

TOWN COUNCIL & PLANNING COMMISSION

Joint Public Hearing

August 15, 2016

Cape Charles Civic Center – 500 Tazewell Avenue

6:00 PM

1. Call to Order
 - A. Roll Call
 - B. Establish quorum

2. Public Hearing Comments:
 - A. Tax map parcel # 83A3-11-2 application for zoning map amendment from Harbor District to Industrial M- 2 District - read advertisement
 - B. Tax map parcel # 83A3-11-2 Conditional Use Permit application for a variety of port and industrial uses – read advertisement
 - C. Public Comment
 - D. Close Public Hearing

3. Adjournment

 <p>TOWN OF CAPE CHARLES</p>	AGENDA TITLE: Tax map #83A3-11-2 Application for Zoning Map Amendment from Harbor to Industrial M-2		AGENDA DATE: August 15, 2016
	SUBJECT/PROPOSAL/REQUEST: Public hearing on zoning map amendment application for tax map #83A3-11-2 to rezone that parcel from Harbor District to Industrial M-2 District.		ITEM NUMBER: 2A
	ATTACHMENTS: July 2016 application, letters, preliminary site plan.		FOR COUNCIL: Action () Information (x)
	STAFF CONTACT (s): Larry DiRe	REVIEWED BY: Brent Manuel	

BACKGROUND:

Application was received from the current owner and the contract purchaser to amend the zoning map for parcel 83A3 – 11 – 2 from the current Harbor District designation to the proposed Industrial M - 2 District. At the July 21, 2016 Town Council meeting, the Council set August 15th as the date for public hearing as required in Article II Section 2.7.2.C of the Zoning Ordinance. A joint public hearing with the Planning Commission was scheduled for August 15th to receive public comments on this application. Before any map amendment can be made the Planning Commission is to make a recommendation to Town Council on the applicant’s request.

The application for zoning map amendment for the above cited parcel comes from the expressed desire of the owner and contract purchaser to have the lot used for industrial purposes. Currently the lot stands vacant and is designated as Harbor District. According to Article II Section 2.7.1 zoning map amendments are allowed for “public necessity, convenience, general welfare, or good planning practice” purposes. This parcel is contiguous to an Industrial M – 2 District lot to the immediate west, and a General Business\Light Industrial District lot to the immediate south. Currently the Virginia Department of Transportation is improving an adjacent state roadway (Route 642).

RECOMMENDATION:

Staff has no recommendation at this time. Town Council will receive a recommendation on this application from the Planning Commission, and Council will vote to approve or reject the application at a future meeting.

MUNICIPAL CORPORATION OF CAPE CHARLES, VIRGINIA
Application for Zoning Map Amendment

Zoning Map Amendment Number: _____ Date: JULY 8, 2016

Map Reference: _____ Tax Map Sheet: O83A3-22 SEC 083A3 OA-00-2
Parcel: LOT 2
Deed Book: 298 PAGE 595; PLAT BOOK 26 PAGE 9

To the Governing Body of the Town of Cape Charles, Virginia

1. I/We CHERRYSTONE I LLC owner(s) contract owner(s)
2. of PO BOX 395, EASTVILLE, VA 23347 (Mailing Address)
(757) 331-3100 (Telephone) _____ (Fax)

3. do hereby petition you to amend the Zoning Map of the Town of Cape Charles, Virginia, by reclassifying and rezoning from the HARBOR District to the INDUSTRIAL (M2) District the property described as follows and shown on the attached plat and outlined in red attached hereto, which is made a part of the application.

4. 1267 BAYSHORE ROAD (Address of Property, if any)
CAPE CHARLES CAPEVILLE DISTRICT (Magisterial District)
18.4 AC (Total Area - acres or sq. ft.)

5. Property Location SOUTH SIDE OF CAPE CHARLES HARBOR

6. Description of Property (attach if described by metes and bounds) APPOX. 18 ACRE FORMER INDUSTRIAL SITE ADJACENT TO SKANSKA YARD.

7. Proposed Use MARINE PORT FACILITY, BOATYARD, BULK STORAGE, TRANSFER FACILITY. SEE TRANSMITTAL LETTER FOR MORE SPECIFIC DESCRIPTION

8. HARBOUR DEVELOPMENT GROUP, LLC - PATRICK CUNNINGHAM (Name of Owner of Record)
2728 NESTLEBROOK TRAIL, VIRGINIA BEACH, VA 23456 (Address)

9. Signature of Owner(s) _____
SEE ATTACHED LETTER

Signature of Contract Owner(s) S.E. Baldwin X _____ (Agent)

By: PO Box 395 Eastville VA 23347 (Address and phone)

(Office Use Only)

	Date	Time	Action
Planning Commission Public Hearing:	(1) _____		
	(2) _____		
Town Council Public Hearing:	(1) _____		
	(2) _____		

Supplemental Information Required (check appropriate items)

- Legal Plat
- Plan of Development
- Other _____
- Fee: Single Family \$300 + \$50 ac. Multi-Family \$600 + \$70 ac. Commercial \$600 + \$70 ac.



July 8, 2016

Ref: 34205.00

Larry DiRe
Municipal Building
2 Plum Street
Cape Charles, Virginia 23310

Re: Rezoning Request for Lot 83A3-11-2-South Cape Charles Harbor:

Dear Mr. DiRe:

As we have discussed, Cherrystone I LLC is currently under contract to purchase Lot 83A3-11-2, an approximate 20 acre parcel located along the southern shoreline of Cape Charles Harbor. Cherrystone's purchase of this property is contingent upon its ability to implement a development plan that incorporates facilities for a marine terminal and a boat yard that performs major repairs and maintenance on commercial fishing vessels and mega-yachts. The boatyard will be operated in cooperation with Cape Charles Yacht Center, the adjacent waterfront property owner to the east (Lot 83A3-11-1). Both properties are currently in the Harbor District zoning designation.

While the Harbor District allows for a marina, associated facilities and operations, it does not specify port or terminal facilities as a by-right or conditional use. Therefore, we respectfully request that the Town change the zoning designation of Lot 83A3-11-2 from Harbor District to Industrial District M-2. Accordingly, please find attached the 1) Application for Zoning Map Amendment; 2) Owner's Authorization Letter; 3) Legal Plat and, 4) Proposed Plan of Development for your review and distribution to the Planning Commission.

We understand that following rezoning approval, a Conditional Use Permit will be needed to operate the intended facilities. Cherrystone wishes to make the Planning Commission aware of its intent to apply for a Conditional Use Permit for the following designated Conditional uses:

- No. 7 Concrete plant; manufacturing, sales and distribution of concrete and related products
- No. 8 Railroad tracks, sidings, yards or roundhouses
- No. 9 Marinas, docks and wharfs, if contiguous to Cape Charles Harbor
- No. 10 Port facilities, marine, rail, trucking, and/or intermodal terminals, including transfer, storage, handling, inspection, processing, and /or transport of containerized, bulk, and or other cargo
- No. 13 Outdoor storage (with required screening)
- No. 23 Structures, other than buildings, exceeding 50 feet

Cherrystone's intention is to accommodate both currently planned and potential future uses of the property consistent with its stated purpose.

The attached development plan depicts the anticipated improvements to the property. Cherrystone and its partners intend to demolish the existing dilapidated docks and remove the concrete debris from the shoreline. A new dock/wharf facility will be installed and the shoreline will be stabilized using a living shoreline approach

Engineers | Scientists | Planners | Designers

351 McLaws Circle
Suite 3
Williamsburg, Virginia 23185
P 757.220.0500
F 757.903.2794



which includes a stone sill for wave protection backed with sand fill and marsh and buffer plantings. Existing vegetation will be left as screening at select locations around the site and new buffer plantings will be installed to provide a screen in areas where vegetation is lacking. Stormwater management will be handling in accordance with current regulations and will be incorporated into the natural landscape features to the degree possible. It is understood that a more complete site plan must be prepared for the Conditional Use Permit and for the Town's site plan review process. At that time, all engineering, stormwater management and rights-of-way requirements will be addressed in detail.

We suggest that this request represents an exceptional opportunity for the Town as it is a reasonable zoning action that is consistent with each of the specific objectives of the M-2 District:

1. Encourage the revitalization of the local industrial economy and historic port of Cape Charles and Northampton County.
2. Create family-wage employment and training opportunities for local residents.
3. Serve as a model and national prototype of an integrated approach to land development and industrial operations, embodying sustainable approaches to the local economy, environment and culture.
4. Serve as a model for advancing the traditional settlement patterns of the Eastern Shore's towns and employment centers.
5. Encourage cost effective approaches to resource conservation, wise use of renewable resources, and ecologically based industrial development.

A change to the Industrial District M-2 compliments the surrounding properties, which are either already in the M-2 District or have related designations that are not in conflict with the intended uses. The recently initiated improvements to State Route 642 for the purpose of "enhancing access to the Cape Charles Harbor" provides further support for the appropriateness of the requested re-zoning.

We note that there is a degree of urgency with this request as Cherrystone has immediate opportunities with two potential operating partners; one, a major east coast commercial fishing consortium and the second an internationally prominent shipyard with existing operations in the northeast. Both entities have expressed a desire to be operational on the site in early to mid-2017.

Should you have any questions regarding this application or require additional information, don't hesitate to contact me at 757.220.0500 or 804.695.4344. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "R. Neville Reynolds".

R. Neville Reynolds, PWS

Managing Director – Williamsburg

CC: Eyre Baldwin
Jim Gunn
Dan Brown
Bert Turner, Esq.

June 15, 2016

Patrick Cunningham
Harbour Development Group, LLC
2728 Nestlebrook Trail
Virginia Beach, VA 23456

Brent Manuel
Cape Charles Town Manager
2 Plum Street
Cape Charles, VA 23310

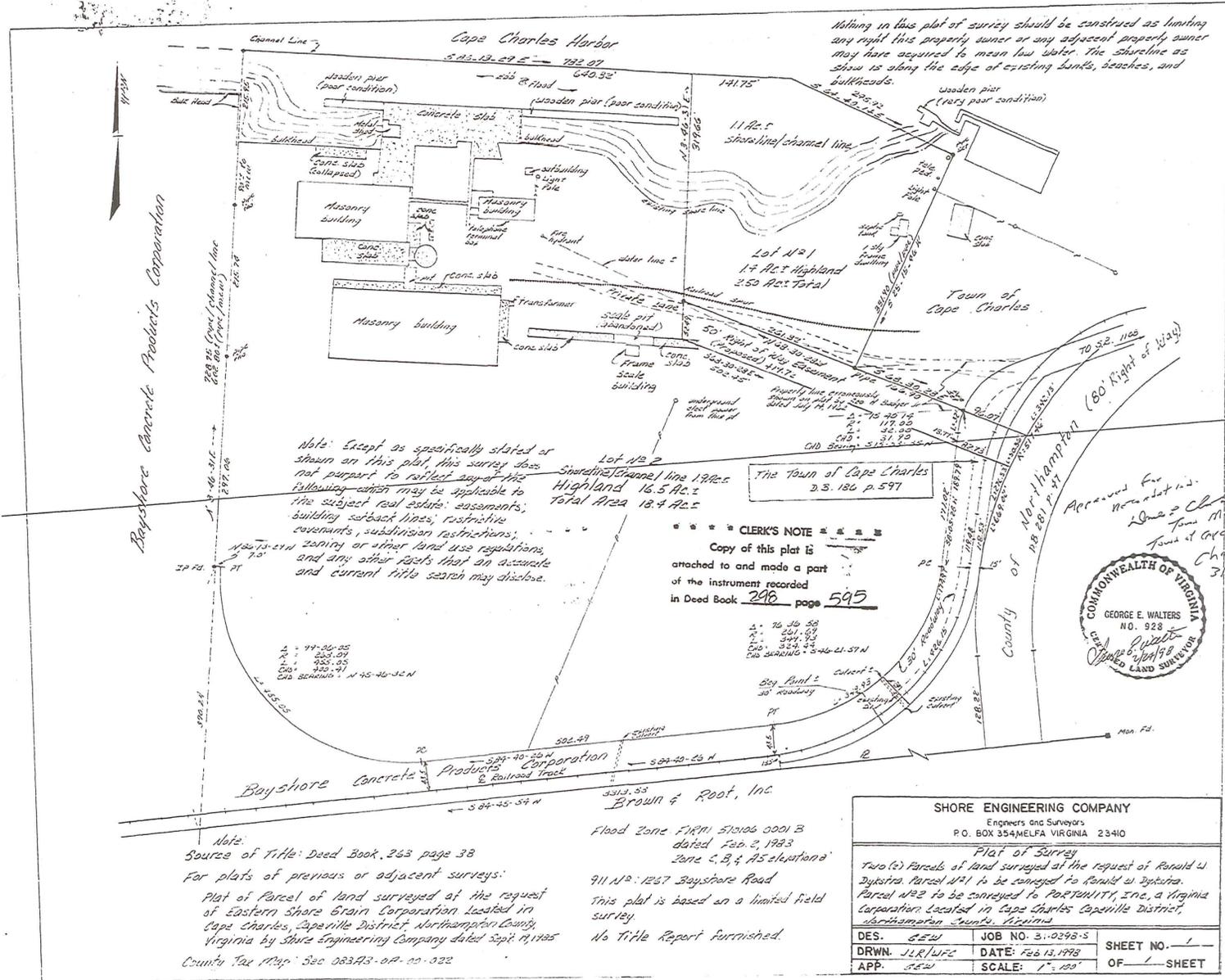
Dear Mr. Manuel,

Please allow Cherrystone I, LLC, Eyre Baldwin, and/or James Gunn to submit a request to Town of Cape Charles to change the zoning of lot #83A3-11-2 to Industrial. The parties mentioned above have contracted to purchase this land. Please let this correspondence serve as current land-owner consent allowing Cherrystone I, LLC/Baldwin/Gunn to move forward with the zoning request. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick L. Cunningham', with a long horizontal flourish extending to the right.

Patrick L. Cunningham
Managing Member - Harbour Development Group, LLC



Nothing in this plat of survey should be construed as limiting any right this property owner or any adjacent property owner may have acquired to mean low water. The shoreline as shown is along the edge of existing banks, beaches, and bulkheads.

Note: Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants, subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.

CLERK'S NOTE
Copy of this plat is attached to and made a part of the instrument recorded in Deed Book 296 page 595



Note:
Source of Title: Deed Book, 263 page 38
For plats of previous or adjacent surveys:
Plat of Parcel of land surveyed at the request of Eastern Shore Grain Corporation located in Cape Charles, Capeville District, Northampton County, Virginia by Shore Engineering Company dated Sept. 11, 1985
County Tax Map: Sec 083A3-07-00-022

Flood Zone FEMA ST0106 0001 B dated Feb. 2, 1983
Zone C, B, & A5 exceptions
911 No. 1267 Bayshore Road
This plat is based on a limited field survey.
No Title Report furnished.

SHORE ENGINEERING COMPANY Engineers and Surveyors P.O. BOX 354 MELFA VIRGINIA 23410		
Plat of Survey		
Two (2) Parcels of land surveyed at the request of Ronald W. Dykstra. Parcel #1 is to be conveyed to Ronald W. Dykstra. Parcel #2 is to be conveyed to PORTWORTH, Inc., a Virginia Corporation located in Cape Charles Capeville District, Northampton County, Virginia.		
DES. G.E.W.	JOB NO. 31-0298-5	SHEET NO. 1 OF 1 SHEET
DRWN. J.L.R./L.F.Z.	DATE: Feb 13, 1998	
APP. G.E.W.	SCALE: 1" = 100'	



June 8, 2016

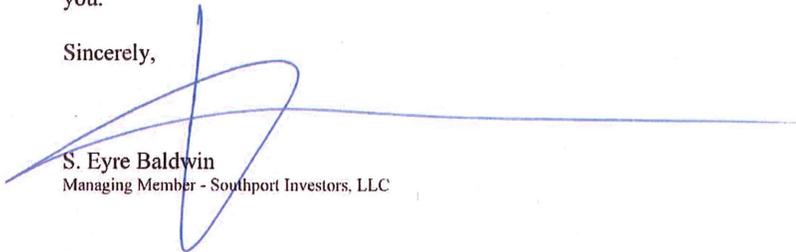
Brent Manuel
Cape Charles Town Manager
2 Plum Street
Cape Charles, VA 23310

Dear Brent,

Thank you for meeting me on Monday at our site on the harbor. In order for our business to reach expectations we must expand our physical presence on Cape Charles Harbor. We have contracted to purchase the 20 acre tract of land in between Bayshore Concrete and our site. We are hopeful this transaction will be complete by October 1, 2016.

One of the contract contingencies is a change in the zoning classification from Harbor District to Industrial. We will provide justification for the request at a later date. Please let this correspondence serve a formal request to change the current zoning on lot #83A3-11-2. Thank you.

Sincerely,

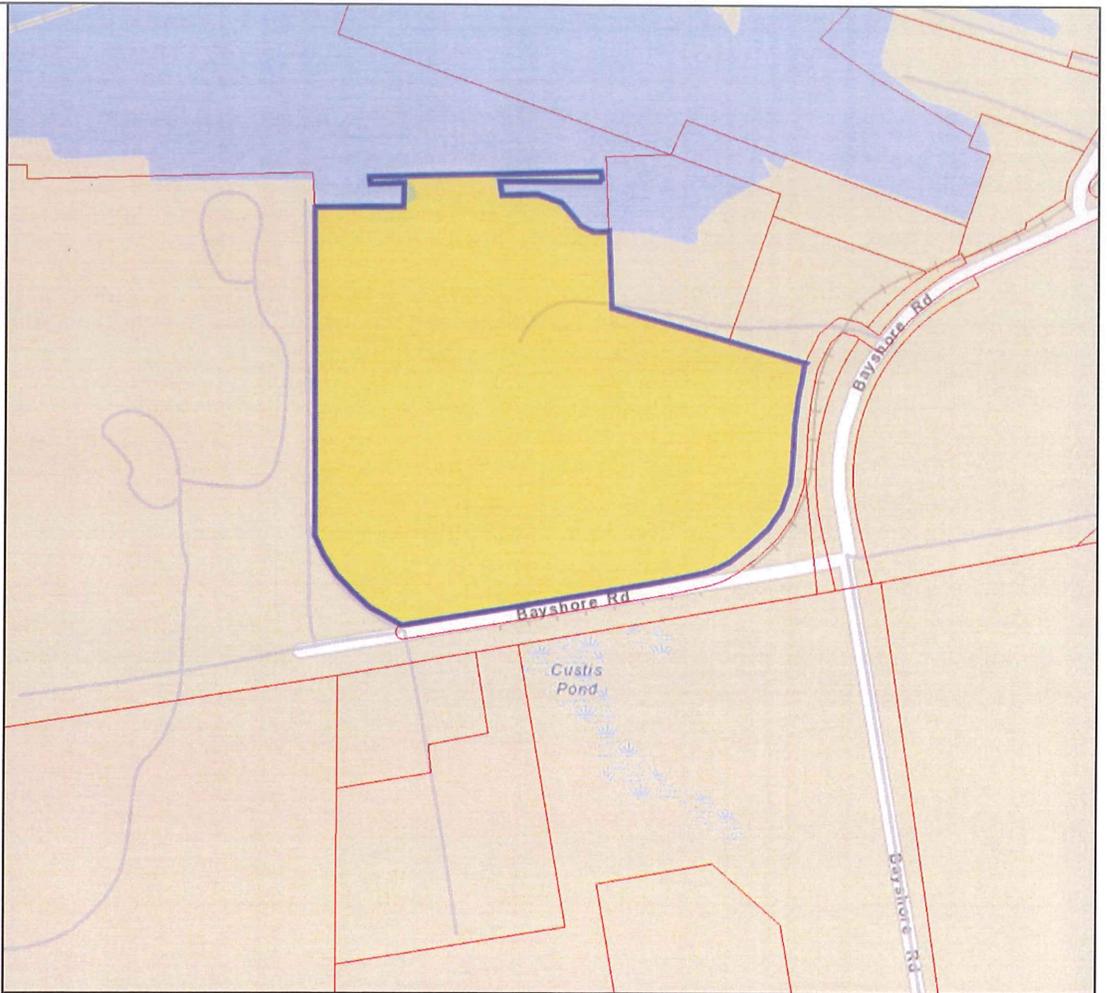


S. Eyre Baldwin
Managing Member - Southport Investors, LLC

Northampton County, Virginia

Legend

- Town Names
- Route Numbers
- Road Labels
- Parcels
- Driveways



Map Printed from Northampton
<http://northampton.mapsdirect.net/>

Feet

0 100 200 300 400
1:4,514 / 1"=376 Feet

Title: Parcels

Date: 7/8/2016

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Northampton County is not responsible for its accuracy or how current it may be.

 TOWN OF CAPE CHARLES	AGENDA TITLE: Tax map #83A3-11-2 Application for Conditional Use Permit for uses in the Industrial M-2		AGENDA DATE: August 15, 2016
	SUBJECT/PROPOSAL/REQUEST: Public hearing on conditional use permit application for tax map #83A3-11-2 for certain industrial and port uses in the Industrial M-2 District.		ITEM NUMBER: 2B
	ATTACHMENTS: July 2016 application, preliminary site plan.		FOR COUNCIL: Action () Information (x)
	STAFF CONTACT (s): Larry DiRe	REVIEWED BY: Brent Manuel	

BACKGROUND:

Staff received application from the current owner and the contract purchaser for parcel tax map #83A3 – 11 – 2. Any standing for such conditional use permit is dependent upon the subject parcel being rezoned from Harbor District to Industrial M -2 District. At the July 21, 2016 Town Council meeting, the Council set August 15th as the date for public hearing as required in Article IV Section 4.3.C.3 of the Zoning Ordinance. A joint public hearing with the Planning Commission was scheduled for August 15th to receive public comments on this application. Before any conditional use permits can be approved the Planning Commission is to make a recommendation to Town Council on the applicant’s request.

The applicant seeks conditional use permits for the following industrial and port conditional uses (Cape Charles Zoning Ordinance Article III Section 3.13.C.7-10, 13, and 23) at parcel tax map # 83A3-11-2:

- 7. Concrete plant; manufacturing, sales, and distribution of concrete and related products
- 8. Railroad tracks, sidings, yards, or roundhouses
- 9. Marinas, docks, and wharves, if contiguous to the Cape Charles Harbor
- 10. Port facilities; marine, rail, trucking, and/or intermodal terminals, including transfer, storage, handling, inspection, processing, and/or transport of containerized, bulk, and/or other cargo
- 13. Outdoor storage provided it shall be surrounded by wax myrtle or red tip photinia installed on 4-foot centers and by evergreen trees with a minimum caliper of 2.5 inches on 15-foot centers, except for entrances and exits
- 23. Structures, other than buildings, exceeding 50 feet

RECOMMENDATION:

Staff has no recommendation at this time. Town Council will receive a recommendation on this application from the Planning Commission, and Council will vote to approve or reject the application at a future meeting.



July 29, 2016

Ref: 34205.00

Larry DiRe
Municipal Building
2 Plum Street
Cape Charles, Virginia 23310

Re: Conditional Use Permit for Lot 83A3-11-2-South Cape Charles Harbor

Dear Mr. DiRe:

As we have discussed, Cherrystone I LLC is currently under contract to purchase Lot 83A3-11-2, an approximate 20 acre parcel located along the southern shoreline of Cape Charles Harbor. Cherrystone's purchase of this property is contingent upon its ability to implement a development plan that incorporates facilities for a marine terminal and a boat yard that performs major repairs and maintenance on commercial fishing vessels and mega-yachts. The boatyard will be operated in cooperation with Cape Charles Yacht Center. Cherrystone I LLC is currently also under contract to purchase the adjacent lot to the east (Lot 83A3-11-1). Both properties are currently in the Harbor District zoning designation.

While the Harbor District allows for a marina, associated facilities and operations, it does not specify port or terminal facilities as a by-right or conditional use. Therefore, we respectfully request that the Town change the zoning designation of Lot 83A3-11-2 from Harbor District to Industrial District M-2. On July 8, 2016 we submitted a request for zoning map amendment comprised of the following elements: 1) Application for Zoning Map Amendment; 2) Owner's Authorization Letter; 3) Legal Plat and, 4) Proposed Plan of Development. Since the proposed uses of Lot 83A3-11-1 are allowed under the Harbor District zoning (marina and related activities), rezoning of this parcel is not necessary.

We understand that following rezoning approval, a Conditional Use Permit will be needed to operate the intended facilities on Lot 83A3-11-2. Accordingly, we are submitting the attached Application for Conditional Use Permit and required supporting information for the following designated Conditional uses:

- No. 7 Concrete plant; manufacturing, sales and distribution of concrete and related products
- No. 8 Railroad tracks, sidings, yards or roundhouses
- No. 9 Marinas, docks and wharfs, if contiguous to Cape Charles Harbor
- No. 10 Port facilities, marine, rail, trucking, and/or intermodal terminals, including transfer, storage, handling, inspection, processing, and /or transport of containerized, bulk, and or other cargo
- No. 13 Outdoor storage (with required screening)
- No. 23 Structures, other than buildings, exceeding 50 feet

Cherrystone's intention is to accommodate both currently planned and potential future uses of the property consistent with its stated purpose.

The attached development plan depicts the anticipated improvements to the property. Cherrystone and its partners intend to demolish the existing dilapidated docks and remove the concrete debris from the shoreline. A new dock/wharf facility will be installed and the shoreline will be stabilized using a living shoreline approach which includes a stone sill for wave protection backed with sand fill and marsh and buffer plantings. Existing

351 McLaws Circle

Suite 3

Williamsburg, Virginia 23185

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Engineers | Scientists | Planners | Designers



vegetation will be left as screening at select locations around the site and new buffer plantings will be installed to provide a screen in areas where vegetation is lacking. Stormwater management will be handling in accordance with current regulations and will be incorporated into the natural landscape features to the degree possible. It is understood that a more complete site plan must be prepared for the Town's site plan review process. At that time, all engineering, stormwater management and rights-of-way requirements will be addressed in detail. Similarly, the secondary access depicted on the Concept Plan of Development (attached) will require further routing considerations which may result in obtaining easements from the Town of Cape Charles, Eastern Shore Railroad and/or Bayshore Concrete. These details will also be worked out and a final alignment will be determined during site plan development.

We suggest that this request represents an exceptional opportunity for the Town as it is a reasonable zoning action that is consistent with each of the specific objectives of the M-2 District:

1. Encourage the revitalization of the local industrial economy and historic port of Cape Charles and Northampton County.
2. Create family-wage employment and training opportunities for local residents.
3. Serve as a model and national prototype of an integrated approach to land development and industrial operations, embodying sustainable approaches to the local economy, environment and culture.
4. Serve as a model for advancing the traditional settlement patterns of the Eastern Shore's towns and employment centers.
5. Encourage cost effective approaches to resource conservation, wise use of renewable resources, and ecologically based industrial development.

A change to the Industrial District M-2, with the requested conditional uses, compliments the surrounding properties, which are either already in the M-2 District or have related designations that are not in conflict with the intended uses. The recently initiated improvements to State Route 642 for the purpose of "enhancing access to the Cape Charles Harbor" provides further support for the appropriateness of the requested re-zoning.

We note that there is a degree of urgency with this request as Cherrystone has immediate opportunities with two potential operating partners; one, a major east coast commercial fishing consortium and the second an internationally prominent shipyard with existing operations in the northeast. Both entities have expressed a desire to be operational on the site in early to mid-2017.

Should you have any questions regarding this application or require additional information, don't hesitate to contact me at 757.220.0500 or 804.695.4344. Thank you for your consideration.

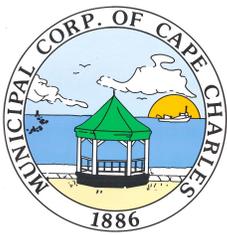
Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Neville Reynolds'.

R. Neville Reynolds, PWS

Managing Director – Williamsburg

CC: Eyre Baldwin
Jim Gunn
Dan Brown
Bert Turner, Esq.



Application for Conditional Use Permit

Town of Cape Charles
2 Plum Street
Cape Charles, VA 23310
757-331-2036 Fax: 757-331-4820
planner@capecharles.org

Date _____ Fee: _____

*(Attach Plans)

Applicant: _____ Signature: _____

Address: _____ City: _____ State: VA Zip: _____

Telephone: _____ Email: _____

Owner(s): _____

Address: _____ City: _____ State: VA Zip: _____

Telephone: _____ Email: _____

Contractor: _____

Address: _____ City: _____ State: Zip: _____

Telephone: _____ Email: _____

Town License: _____ State License: _____

Location of Improvement: _____

Lot No.: _____ Block No.: _____ Lot Size: _____ Lot Area: _____

Type of Improvement: _____

Proposed Use: _____

Estimated Construction Costs: _____

Conditional Use Permit Checklist

(Applicant must attach items 1-7)

1. _____ completed application
2. _____ payment of fees (\$300.00 + \$25.00 per acre)
3. _____ letter of application stating in general terms: (a) the proposed use of the property, (b) the effect of the changes on the surrounding area, and (c) the reason for the request
4. _____ concept plan (see attached information for recommended contents)
5. _____ plot plan of property
6. _____ disclosure statement signed and notarized verifying ownership
7. _____ names and addresses of adjacent property owners
8. _____ Zoning Administrator's review of documentation

CERTIFICATION OF APPLICANT

I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer, and water ordinances, and private building restrictions, if any, which may be imposed on the property by deed. Furthermore, I certify that the changes to the improvement before or during construction will be provided to the Zoning Administrator and Building Official before such changes are constructed.

Signature of Owner/Agent: _____

Conditional Use Permit Plan Checklist

Town of Cape Charles

2 Plum Street

Cape Charles, VA 23310

757-331-2036 Fax: 757-331-4820

planner@capecharles.org

Contact Person: _____ Submittal Date: _____

Address: _____ Phone #: _____

Email: _____

Requirement	Yes	No	N/A	Comments
Are the project title, name of applicant, and project designer (if applicable) provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are the date, north arrow, and graphic scale provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is the concept plan the minimum size of 8½” x 11” or maximum size 11” x 17”? If only plans larger than the maximum size are feasible, has the applicant provided 15 copies of the plan for distribution to the Planning Commission and Town Council?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is the size of the entire parcel in acres and, if applicable, is size of portion of parcel showing? Are the meets and bounds provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are the adjacent streets, alleys, railroads, water bodies, natural features, etc. shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are the locations, dimensions, and heights of all structures provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are the number, type, and size of dwelling, retail or commercial office units, the gross density, and the location, size and type of recreational amenities provided for the residential, commercial, and mixed use projects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are the location and dimensions of pedestrian access and plazas as well as vehicular driveways, parking spaces, and unloading facilities shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are any outstanding natural features to be conserved, such as slope, ground cover, surface water, trees and vegetation, floodplain, etc. shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are any signs, including type, area, height, and placement on site shown?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is lighting information provided, if applicable?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is the location and description of any screening and buffering along the lot perimeter or within the lot provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Are the building elevations or renderings and description of landscape improvements provided?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is there other information pertinent to the specific request including areas outdoors which are designated for conditional uses, for example, accessory uses, storage areas, recreation area, loading/unloading areas, and dumpster areas on the concept plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



Concrete Floating Dock 2 ft. Freeboard

Concrete Dock

Concrete Floating Dock 2 ft. Freeboard

Concrete Floating Dock 2 ft. Freeboard

Steel Sheet Pile

Rock Sill

100' x 25'

100' x 25'

150' x 30'

Travel Lift

130' x 30'

Concrete Wall

Existing Plant Buffer to Remain

Bulk Storage Area

Gravel

LOT 83 A3-11-2

Bulk Storage Area

Pretreatment

Dry Swale
Existing Plant Buffer to Remain

Existing Plant Buffer to Remain
Dry Swale

Pretreatment

Gravel

Existing Plant Buffer to Remain

100' x 25'

Eastern Shore Railroad

Bayshore Road

ZONE C

ZONE B

LOT NO. 2

LOT NO. 3

LOT NO. 4

LOT NO. 5

LOT NO. 6

LOT NO. 7

LOT NO. 8

LOT NO. 9

LOT NO. 10

LOT NO. 11

LOT NO. 12

CHANNEL LINE

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LOT NO. 2

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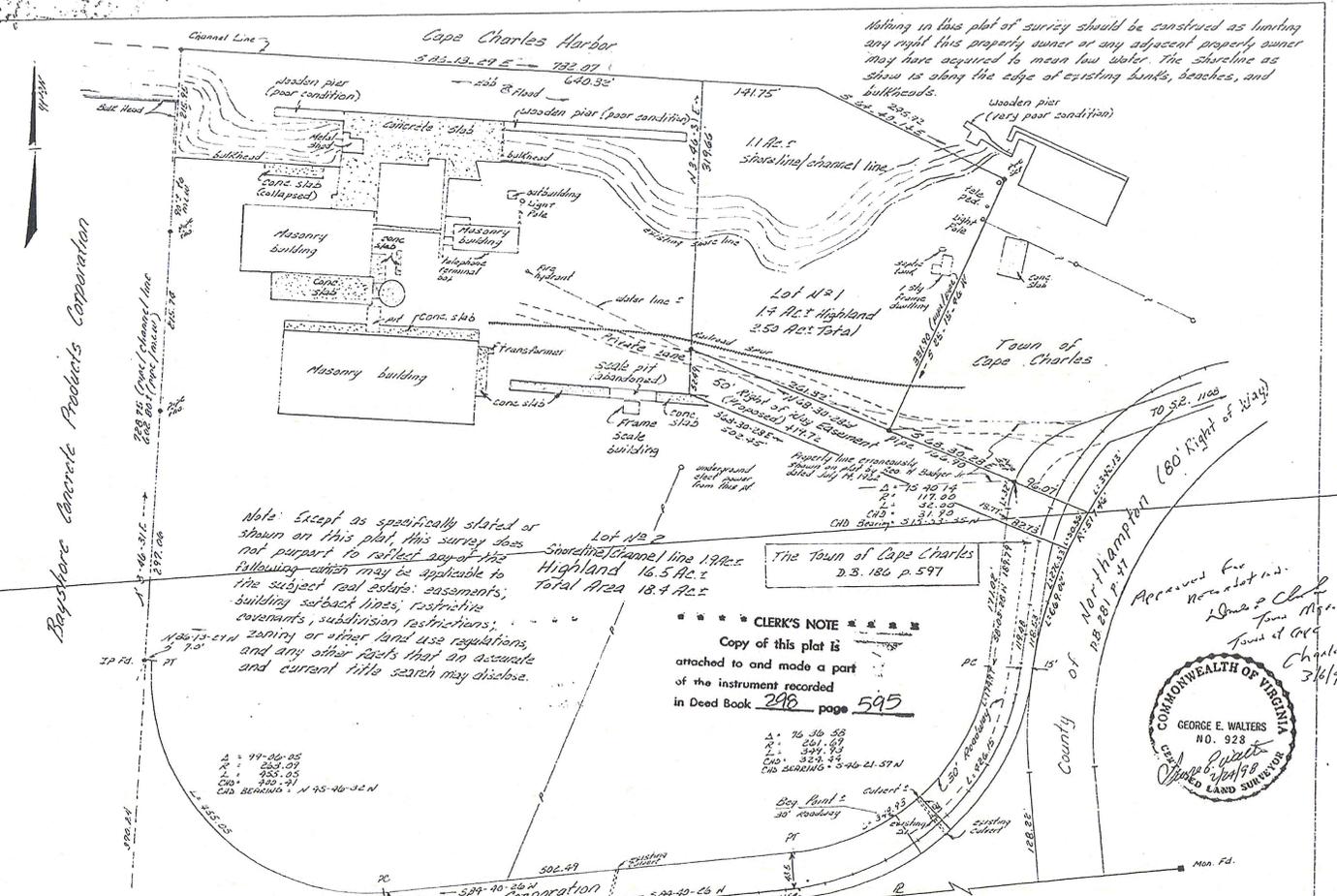
LOT NO. 249

LOT NO. 250

LOT NO. 251

Bayshore Concrete Products Corporation

Nothing in this plat of survey should be construed as limiting any right this property owner or any adjacent property owner may have acquired to mean low water. The shoreline as shown is along the edge of existing banks, beaches, and bulkheads.



Note: Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations; and any other facts that an accurate and current title search may disclose.

The Town of Cape Charles
D.B. 186 p. 597

CLERK'S NOTE
Copy of this plat is attached to and made a part of the instrument recorded in Deed Book 298 page 595

Δ. 76-30-58
Z. 601.09
L. 399.93
C.A. 326.93
C.D. 252810.5-46-21-57N



Received for
Notarials
George E. Walters
No. 928
June 2, 1988
Plat of Survey
Shoreline Channel Line

County of Northampton (80' Right of Way)



June 15, 2016

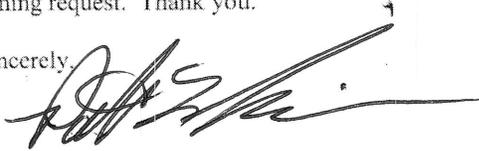
Patrick Cunningham
Harbour Development Group, LLC
2728 Nestlebrook Trail
Virginia Beach, VA 23456

Brent Manuel
Cape Charles Town Manager
2 Plum Street
Cape Charles, VA 23310

Dear Mr. Manuel,

Please allow Cherrystone I, LLC, Eyre Baldwin, and/or James Gunn to submit a request to Town of Cape Charles to change the zoning of lot #83A3-11-2 to Industrial. The parties mentioned above have contracted to purchase this land. Please let this correspondence serve as current land-owner consent allowing Cherrystone I, LLC/Baldwin/Gunn to move forward with the zoning request. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick L. Cunningham', with a long horizontal flourish extending to the right.

Patrick L. Cunningham
Managing Member - Harbour Development Group, LLC

LIST OF ADJACENT PROPERTY OWNERS

83A3-11-1

PROPERTY	TAX MAP	OWNER	ADDRESS	MAILING		
1	83A3-A-20	The Town of Cape Charles	Bayshore RD	PO Box 395	Eastville, VA	23347
2	83A3-11-2	Harbour Development Group, LLC	1101 Bayshore RD	2728 Nestlebrook Trail	Virginia Beach, VA	23456
3	90-A-2	Bayshore Concrete Products Corporation	1134 Bayshore RD	1134 Bayshore Road	Cape Charles, VA	23310