



Town Council Town Hall Meeting

May 12, 2026 at 6:00 PM

Cape Charles Civic Center - 500 Tazewell Avenue

Agenda

1. Call to Order

A. Roll Call

2. Items for Discussion

A. Coastal Vista Properties Presentation & Discussion re Proposed Workforce Housing Development

3. Adjournment



Bayside Village

Cape Charles, Virginia

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 land development experience and 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 2, 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 plans 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.

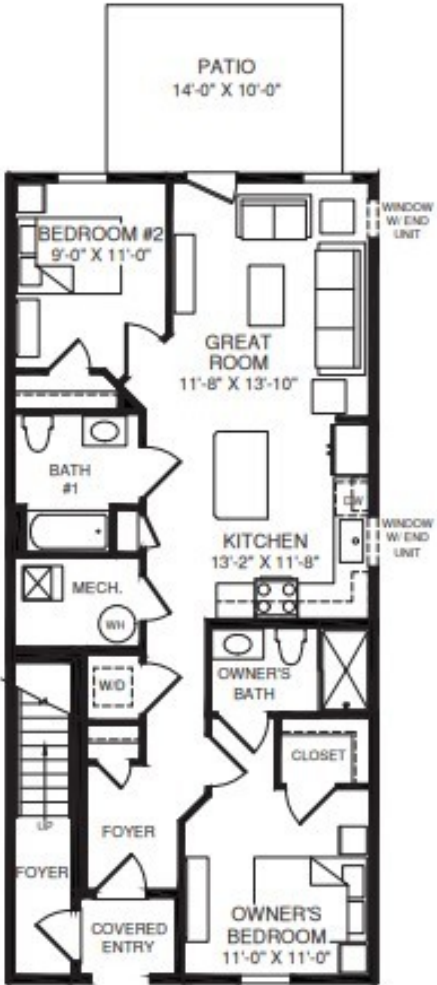
Project Overview:

- 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.

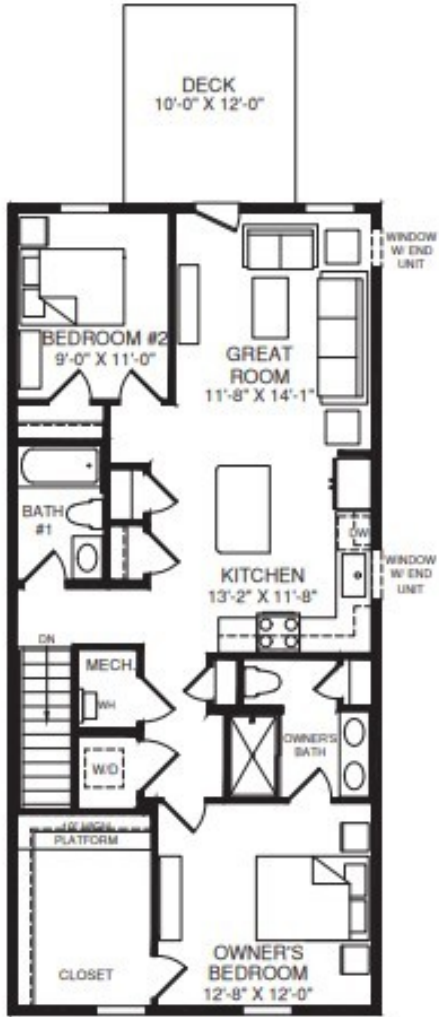




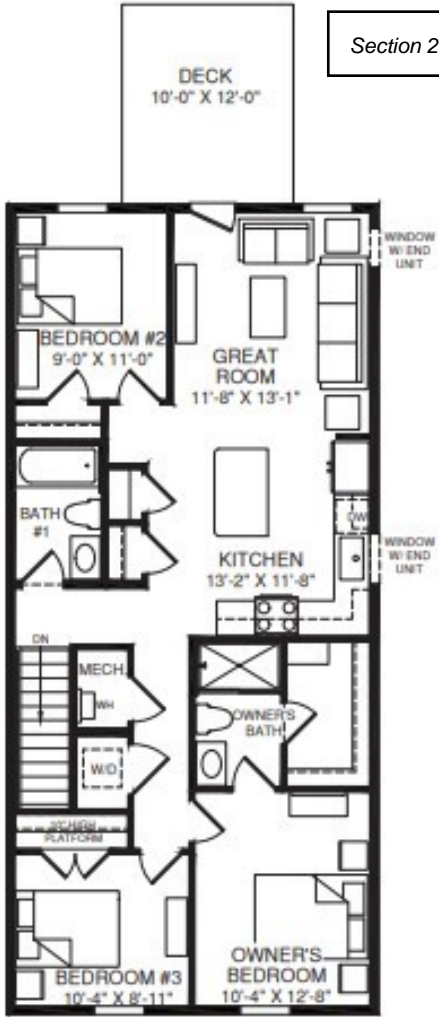
- Concept Elevation



BEECH

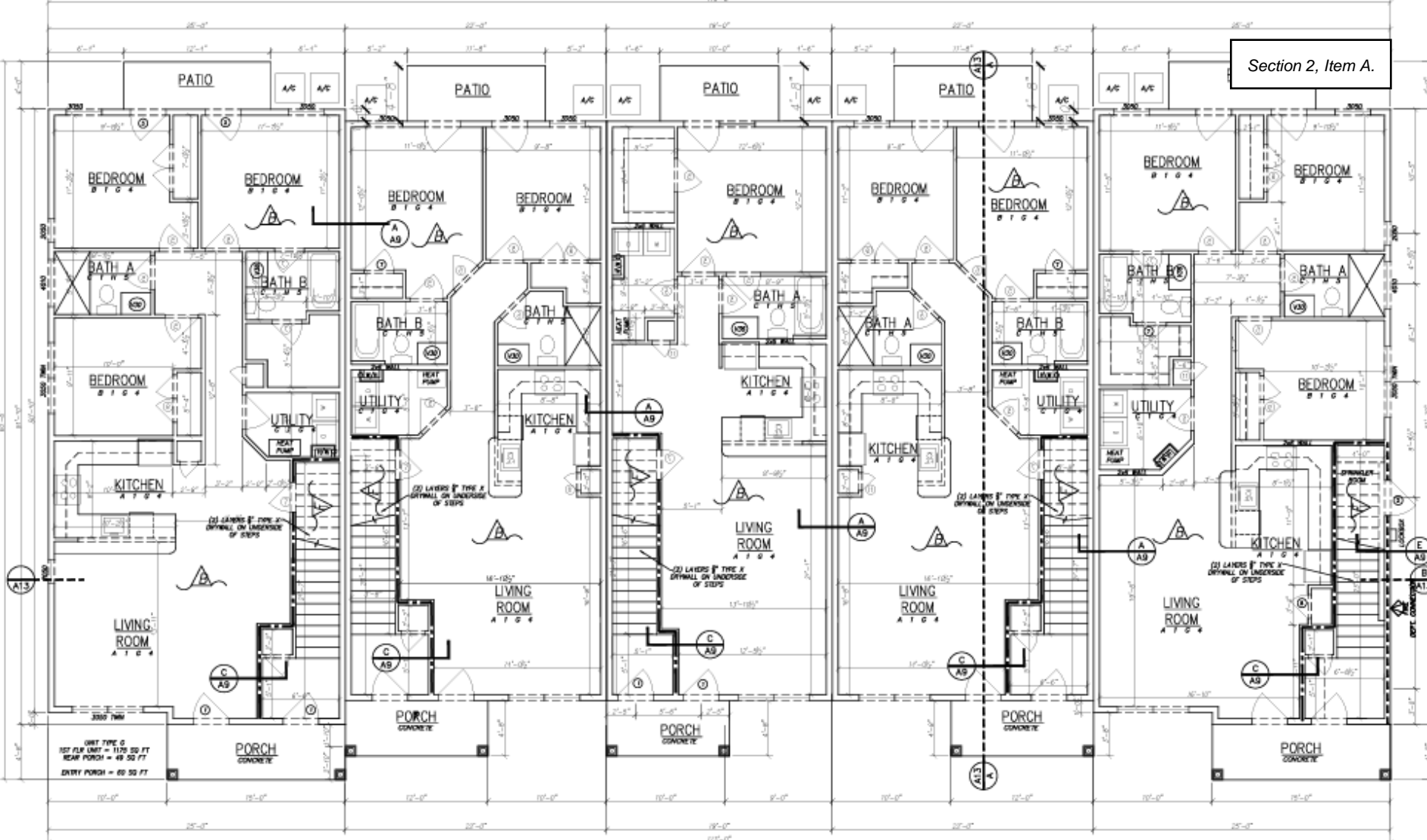


CHESTNUT



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

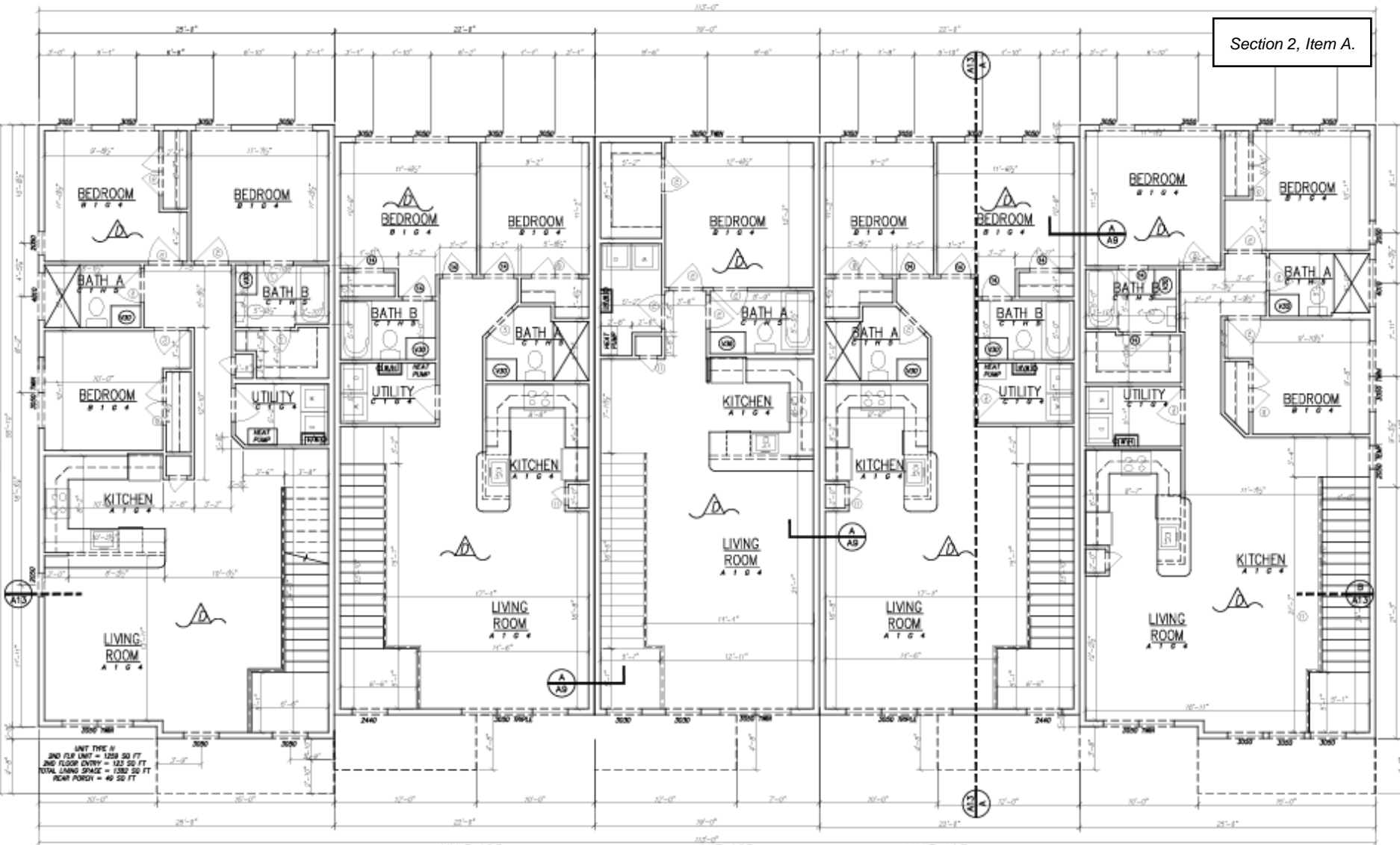
UNIT 105
 1 BEDROOM UNIT
 1ST FLOOR UNIT = 855 SQ FT
 REAR PATIO = 46 SQ FT
 SHARED ENTRY PORCH = 48 SQ FT

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



PLAN ISSUED FOR
Review

Section 2, Item A.

Site Data:

Tax Map ID: 905-A
 Total site area: 18.85 Acres
 Existing Zoning: R-2 (Residential Multi-Family)
 Proposed Zoning: R-2 (Residential Multi-Family)

Proposed Land Use:

Residential:
 - Apartmental Condominiums: 170 Units

Clubhouse:
 - Event Room
 - Meeting Room
 - Outdoor Pool
 - Hot Tub
 - Playground Tot Lot

Regulated Features:
 Wetland Category: 0.0 Units Per Acre

Proposed Setbacks:
 Front yard: 25 Ft
 Side yard: 15 Ft
 Rear yard: 15 Ft

Regulated Off-Street Parking:
 Dwelling: 2 Spaces / Unit (2 of 3 Bedrooms)
 1 Space / Unit (3 Bedrooms)

Proposed Off-Street Parking:
 Apartments: 100
 Accessory Area: 12
 Boat & RV Parking: 67

Vicinity Map
1/2" = 100'

Bayside Village

Cape Charles
Northampton County

Atlantic Group & Associates, Inc.

Civil Engineers
Landscape Architects
Interior Designers

10944 Old Ocean City Boulevard
Barnes, Maryland 21811
Ph: (410) 628-1160
Fax: (410) 628-1161
www.theatlgroup.com

Concept Plan

PROJECT:	SP-11	DATE:	10/20/20
DRAWN BY:	ONE	TITLE:	CONCEPT PLAN
REVISED:			

C-100

- Concept Plan Overview:

- Town Approvals Required
- 170 Units (Max. 10 Units/ Ac.)
- Community Amenities
- Min. 40% Open Space
- 2 Parking Spaces/ Unit
- Incorporate Boat & RV Storage
- Phased Project