

Gentry Public Comments

January 6, 2026

Dear Cape Charles Planning Commission,
Town Manager, and Town Council-

We are asking that the last line of the proposed text amendment be stricken-

“The ADU is prohibited from the plus two occupancy allowance contained in Section 4.14 (C) (5)”.

There is no “one size fits all” formula for ADU’s just as there isn’t for traditional homes in the Historic District. There are already guidelines in place to govern and enforce occupancy based on bedrooms and square footage for STR’s.

Thank you,
Greg and Emily Gentry
542 Jefferson Ave.

Simms Public Comments

FROM THE DESK OF:

Robin Simms

Town of Cape Charles

January 5, 2026

Dear Planning Commission / Zoning Board / Town Council Members,

I am writing to express serious concerns regarding the proposed restriction limiting accessory dwelling unit (ADU) occupancy to “plus two” residents or guests. This provision is unnecessary, overly restrictive, and appears to disproportionately target larger ADUs without a sound planning or regulatory basis.

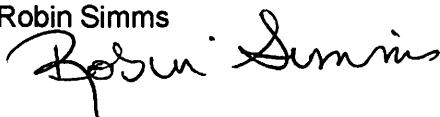
Occupancy levels are already appropriately governed through existing short-term rental (STR) ordinances, building codes, and life-safety regulations. These frameworks address guest limits, parking, noise, trash, and neighborhood impact in a comprehensive and enforceable manner. Introducing additional ADU-specific occupancy language is therefore redundant and superfluous.

More importantly, the “plus two” restriction does not account for the wide variation in ADU size, layout, or intended use. A well-designed, code-compliant ADU with adequate square footage, egress, and parking capacity should not be arbitrarily limited based solely on its classification as an ADU. This restriction effectively penalizes larger ADUs—those that are often designed to accommodate families or multigenerational living—without justification tied to health, safety, or infrastructure impacts.


If the intent of this policy is to regulate short-term rental activity, that objective is already addressed through existing STR ordinances. Singling out ADUs through additional occupancy limits conflates land use with rental behavior, results in inequitable treatment compared to primary dwellings of similar size and capacity, and undermines the broader goals of ADU policy, including housing flexibility, aging in place, and responsible expansion of housing options.

Respectfully,

Robin Simms



W. Scott Simms



401 Madison Ave.
Cape Charles, VA

Jones Public Comments

Good Evening.

My name is Sam Jones and my wife Julie and I live at 538 Monroe Avenue. Thank you for the opportunity to speak and for your service to the Town.

As you consider whether to allow Accessory Dwelling Units to be used for short-term rental, I ask that the following current zoning requirements remain in place:

1. As recommended, zoning language be added that only one STR can exist on a given property. That is, either the primary dwelling or the ADU may be used as a STR, but not both.
2. That all aspects of **Section 4.1 E Accessory Buildings** shall continue to apply. These generally relate to building location, setbacks, size, and height.
3. That under **Section 4.1 J Accessory Dwellings**, language allowing property owners to use an accessory dwelling unit for family and personal guests by right remains in place.
4. That parking requirements remain in compliance with **Section 4.5 B 3 Off-Street Parking and Loading Standards** which state that the minimum number of off-street parking spaces required by an ADU is one off-street space per unit.

As noted, other than adding language allowing only 1 STR on a property, these requirements are currently in place and require no action by the Commission or the Town Council. Of course, a more fundamental question is whether the Town needs additional STRs within its boundaries, or is the market now saturated.

Thank you again for the opportunity to comment.