

	<b>Agenda Title:</b>	<b>Agenda Date:</b>
	Support for Northampton County's Proposed Town Edge District Zoning Amendments	June 18, 2026
	<b>Subject/Proposal/Request:</b>	
	Consideration of Resolution No. 20260618 expressing the Town Council's support for Northampton County's proposed Town Edge District zoning amendments	
<b>Town of Cape Charles</b>	<b>Attachments:</b>	<b>For Council:</b>
	Resolution 20260618	Action: X Information:
	<b>Staff Contact(s):</b>	<b>Reviewed by:</b>
	Libby Hume, Town Clerk	Rick Keuroglan, Town Manager

**Background:**

Northampton County is currently considering amendments to its Town Edge District zoning regulations. The proposed amendments would create an additional Town Edge residential zoning district option while maintaining the County's existing rezoning and public hearing processes. The Town Edge concept was established by Northampton County in 2016 and identified within the Comprehensive Plan as an area appropriate for future growth adjacent to incorporated towns. The County has indicated that the amendments are intended to help address workforce and attainable housing needs while encouraging orderly growth patterns.

**Item Specifics:**

On June 4, 2026, Northampton County Administrator Matt Spuck provided information about the County's proposed amendments to their Town Edge District zoning and their potential impact on housing opportunities and future growth adjacent to the incorporated towns.

The proposed ordinance amendment does not rezone any property, approve any development project, authorize infrastructure extensions, alter municipal boundaries, require annexation, or obligate any town to provide utilities or municipal services. Any future development proposal would still be subject to rezoning applications, public hearings, Northampton County Planning Commission review, Board of Supervisors approval, and applicable state and federal agency review. Future projects would also require evaluation of water and sewer availability, transportation impacts, emergency services, stormwater management, environmental considerations, and other infrastructure needs.

During discussion, Council offered a resolution of support for the County's proposed Town Edge District amendments.

**Recommendation:**

Staff recommends adoption of Resolution No. 20260618 expressing support for Northampton County's proposed Town Edge District zoning ordinance amendments.