

Planning Commission

Special Meeting

Cape Charles Civic Center – 500 Tazewell Avenue

via Electronic Communications

February 2, 2021 6:00 P.M.

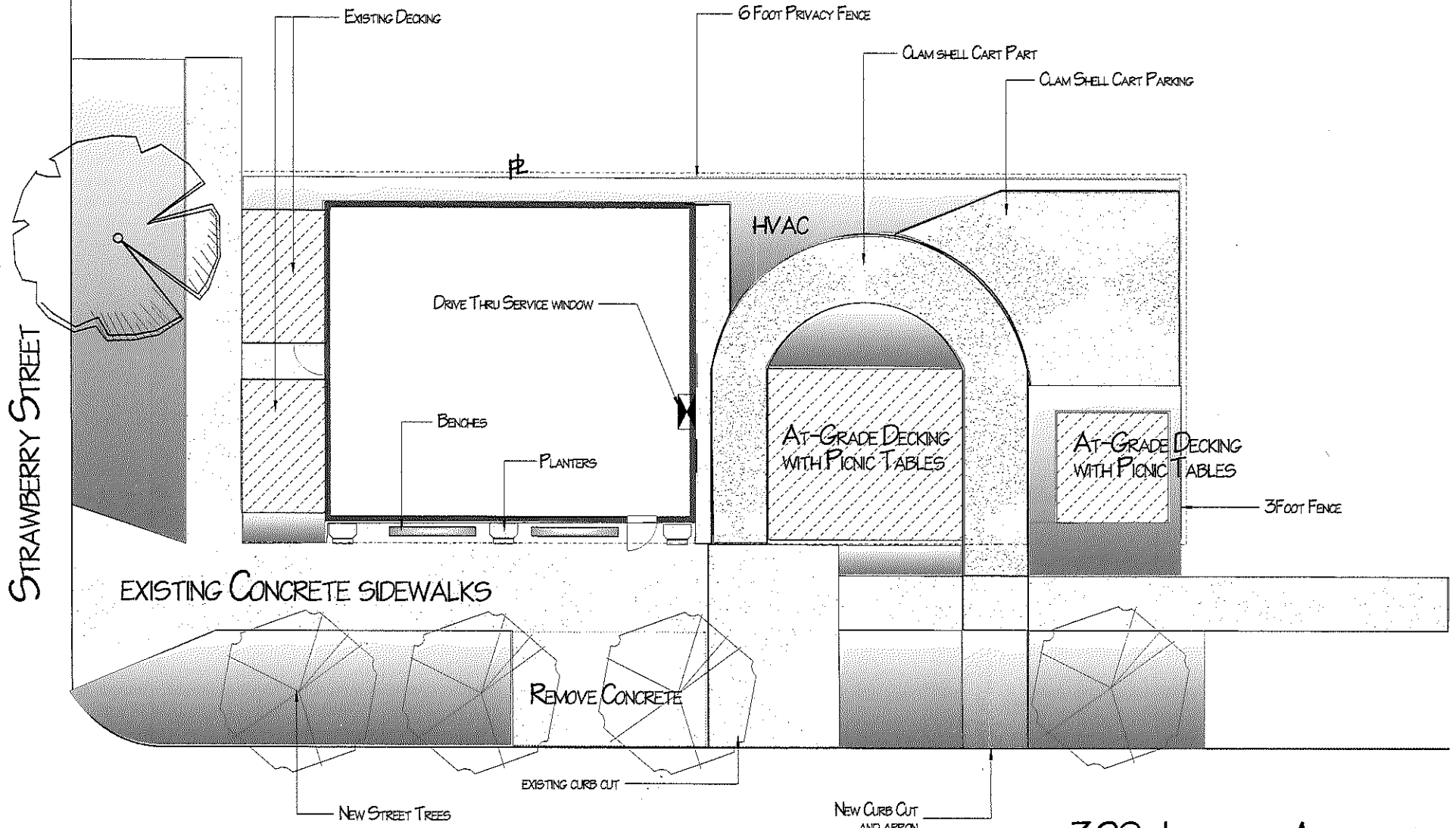
1. Introduction
2. Call to Order
 - a. Roll call and establish a quorum
3. Public Comments re: Agenda Items Only
4. Special Meeting Order of Business
 - a. Public Input to Potential Rezoning of Concrete Plant Expansion
 - b. Future Rezoning of 303 and 309 Jefferson Avenue
 - c. Concurrence on use of Miniature Golf in Zoning District C-3
 - d. Comprehensive Plan Update Discussion
5. Adjourn

February 2, 2021 Planning Commission Special Meeting

Item 1 – Introduction to Meeting by Chairman Bill Stramm

- This special meeting of the Planning Commission is being held with some members physically present at the Civic Center and some participating electronically as provided under Code of Virginia Section 2.2-3708.2 Subsection A.3 which permits public bodies to meet by electronic communications without a quorum physically assembled at one location since, on March 12, 2020, Governor Northam declared a state of emergency for the Commonwealth of Virginia arising from the novel Coronavirus (COVID-19) pandemic.
- The purpose of this meeting is for i) Public input to potential rezoning of concrete plant expansion; ii) future rezoning of 303 and 309 Jefferson Avenue; (iii) concurrence on use of miniature golf in Zoning District C-3; and (iv) Comprehensive Plan update discussion.
- An audio recording is being made of this meeting. This meeting is also being live-streamed on Facebook, as well as being video-taped for viewing from the Town's website after processing.
- Public comments will be accepted this evening via Facebook Live and emails to planner@capecharles.org. Comments were also solicited to be emailed to the Clerk, Planner, and Planning Technician prior to the meeting.
- All votes taken this evening will be by roll call vote and recorded in the minutes.
- Any Commission members who leave the meeting or arrive after start of the meeting must verbally note their attendance.
- Only essential business of the Town of Cape Charles can be done in this manner.
- These procedures will remain in effect until the COVID-19 crisis has been alleviated.
- Do any of the Commission members have any questions about this process?

STRAWBERRY STREET

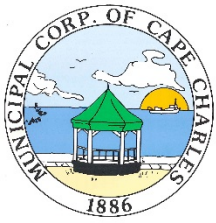


JEFFERSON AVE

309 JEFFERSON AVE
CAPE CHARLES, VIRGINIA



Proposed 303 Jefferson
Strawberry St pedestrian entrance
with golf cart path drive up window on 309 Jefferson



Municipal Corp. of Cape Charles

Date: February 2, 2021

To: Planning Commission

From: Allyson Finchum, Zoning Administrator

Re: Planning Commission Concurrence on Use in C-3

A request has been received by Cape Charles Planning Department to construct a putt-putt golf course as a commercial use in the C-3 zoning district on Stone Road within the Town of Cape Charles.

Permitted uses in C-3, outlined in the Town Zoning Ordinance, Section 3.8 (B)(2), include all that are presently allowed in the C-1 and C-2 districts and *“any other commercial or professional use which is compatible in nature with the allowed uses and which the Zoning Administrator determines to be compatible with the intent of the district and is concurred with by the Planning Commission.”*

It seems a putt-putt golf course may be compatible with other allowable uses in the C-3 district and the Zoning Administrator requests the Planning Commission’s review to determine if there are any concerns with the matter. If the Planning Commission concurs, the use will be allowed by right on any parcel in the C-3 district, unless, the Planning Commission requires it to be approved only on a case-by case basis by a conditional use permit.

Below are the current uses allowed in C-3 to assist in assessing harmony of uses.

The following uses are permitted by right in the C-1 district:

1. Art or antique shops
2. Auditoriums, theaters, and assembly halls
3. Automobile repair and small engine repair
4. Automobile service stations
5. Bakeries, confectionaries, delicatessens, and catering services
6. Barber shops and beauty parlors
7. Bicycle and moped sales and rentals
8. Blueprinting shops
9. Boat sales
10. Business and vocational schools
11. Business studios, offices, and clinics
12. Childcare and child care education centers
13. Commercial schools of instruction
14. Drug stores
15. Dressmaking, tailoring, and millinery shops, dry cleaning shops
16. Eating and drinking establishments
17. Financial institutions

18. Florists, gift shops, card shops, and stationery shops
 19. Funeral homes
- Town of Cape Charles Zoning Ordinance
Article III – District Regulations
Revised 12-2019 Article III, Page 14
20. Furniture repair, sales and household appliance sales and repair, carpet and flooring sales
 21. Greenhouses and plant nurseries
 22. Grocery stores
 23. Hotels and motels
 24. Liquor stores
 25. Libraries, museums, or galleries
 26. Music stores
 27. Medical or dental or other laboratories
 28. Offices, office supply stores
 29. Public facilities, public buildings
 30. Restaurants
 31. Pet shops and pet supply stores
 32. Radio and television sales
 33. Upholstering shops and fabric stores
 34. Watch and jewelry stores
 35. Any use allowable in the S-C District.
 36. Any other commercial or professional use which is compatible in nature with the foregoing uses and which the Zoning Administrator determines to be compatible with the intent of the district and is concurred with by the Planning Commission.

The following uses are permitted by conditional use in the C-1 district:
Single family and multi-family dwellings provided that no such dwelling is located at street level and all dwelling units have direct access to the street level (not access through commercial establishment on the first level).

The following uses are permitted by right in the C-2 district:

1. All uses as allowed in C-1
2. Nursing/retirement homes
3. Any other commercial or professional use which is compatible in nature with the allowed uses and which the Zoning Administrator determines to be compatible with the intent of the district and is concurred with by the Planning Commission.

The following uses are permitted by conditional use in the C-2 district:
Single family and multi-family dwellings provided that no such dwelling is located at street level and all dwelling units have direct access to the street level (not access through commercial establishment on the first level).

The following uses are permitted by right in the C-3 district:

1. All uses as allowed in C-1 and C-2
2. Any other commercial or professional use which is compatible in nature with the allowed uses and which the Zoning Administrator determines to be compatible with the intent of the district and is concurred with by the Planning Commission.

Zoning in commercial district for mini golf

Katherine Trettin <ktrettin311@gmail.com>

Tue 1/5/2021 9:31 AM

To: Tracy Outten <tracy.outten@capecharles.org>

Dear Allyson,

My husband and I are Cape Charles residents and are planning on opening a miniature golf course in the C3 zoning district, in the lots to the east of the museum. We are planning on purchasing 3 lots in order to create an 18 hole course. We want to ensure this will be in accordance with the town zoning laws.

The course would include a brick building with striped awning, white picket fence, well-maintained and beautifully landscaped gardens, and several tasteful statues (mermaid, Neptune, etc). We want it to be in keeping with the historical and classic aesthetic of the town.

Please let me know if a mini golf course is an acceptable business for this zoning district-
Looking forward to hearing back from you!

Sincerely,
Katie Austin
410-353-8292