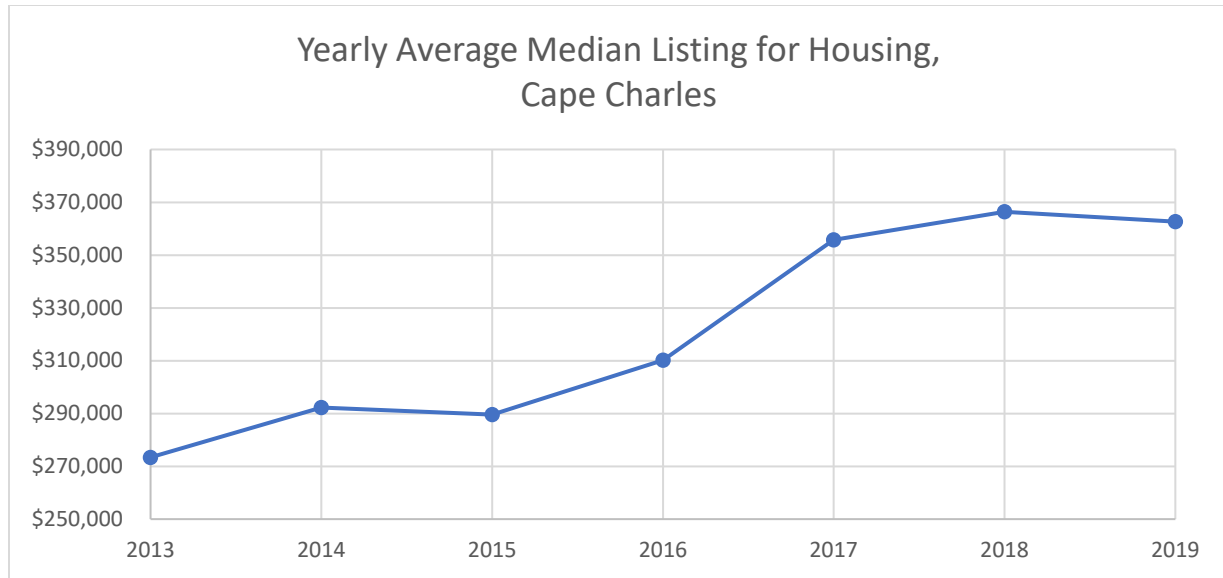
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Market Trend

Median list prices in Cape Charles have been steadily increasing over the past six years, from \$274,408 in 2013 to \$362,670 in 2019 (through October). The median list price per sq. ft. has increased 21% over the past six years.

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Source: Zillow

Rentals

The median estimated market rate rent across Cape Charles in 2019 is \$1352 monthly. This includes all types of housing available for rent (multi-family, single family residences, condos and co-ops). [Source: Zillow.] Two of the main reasons for introducing accessory dwelling units into Cape Charles were to increase the number of smaller units available for long-term rental and a lower rental cost based on these units being smaller in size (typically studios or one bedrooms).

Those housing units that are categorized as seasonal or recreational and available on a weekly basis can drive rental prices much higher as a result of the current high demand for short-term rentals during the summer tourist season.

Historic Resources

The Code of Virginia provides local governments with a number of tools that support the preservation of historic sites and structures. Included among them are the ability to designate historic districts and the authority to adopt local ordinances that govern the treatment of historic resources. The Town of Cape Charles is a Certified Local Government and has a designated historic district overseen by a historic district review board. The homes designated as 'historic' are currently listed on the National Register of Historic Places.

Affordable Housing

As a visitor destination with a large amount of second homeowners, the dynamics of the housing market in Cape Charles has the potential to impact overall affordability of housing. This has been a growing concern of the Town. Increased housing prices throughout Cape Charles have helped make the lack of

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affordable housing an issue. Cape Charles does have two income-based apartment complexes within the town;

- Washington Ave, Seabreeze Apartments - 28 units, family living
- Randolph Ave, **Heritage Acres IV** apartments – 93 units, senior living

Housing costs can still be a burden for some households, including an increasing proportion of older adults. In 2017, nearly 23.6% of Cape Charles' population was estimated to be below the poverty line. The largest demographic living in poverty in Cape Charles are females, ages 65 – 74. Many low-income households pay a large portion of their income for housing. Generally, households are advised to spend less than 30% of their total income on housing costs (mortgages or rent plus utilities). However, 46% of renters in Cape Charles spend greater than 30% of their income on housing. Homeowners in town can also be affected by high housing costs, with 29% of homeowners with mortgages and 18% of homeowners without mortgages also spending greater than 30% of their income on housing.

When people with money start fixing up poor neighborhoods, that's gentrification. Often increasing the economic value of a neighbor, this can have a negative effect in that it can force out low-income residents due to the increased cost of rent and higher cost of housing. Poor buyers thus cannot compete for the housing within gentrifying neighborhoods and are then forced to move to poorer neighborhoods that they can afford. Gentrification can lead to population migration and displacement.

Cape Charles has a need for a greater variety of housing types that are considered affordable. A greater diversity of housing types, including small and attached units, is one way to provide greater housing options to those who seek more affordable housing.

Workforce Housing Units

In recent years, rising housing prices have made it impossible for much of the workforce to live within the town's boundaries. This is a group of workers defined as earning between 80% and 120% of the Area's Median Income (\$48,500) and includes such categories as town staff, teachers, fire fighters, police and service personnel (e.g., chefs, brew masters). Studies and surveys conducted by Cape Charles' Main Street organization indicate that there is a shortage of workers in supporting the needs of downtown merchants. This problem is also occurring at the broader Northampton County level.

The town should review the current zoning requirements to determine if there are any barriers to developers that would want to develop mixed-income housing. In addition, the Town should review the potential for providing incentive to developers for the inclusion of mixed-income housing.

Railroad Property

The railroad property, located between the south side of Mason Avenue and the Town Harbor, is a 40+ acre parcel that will likely be developed in the future. With the railroad decommissioned, the property will soon be available for development. In 2019, a "Harbor Working Group" was formed to assess the zoning regulations for the Harbor District to ensure development within this area would be appropriate. The Harbor Working Group determined the following:

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- The Harbor District is primarily a commercial district, and is proposed to remain a commercial district, other than the Mainstreet Mixed-use area, which extends 120' (changed from 300') south from Mason Avenue. In the Mainstreet Mixed-use area, residential units are required over commercial/office uses on the first floor.
- If stand-alone residential development is desired in other areas of the Harbor District, developers have the option to rezone the property to a zoning that allows stand-alone residential development. The Planned Unit Development (PUD) zoning district allows developers with five contiguous acres to rezone the property to a PUD, which is less restrictive than the current requirement of having to have 50 acres to rezone to a PUD. PUD districts shall provide a mix of two of the following use categories: residential units, commercial offices, retail, hotel, or civic uses. This requirement makes all PUD districts required to be mixed-use districts.
- The Historic Harbor Area Overlay and the Historic District Overlay overlap each other in the 300' area south of Mason Avenue. Any application in this area will be required to go first to only the Harbor Area Review Board, due to Section 9.1 of the zoning ordinance, which states "This overlay district is also intended to implement the general concepts found in the Cape Charles Harbor Area Conceptual Master Plan and Design Guidelines, which support development and redevelopment that is visually compatible with the heritage of the Cape Charles Harbor Area."
- The area identified for a 30' setback in the Harbor District is to allow for the community trail to be developed along the specified route in the adopted Cape Charles Community Trail Master Plan.

These changes were adopted by Town Council in November 2019.

With these changes to zoning described above, the Harbor Area Review Board will need to review the 2006 harbor area design guidelines and revise them as to the degree necessary.

Goals/Strategies *Proposed pending further community comments and input*

1. *With the baby boomer (age 55-74) population increasing 36% to 45% of the total permanent population from 2010 – 2017, and the Gen X (35-54) decreasing from 20% to 15% and Millennials (18-34) decreasing from 15% to 13%, the town mix is moving towards an age disparity. Coupled with lower income buyers not able to compete for the housing within a gentrifying neighborhood, they are then forced to move to poorer neighborhoods that they can afford. With the increased housing costs within the town, this make it difficult to attract younger families. Cape Charles has a need for a greater variety of housing types that are considered affordable. A greater diversity of housing types, including small and attached units, is one way to provide greater housing options to those who seek more affordable housing.*
 - a. *The Town should review the current zoning requirements to determine if there are any barriers to developers that would want to develop mixed-income housing. In addition, the Town should review the potential for providing incentive to developers for the inclusion of mixed-income housing.*
 - b. *The Towns should review enactment of a mandatory Workforce Housing Unit (WHU) ordinance as authorized by Virginia Code Section 15.2-2305. Affordable dwelling unit ordinances.*

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2. *With the changes made in 2019 to the harbor district zoning requirements, the Harbor Area Review Board needs to review the 2006 harbor area design guidelines and revise them as to the degree necessary.*
3. *Demolish and clear abandoned, blighted structures that constitute a public safety hazard, through code enforcement, redevelopment actions and other means as provided by law.*
Needed???