

PLANNING COMMISSION MEETING

A G E N D A

TOWN OF CHINCOTEAGUE, VIRGINIA

August 12, 2014 - 7:00 P.M. – Council Chambers - Town Hall

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

PUBLIC PARTICIPATION

AGENDA REVIEW/DISCLOSURES

1. Approval of the June 10, 2014 joint workshop minutes.
2. Comprehensive Plan Update
 - a) Review Chapter 4 – Economic Development
 - b) Review Chapter 7 – Housing
 - c) Review Appendix A – Implementation Matrix
3. Zoning Question – storage structures
4. Information/Discussion Items
5. Commission Members Announcements or Comments
(Note: Roberts Rules do not allow for discussion under comment period)

ADJOURN

PLANNING COMMISSION MEETING
10 June 2014
MINUTES

Members Present:

Mr. Ray Rosenberger, Chairman
Mrs. Mollie Cherrix, Vice Chairperson

Mr. Michael Dendler

Mr. Jeff Potts
Mr. Spiro Papadopoulos

William Neville, Planning Director

Members Absent:

Mr. Tripp Muth, Councilman

Mr. Steve Katsetos

CALL TO ORDER

Chairman Rosenberger called the meeting to order at 7:00 pm in the Council Chambers

PUBLIC PARTICIPATION

Three (3) members of the public were present.

AGENDA REVIEW/DISCLOSURES

Commissioner Papadopoulos moved approval of the agenda as presented, seconded by Commissioner Dendler. The agenda was unanimously approved.

1. Approval of the April 8, 2014 meeting minutes and the May 15, 2014 joint workshop minutes

Commissioner Papadopoulos moved for approval of the minutes with a correction to page 8/third paragraph/ insert 'not', seconded by Commissioner Potts. The motion passed unanimously.

2. Comprehensive Plan 5-year Update

a) Workshop Comments

Chairman Rosenberger mentioned several points from the joint Town Council workshop:

- The use of 3,600 people to estimate the current resident population of Chincoteague Island was okay
- Adding private roads as a topic for the Plan was a good idea, however the design standards for private roads would require additional work and public input

Commissioner Potts raised the topic of design standards for minor subdivisions and exempt subdivisions of 3 lots or less which could be added to a future work plan.

Commissioner Papadopoulos discussed the Accomack County/JLUS study and the need to use a uniform population estimate for the Town of Chincoteague. Staff was requested to add a footnote and/or reference to the method of calculating this estimate, along with an explanation of the dramatic increase in summer population that is not captured by the Census.

Mr. Neville noted that this information has been included in the Wallops Flight Facility/Navy Railgun EIS document. He added that the Town 2010 Comprehensive Plan was used as a source of information in the federal review which demonstrates the importance of including Town land use priorities in the Plan.

Chairman Rosenberger reminded Staff to update and include the list of related documents. Commissioner Papadopoulos discussed the June 19th Council work session which would include a presentation of the WAC recommendations for a possible public wastewater treatment utility system.

Chairman Rosenberger discussed the importance of Broadband WiFi service as an element of economic development and service for Island visitors. He suggested contacting Ron Van Gyn to provide the Commission with more information about extending wireless service to residential and commercial customers. The assignment of a new Town Council representative to the Commission in July was mentioned.

The Chairman added that more information about the State priority for 'living shorelines' should be reconsidered and balanced with the Town priority for 'hardened shorelines' to serve working waterfront areas. Staff was requested to research Mr. Jester's question about whether the State Code requirement would apply to the Town since the Town limits are not technically included in the Chesapeake Bay Act tidewater area. There was a general discussion about whether the State requirement could be 'acknowledged' but not necessarily implemented at this time. Different shoreline conditions were described.

b) Review Topic 6 – Improved Community Services

Staff presented three possible priorities that were mentioned in previous meetings to be considered under Topic 6. Chairman Rosenberger suggested that a designated Helicopter Rescue Landing Pad should be discussed by the Recreation and Public Safety Committees with details about lighting, procedures, obstruction removal, etc. Possible areas to be considered included the new CVFC site, the former airstrip on Piney Island or the proposed FWS reserve parking area.

c) Review Chapter 4 – Economic Development

Mr. Neville mentioned the priority requested by Mayor Tarr that Wallops Research Park should be included in the Town Comprehensive Plan as a major employer located just outside the Town limits. New expansion plans for UAV research should be mentioned.

Commissioners suggested the combination of related information about Wallops Island on page 13, 17 and 21. Updated information about jobs and economic impact can be included from the draft JLUS report. Staff was requested to remove the ‘Green Hotel’ concept from page 19 of the staff report.

Chairman Rosenberger requested an overall update of the dated facts and figures contained throughout Chapter 4. Commissioner Papadopoulos proposed that the Economic Development section of the Plan should address the need for technical education and skills at the High School and College levels which would allow young people to stay on the Eastern Shore. Commissioner Dendler supported the need to recognize students and link them with professional expertise here in our own ‘backyard’.

Staff was requested to add a preamble that states the position that economic development depends on qualified skilled workers and the Town supports the Accomack County School Board with a goal to strengthen the STEM program in the Chincoteague school system.

Commissioner Papadopoulos motioned **that Chapter 4-Economic Development incorporate a statement regarding the educational preparation necessary for the local technical employment opportunities that exist.** The motion was seconded by Commissioner Dendler along with others and approved by consensus.

There was brief discussion of the Enterprise Zone overlay zone. Mr. Neville asked if additional information about the Chincoteague Center should be added – possibly under ‘Balanced Year-Round Economy’ to emphasize the importance of event planning in the shoulder seasons. Chairman Rosenberger expressed his concern over the divided effort of multiple organizations to plan for tourism events, marketing and activities. Several questions were presented about whether the Center was intended or managed for economic development and it was decided that it should remain under Community Facilities.

Mr. Neville mentioned the current CEDS document with recommendations for Chincoteague which should be referenced in the Plan. The North Accomack Economic Study (Beacon/Salisbury University) was mentioned as a possible recommended action for Chincoteague Island as well. A study by an outside consultant was generally discussed and dismissed as something that would only be needed as a result of a crisis or dramatic change in the economy. The possible

impact of a change in Refuge management under the CCP process was mentioned.

Staff was requested to edit out impractical bullet items from the Implementation Strategies.

d) Review Chapter 7 - Housing

Staff acknowledged that redline changes had not been proposed yet for this section. The main concern for this chapter is the negative tone and statement of problems which do not exist such as rapid growth, redevelopment, high density housing, etc. He recommended making positive statements about re-investment and renovation, sustained property values and re-sales which would assure people wanting to move or invest in a business in Chincoteague.

Commissioners agreed that use of positive terms and ideas are needed. Affordable housing is still a relevant topic which is currently met by our mobile home parks and could be enhanced with small cottages and second floor apartments that better represent the character of Chincoteague. Implementation strategies and the current market for seasonal rentals were discussed.

Commissioner Papadopoulos suggested that the reference to Statewide Building Code should be updated to 2009 or 2012, whichever is current.

An overhaul of this chapter is needed even though other portions of the Plan may only need minor edits. Mr. Neville suggested incorporating general statements and goals that support fair housing and affordability for all ages, incomes, etc.

3. Information/Discussion Items

Appendix A – Implementation Matrix is attached for reference and for possible review at the next regular meeting in August. Chairman Rosenberger reviewed the schedule which would allow another joint meeting with Town Council in October. The next meeting will be August 12th at 7pm.

4. Commission Members Announcements or Comments

None.

ADJOURN

Commissioner Dendler moved to adjourn the meeting, seconded by Commissioner Potts. The motion was unanimously approved.

Mr. Raymond R. Rosenberger Sr., Chairman



STAFF REPORT

To: Planning Commission
From: William Neville, Director of Planning
Date: August 12, 2014
Subject: 5-year Comprehensive Plan Review

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.

To allow adequate time for review of the plan, the implementation steps, and new legislative requirements, the Planning Commission identified a strategy and schedule to provide Town Council with a recommendation for any changes prior to October 1, 2014.

Review of Chapter 4 and Chapter 7 redline changes will be continued from the June 10th meeting. In order to consider the overall 'chapter by chapter' review, proposed changes have now been assembled into a complete draft document for review. A list of reports and studies that are relevant to the Comprehensive Plan Update is also attached.

Appendix A – Implementation Matrix is the next part of the Plan to be considered. The recommendations contained in this section propose specific projects or actions which align with Chapter headings. Commissioners are encouraged to consider whether there are new priorities that have developed over the last 5 years that should be added, or areas where more progress is needed and specific 'next steps' should be identified.

Related to Implementation, the final step in a 5 year review should identify recommendations for new land use issues and concerns which should be studied and incorporated into the Town Comprehensive Plan. Staff will present several ideas at the meeting.



STAFF REPORT

To: Planning Commission
From: William Neville, Director of Planning
Date: August 12, 2014
Subject: Storage Structures

Zoning Administrator Kenny Lewis requested Planning Commission consideration and direction regarding a 'permanent storage structure' that is not currently listed in the Zoning Ordinance as a permitted use. There has been a complaint about this use in the Town.

During construction of a residential structure in the C-1 Neighborhood Commercial zone along East Side Drive, a temporary construction trailer was allowed under Section 4.1.39 of the Zoning Ordinance. Now that the structure has received its certificate of occupancy, and significant construction activity has been discontinued for 30 days or longer, the Ordinance required that the trailer be removed from the site.

The landowner/developer indicated his desire to keep the trailer on the site as a permanent accessory structure (Section 4.1.23) to be used for storage as a large 'shed'. Sections of the Zoning Ordinance which apply to this question are attached.

Staff Recommendation

The Planning Commission may wish to consider whether the adaptive re-use of structures and building materials is an option that can be considered under existing Town Code, or whether any changes to the Zoning Ordinance are advisable to address this situation.

In the context of other requests for the use of trailers or campers for purposes that they were not designed for, Mr. Lewis believes that the trailer should be removed as required by Section 4.1.39. If a storage building is desired, then one should be constructed for that purpose with approval of a building permit.

Applicable Zoning Ordinance Sections

Sec. 2.1. Accessory structure/use.

A structure or use incidental or secondary to the principal structure or use on the same lot. An accessory building/structure shall be detached from the main structure. May be considered a main structure if meeting the required front setback for the area. See "Main use."

(Ord. of 4-1994)

Sec. 2.20. Building.

Any structure used or intended for supporting or sheltering any use or occupancy.

Sec. 2.89. Lot.

A parcel of land occupied or to be occupied by a main structure or group of main structures. Only one main or principal use, together with secondary, incidental, or accessory uses, is permitted on a lot as a matter of right in residential districts R-1, R-2 and R-3.

Subject to other applicable provisions of the ordinance multiple main structures and uses are permitted in commercial districts C-1 and C-2.

Sec. 2.95. Main structure/building.

The principal building or one of the principal buildings on a lot, or the building or one of the principal buildings housing the principal use on the lot. All garages, carports, porches, stoops, stairways, sheds, and other structures attached in any significant way to the main structure shall be considered part of the main structure. (This shall not include fences or facilities attached by means of communication cables, plumbing pipes, or other utilities and like items.)

Sec. 2.96. Main use.

The main use of a lot or building, as distinguished from a secondary, incidental, or accessory use on the same lot.

A secondary, incidental, or accessory use is a use that while not necessary for utilization of the main use is a use that is customary or usual with the main use and is used directly in conjunction therewith. By way of example, a single-family dwelling is a main use.

A swimming pool for the use of the occupants thereof and their noncommercial personal guest is a secondary, incidental or accessory use.

A dock, including a boat lift(s), used in conjunction with the main use of a lot or structure, which is in compliance with all applicable county, state, and federal regulatory and statutory provisions and permitted by all required agencies, is a secondary, incidental or accessory use or structure.

A gazebo-type structure erected on a lot, the specific location of which is not subject to the jurisdiction of the Accomack County Wetlands Board, the Virginia Marine Resource Commission, and/or the United States Army Corps of Engineers, and used in conjunction with the main use of a lot or permitted building is a secondary, incidental or accessory use or structure.

(Ord. of 4-13-1998) (*Amended 1-18-07*)

Sec. 2.114. Nonconforming structure.

An otherwise legal building or structure that does not conform with the lot area, yard, height, lot coverage or other area regulations of this ordinance, or is designed or intended for a use that does not conform to the use regulations of this ordinance for the district in which it is located, either at the effective date of this ordinance or as a result of subsequent amendments to the ordinance.

Sec. 2.161. Structure.

Anything constructed or erected, the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground.

ARTICLE IV. COMMERCIAL DISTRICTS*

SECTION A. C-1 NEIGHBORHOOD COMMERCIAL

Statement of intent. The primary purpose of this district is to provide appropriate areas for retail commercial and service uses catering to year-round residents, while minimizing impacts to existing adjacent residential areas. This district is intended as the location for basic neighborhood, commercial, service and business uses and may also allow one and two family residential uses. Of the commercial districts, neighborhood commercial is designed to be a lower density with more open space type activities than other commercial districts. The district recognizes the demand for a variety of land uses adjacent to the major traffic arteries which link the recreational facilities on Assateague Island to the mainland.

Sec. 4.1. Uses permitted by right.

The following uses shall be permitted in the C-1 neighborhood commercial district, subject to all other provisions of this ordinance:

***Cross reference**—Businesses, ch. 18.

- 4.1.1. Health clubs, spas, and gyms.
 - 4.1.2. Home occupation.
 - 4.1.3. Beauty/barber shop.
 - 4.1.4. Professional office.
 - 4.1.5. Wearing apparel shops.
 - 4.1.6. Gift shops.
 - 4.1.7. Motels.
 - 4.1.8. Restaurants.
 - 4.1.9. Day care facilities.
 - 4.1.10. Nursing home.
 - 4.1.11. Wayside stands, tailgate sales.
 - 4.1.12. Retail stores, any retail business.
 - 4.1.13. Funeral homes.
 - 4.1.14. Caterer.
 - 4.1.15. Schools.
 - 4.1.16. Municipal facilities.
 - 4.1.17. Churches.
 - 4.1.18. Light waterfront seafood industry.
 - 4.1.19. Light industry.
 - 4.1.20. Mobile home parks.
 - 4.1.21. Reserved
- (Amended 5/3/04)*
- 4.1.22. Campgrounds, in compliance with state regulations.

4.1.23. Accessory structures.

(1) No accessory structure may be closer than five feet to any property line.

- 4.1.24. Public utilities.
- 4.1.25. Signs; see Article VII, Signs.
- 4.1.26. Pony Penning sales, yard sales.
- 4.1.27. Fences.

(1) All fences located from a point even with the front, for commercial uses, [or] rear, for residential uses, of the main structure extending to the front lot line shall have a maximum height of four feet and shall be at least 30 percent open

space when viewed at any point perpendicular (90° angle) to the fence line, regardless of construction materials. Any fence on the remainder of the property shall have a maximum height of six feet and may be of solid construction. Open decks and open porches are exempted from being considered the rear of the main structure for residential uses. A fence previously in compliance with this section may remain in place if a new addition is constructed to the existing residential main structure.

(2) As to any lot on which there is no existing main structure, all fences shall have a maximum height of four feet and shall be at least 30 percent open space, when viewed at any point perpendicular (90° angle) to the fence line, except for a fence erected or constructed along the rear lot line which may have a maximum height of six feet and may be of solid construction.

(3) Containment fences of solid construction may be erected to enclose fuel storage tanks, dumpsters and aboveground sewage disposal systems. Such containment fences shall not extend more than three feet beyond the perimeter of that to be enclosed. The containment fence shall not extend more than one foot above that to be enclosed and shall not exceed a maximum height of eight feet. Such containment fences shall not be placed closer than five feet from any side or rear lot line and shall not be placed closer than 15 feet from the front lot line.

4.1.28. Single-family dwelling.

4.1.29. Two-family dwelling.

4.1.30. Townhouse.

4.1.31. Condominiums.

4.1.32. Rooming and boarding houses.

4.1.33. Tourist home.

4.1.34. Multifamily dwelling.

4.1.35. Vacation rental cottages.

4.1.36. Boardinghouse.

4.1.37. Bed and breakfast.

4.1.38. Rest home.

4.1.39. Site trailers. The temporary location of construction site trailers or other such protective storage or temporary office-type structures for construction purposes are permitted providing that such structures are removed prior to the issuance of a certificate of occupancy or whenever significant construction activity is discontinued for 30 days or longer.

4.1.40. Any parcel which is located in two or more zoning districts may, at the property owner's request, apply the permitted usages of the district in which a majority of the parcel is located to the entire parcel, so long as it remains a part of the original lot.

(Ord. of 8-1-1994; Ord. of 11-4-1996; Ord. of 4-13-1998; Ord. of 4-5-1999)

(Amended 6/2/03, 9/2/03)

Sec. 4.2. Special exceptions; special use permits; conditional use.

4.2.1. Cemetery.

4.2.2. Repealed 3/1/10.

4.2.3. The use of semi-trailers or trailers as accessory structures for storage.

4.2.4. Small well screened contractor yards or storage facilities.

4.2.5. Such other temporary or permanent use of land, buildings, or structures as may be permitted by the Town Council of the Town of Chincoteague as a conditional use in accordance with Article IX of this Code.

SECTION G. NONCONFORMING USES

Sec. 6.10. Continuation.

6.10.1. If at the time of enactment of this ordinance any legal activity is being pursued, or any lot or structure legally utilized in a manner or for a purpose, such activity or utilization may be continued as herein provided.

6.10.2. If any change in title of possession or renewal of a lease of any such lot or structure occurs, the use existing may be continued.

6.10.3. If any nonconforming use (structure or activity) is discontinued for a period exceeding five years, after the enactment of this ordinance, it shall be deemed abandoned, and any subsequent use shall conform to the requirements of this ordinance.

6.10.4. Whenever a nonconforming structure, lot or activity is to be changed to another nonconforming structure, lot or activity, such proposed change may only be made following approval of the Board of Zoning Appeals by special use permit or variance, as applicable.

APPENDIX A: IMPLEMENTATION MATRIX

CHAPTER 3: LAND USE PLAN		
LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS
<p>PRIMARY GOAL: The Town of Chincoteague seeks to change over time in an economically and environmentally sustainable manner so that it retains it's most endearing and unique physical and cultural features and provides the setting for harmonious community life.</p>	<p>OBJECTIVE #1: Protect the quality of life in existing residential neighborhoods, while permitting appropriate infill and redevelopment.</p>	<p style="text-align: center;"><u>Single Family Residential Planning Area</u></p> <p>Continue to apply the existing R-1 Residential zoning to this Planning Area.</p> <p>Zoning provisions for this Planning Area should limit each lot to one principal use.</p> <p>Improve the quality of local streets and pedestrian systems serving residential neighborhoods, where necessary.</p> <p>Limit permitted residential uses to detached single family units.</p> <p>Limit new non-residential uses to low intensity home occupations.</p>
<p>GOAL: <i>Provide a quality living environment for all residents by ensuring a balanced mix of residential and commercial development, while preserving and improving natural resources and promoting the Town's image as a desirable, visually attractive, safe, and economically stable residential community.</i></p>	<p>OBJECTIVE #2: Promote redevelopment and infill of existing underutilized commercial areas.</p>	<p style="text-align: center;"><u>One & Two Family Residential Planning Area</u></p> <p>Apply the existing R-2 Residential zoning to properties in the Planning Area.</p> <p>Amend zoning provisions for this Planning Area to limit each lot to one principal use.</p> <p>Improve the quality of local streets and pedestrian systems serving residential neighborhoods, where necessary.</p> <p>Permit existing non-residential uses to continue but not expand.</p>

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LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS
		<p>Strictly limit new non-residential uses to low intensity home occupations and low-intensity cottage industries.</p> <p>Establish appropriate development standards for new non-residential uses that ensure they are appropriately located and designed to “blend in” with the existing character of the surrounding area.</p>
	<p>OBJECTIVE #3: Ensure that all development is compatible with the scale and character of adjacent uses in the area.</p>	<p style="text-align: center;"><u>Mixed-Use Residential Planning Area</u></p> <p>Apply the current R-3 Residential zoning to the Planning Area.</p> <p>Establish appropriate zoning provisions to ensure new multi-family and townhouse residential development is consistent with the surrounding area (e.g., conditional use).</p> <p>Limit multi-family development or re-development to duplex, triplex, or quadraplex units to minimize the scale and intensity impacts of greater density.</p> <p>Establish voluntary and incentive-based design objectives for infill and redevelopment and multi-family residential uses that are appropriate to the existing character of neighborhoods.</p> <p>Minimize negative architectural appearances of structures that are required to satisfy 100 year floodplain regulations.</p> <p>Ensure that any development or re-development activities minimize impacts to environmental</p>

CHAPTER 3: LAND USE PLAN		
LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS
		<p>resources and preserve or enhance drainage patterns.</p> <p>Assess opportunities to enhance local street and pedestrian system connections as development or redevelopment occurs over time.</p> <p>Improve the quality of and connections between local streets serving residential neighborhoods within the Planning Area.</p> <p>Implement the Town’s bike plan.</p> <p>Establish minimum landscape, buffering, and environmental protection standards.</p> <p>Permit existing non-residential uses to continue.</p> <p>Limit new non-residential uses to low intensity home occupations and low intensity cottage industries.</p> <p>Establish appropriate development standards for new non-residential uses that ensure they are appropriately located and designed to “blend in” with the existing character of the surrounding area.</p>
	<p>OBJECTIVE #4: Ensure that buildings and related site improvements for private development are well designed and compatible with surrounding properties and districts.</p>	<p style="text-align: center;"><u>Town Center Commercial Planning Area</u></p> <p>Create a Town Center zoning classification, similar to the current C-2 zoning district that permits commercial and business uses appropriate to the land use objectives for the Planning Area and allows limited residential use above the first floor.</p> <p>Work with property owners to retain commercial</p>

CHAPTER 3: LAND USE PLAN		
LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS
		<p>services and retail uses in existing structures, thereby minimizing the conversion of structures to residential uses and enhancing the quality of the resident and tourist experience. Encourage economic development.</p> <p>Promote redevelopment or infill development in appropriate locations consistent with the Town Center’s unique assets, which include distinctive architecture and a pedestrian friendly environment.</p> <p>Broaden the range of uses, attractions, and activities that strengthen the Town Center’s identity as a unique visitor destination.</p> <p>Strengthen the identity, role, and marketing of the Town Center (downtown business district) as a viable year-round shopping area that provides a broad array of goods and services that cater to visitors and residents.</p> <p>Consider preparing building appearance and architectural design objectives and incentive-based processes to ensure that new construction, reconstruction, or infill development are appropriate to existing architectural patterns.</p> <p>Where possible, require sites that are redeveloped to provide a shoreline buffer and/or pedestrian promenade, when adjacent to Chincoteague Channel or Chincoteague Bay.</p> <p>Enhance tourist information and management by developing a visitor “Discovery Center” in the</p>

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		<p>downtown.</p> <p>As appropriate, continue to improve the “Downtown Waterfront Park” facility and fishing pier to enhance downtown’s relationship to Chincoteague Bay and promote downtown visitation.</p> <p>Promote the Town Center as an arts district for theatre, music, and additional forms of outdoor entertainment.</p> <p>Explore opportunities to feature the works of both local and out-of-town artists through use of a downtown building or structure to house a gallery for the sale of artwork.</p> <p>Explore needs for additional public restroom facilities in the downtown and identify appropriate locations for the construction and maintenance of such facilities to enhance the visitor experience.</p> <p>Improve the quality of local streets, public parking, and pedestrian systems, where possible.</p>
	<p>OBJECTIVE #5: Provide a range of housing options to serve the long term needs of the Town.</p>	<p style="text-align: center;"><u>Resort Residential Planning Area</u></p> <p>Create a new mixed use development zoning district that permits a mix of uses including residential, commercial, employment office, civic, and open space in master planned developments.</p> <p>Continue to permit resort recreation including, but not limited to, campgrounds, rental cottages, bed and breakfast, and tourist homes.</p>

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LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS
		<p>Ensure interconnected streets that are designed to balance the needs of all users with sidewalks and on-street parking.</p> <p>Ensure open spaces that are integral to the community.</p>
	<p>OBJECTIVE #6: Encourage preservation of open space and environmentally responsible development.</p>	<p style="text-align: center;"><u>Neighborhood Commercial Planning Area</u></p> <p>Create a new zoning district to implement the objectives for this Planning Area (similar to the existing C-1 zoning district).</p> <p>Consider adding small well screened contractor yards, storage facilities and the like at appropriate locations as conditional uses in the Planning Area.</p>
	<p>OBJECTIVE #7: Ensure that new and existing commercial developments are attractive in appearance.</p>	<p style="text-align: center;"><u>Commercial Corridor Planning Area</u></p> <p>Consider establishing building appearance and architectural design objectives for new construction, reconstruction, or infill development. Zoning may include “special infill and re-development” provisions that offer flexibility and enhance opportunities to secure improvements in the form of landscaping, sidewalk enhancements, public parking facilities, or other proffers that provide public benefit as a trade-off for approval.</p> <p>Include minimum landscape standards for commercial uses in the Town zoning code.</p> <p>Provide street furniture, trash cans, and seating areas in limited locations along the corridor to</p>

CHAPTER 3: LAND USE PLAN		
LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS
		<p>enhance pedestrian use.</p> <p>Work with the Virginia Department of Transportation to enhance vehicular and pedestrian safety in the Maddox Boulevard corridor and seek State assistance to develop a “Corridor Management Plan” to identify opportunities to enhance access controls and assure the corridor can sustain adequate levels of service to accommodate projected future traffic volumes.</p> <p>Facilitate transit service in the corridor.</p> <p>Implement the Town’s bike plan.</p>
	<p>OBJECTIVE #8: Promote small to medium scale commercial and office developments.</p>	<p style="text-align: center;"><u>Resort Commercial Planning Area</u></p> <p>Create a new zoning district to implement the objectives for this Planning Area (e.g., Resort Commercial C-4).</p> <p>Continue to permit recreational campgrounds and other facilities to support seasonally occupied cabins, mobile homes, and recreational vehicle use.</p> <p>Maximize opportunities for the public to access the water.</p> <p>Adopt appropriate standards to ensure that any development or re-development activities minimize impacts to environmental resources and preserve or enhance drainage patterns.</p> <p>Establish Master Plan Community or Planned Unit Development (PUD) provisions that permit</p>

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LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS
		<p>redevelopment of larger sites within this Planning Area. Other provisions of a zoning district should include standards for planned mixed-use developments as well as requirements for appropriate proffers. In addition, the Town should limit the number of multi-family residential units to no more than 35% of the total number of units that may be built to ensure a mix of dwelling unit types.</p> <p>Consider the merits of a mixed-use conditional zoning classification applicable to the Maddox Family Campgrounds property. The zoning district may be written to permit a small business park or off-corridor commercial business/service uses in a “campus like” setting.</p>
	<p>OBJECTIVE #9: Maintain and enhance the character of existing commercial areas.</p>	<p style="text-align: center;"><u>Public/Semi Public Planning Area</u></p> <p>Require adequate public facilities be made available as a condition of approval for any proposed development.</p> <p>Set development review fees at a level that covers the actual cost of development review and approval processes.</p> <p>Contain the costs of future development and growth to ensure that costs do not burden current and future residents and businesses. Accordingly, new development should be expected to pay for the extension of municipal services and capital improvements resulting from such new development as well as pay for the necessary technical expertise to review plans.</p>
	<p>OBJECTIVE #10: Facilitate the revitalization of</p>	<p style="text-align: center;"><u>Resource Conservation Planning Area</u></p>

CHAPTER 3: LAND USE PLAN		
LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS
	the central business district and its waterfront as a center for commerce.	<p>Create a new resource conservation zoning classification. Limit permitted uses to low intensity agriculture, aquaculture, forestry, and single family residential uses.</p> <p>Establish minimum buffer standards for drainage-ways.</p>
	OBJECTIVE #11: Create an attractive street environment, which will compliment private and public properties and be comfortable for residents and visitors.	<p style="text-align: center;"><u>Annexation Areas</u></p> <p>Proposed annexation areas will be economically self-sufficient and will not result in larger municipal expenditures than anticipated revenues, which would indirectly burden existing Town residents with the costs of services or facilities to support the area annexed.</p> <p>The costs of providing roads, utilities, parks, other community services will be borne by those people gaining the most value from such facilities through either income, profits, or participation.</p> <p>Specific conditions of annexation will be made legally binding in an executed annexation agreement. Such agreements will address, among other things, consistency with the goals, objectives and recommendations contained in the <i>Chincoteague Comprehensive Plan</i>, zoning and development expectations, responsibility for appropriate studies, and preliminary agreements concerning responsibilities for the cost of facilities and services provided by the Town.</p>

CHAPTER 3: LAND USE PLAN		
LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS
		<p>For annexations involving larger parcels of land, the Town may require appropriate impact studies, including a fiscal impact study and an environmental impact assessment that addresses the potential impact of the proposed annexation and planned development on the environment of the site and surrounding area.</p> <p>If necessary, applicants for annexation shall pay the cost of completing all studies related to expanding capacity in existing public facilities and/or services.</p>
	<p>OBJECTIVE #12: Encourage site design, which preserves scenic vistas.</p>	

CHAPTER 4: ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT GOALS	ECONOMIC DEVELOPMENT OBJECTIVES	ECONOMIC DEVELOPMENT RECOMMENDATIONS
<p><i>GOAL: Provide a quality living environment that ensures a balanced mix of seasonal and year-round commercial and employment uses to serve the day to day needs of residents.</i></p>	<p>Objective #1: Enhance the image of the community and create a vital and attractive environment for businesses, residents, and visitors that is reasonably balanced with the need for economic development to assure the Town’s economic prosperity.</p>	<p><u>Main Street Revitalization</u></p> <p>Ensure the public, property owners, and merchants are included in the development of overall plans and policies as key stakeholders.</p> <p>Seek out state funding from the Virginia Department of Transportation, Community Development Block Grants, and other programs to assist economic efforts.</p> <p>Apply for state grants from the Virginia Department of Transportation to repair or replace bulkheads and piers for overnight dockage, charter, and tour boats.</p> <p>Build a boardwalk along the waterfront of Main Street and pedestrian walkways from the waterfront to Main Street.</p> <p>Determine placement for bike paths in this area and connect to other bike paths identified in the Town’s bike plan.</p>

CHAPTER 4: ECONOMIC DEVELOPMENT		
ECONOMIC DEVELOPMENT GOALS	ECONOMIC DEVELOPMENT OBJECTIVES	ECONOMIC DEVELOPMENT RECOMMENDATIONS
		<p>Lease boat slips to offset costs and upkeep.</p> <p>Obtain easements from adjoining property owners for a waterfront boardwalk.</p> <p>Create tax incentives, for example, a tax credit equal to a percentage of construction expenses for property owners to make appropriate façade improvements on buildings fronting on Main Street.</p> <p>Create low-interest loan pools for property owners to make appropriate façade improvements on buildings fronting on Main Street.</p> <p>Apply for state grants from the Virginia Department of Transportation to bury utility lines and install new lighting from Cropper Street to Maddox Boulevard with new sidewalks, lighting, landscaping, and a new gateway treatment to the island.</p>
	<p>OBJECTIVE #2: Promote and support tourism, which is Chincoteague’s primary economic engine.</p>	<p style="text-align: center;"><u>Balance Year-Round Economy</u></p> <p>Promote more year-round economic activity that takes advantage of the unique historic and cultural character of the Town.</p> <p>Promote sound local economies by conserving the Island’s unique values and providing protections from developments that may cause irreversible damage. The Island’s natural attributes and its heritage are its most valuable economic resources.</p> <p>Encourage development that enhances the</p>

CHAPTER 4: ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT GOALS	ECONOMIC DEVELOPMENT OBJECTIVES	ECONOMIC DEVELOPMENT RECOMMENDATIONS
		<p>environmental, historic, and scenic qualities of the Island to promote a healthy coastal environment to foster economic vitality.</p> <p>Encourage efforts to diversify the Island economy consistent with the quality and character of the existing Chincoteague Island.</p> <p>Give top priority to year-round job opportunities for permanent Island residents and increase the Island's self-sufficiency to diversify the economic base so that the Island will be less reliant on the tourist trade.</p> <p>Private initiatives will influence the future of the Island at least as much as government regulations. Encourage creative and environmentally sound economic initiatives, ensure that regulations affecting small businesses do not cause unnecessary burdens and review regulations that might discourage new small business start-ups.</p> <p>Where appropriate, encourage water-dependent maritime uses of coastal land.</p> <p>Promote necessary economic support for sport and commercial fishing.</p> <p>Promote and encourage enhanced relationships between the Town and the National Aeronautics and Space Administration.</p>
	OBJECTIVE #3: Encourage economically viable	<u>Tourism, Real Estate, & Seasonal Businesses</u>

CHAPTER 4: ECONOMIC DEVELOPMENT		
ECONOMIC DEVELOPMENT GOALS	ECONOMIC DEVELOPMENT OBJECTIVES	ECONOMIC DEVELOPMENT RECOMMENDATIONS
	marine uses to meet the needs of waterborne commerce and recreation tourism.	<p>The island’s qualities should be preserved for summer residents, visitors, and taxpayers as well as for those who live on Chincoteague Island year-round.</p> <p>Foster a more welcoming attitude towards visitors by developing information and welcoming facilities both on- and off- Island.</p> <p>Recognize the importance of the summer economy as a base for the year-round economy and manage it through public and private actions including infrastructure and capital planning.</p> <p>Educate the public about the tourist economy on Chincoteague.</p>
	OBJECTIVE #4: Provide for a broad range of convenient shopping venues.	<p style="text-align: center;"><u>Economic Impact Study</u></p> <p>Encourage the commission of an economic impact study to include the following:</p> <ul style="list-style-type: none"> • Economic Baseline Study Update • Year-Round Employment • Alternative Trades • Crafts Cooperatives • Commercial Rents • Local Investment • Manage Resources With Economic Value • Develop Education Programs to Strengthen Local Economy

CHAPTER 4: ECONOMIC DEVELOPMENT		
ECONOMIC DEVELOPMENT GOALS	ECONOMIC DEVELOPMENT OBJECTIVES	ECONOMIC DEVELOPMENT RECOMMENDATIONS
		<ul style="list-style-type: none"> • Monitor Consumer Prices • Waterfront Resources • Local Management of Tourism • Cost Benefit Analysis of Tourist Economy • Educate • Make the Island More User-Friendly • Marketing the Island to Specific Clientele • Higher Education as an Industry
	<p>OBJECTIVE #5: Support the seafood industry and promote aquaculture.</p>	<p style="text-align: center;"><u>Fishing & Island Seafood Industries</u></p> <p>Promote policies on protecting the Island Seafood Industry. Ensure that it remains a visible part of the landscape.</p> <p>Protect the seafood industry from changes in attitudes and ensure sufficient land is zoned for this activity. Prevent conflicts with residential land uses.</p> <p>Encourage and foster the local seafood and aquaculture economies for the benefit of the whole island economy and character.</p> <p>Encourage economic activities, which are positive additions to the rural Island environment.</p> <p>Encourage boating and fishing activities for the well being of the Island economy, particularly tourism. Recognize the importance of commercial and sport fisheries to the local economy.</p>

CHAPTER 4: ECONOMIC DEVELOPMENT		
ECONOMIC DEVELOPMENT GOALS	ECONOMIC DEVELOPMENT OBJECTIVES	ECONOMIC DEVELOPMENT RECOMMENDATIONS
		<p>Create jobs for the skills and working habits of the year-round labor force, in industries, which will prudently utilize the Island’s natural resources.</p> <p>Encourage the development of small-scale industries to enhance the year-round economy.</p>
	<p>OBJECTIVE #6: Implement the Chincoteague Downtown Revitalization Plan to improve the Island’s economic climate for investment and reinvestment.</p>	<p style="text-align: center;"><u>Planning for Commercial Growth</u></p> <p>Keep existing business districts vital and workable.</p> <p>Restore and renovate historic buildings as an alternative to new construction, wherever possible.</p> <p>Support planned economic growth.</p> <p>Encourage commercial development to match the scale and density of Island neighborhoods. Limit overall square footage, massing of individual buildings, and expanses of paved areas to blend with the rural scale of the Island. Provide an appropriate rhythm of buildings along streetscapes with view corridors to the coast, wherever possible. Prevent strong shadowing effects from buildings near public coastlines and parks.</p> <p><u>Town Centers</u> – Maintain services and year-round uses in existing Town commercial centers for pedestrian access and community identity. Address parking and traffic issues and sewage and septic needs.</p> <p><u>Town Center Streetscapes</u> – Plan more downtown</p>

CHAPTER 4: ECONOMIC DEVELOPMENT		
ECONOMIC DEVELOPMENT GOALS	ECONOMIC DEVELOPMENT OBJECTIVES	ECONOMIC DEVELOPMENT RECOMMENDATIONS
		<p>parks and design places to sit such as Town squares for gathering, eating, and resting. Develop standards for landscaping and view corridors in Town centers. Create pedestrian precincts and eliminate cars in some areas.</p> <p><u>Preserve Town Character</u> – Rehabilitate and re-use older structures to preserve the character and historic fabric of the Island.</p> <p><u>Positive Images</u> – Research historic footage of streetscapes for positive examples of Town character. Produce films and multi-media presentations on current Town character to emphasize positive examples.</p> <p><u>Positive Incentives</u> – Develop incentives to direct commercial growth to desired locations.</p> <p><u>Home Businesses</u> – Develop standards for home businesses to avoid conflicts with residential uses.</p>
	<p>OBJECTIVE #7: Work to achieve a year-round economy for Chincoteague to ensure economic longevity.</p>	

TABLE 4: TRANSPORTATION (CHAPTER 6)

TRANSPORTATION GOALS	TRANSPORTATION OBJECTIVES	TRANSPORTATION RECOMMENDATIONS
<i>GOAL: Provide for the safe and efficient movement of people and goods.</i>	OBJECTIVE #1: Provide a safe and comfortable system of pedestrian and bicycle pathways.	Where possible, require construction of planned vehicle (e.g., planned collector routes) and pedestrian system (e.g., sidewalks, waterfront trail) components as part of proposed development projects.
	OBJECTIVE #2: Minimize elements, which clutter the roadway and look unattractive.	Monitor the volume of traffic on secondary roads to ensure safe passage.
		Pursue the development of a plan to provide transient airport services at the nearby NASA base.
		Promote the development of a permanent hard surface lighted helicopter landing area for use in day or night for emergencies.
		Promote and encourage continued maintenance dredging of the Chincoteague Inlet, Chincoteague Channel, and Inland Waterway.

TABLE 4: TRANSPORTATION (CHAPTER 6)

TRANSPORTATION GOALS	TRANSPORTATION OBJECTIVES	TRANSPORTATION RECOMMENDATIONS
		Promote efficient and safe waterfront areas for docking both large deep-draft vessels and smaller boats.
		Seek to ensure that handicapped and disabled residents and visitors are provided adequate means of access to all buildings and places.
		Promote the continued open flow of pedestrian and vehicular traffic to existing facilities on Assateague Island.
		Create bike paths in areas susceptible to heavy bike traffic.
		Improve the existing right-of-ways by widen the roads providing greater shoulder access and installing sidewalks, where appropriate.

CHAPTER 5: COMMUNITY FACILITIES & SERVICES

COMMUNITY FACILITIES & SERVICES GOALS	COMMUNITY FACILITIES & SERVICES OBJECTIVES	COMMUNITY FACILITIES & SERVICES RECOMMENDATIONS
<i>GOAL: Provide public facilities and services that are adequate to meet the needs of the community and which are accessible, attractive, and add to the enjoyment of the physical environment.</i>	OBJECTIVE #1: Ensure adequate public facilities and services that meet the needs of residents and visitors.	<u>Police Protection</u> Pursue professional accreditation for the Chincoteague Police Department as per the “Commission on Accreditation for Law Enforcement Agencies, Inc.” <i>Standards for Law Enforcement Agencies</i> .
	OBJECTIVE #2: Maintain beautiful and comfortable outdoor public places, which provide a shared sense of belonging for Chincoteague	<u>Fire & Emergency Services</u> Apply for an improved “ISO” classification for the

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COMMUNITY FACILITIES & SERVICES GOALS	COMMUNITY FACILITIES & SERVICES OBJECTIVES	COMMUNITY FACILITIES & SERVICES RECOMMENDATIONS
	residents, business owners, and visitors.	Town from the Virginia Insurance Services Office.
	OBJECTIVE #3: Provide opportunities for public access and recreational enjoyment of the shoreline.	<p><u>Sewerage</u></p> <p>Continue studying the feasibility of developing public sewer collection and treatment facilities.</p>
		<p><u>Drainage</u></p> <p>Limit the encroachment of new development on existing ditches, which are critical for drainage.</p> <p>Enhance existing drainage facilities.</p> <p>Favor open ditches over underground pipes where feasible because the initial costs and maintenance costs over time are lower.</p> <p>Prepare and adopt a municipal ordinance to control the filling of remaining drainage channels.</p>
		<p><u>Flood Insurance</u></p> <p>Improve the Town's rating status under the Community Rating System (CRS) of the Federal Emergency Management Agency's National Flood Insurance Program to lower community-wide insurance rates in affected areas.</p>
		<p><u>Harbor</u></p> <p>Ensure the harbor remains as an economically valuable Island asset.</p> <p>Encourage the Harbor Committee to review current financial health and make necessary adjustments to</p>

CHAPTER 5: COMMUNITY FACILITIES & SERVICES

COMMUNITY FACILITIES & SERVICES GOALS	COMMUNITY FACILITIES & SERVICES OBJECTIVES	COMMUNITY FACILITIES & SERVICES RECOMMENDATIONS
		ensure that future costs are not born by Island taxpayers.
		<p><u>Health Care</u></p> <p>Consider an active program to recruit, support, and retain physicians on the Island.</p>
		<p><u>Recreation</u></p> <p>Pursue the possibility of turning other public lands into recreational areas such as the Lekites property located on Lekites Drive for a walking trail or the Curtis Merritt Harbor of Refuge property on the south end of the Island for a fishing recreation pier.</p>

CHAPTER 7: HOUSING

HOUSING GOALS	HOUSING OBJECTIVES	HOUSING RECOMMENDATIONS
GOAL: Preserve and protect the neighborhood character and quality of life in residential neighborhoods; encourage a balanced range of housing type and opportunities; promote opportunities for clean, safe, and affordable housing; and maintain safety, appearance, and	OBJECTIVE #1: Encourage a variety of home prices in new development or re-development projects in order to provide housing for people of all socioeconomic backgrounds.	<p><u>Affordable Housing Program - Zoning</u></p> <p>(See Chapter 7: Chincoteague Comprehensive Plan)</p>

CHAPTER 7: HOUSING		
HOUSING GOALS	HOUSING OBJECTIVES	HOUSING RECOMMENDATIONS
harmony within neighborhoods.		
	OBJECTIVE #2: Encourage programs to pro-actively provide accessible and affordable housing for the regional work force, including working with Accomack County and other regional housing entities.	<u>Second and Third Floor Apartments</u> (See Chapter 7: Chincoteague Comprehensive Plan)
	OBJECTIVE #3: Develop policies that support flexible housing arrangements for extended family living.	<u>Accessory Dwelling Units</u> (See Chapter 7: Chincoteague Comprehensive Plan)
	OBJECTIVE #4: Create policies that facilitate continued occupancy of personal homes by elderly residents, who may need in-home care.	<u>Community Land Trust</u> (See Chapter 7: Chincoteague Comprehensive Plan)
	OBJECTIVE #5: Encourage housing rehabilitation, redevelopment, and improvement program for selected areas or neighborhoods.	<u>Adaptive Re-Use</u> (See Chapter 7: Chincoteague Comprehensive Plan)
	OBJECTIVE #6: Continue to improve housing conditions by using all available means to ensure decent, safe, and sanitary housing.	<u>Increased Density</u> (See Chapter 7: Chincoteague Comprehensive Plan)
*Note: Many of the recommendations for “Housing” are directly related to the future acquisition of sewer facilities and services for Chincoteague Island. The Town is performing feasibility studies in regards to sewerage facilities and services therefore these recommendations describe potential future actions if sewer is made available at a later date.		