

**RESOLUTION NO. 20260618**

**EXPRESSING SUPPORT FOR NORTHAMPTON COUNTY'S PROPOSED  
TOWN EDGE ZONING ORDINANCE AMENDMENTS**

**WHEREAS**, Northampton County is considering amendments to its Town Edge zoning regulations intended to provide an additional zoning district option (Town Edge-R) for areas adjacent to incorporated towns; and

**WHEREAS**, the County's proposed amendments are designed to address identified housing and workforce housing needs while encouraging orderly and responsible growth in locations that have long been identified within the Northampton County Comprehensive Plan as appropriate for future development; and

**WHEREAS**, Northampton County has presented data indicating a continuing need for additional housing opportunities, particularly workforce housing options that are attainable for local residents and employees; and

**WHEREAS**, the proposed ordinance amendments do not rezone any property, approve any development project, extend municipal boundaries, require the extension of municipal utilities, or obligate any town to provide services to future developments; and

**WHEREAS**, any property owner seeking to utilize the proposed Town Edge-R zoning district would be required to submit a separate rezoning application subject to review by County staff, public hearings before the Northampton County Planning Commission and Board of Supervisors, and all applicable federal, state, and local regulations; and

**WHEREAS**, future development proposals would continue to require evaluation of water and sewer availability, traffic impacts, emergency services, stormwater management, environmental considerations, and other public infrastructure needs; and

**WHEREAS**, the Town Council recognizes the importance of providing housing opportunities that support local families, employees, educators, healthcare workers, first responders, and other members of the regional workforce while preserving opportunities for public participation and local review; and

**WHEREAS**, the Town Council further recognizes that thoughtful growth adjacent to incorporated towns can support existing businesses, strengthen the local economy, and promote efficient delivery of services when properly planned and reviewed;

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Cape Charles, Virginia, that the Town Council hereby expresses its support for Northampton County's proposed Town Edge zoning ordinance amendments and encourages the Northampton County Board of Supervisors to continue its consideration of the proposed amendments as a planning tool to address housing needs and support responsible growth within the County.

**BE IT FURTHER RESOLVED** that the Town Council's support of the proposed ordinance amendments shall not be construed as support for any specific development proposal, rezoning application, or future project, each of which should be evaluated on its own merits through the established public review and approval processes.

BE IT FURTHER RESOLVED that the Town Council encourages continued coordination and communication between Northampton County, the Town of Cape Charles, affected property owners, and the public regarding any future development proposals that may arise under the Town Edge zoning framework.

Adopted by the Town Council of Cape Charles, Virginia, on June 18, 2026.

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Adam Charney, Mayor

ATTEST:

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Libby Hume, Town Clerk