

	<b>Agenda Title:</b>	<b>Agenda Date:</b>
	Railyard and Harbor Master Planning Process	January 15, 2026
	<b>Subject/Proposal/Request:</b>	
	Review of Updated Possible Comparable Communities from Rural Resilience Advisors for Town Council Selection of 3	
<b>Town of Cape Charles</b>	<b>Attachments:</b>	<b>For Council:</b>
	1) RRA Comparables December 2025 2) RRA Comparables Updated January 2026	Action: X Information:
	<b>Staff Contact(s):</b>	<b>Reviewed by:</b>
	Katie Nunez, Director of Planning & Zoning Administrator	Rick Keuroglan, Town Manager

**Background:** At the December 4, 2025 Town Council Special Meeting, we kicked off the Railyard and Harbor Master Planning Process. As part of that discussion with our consultant (The Berkley Group) and their subconsultant (Rural Resilience Advisors), we were presented with a range of communities that you were asked to select a total of 3 communities to be used as comparables within this planning process.

The initial list of comparable communities (original document from Rural Resilience Advisors is attached) was:

<b>SUGGESTED COMPARABLE COMUNITIES</b>	<b>CAPE CHARLES TOWN COUNCIL SELECTION</b>
1. St. Michaels, MD	YES
2. Rockport, MA	YES
3. Beaufort, NC	YES
4. Lewes, DE	NO
5. Boothbay Harbor, ME	NO
6. St. Marys, GA	NO
7. Southport, NC	YES
8. Port Royal. SC	NO
9. Crisfield, MD	NO
10. Wickford (North Kingstown, RI)	NO
11. Old Saybrook, CT	NO
12. Exmore, VA	NO

13. Georgetown, SC	NO
14. Onancock, VA (discussed at 12/4/2025 Town Council Meeting but removed from consideration)	NO
15. Bald Head Island, SC (added for exploration by Town Council on 12/4/2025)	
16. Edenton, NC (added for exploration by Town Council on 12/4/2025)	

Since two communities were added to the list for possible consideration, Rural Resilience Advisors indicated that they would consider these two communities and provide the initial analysis as to how they stack up to Cape Charles and whether they might be a good comparable as part of this planning process.

**Item Specifics:** Attached is the updated comparable consideration analysis concerning the two new communities that Town Council added to the list at the December 4, 2025 meeting and Rural Resilience Advisors have included them with the other 4 communities that Town Council retained on the list for consideration and provided a full ranking based upon the key factors for consideration (see attached document).

**Recommendation:** Town Council is requested to review the updated information from Rural Resilience Advisors and select the three communities that will be used as comparables within the Railyard and Harbor Master Planning Process.