

**TOWN COUNCIL WORKSHOP**  
**Joint Meeting with the Planning Commission**

**A G E N D A**

TOWN OF CHINCOTEAGUE

November 13, 2014 - 5:00 P.M. - Council Chambers - Town Hall

CALL TO ORDER

INVOCATION BY COUNCILMAN TAYLOR

PLEDGE OF ALLEGIANCE

OPEN FORUM / PUBLIC PARTICIPATION

AGENDA ADDITIONS/DELETIONS AND ADOPTION:

---

1. Joint meeting with the Planning Commission to discuss possible changes to the Comprehensive Plan (5 year update) and to schedule a public hearing.
2. Mayor & Council Announcements or Comments

ADJOURN:



## STAFF REPORT

---

To: Town Council and Planning Commission  
Through: Robert Ritter, Town Manager  
From: William Neville, Director of Planning  
Date: November 13, 2014  
Subject: Comprehensive Plan 5-year Update

---

The Town of Chincoteague adopted a fully revised Comprehensive Plan on January 4, 2010. The comprehensive plan is designed to be a general guide for growth and future development for the next 20 years. The Code of Virginia (§ 15.2-2230) requires that at least once every five years the comprehensive plan shall be reviewed by the local planning commission to determine whether it is advisable to amend the plan.

In January 2014, the Planning Commission began a ‘chapter by chapter’ review of the Comprehensive Plan with the goal to assemble proposed changes into a complete draft document for public review. Separate topics were also identified as a priority over the next 5 years which may not have been included in the 2010 document. Each regular meeting this year has concentrated on one topic and one chapter with the following recommendations:

### Topics

---

#### Topic 1 – State Code Compliance

- *Recommend adopting a policy on coastal resource management similar to the one recently adopted by Accomack County, as required by State Code sections 15.2-2223.2 and 28.2-104.1*

#### Topic 2 – Private Roads vs. Public Roads

- *Recommend adding a narrative and implementation strategies for Private Streets to Chapter 6 – Transportation with a map showing the public and private street network.*

#### Topic 3 – Land Use Plan

- *No major change proposed since the adopted land use areas were used as the basis for the comprehensive zoning map amendment.*

#### Topic 4 – Public Sewer and Water Utilities

- *Recommend replacing the text of Chapter 5 regarding Sewage Disposal with narrative and strategies from the Wastewater Advisory Committee report to Town Council, dated June 2013.*

#### Topic 5 – Small Town Character

- *No action taken at this time. PC will consider possible projects and studies during its annual work plan priorities in January.*

#### Topic 6 – Improved Community Services

- *A statement regarding the need for a viable neighborhood grocery store, as well as other key businesses and services necessary to meet the daily needs of the community, was suggested for Chapter 5.*

### **Chapters**

---

#### Chapter 1 – Community Profile

- *Recommend corrections to incorporate demographic data from the 2010 Census, add new sections on Floodplain and Tree Cover, and expand section on Groundwater.*
- *Recommend that all sections of the Plan consistently estimate the Town population as approximately 3,000 people.*

#### Chapter 2 – Goals and Objectives

- *Recommend minor edits along with the addition of an Environmental goal and objectives.*

#### Chapter 3 – Land Use Plan

- *Amend the Historic Downtown Planning Area section to align with the new zoning district that was re-named Old Town Commercial to remove any confusion about whether an historic district exists.*
- *Incorporate State guidance regarding Coastal Resource Management*

#### Chapter 4 – Economic Development

- *A description of the history behind the relationship between the Town, Refuge and Seashore was added given the importance of current long range planning efforts by the federal agencies.*
- *Trends and study information was updated along with a new description of MACRI and a statement regarding the importance of Education Partnerships/Workforce Development.*

#### Chapter 5 – Community Facilities

- *Recommend corrections to various sections including current school enrollment, revise Map 3 to show additional community facilities, and update to sections on Drainage, Floodplain, Convention Center, and Police dispatch.*
- *Recommend replacement of Museum text and addition of photo.*

- *Discussion of the importance of other community facilities such as Island Theater, Grocery Store, Little League Fields, etc.*

#### Chapter 6 – Transportation

- *Recommend including Private Road narrative and strategies.*

#### Chapter 7 – Housing

- *Section was revised to remove the emphasis on new development and increased density, and to provide a more positive tone*

#### List of Exhibits and Maps

- *Recommend addition of a complete list of related plans, reports, maps and exhibits with an adoption/revision date and link to the document.*

#### Appendix A: Implementation Matrix

- *Minor corrections to align with Chapter revisions. New projects and studies were not identified during this regular update process and will be added at the direction of Town Council*

#### Appendix B: Questionnaire Comments

- *A new questionnaire is not proposed at this time.*

#### Appendix C: Background Planning Process

- *Narrative was revised to describe the 5 year update process.*

A list of reports and studies that are relevant to the Comprehensive Plan Update has been included in the Planning Commission’s recommendations to Town Council for adoption. The Plan Update recognizes significant changes and completed projects which have occurred within the last 5 years including:

- Route 175 re-alignment and bridge connection to Maddox Boulevard creating an entry corridor to the National Seashore park and refuge destinations
- Main Street revitalization project through downtown with narrow lanes to ‘calm traffic’ and widen pedestrian sidewalks
- Church Street/Chicken City Road intersection realignment
- Repaving and sidewalk repair along north Main Street, Pension Street, Maddox Boulevard
- Multi-use trail access to the Wildlife Refuge, Ocean Boulevard Extended Trail Bicycle and Trail Plan
- Safe Routes to School Program/Multi-use trail project
- Renovation of the old elementary school gymnasium into the Island Activity Center
- Development of a new park at Mariners Point, expansion of Robert Reed Downtown Waterfront Park
- Addition of a new Town Water Supply Well
- Expansion of the private sewer service area for Sunset Bay Utilities
- Expansion of the solid waste transfer Convenience Center
- Addition of fuel and ice sales at the Curtis Merritt Harbor of Refuge

- Renovation of the Museum of Chincoteague Island
- Expansion of the YMCA facilities and programs
- Renovation of the Island Theatre
- Construction of a new Town Fishing Pier
- Transfer of E-911 services to the ESVA 911 Center
- Completion of a Groundwater Study, Source Water Protection Plan, Update to the Water System Master Plan, Installation of pump stations, improved treatment equipment, electronic monitoring system, repair of water mains
- Successful opposition of USFWS CCP proposal to eliminate 50% of available parking at the Seashore, shut down one of the community's major campgrounds and establish a shuttle system (plus more CCP changes)
- NASA launches Space Station re-supply missions from Wallops Spaceport increasing tourism events throughout the year
- Route 175 bridge realignment creates a new commercial 'main street' along Maddox Boulevard and VDOT funds revitalization improvements to the traditional downtown
- A continued national economic recession has impacted the real estate development market and forced a reduction in property values
- 2010 Census confirms a decrease in year round population and conversion to second homes and seasonal rental property.

The Planning Commission finalized its recommended changes on November 4<sup>th</sup> and hereby presents Town Council with a draft redlined copy of the Town Comprehensive Plan 5-year Update. Following review during the Joint Council/Planning Commission Workshop on November 13<sup>th</sup>,

Copies of the redline version of the Comprehensive Plan Update (167 pages) are included in the meeting packet and are available at the Town Office for public review.