



**PLANNING COMMISSION/TOWN COUNCIL**  
**Joint Public Hearing**  
**Cape Charles Civic Center**  
**August 15, 2016**  
**6:00 p.m.**

At 6:00 p.m. Chairman Dennis McCoy, having established a quorum, called to order the Joint Public Hearing with the Town Council and Regular Meeting of the Planning Commission. In addition to Chairman McCoy, present were Vice Chairman Michael Strub, and Commissioners Andy Buchholz, Dan Burke, Keith Kostek, Sandra Salopek and Bill Stramm. Also in attendance were Town Planner Larry DiRe, Town Clerk Libby Hume and Town Manager Brent Manuel. There were 14 members of the public in attendance.

Mayor George Proto, having established a quorum, called to order the Joint Public Hearing with the Planning Commission. In addition to Mayor Proto, present were Vice Mayor Bannon, Councilmen Brown and Buchholz, and Councilwomen Natali and Sullivan. Councilman Bennett was not in attendance.

Town Clerk Libby Hume read the public hearing advertisement.

**ZONING MAP AMENDMENT PUBLIC HEARING COMMENTS:**

There were no public comments to be heard nor any written comments submitted prior to the hearing.

Mr. R. Neville Reynolds, from VHB, the engineering firm representing Cherrystone I LLC, gave a presentation regarding the rezoning application. (Please see attached.)

**Motion made by Dan Burke, seconded by Bill Stramm, to close the Planning Commission Public Hearing regarding the zoning map amendment request. The motion was approved by unanimous vote.**

**Motion made by Councilwoman Natali, seconded by Councilman Buchholz, to close the Town Council Public Hearing regarding the zoning map amendment request. The motion was approved by unanimous vote.**

**CONDITIONAL USE PERMIT APPLICATION PUBLIC HEARING COMMENTS:**

There were no public comments to be heard nor any written comments submitted prior to the hearing.

**Motion made by Bill Stramm, seconded by Sandra Salopek, to close the Planning Commission Public Hearing regarding the conditional use permit application. The motion was approved by unanimous vote.**

**Motion made by Councilwoman Natali, seconded by Councilman Buchholz, to adjourn the Town Council Public Hearing regarding the conditional use permit application. The motion was approved by unanimous vote.**

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Chairman Dennis McCoy

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Mayor Proto

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Town Clerk



**Cape Charles Parcel: 83A3-11-2**

**Cherrystone I LLC: Proposed Land Uses**

- 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.
- Boatyard- repair and maintenance of a variety of vessels:
  - Commercial fishing vessels
  - Mega yachts
  - Others as opportunities arise

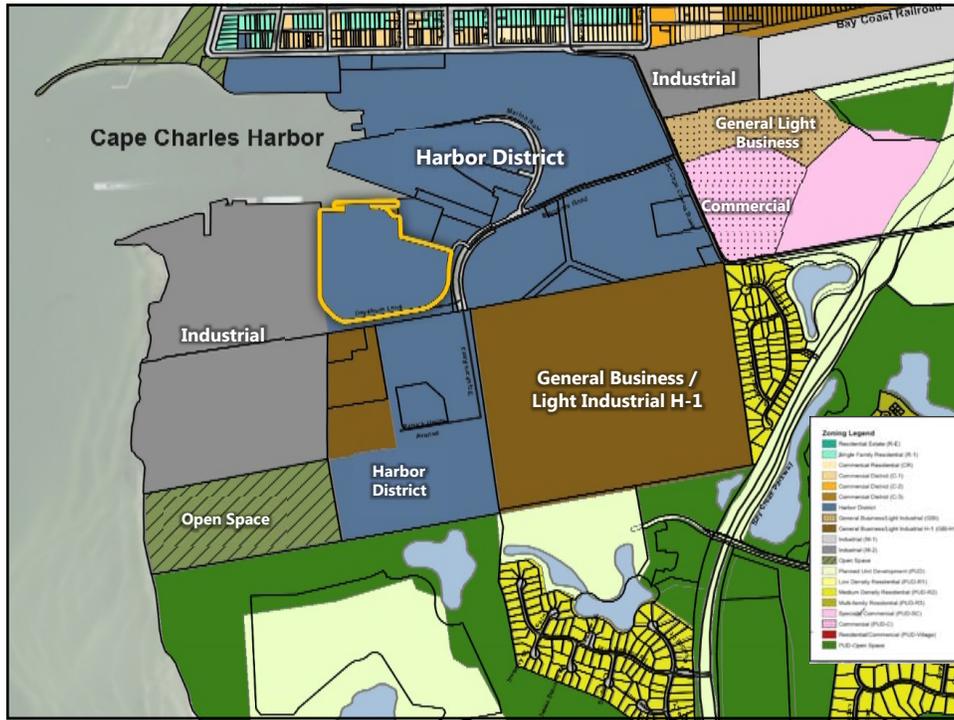
**Cape Charles Parcel: 83A3-11-2**  
**Existing Zoning: Harbor District**

- Allows for marine related uses and uses customarily and clearly incidental and subordinate to the principal use.
  - Bait and tackle shops
  - Boat rentals
  - Marinas, docks and wharves if contiguous to harbor
  - Sail and canvas making and repair
  - Ship stores and chandleries
  
- Does not include port facilities

**Proposed Zoning: Industrial District (M-2)**

- Statement of Intent
  - Encourage the revitalization of the local industrial economy and historic port of Cape Charles and Northampton County
  
  - Create family-wage employment and training opportunities for local residents
  
  - Serves 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
  
  - Serve as a model for advancing traditional settlement patterns of the Eastern Shore's towns and employment centers
  
  - Encourage cost-effective approaches to resource conservation. Wise use of renewable resources and ecologically based industrial development.











An aerial photograph of a waterfront area. A yellow outline highlights a specific site located between a body of water and a residential or commercial development. The site appears to be a mix of wooded areas and open land. In the top left corner, there is a logo for 'vhb'.

**vhb.**

**Rezoning Request**  
Town of Cape Charles, Virginia

Cherrystone I LLC

August 12, 2016