

PLANNING COMMISSION MEETING

A G E N D A

TOWN OF CHINCOTEAGUE, VIRGINIA

October 14, 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 September 9, 2014 meeting minutes.
2. Comprehensive Plan Update
 - a) Review Appendix A – Implementation Matrix
 - b) Review overall redline version of Comprehensive Plan
 - Reconsider Coastal Resource Management Section (Topic 1)
3. Information/Discussion Items
4. Commission Members Announcements or Comments
(Note: Roberts Rules do not allow for discussion under comment period)

ADJOURN

PLANNING COMMISSION MEETING
9 September 2014
MINUTES

Members Present:

Mr. Ray Rosenberger, Chairman
Mrs. Mollie Cherrix, Vice Chairperson
Mr. Ben Ellis, Councilman
Mr. Michael Dendler
Mr. Steve Katsetos
Mr. Jeff Potts
Mr. Spiro Papadopoulos

Members Absent:

William Neville, Planning Director

CALL TO ORDER

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

PUBLIC PARTICIPATION

One (1) member of the public was present.

AGENDA REVIEW/DISCLOSURES

Chairman Rosenberger asked for a review of the Agenda. Vice Chairperson Cherrix moved approval of the agenda as revised, seconded by Councilman Ellis. The agenda was unanimously approved.

1. Approval of the August 12, 2014 regular meeting minutes
Councilman Ellis moved for approval of the minutes, seconded by Commissioner Katsetos. The motion passed unanimously.
2. Comprehensive Plan 5-year Update
 - a) Review Chapter 7 – Housing

Town Planner Neville presented red-line changes to Chapter 7-Housing that will set a more positive tone and reduce the emphasis on increased density. He commented that this section of the Comprehensive Plan should probably be called ‘Neighborhoods’ since the Town typically does not manage the density or type of housing directly.

A new section was added for Temporary Family Health Care Structures that were approved in 2010 as a permitted use in State Code. Councilman Ellis inquired about this temporary residential use, and the proposed revision in the list of potential activities that could disrupt residential neighborhoods. Mr. Neville

explained that there were often different expectations for noise and activity levels in single family neighborhoods between rental homes that may hold several vacationing families and a full time residence. Item #4 under accessory dwelling units will be revised to say ‘could’ result, rather than ‘will’ result.

Discussion continued about the listed restrictions that may potentially be considered in order to allow accessory apartments. Several items were questioned about whether they may be legally enforced, and whether barrier-free design may be required under certain circumstances.

Commissioner Papadopoulos commented on the Building Codes section and requested several corrections. Commissioner Potts suggested a clarification that sometimes an inspection is performed by the building code administrator’s designee in his absence.

Chairman Rosenberger agreed that Chapter 7 should be called Neighborhoods. He added that the new paragraph which refers to additional building construction standards within the FEMA Special Flood Hazard Area may have to be modified after Town Council decides how to address areas no longer within the floodplain on the new flood maps.

Councilman Ellis asked for staff recommendations about how to address building in areas coming out of the 100 year floodplain when Town Council reviews the new flood maps for adoption. Mr. Neville discussed a possible freeboard requirement.

Chairman Rosenberger requested confirmation of the current percentage of seasonal versus permanent homes. Mr. Neville added that there was other fact checking necessary throughout the document. He also suggested moving the section on Recent Changes up to the beginning of the chapter.

b) Review overall redline version of Comprehensive Plan

Staff presented the first draft of all chapters that have been reviewed individually by the Commission over the last several months. Commissioners offered the following suggestions:

- Add acronyms for MACRI, MARS, STEM
- Add dates and sources for all Reports/Studies
- Revise Table of Contents
- Revise Map (exhibit 1) to show current Route 175 bridge alignment
- Enlarge Map (exhibit 2)
- Move all map exhibits to the end of the Plan as an appendix for easier maintenance and printing – check references in text.
- Correct exhibits 3 and 4 for road alignment

- Add implementation recommendation to the end of Chapter 3 under Annexation Areas to resolve the Town/County boundary along the old and new Route 175 bridge alignment.
- Correct text size on last page of Chapter 1
- Include proposed land use map as exhibit for Chapter 3
- Update the discussion of the CCP at the beginning of Chapter 2

Chapter 2, under Comprehensive Plan Goals, contains the list of goals and chapter headings which then are detailed in Appendix A-Implementation Matrix. Mr. Neville pointed out that the proposed addition of a new Environmental Goal means that objectives and recommendations should be developed in the matrix.

- Add tourism, education, and sustainability/resilience to the goals
- Review transportation chapter to include discussions from the Public Safety Committee about summer peak traffic management at Main Street and Maddox Boulevard
- Re-word the primary goal in Chapter 2
- Replace picture on page 3-13 with image from Chincoteague Island
- Reconsider Coastal Resource Management section in Chapter 3 to include more flexibility for working waterfronts, confirm whether this applies to Chincoteague Island
- Add a new goal and implementation strategy regarding water use areas under Park/Open Space or Resource Conservation sections of Chapter 3 to address Town Boundary jurisdiction in Chincoteague Bay and Tom’s Cove
- Edit first paragraph in Chapter 4 to include ‘these’ destinations
- Fact check information in Chapter 4
- Add information about importance of the shellfish harvest to the local and state economy, and new Virginia ‘Oyster Trail’ program
- Replace picture on page 4-5 with better sport fishing image
- Replace picture on page 4-9 with better rocket launch image

Commissioner Papadopoulos questioned why a new section was added to describe MACRI when the Town is not a partner and the purpose of the Institute is to promote the agenda of ‘climate change’. He asked why it is important to include this in the Town’s Comprehensive Plan. Mr. Neville explained that this one organization provides a link to 14 universities and multiple federal agencies for the purpose of partnering on the Town’s goals for STEM education and economic development. Commissioner Papadopoulos expressed his concern that it is too soon to know whether there will be any tangible benefit to the Town.

Commissioner Papadopoulos moved to remove the proposed MACRI section from the Comprehensive Plan, seconded by Commissioner Potts. There was no discussion and the motion passed unanimously.

- Correct meals tax percentage on page 4-7
- Correction on page 4-10 regarding expansion of NASA visitor center
- Edit page 4-19 regarding ‘residential over commercial’
- Include bullet #3 on page 4-19 in Appendix A to develop ‘a workable plan to accomplish this objective’
- Add a bullet on page 4-20 to address ‘eco-tourism’, add info kiosks to Tourism bullet #2
- Edit second bullet under Education Partnerships/Workforce Development
- Add photo of downtown streetscape renovation on page 4-18
- Review Wallops Research Park on page 4-11 to make sure it is current
- Correction text under picture of schools on page 5-1
- Add new pictures of Library and Museum
- Add Theatre description from previous meeting review and other corrections including Police accreditation, Chili Chowder Cookoff, Fishing Pier and Nature Trail completion
- Include reference to the new Fire Station, possible mention of a Helipad
- Update water usage numbers
- Update map on page 5-2 for new bridge alignment and other community facilities (Add US Coast Guard, Helipad, Grocery Store)
- Request Town Attorney Poulson comments on Private Roads section and implementation strategies
- Consider additions to Chapter 6-Transportation regarding the Helipad, Bike/Trail Plan, reference to Hazard Mitigation and Emergency Operations Plan with regard to single point of access along causeway, Transit Management Plan/Trolley,

Chairman Rosenberger expressed his intent to complete a final review of the Plan during the October 14th meeting so that it can be forwarded to Town Council for a second presentation and scheduled for public hearing.

c) Appendix A – Implementation Matrix

Town Planner Neville discussed the Matrix in terms of aligning the goals in the left column with the corresponding objectives from Chapter 2 in the center column. The recommendations in the right column are assembled from various chapters in the Plan including the numbered objectives from Chapter 2. Mr. Neville stated that some of the related topics under the Land Use Plan seemed to be mismatched so several red-line changes are proposed.

Chairman Rosenberger indicated that review of Appendix A should be completed at the next meeting since the red-line changes were just handed out. Mr. Neville requested that the Commissioners highlight any topics that seemed particularly important from other sections of the Plan so that they can be incorporated in the Appendix A recommendations.

A schedule for completing the 5 year Update revisions and scheduling a public hearing was discussed.

3. Information/Discussion Items

Mr. Neville provided information on the draft recommendations of the Accomack County/Wallops Flight Facility Joint Land Use Study (JLUS). Impacts to Chincoteague land uses may be limited to federal review of small residential wind energy systems, and tall communications structures.

4. Commission Members Announcements or Comments

Councilman Ellis reported that the Planning Commissioner training class was full for this Fall, and he is on the waiting list for the next session.

Commissioner Papadopoulos stated that he was pleased with the progress completed on the Plan over the last several months in his absence.

Discussion continued about the sidewalk use issue along the Main Street downtown shop fronts. Staff will provide an update at the next meeting.

ADJOURN

Commissioner Katsetos 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: October 14, 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.

The current schedule for review of the Comprehensive Plan Update allows for the Planning Commission to finalize their recommended changes at this meeting and to present Town Council with a draft copy in their November packet. The Council Workshop on November 20th is tentatively schedule for a 'round table' review of the Plan update.

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. A new column has been added to identify specific studies, projects or target dates to implement recommendations over the next 5 years.

The addition of a Coastal Resource Management section mandated by State Code has been modified based on our discussions over the last several months. Flexibility to allow and maintain traditional shoreline stabilization methods for working waterfront areas has been added to the prototype language crafted by VIMS.

Remaining edits, updates and revisions to the overall document will distributed separately prior to the October 14th meeting.

APPENDIX A: IMPLEMENTATION MATRIX

CHAPTER 3: LAND USE PLAN			
LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS	SCHEDULE
<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. <u>Encourage minimum maintenance standards for private streets, and private investment to dedicate private to public streets.</u></p> <p>Limit permitted residential uses to detached single family units, <u>and accessory units by special permit.</u></p> <p>Limit new non-residential uses to low intensity home occupations.</p>	
<p><i>GOAL: 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 <u>commercial-residential and mixed use</u> 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>	

CHAPTER 3: LAND USE PLAN			
LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS	SCHEDULE
		<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><i><u>GOAL: 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.</u></i></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 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>	

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LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS	SCHEDULE
		<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>OBJECTIVE #10: <u>Facilitate the revitalization of the central business district and its waterfront as a center for commerce.</u></p>	<p style="text-align: center;"><u>Town Center Commercial Planning Area</u></p> <p>Create-Manage 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 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.</p> <p>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>	

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		<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 downtown.</p> <p>As appropriate, eContinue 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>	

CHAPTER 3: LAND USE PLAN			
LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS	SCHEDULE
		<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 <u>Consider</u> a new mixed use development zoning district that permits a mix of uses including residential, commercial, employment office, civic, and open space in <u>a</u> 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> <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>OBJECTIVE #7: Ensure that new and existing commercial developments are attractive in appearance.</p>	<p style="text-align: center;"><u>Neighborhood Commercial Planning Area</u></p> <p>Create <u>Manage</u> 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>	

CHAPTER 3: LAND USE PLAN

LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS	SCHEDULE
	<p>OBJECTIVE #7: Ensure that new and existing commercial developments are attractive in appearance.</p> <p><u>OBJECTIVE #9: Maintain and enhance the character of existing commercial areas.</u></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 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><u>Explore needs for additional public restroom facilities along the Maddox Boulevard gateway corridor and identify appropriate locations for the construction and maintenance of such facilities to enhance the visitor experience.</u></p> <p>Facilitate transit service in the corridor.</p> <p>Implement the Town’s bike plan.</p> <p><u>Improve the quality of local streets, public parking, and pedestrian</u></p>	

CHAPTER 3: LAND USE PLAN			
LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS	SCHEDULE
		<u>systems, where possible.</u>	
	OBJECTIVE #8: Promote small to medium scale commercial and office developments.	<p style="text-align: center;"><u>Resort Commercial Planning Area</u></p> <p style="color: red;">Create-Manage 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 style="color: red;">Establish-Consider Master Plan Community or Planned Unit Development (PUD) provisions that permit 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 or other similar campgrounds. 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>	
	OBJECTIVE #9: Maintain and enhance the character of existing commercial areas.	<p style="text-align: center;"><u>Public/Semi Public Planning Area</u></p> <p>Require adequate public facilities be made available as a condition</p>	

CHAPTER 3: LAND USE PLAN			
LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS	SCHEDULE
	<u>OBJECTIVE #11: Create an attractive street environment, which will compliment private and public properties and be comfortable for residents and visitors.</u>	<p>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>	
<u>GOAL: Conserve important natural and sensitive environmental resource areas which protect the Island from storm events and which serve as the basis for the Town's economy and visitation to the area.</u>	<p><u>OBJECTIVE #10: Facilitate the revitalization of the central business district and its waterfront as a center for commerce.</u></p> <p><u>OBJECTIVE #6: Encourage preservation of open space and environmentally responsible development.</u></p>	<p style="text-align: center;"><u>Resource Conservation Planning Area</u></p> <p><u>Create-Manage</u> 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 <u>and encourage low impact development practices to improve water quality.</u></p> <p><u>Coordinate with State agencies to study shoreline conditions and plan for a combination of design solutions which reduce erosion, and also encourage working and recreational waterfront uses.</u></p>	
	<u>OBJECTIVE #11: Create an attractive street environment, which will compliment private and public properties and be comfortable for residents and visitors.</u>	<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>	

CHAPTER 3: LAND USE PLAN			
LAND USE GOALS	LAND USE OBJECTIVES	LAND USE RECOMMENDATIONS	SCHEDULE
		<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 Town of Chincoteague Comprehensive Plan, 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> <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	SCHEDULE
<p><i>GOAL: Provide a quality <u>living business</u> environment that ensures a balanced mix of seasonal and year-round commercial and employment uses to serve the day to day needs of residents <u>and seasonal visitors</u>.</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 style="text-align: center;"><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><u>SContinue to</u> 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> <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</p>	

CHAPTER 4: ECONOMIC DEVELOPMENT			
ECONOMIC DEVELOPMENT GOALS	ECONOMIC DEVELOPMENT OBJECTIVES	ECONOMIC DEVELOPMENT RECOMMENDATIONS	SCHEDULE
		<p>appropriate façade improvements on buildings fronting on Main Street.</p> <p>Apply for Complete the implementation of 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 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</p>	

CHAPTER 4: ECONOMIC DEVELOPMENT			
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		<p>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 neighboring federal agencies such as <u>US Fish and Wildlife Service, National Park Service, NASA, NAVY, NOAA, US Coast Guard.</u></p>	
	<p>OBJECTIVE #3: Encourage economically viable marine uses to meet the needs of waterborne commerce and recreation tourism.</p>	<p><u>Tourism, Real Estate, & Seasonal Businesses</u></p> <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</p>	

CHAPTER 4: ECONOMIC DEVELOPMENT			
ECONOMIC DEVELOPMENT GOALS	ECONOMIC DEVELOPMENT OBJECTIVES	ECONOMIC DEVELOPMENT RECOMMENDATIONS	SCHEDULE
		<p>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>	
	<p>OBJECTIVE #4: Provide for a broad range of convenient shopping venues.</p>	<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 • 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</p>	<p><u>Fishing & Island Seafood Industries</u></p>	

CHAPTER 4: ECONOMIC DEVELOPMENT			
ECONOMIC DEVELOPMENT GOALS	ECONOMIC DEVELOPMENT OBJECTIVES	ECONOMIC DEVELOPMENT RECOMMENDATIONS	SCHEDULE
	aquaculture.	<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> <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>	
	OBJECTIVE #6: Implement the Chincoteague Downtown Revitalization Plan to improve the Island’s economic climate for investment and reinvestment.	<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>	

CHAPTER 4: ECONOMIC DEVELOPMENT			
ECONOMIC DEVELOPMENT GOALS	ECONOMIC DEVELOPMENT OBJECTIVES	ECONOMIC DEVELOPMENT RECOMMENDATIONS	SCHEDULE
		<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 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>	

CHAPTER 4: ECONOMIC DEVELOPMENT			
ECONOMIC DEVELOPMENT GOALS	ECONOMIC DEVELOPMENT OBJECTIVES	ECONOMIC DEVELOPMENT RECOMMENDATIONS	SCHEDULE
		<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	SCHEDULE
<p>GOAL: Provide for the safe and</p>	<p>OBJECTIVE #1: Provide a safe</p>	<p>Where possible, require construction of planned</p>	

Chincoteague, Virginia Comprehensive Plan 2010
 Appendix A

TABLE 4: TRANSPORTATION (CHAPTER 6)

TABLE 4: TRANSPORTATION (CHAPTER 6)			
TRANSPORTATION GOALS	TRANSPORTATION OBJECTIVES	TRANSPORTATION RECOMMENDATIONS	SCHEDULE
<p><i>efficient movement of people and goods.</i></p>	and comfortable system of pedestrian and bicycle pathways.	vehicle (e.g., planned collector routes) and pedestrian system (e.g., sidewalks, waterfront trail) components as part of proposed development projects. <u>Encourage the improvement of private streets to meet public street standards and be added to the public street system for maintenance.</u>	
	<p>OBJECTIVE #2: Minimize elements, which clutter the roadway and look unattractive.</p>	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.	
		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	SCHEDULE
<p><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></p>	<p>OBJECTIVE #1: Ensure adequate public facilities and services that meet the needs of residents and visitors.</p>	<p><u>Police Protection</u></p> <p>Pursue <u>Maintain</u> 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></p>	
	<p>OBJECTIVE #2: Maintain beautiful and comfortable outdoor public places, which provide a shared sense of belonging for Chincoteague residents, business owners, and visitors.</p>	<p><u>Fire & Emergency Services</u></p> <p>As <u>improvements to the Town water system are implemented,</u> apply for an improved “ISO” classification for the Town from the Virginia Insurance Services Office <u>if eligible.</u></p>	
	<p>OBJECTIVE #3: Provide opportunities for public access and recreational enjoyment of the shoreline.</p>	<p><u>Sewerage</u></p> <p>Continue studying <u>and preliminary engineering for</u> the feasibility of developing public sewer collection and treatment facilities.</p>	
	<p></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>	

CHAPTER 5: COMMUNITY FACILITIES & SERVICES			
COMMUNITY FACILITIES & SERVICES GOALS	COMMUNITY FACILITIES & SERVICES OBJECTIVES	COMMUNITY FACILITIES & SERVICES RECOMMENDATIONS	SCHEDULE
		<p><u>Flood Insurance</u></p> <p>Complete recertification and improve the Town’s rating status <u>Complete recertification and improve the Town’s rating status</u> 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>Protect critical infrastructure from storm damage and flooding.</u></p>	
	<p><u>OBJECTIVE #2: Maintain beautiful and comfortable outdoor public places, which provide for recreation and a shared sense of belonging for Chincoteague residents, business owners, and visitors.</u></p> <p><u>OBJECTIVE #3: Provide opportunities for public access and recreational enjoyment of the shoreline, including the public recreation beach at Assateague Island National Seashore.</u></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 ensure that future costs are not born by Island taxpayers.</p> <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 <u>Continue the improvement of public lands into recreational areas such as the Lekites property located on Lekites Drive- Ocean Boulevard Extended for a walking/biking trail or Mariners Point at the Curtis Merritt Harbor of Refuge property on the south end of the Island-for a</u></p>	

CHAPTER 5: COMMUNITY FACILITIES & SERVICES			
COMMUNITY FACILITIES & SERVICES GOALS	COMMUNITY FACILITIES & SERVICES OBJECTIVES	COMMUNITY FACILITIES & SERVICES RECOMMENDATIONS	SCHEDULE
		<p>fishing recreation pier.</p>	

CHAPTER 7: NEIGHBORHOODS			
HOUSING GOALS	HOUSING OBJECTIVES	HOUSING RECOMMENDATIONS	SCHEDULE
<p>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 harmony within neighborhoods.</p>	<p>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>	<p><u>Affordable Housing Program - Zoning</u> (See Chapter 7: Chincoteague Comprehensive Plan)</p>	
	<p>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.</p>	<p><u>Second and Third Floor Apartments</u> (See Chapter 7: Chincoteague Comprehensive Plan)</p>	

CHAPTER 7: NEIGHBORHOODS			
HOUSING GOALS	HOUSING OBJECTIVES	HOUSING RECOMMENDATIONS	SCHEDULE
	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-Renovation and Re-Investment</u> (See Chapter 7: Chincoteague Comprehensive Plan) <u>Promote renovation and home improvement investment to existing housing and property to reduce flood risk, improve wastewater treatment systems, maintain property values, and expand public street access.</u>	
<p>*Note: Many of the recommendations for “Housing” our “Neighborhood” development are directly related to the future acquisition-development 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.</p>			

Town of Chincoteague Comprehensive Plan Update 2015

Topic 1 – State Code Conformance

Several amendments to the Virginia State Code have occurred since the Comprehensive Plan was adopted in 2010. The only required change is found in Section 15.2-2223.2 as follows:

Comprehensive plan to include coastal resource management guidance.

Beginning in 2013, any locality in Tidewater Virginia, as defined in § [62.1-44.15:68](#), shall incorporate the guidance developed by the Virginia Institute of Marine Science pursuant to subdivision 9 of § [28.2-1100](#) into the next scheduled review of its comprehensive plan. The Department of Conservation and Recreation, Virginia Marine Resources Commission, and the Virginia Institute of Marine Science shall provide technical assistance to any such locality upon request.

"Tidewater Virginia" means the following jurisdictions:

The Counties of Accomack, Arlington, Caroline, Charles City, Chesterfield, Essex, Fairfax, Gloucester, Hanover, Henrico, Isle of Wight, James City, King and Queen, King George, King William, Lancaster, Mathews, Middlesex, New Kent, Northampton, Northumberland, Prince George, Prince William, Richmond, Spotsylvania, Stafford, Surry, Westmoreland, and York, and the Cities of Alexandria, Chesapeake, Colonial Heights, Fairfax, Falls Church, Fredericksburg, Hampton, Hopewell, Newport News, Norfolk, Petersburg, Poquoson, Portsmouth, Richmond, Suffolk, Virginia Beach, and Williamsburg.

14) Coastal Resource Management:

GOAL: ~~The following~~Incorporate State guidance ~~is offered~~ relative to Coastal Resource Management:

Issue Statement

Coastal ecosystems reside at the interface between the land and water, and are naturally very complex. They perform a vast array of functions by way of shoreline stabilization, improved water quality, and habitat for fishes; from which humans derive direct and indirect benefits. The Town of Chincoteague developed as a community and managed surrounding natural resources over the last 334 years.

~~The science behind~~Recent scientific research on coastal ecosystem resource management has revealed that traditional resource management practices may limit the ability of the coastal ecosystem to perform many of these essential functions. The loss of these services has already been noted throughout coastal communities in Virginia as a result of development in coastal zone areas coupled with common erosion control practices. Beaches and dunes are diminishing due to a reduction in a natural sediment supply. Wetlands are drowning in place as sea level rises and barriers to inland migration have been created by construction of bulkheads and revetments.

There is great concern on the part of the Commonwealth that the continued armoring of shorelines and construction within the coastal area will threaten the long-term sustainability of coastal ecosystems under current and projected sea level rise. Locally, there is a concern that traditional practices are still necessary

and appropriate to support other goals for working waterfronts, storm hazard mitigation, flood protection, and coastal resiliency of the Commonwealth's barrier island primary frontal dune/beach system.

In the 1980s, interest arose in the use of planted wetlands to provide natural shoreline erosion control. Today, a full spectrum of living shoreline design options is available to address the various energy settings and erosion problems found. Depending on the site characteristics, they range from marsh plantings to the use of rock sills in combination with beach nourishment.

Research continues to support that ~~these natural system~~ approaches combat shoreline erosion, minimize impacts to the ~~natural~~ coastal ecosystem and reinforce the principle that an integrated approach for managing tidal shorelines enhances the probability that the resources will be sustained. Therefore, adoption of new guidance and shoreline best management practices for coastal communities is now necessary to insure that functions performed by coastal ecosystems will be preserved and the benefits derived by humans from coastal ecosystems will be maintained into the future.

Policy Statement

In 2011, the Virginia Assembly passed legislation to amend §28.2-1100 and §28.2-104.1 of the Code of Virginia and added section §15.2-2223.2, to codify a new directive for shoreline management in Tidewater Virginia. In accordance with section §15.2-2223.2, all local governments shall include in the next revision of their comprehensive plan beginning in 2013, guidance prepared by the Virginia Institute of Marine Science (VIMS) regarding coastal resource management and, more specifically, guidance for the appropriate selection of living shoreline management practices where applicable. The legislation ~~establishes the policy that~~authorizes and encourages the use of living shorelines ~~are as~~ the preferred alternative for stabilizing ~~eroding-tidal~~ shorelines.

This guidance, known as Comprehensive Coastal Resource Management Plan, is being prepared by VIMS for localities within the Tidewater region of Virginia. It ~~explicitly~~ outlines where and what new shoreline best management practices should be considered where coastal modifications are necessary to reduce shoreline erosion and ~~protect our fragile~~increase resilience of our coastal ecosystems. This guidance will include a full spectrum of appropriate management options which can be used by local governments for site-specific application and consideration of ~~cumulative shoreline impacts~~the sustainability of shoreline resources. The guidance applies a decision-tree method using a resource based mapping database that will be updated from time to time, and a digital geographic information system model created by VIMS.

Recommendations: Implementation Strategies

- Refer to the guidance presented in the locality's Comprehensive Coastal Resource Management Plan (CCRMP) prepared by VIMS to guide regulation and policy decisions regarding shoreline erosion control.
- Utilize VIMS Decision Trees for onsite review and subsequent selection of appropriate erosion control/shoreline best management practices:
<http://ccrm.vims.edu/decisiontree/index.html>.
- Utilize VIMS' CCRMP Shoreline Best Management Practices for management recommendation for ~~all~~ tidal shorelines in the jurisdiction where applicable.
- Utilize VIMS/CZM/NWWN resources for best management practices in working waterfront areas.

- ~~Consider a policy where~~ Coordinate with Accomack County Wetlands Board to continue permitting traditional practices as the above Shoreline Best Management Practices become the recommended adaptation strategy for erosion control, ~~and where a departure from these recommendations by an applicant wishing to alter the shoreline must be justified at a hearing of the board(s).~~
- Encourage staff training on decision making tools developed by the Center for Coastal Resources Management at VIMS, and participation in creating the 'decision tree' options which will apply in the Town of Chincoteague.
- Follow and participate in the development of the state-wide General Permit being developed by VMRC.
- Ensure that local policies are consistent with the provisions of the permit, and continue to allow traditional options for working waterfronts and barrier island dunes/beaches.
- Evaluate and consider a ~~city~~town-wide general permit to expedite shoreline applications that request actions consistent with the VIMS ~~recommendation~~guidance.
- Seek public outreach opportunities to educate citizens and stakeholders on new shoreline management strategies including Living Shorelines.
- Follow and participate in the development of integrated shoreline guidance under development by VMRC.
- Evaluate and consider a locality-wide regulatory structure that encourages a more integrated approach to shoreline management.
- Consider preserving available open spaces adjacent to marsh lands to allow for inland retreat of the marshes under rising sea level, along with other coastal defense options that protect and maintain critical infrastructure, property value, and the public health/safety/welfare of the Town residents.
- Evaluate and consider cost-share opportunities for construction of living shorelines.



Shoreline Assessment Map

http://cmap.vims.edu/ShorelineAssessmentMapper_SL/ShorelineAssessmentMapperTestPage.html