



Town Council Special Meeting

April 30, 2026 at 6:00 PM

Cape Charles Civic Center - 500 Tazewell Avenue

Agenda

- 1. Call to Order**
 - A. Roll Call
 - B. Establish Quorum
- 2. Moment of Silence and Pledge of Allegiance**
- 3. Public Comments (3 minutes per speaker for topics not subject to this evening's public hearing)**
- 4. Order of Business:**
 - A. Presentation from Coastal Vista Properties & Discussion
 - B.** Consideration re Relocation of Structure to Town-Owned Property in the Harbor Boat Ramp Area - Eyre Baldwin
 - C. Resolution to Adopt Zoning Text Amendment 2026-01 - Chesapeake Bay Preservation Act
- 5. Town Manager Comments**
- 6. Mayor & Council Comments (5 minutes per speaker)**
- 7. Announcements**
 - A. May 7, 2026 - Town Council Executive Session, 5PM
 - B. May 7, 2026 - Town Council Work Session, 7:30 PM
 - C. May 14, 2026 - Town Council Special Meeting, 6PM
 - D. May 21, 2026 - Town Council Regular Meeting, 6PM
- 8. Adjournment**



Bayside Village

Cape Charles Workforce Housing

Project Team: Chris Carbaugh & Jay Bergey

Team Background:

Chris Carbaugh: In 2000 founded the Atlantic Group & Associates, Inc. which provides land planning, landscape architecture, surveying and civil engineering services to clients throughout the Mid Atlantic region. This skill set also created an opportunity to partner with others to develop various residential, commercial and mixed-use projects in Maryland, Delaware, and more recently the Eastern Shore of Virginia.

Jay Bergey: In 2000 founded Bergey & Company, P.A. providing professional accounting, consulting and trustee services. During this time has also been responsible for the development of numerous residential multi-family projects on the Eastern Shore of Maryland. Mr. Bergey has served as the Treasurer and Chairman of the Finance Committee for Atlantic General Hospital and is currently on the Board of Directors of Calvin B. Taylor Bank.

Project Team:

Project Understanding:

- Town of Cape Charles has identified a need for workforce housing. Section 4, Item A.
- Cape Charles identified a town owned parcel suitable to accommodate workforce housing. The property is Tax Parcel 90-19-B fronting Cassatt Parkway and Old Cape Charles Road consisting of 16.6 Acres and is zoned R-3. Multi-family.
- This project is intended to provide a housing alternative where families, those in careers that support our community, can live and work while enjoying a high quality of life found in the Cape Charles area. When people have access to affordable housing, they can live near their workplaces. They can, and do, support other local businesses. They develop a vested interest in their town. They become integrated into the social networks that bind communities and make them great places to visit live and work.
- Development to provide rental and homeownership opportunities. Percent of rental and homeownership to be determined based upon market demand.
- Workforce Units shall be restricted for a term of 20 years.
- Short term rentals will be prohibited.
- Sewer must be extended to site. Developer will be responsible for the forcemain extension.

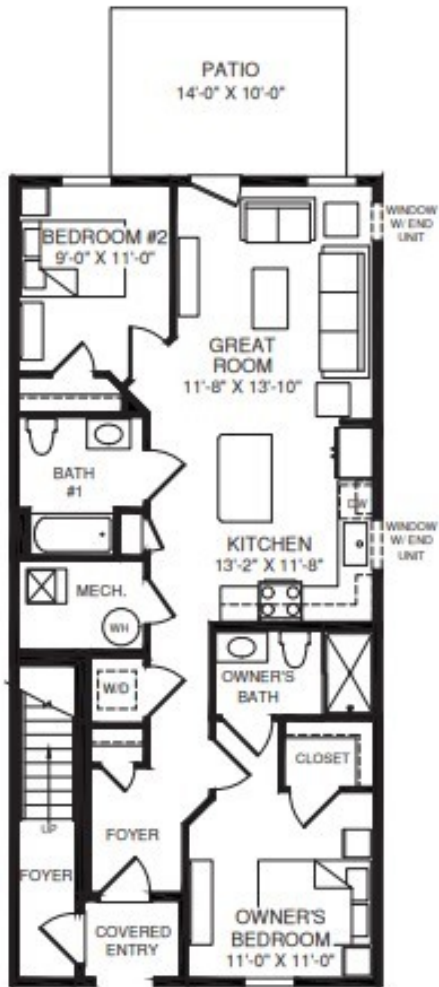
Project Overview:

- Based upon this understanding, we have evaluated numerous concepts and ultimately found the most suitable approach to be what is known as an “One Over One” product.
- This is basically a townhouse where there is a first and second floor unit.
- This approach allows us to significantly lower the unit cost, making at least 50 percent of the proposed units fall within the workforce housing parameters...whether a rental or for purchase unit.
- Proposal is to construct 170 One Over One Units. A minimum of 50 percent shall qualify as workforce housing. The remainder of units shall be market rate units.
- Property to utilize a professional property management company to qualify residents, as well as manage and maintain the property.

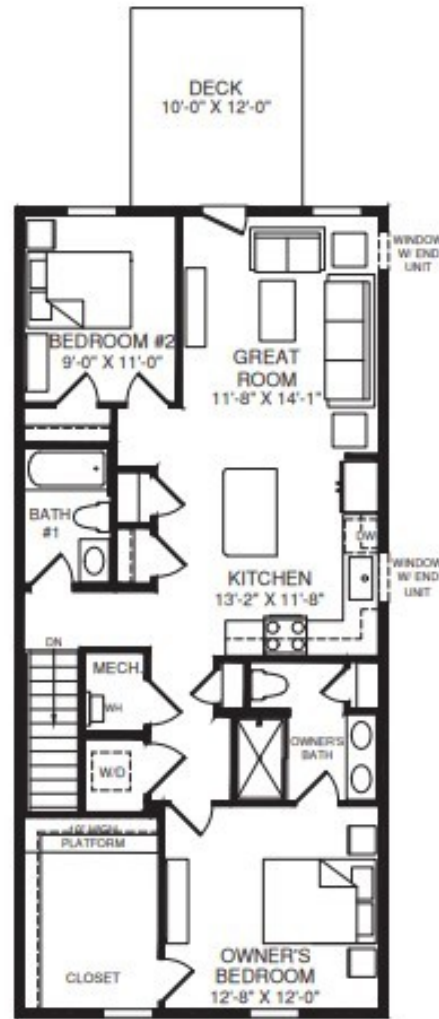




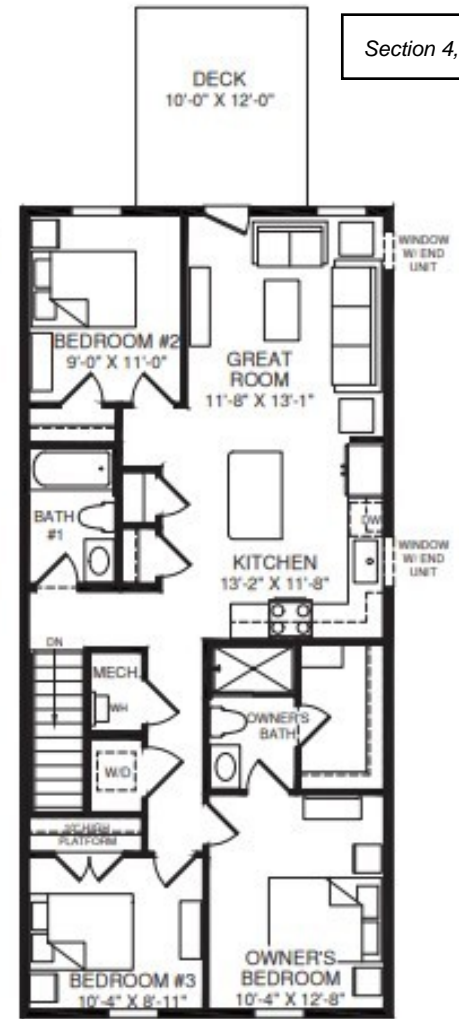
- Concept Elevation



BEECH

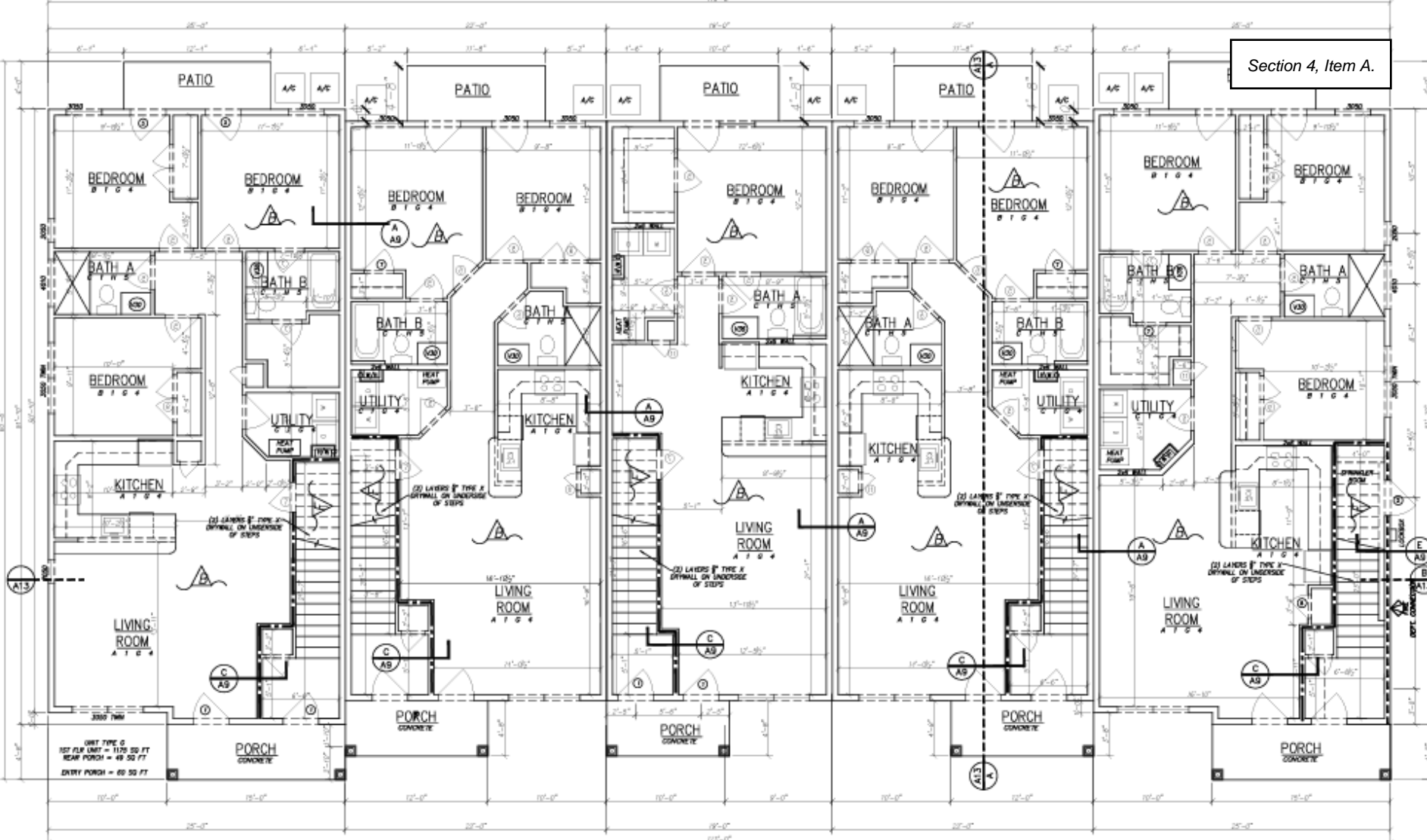


CHESTNUT



THREE BEDROOM LAYOUT

Unit Conceptual Floor Plans:



UNIT 102
 3 BED, END UNIT
 1ST FLOOR UNIT = 1193 SQ FT
 REAR PATIO = 49 SQ FT
 SHARED ENTRY PORCH = 70 SQ FT

UNIT 101
 2 BED, INTERIOR UNIT
 1ST FLOOR UNIT = 982 SQ FT
 REAR PATIO = 54 SQ FT
 SHARED ENTRY PORCH = 56 SQ FT

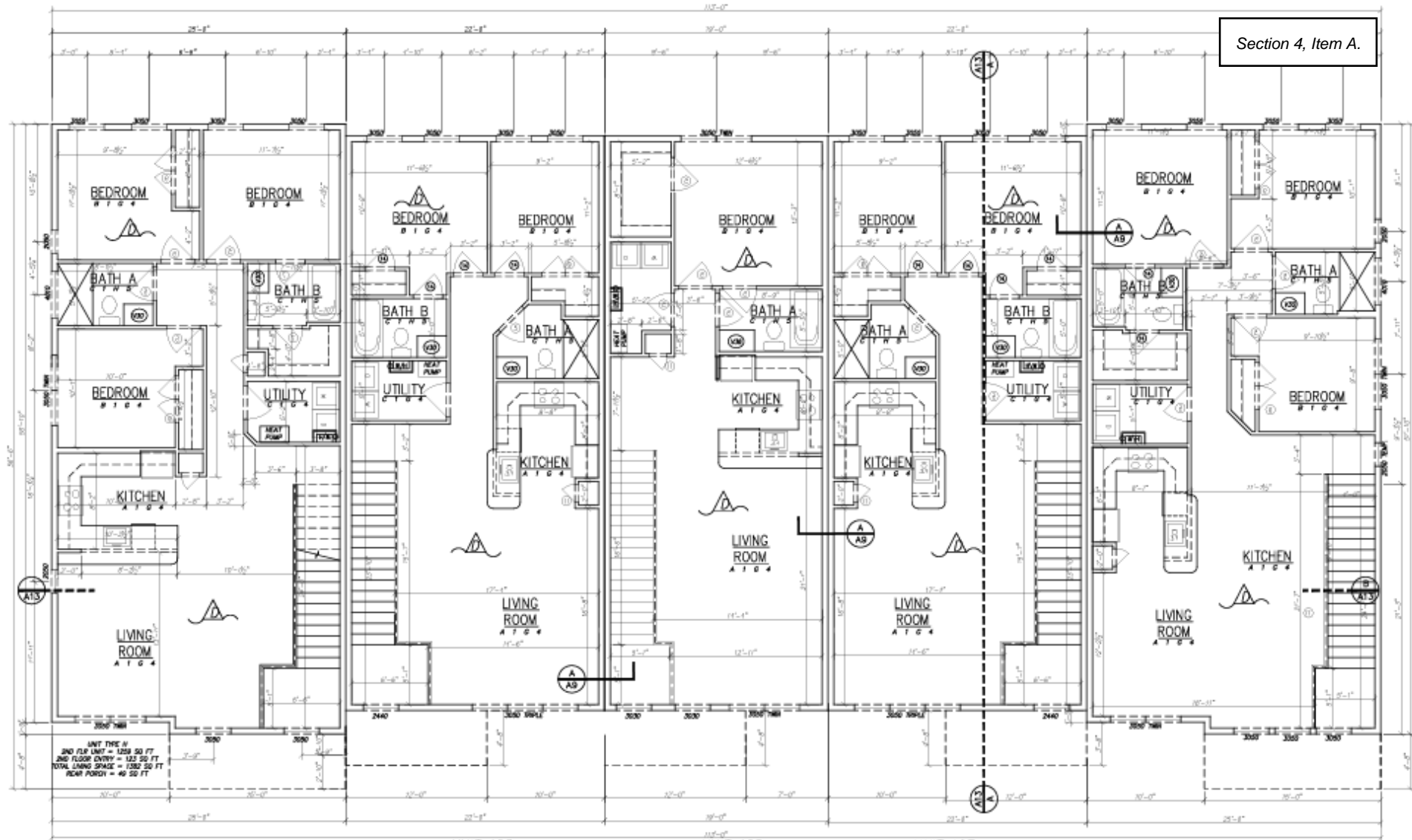
UNIT 105
 1 BEDROOM UNIT
 1ST FLOOR UNIT = 855 SQ FT
 REAR PATIO = 46 SQ FT
 SHARED ENTRY PORCH = 48 SQ FT

UNIT 108
 2 BED, INTERIOR UNIT
 1ST FLOOR UNIT = 982 SQ FT
 REAR PATIO = 54 SQ FT
 SHARED ENTRY PORCH = 56 SQ FT

UNIT 110
 3 BED, END UNIT
 1ST FLOOR UNIT = 1156 SQ FT
 REAR PATIO = 49 SQ FT
 SHARED ENTRY PORCH = 70 SQ FT

OVERALL 1ST FLOOR PLAN
 BLDG TYPE A

Unit Conceptual Floor Plans:



UNIT THIS IS
2ND FLOOR UNIT = 1258 SQ FT
2ND FLOOR ENTRY = 123 SQ FT
TOTAL LIVING SPACE = 1382 SQ FT
REAR PORCH = 46 SQ FT

UNIT 101
3 BED, END UNIT
2ND FLOOR UNIT = 1181 SQ FT
2ND FLOOR ENTRY = 121 SQ FT
TOTAL LIVING SPACE = 1302 SQ FT
SHARED ENTRY PORCH = 70 SQ FT

UNIT 103
2 BED, INTERIOR UNIT
2ND FLOOR UNIT = 970 SQ FT
2ND FLOOR ENTRY = 121 SQ FT
TOTAL LIVING SPACE = 1091 SQ FT
SHARED ENTRY PORCH = 56 SQ FT

UNIT 105
1 BEDROOM UNIT
2ND FLOOR UNIT = 828 SQ FT
2ND FLOOR ENTRY = 108 SQ FT
TOTAL LIVING SPACE = 934 SQ FT
SHARED ENTRY PORCH = 48 SQ FT

UNIT 107
2 BED, INTERIOR UNIT
2ND FLOOR UNIT = 970 SQ FT
2ND FLOOR ENTRY = 121 SQ FT
TOTAL LIVING SPACE = 1091 SQ FT
SHARED ENTRY PORCH = 56 SQ FT

UNIT 109
3 BED, END UNIT
2ND FLOOR UNIT = 1180 SQ FT
2ND FLOOR ENTRY = 126 SQ FT
TOTAL LIVING SPACE = 1306 SQ FT
SHARED ENTRY PORCH = 70 SQ FT

OVERALL 2ND FLOOR PLAN
BLDG. TYPE A

Unit Conceptual Floor Plans:



- Interior Living Room



- Interior Kitchen Area



- Interior Living Room & Kitchen Area



PLANS SUBMITTED FOR Review

Section 4, Item A.

Vicinity Map
1/8" = 1' Scale

Site Data:
Tax Map ID: 905-A
Total site area: 17 TCS Acres
Existing Zoning: R-6 (Residential Single-Family)
Proposed Zoning: PUD (Planned Unit Development)

Proposed Land Use:
Residential:
- Apartments/Condo Units: 170 Units
- One Bedroom Units: 34 Units
- Two Bedroom Units: 68 Units
- Three Bedroom Units: 68 Units

Clubhouse:
- Fitness Room
- Media Room
- Outdoor Pool
- Pool
- Playground for Kids

Pool & Deck:
Maximum Depth: 8.0 Units Per Acre

Proposed setbacks:
Front yard: 40 FT
Side yard: 20 FT (Adjacent Property Lines)
Side yard: 100 FT (Western Property Lines)
Rear yard: 100 FT

Boat and RV Storage Parking:
Quantity: 3 Spaces (2 Boat & 1 Bedroom)
1 Special Unit (1 Bedroom)

Proposed Off-Street Parking:
Amenity Area: 12
Boat & RV Parking: 67

Bayside Village

Cape Charles
Northampton County

Atlantic Group & Associates, Inc.

10044 Old Ocean City Boulevard
Barnes, Maryland 21811
Ph: (410) 626-1100
Fax: (410) 626-1101
www.theatlgroup.com

Concept Plan

PROJECT:	SP-11	DATE:	10/2019
DRAWN BY:	CHK:	SCALE:	AS SH.
REV:			

C-100

- Concept Plan Overview:

- Rezone property to a PUD
- 170 Units (Max. 10 Units/ Ac.)
- Community Amenities
- Min. 40% Open Space
- 2 Parking Spaces/ Unit
- Incorporate Boat & RV Storage
- Phased Project

ORDINANCE 20260430

AMENDING CAPE CHARLES TOWN CODE

CHAPTER 32 - ZONING ORDINANCE

Article VII (Chesapeake Bay Preservation Area Overlay District) & related updates to Appendix A (Definitions) and Appendix C (Site Plan Ordinance) to ensure the ordinance complies with state law regarding the Chesapeake Bay Preservation Act.

WHEREAS, the Cape Charles Zoning Ordinance is a compilation of ordinances establishing zoning regulations for the Town of Cape Charles and providing for the administration and enforcement of the regulations; and

WHEREAS, the Zoning Ordinance includes a chapter as required by state law that adopts and promulgates rules and regulations regarding the Chesapeake Bay Preservation Act; and

WHEREAS, the General Assembly amended the Chesapeake Bay Preservation Act in 2024 and the administrative regulations were updated and amended by the Virginia Department of Environmental Quality in 2025 and requiring each locality within the watershed of the Chesapeake Bay to amend and update its local ordinance provisions concerning the oversight and administration of the Chesapeake Bay Preservation Act, and

WHEREAS, said proposed revisions to Article VII (Chesapeake Bay Preservation Act Overlay District) and associated changes to Appendix A (Definitions) and Appendix C (Site Plan) bring the ordinance into compliance with state law concerning the Chesapeake Bay Preservation Act;

WHEREAS, pursuant to Code of Virginia §§ 15.2-2285 and 15.2-2204, after proper notice, a public hearing was held by the Planning Commission on April 7, 2026 and the Planning Commission reviewed and deliberated the proposed zoning ordinance amendments, and approved by majority vote, making recommendation for Town Council approval as requested based upon the support in the Staff Report dated March 23, 2026; and

WHEREAS, pursuant to Code of Virginia §§ 15.2-2285 and 15.2-2204, after proper notice, a public hearing was held by the Town Council on April 16, 2026 and based upon the Staff Report to Town Council and the Planning Commission’s favorable recommendation to approve as requested by the applicant; the Town of Cape Charles;

WHEREAS, the Cape Charles Town Council finds that the public necessity, convenience, general welfare, and good zoning practice requires that a zoning text amendment be considered, based upon a model ordinance provided by the Virginia Department of Environmental Quality concerning the Chesapeake Bay Preservation Act which has been

reviewed, discussed and tailored to the specific development patterns and geographic location of the Town of Cape Charles:

NOW, THEREFORE, BE IT RESOLVED that, for purposes of public necessity, convenience, general welfare or good zoning practice, the Cape Charles Zoning Ordinance be revised in compliance with ZTA2026-01 application to amend Article VII (Chesapeake Bay Preservation Act Overlay District) and associated changes to Appendix A (Definitions) and Appendix C (Site Plan) that bring the ordinance into compliance with state law concerning the Chesapeake Bay Preservation Act, to become effective immediately.

Adopted by the Town Council of the Town of Cape Charles on April 30, 2026.

By: _____
Mayor Charney

Attest:

Town Clerk