

JOINT
TOWN COUNCIL/PLANNING COMMISSION
MEETING
AUGUST 19, 2024
7:00 PM

At a Joint meeting of the Town Council and the Planning Commission of the Town of Exmore, Virginia, held in the Meeting Room of the J. Guy Lawson Municipal Building, 3305 Main Street, Exmore Virginia, on the 19th day of August 2024 at 7:00 pm.

TOWN COUNCIL ATTENDANCE:

Mayor Douglas Greer-Present
Vice-Mayor Thomas Lewis-Present
Councilman G. W. Adkins-Present
Councilman Bryon Heaster-Present
Councilman John Metz-Present
Councilman Chase Sturgis-Present
7th Member Seat – Vacant

PLANNING COMMISSION ATTENDANCE

Claudia Andrews
Damion Geist
Dixie Greer

STAFF ATTENDANCE:

Robert Duer, Ethel Parks, Taylor Dukes.

CALL TO ORDER:

Mayor Greer established a quorum and called the Town Council meeting to order at 7:00 pm.

OPEN PLANNING COMMISSION MEETING:

Taylor Dukes opened the Planning Commission meeting. Mr. Duer explained that the Planning Commission needs to elect a Chairman. The vote to elect Damion Geist as Chairman was Dixie Greer-Aye; Claudia Andrews-Aye.

PLEDGE:

The Pledge of Allegiance was recited by the majority in attendance.

INVOCATION:

The invocation was given by Mayor Greer.

DISCUSS FUTURE DEVELOPMENTS:

Mr. Duer noted that Exmore is growing. The new sewer system has drawn numerous businesses and housing development interests. He said that if all projects are passed, Exmore will be the size of Chincoteague and maybe the size of Pocomoke, MD. He said that some of the disadvantages would be that Northampton County would possibly have to redistrict, it would affect the schools, water and sewer rates will increase. We would potentially need to double our Police Department and Public Works Department, add an additional trash day, increase the water withdrawal permit. Mr. Duer said that no Town can go through growth without raising taxes.

Mr. Dukes introduced the Town attorney, Jim Cornwell. Mr. Cornwell has been Exmore's attorney through the new sewer project and has experience in zoning. Exmore's future growth depends on zoning changes. They could avoid changing the current lot sizes by implementing a planned unit development (PUD). The PUD would allow building on lots of any size.

Chris Carbaugh, a representative from the Atlantic Group & Associates of Berlin MD., noted that they are involved in several housing projects on the Shore. He said that they have about 157 acres on Occohannock Neck Road and Broadwater Road, where they are proposing approximately 476 homes for all income levels. There would be lots in three different sizes; 50, 60, or 75 feet wide and approximately 100 feet long. Homes built on the smaller lots would range from \$200,000 to \$250,000 and homes on the larger lots would range \$300,000 to \$400,000.

PUBLIC COMMENT (LIMIT OF 3 MINUTES PER SPEAKER):

Ken Dufty, Wardtown Road, stated that he is not opposed to affordable housing, but he feels that Exmore needs more workforce housing. He said that workforce housing ranges from \$150,000 to \$175,000 and rent from \$750 to \$900 per month. He asked the Mayor and Council to carefully consider the future of Exmore before making any changes to the zoning ordinance.

Cindy (inaudible) asked how many more developments we are going to allow. Mr. Duer noted that most of the current building is by right and we cannot stop that.

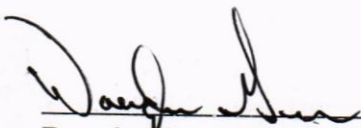
Paul Grossman, Cape Charles, and a member of the Northampton County EDA, noted that the Town of Cape Charles created a PUD for workforce housing.

CLOSE PLANNING COMMISSION MEETING:

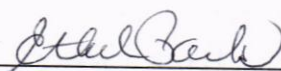
Planning Commission Chairman Geist made the Motion to close the meeting of the Planning Commission. The Motion was seconded by member Dixie Greer and was passed unanimously.

ADJOURNMENT:

Council Heaster made the Motion to adjourn the Joint Town Council/Planning Commission meeting. The Motion was seconded by Councilman Metz and was passed unanimously.



Douglas Greer, Mayor



Ethel Parks, Town Clerk