



PLANNING COMMISSION
Regular Meeting
Cape Charles Civic Center
August 8, 2024

At 6:00 p.m., Chairman Bill Stramm, having established a quorum, called to order the Regular Meeting of the Planning Commission. In addition to Chairman Stramm, present were Commissioners Bill Ashworth, Paul Grossman, Jim Holloway, and Libby Wright, and new Commissioner Ian McDonald joined by video. Also, in attendance were Planning/Zoning Administrator Katie Nunez, Zoning Compliance Officer Jack Steinmayer, and Town Clerk Libby Hume.

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

Consent Agenda:

Motion made by Commissioner Grossman seconded by Commissioner Holloway, to approve the Consent Agenda as presented. The motion was approved by unanimous vote.

Public Hearing:

- A. *Zoning Map amendment (ZMA) 2024-01: application from Donna and Gregory Onley to conditionally rezone 711 Tazewell Avenue/302 Fig Street (aka Fig Street Inn) (Tax Map #83A4-2-A & 83A4-2-J & 83A3-2-I) from Residential-1 to Commercial Residential (CR).* Ms. Nunez opened the public hearing by explaining the background of the Fig Street Inn and the current zoning of Fig Street Inn. She stated that the applicants, Donna and Greg Kohler, want to conditionally rezone from an R-1 district to a Commercial Residential (CR) zoning district and the proffer statement submitted by the applicants on this matter.

Donna and Greg Kohler, owner(s), then spoke on their application. They mentioned how they wanted to expand their business offerings of the Fig Street Inn by allowing tenants to rent bicycles for the duration of their stay. They went on to explain that this would be done through an online form of some sort, whether it be Google forms or some other comparable software. They then spoke about how they would be more than willing to seek the necessary conditional use permit.

After the Kohler's explained what they were looking for, a few of the Commissioners had questions.

Commissioner Holloway was concerned that rezoning Fig Street Inn to allow for bicycle rentals would increase the number of cars on the streets and that Fig Street Inn would not have enough parking to accommodate the demand.

The Kohler's went on to explain that there would be no problem with keeping up with the increase in demand for parking.

Commissioner Stramm then asked about the other two parcels and what their intentions were going to be with them. He then asked if they would think about pulling the other two parcels at this time.

The Kohler's mentioned that at this time they have no intention of making any development on these parcels. They did say that in the future they may look to develop these lots but that is a way away.

The first public commenter was Dennis Sedat, the owner of 116 Fig Street. He spoke on how he did not have problems with the business, but he was opposed to the changes in zoning. Because he believes that parking is a bit of a current issue in the neighborhood and due to the expansion of Short-Term Rentals. He then went on to say that Fig Street already has a speeding problem, and that traffic is already high due to the Wendell Distributing Company and people going to the Oyster Farm.

Bruce Evans was the next public commentator, as a former owner of a successful bed and breakfast located at 652/654 Tazewell Avenue, he also spoke on his concerns about the rezoning of Fig Street Inn. Like Mr. Sedat, he already had reservations because of the 34 current rooms in the area between Nectarine and Fig being used as Short-Term Rentals, because of this he was not supportive of the rezoning especially on the extra 2 lots that the Kohlers were looking to rezone.

The final public comment came from Jim Weaver, the owner of 702 Monroe Avenue, who was supportive of Kohler's proposition as he believed that it would be good for the community.

Motion was then made at 6:30 p.m., by Commissioner Grossman, seconded by Commissioner Holloway, to close the public hearing for the ZMA 2024-01 application and the motion was carried unanimously.

The board discussed rezoning Fig Street Inn. Commissioner Grossman was not supportive of rezoning the 2 lots that the business was not physically on.

After discussion, Commissioner Grossman motioned to table rezoning Fig Street Inn until further discussion between the applicant and staff could occur, and the motion was seconded by Commissioner Wright and the motion was carried unanimously.

UNFINISHED BUSINESS

There was no unfinished business.

Standing Staff Report

Ms. Nunez spoke about how there was going to be an upcoming hearing at 204 Bay Avenue before the Board of Zoning Appeals regarding an appeal of a decision by the Zoning Administrator.

Motion made by Commissioner Grossman, seconded by Commissioner Holloway, to adjourn the Planning Commission Public Hearings and Regular Meetings at 6:45 p.m., and the motion was approved by unanimous vote.

Planning Technician

Chairman Bill Stramm