

**RESOLUTION OF INTENT 20260319**

**PROPOSED ZONING TEXT AMENDMENT 2026-01  
APPLICATION FROM TOWN OF CAPE CHARLES TO AMEND  
ARTICLE III, SECTION 3.3(E)**

**WHEREAS**, § 15.2-2286 (A) (7) of the Code of Virginia requires that amendments to a zoning ordinance shall be initiated by a resolution of the local governing body; a motion of the planning commission; or in the case of zoning district map amendments, by application of the landowner or the landowner’s authorized agent; and

**WHEREAS**, Section 15.2-2285 (B) of the Code of Virginia provides that no zoning ordinance shall be amended or re-enacted unless the governing body has referred the amendment or reenactment to the local planning commission for its recommendation; and

**WHEREAS**, the Cape Charles Town Council finds that the public necessity, convenience, general welfare, and good zoning practice requires that a zoning text amendment be considered, based upon a model ordinance provided by the Virginia Department of Environmental Quality concerning the Chesapeake Bay Preservation Act which has been reviewed, discussed and tailored to the specific development patterns and geographic location of the Town of Cape Charles:

**WHEREAS**, said proposed revisions to Article VII (Chesapeake Bay Preservation Act Overlay District) and associated changes to Appendix A (Definitions) and Appendix C (Site Plan) bring the ordinance into compliance with state law concerning the Chesapeake Bay Preservation Act;

**NOW, THEREFORE, BE IT RESOLVED** that for purposes of public necessity, convenience, general welfare or good zoning practice, the Cape Charles Town Council hereby adopts a resolution of intent to consider amending the Cape Charles Zoning Ordinance to amend Article VII (Chesapeake Bay Preservation Act Overlay District) and associated changes to Appendix A (Definitions) and Appendix C (Site Plan).

Said Zoning Text Amendment 2026-01 is referred to the Cape Charles Planning Commission to convene the requisite public hearings and public notifications, which may be done jointly between the Cape Charles Planning Commission and Cape Charles Town Council and for the Cape Charles Planning Commission to prepare its recommendation on said Zoning Text Amendment 2026-01 for Cape Charles Town Council’s consideration.

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Adopted by the Town Council of the Town of Cape Charles on March 19, 2026

By: \_\_\_\_\_  
Vice Mayor Buchholz

Attest:

\_\_\_\_\_  
Town Clerk