

# Town Council Workshop Minutes

*Monday, March 23, 2026*

Present: Mayor Rich Taylor, Sarah Ford-Ferrara, Frank Vari, Lee Adams, Tonya Lockwood (staff), Rob Bernstine (staff), Genevieve Macfarlane (attorney)

Absent: Ed O'Hara,

Mayor Rich Taylor called the meeting to order at 6:30 pm, followed by the Pledge of Allegiance to the Flag of the United States of America.

## Discussion Items:

### *Informational Annexation Presentation*

Following Mayor Rich Taylor's, short introduction, Town Manager, Rob Bernstine, gave a brief overview of the Town's Growth Area, which is the same general area dating back to the Comprehensive Plan from the 1970's. Next, Town Attorney, Genevieve Macfarlane, detailed the process for an annexation.

John Giordiano the property owner, Brock Armour from NVR, and Tom Miner from Fredrick Ward, were here to present a mixed-use project which would require annexation and hook-up to our Water and Sewer System.

Their vision is for a walkable community with craftsman style elevations and special features, such as open green spaces, walking trails, and connectivity to the Town.

They are proposing 100 Townhomes, 45 median sized Single-Family Homes, and 58 moderate sized Single-Family Homes. In addition to the residential project, they would also like to include a commercial parcel located near the Rt. 213 and Lock Steet intersection. This could include businesses such as a Café, Clothing Shop, Gift Shop, Office Spaces, Professional Services, Specialty Grocery Market, or Fitness Studio.

## Public Comment:

Rebecca Mann – rather than having all the Townhomes together, could you spread them throughout the smaller single families. They should consider access to the west side of the property for any future use on that side of the property.

Mr. and Mrs. Ellenbogan – what is the impact to the schools? They agree with many of Rebecca's suggestions.

## Mayor and Council Comments:

Lee Adams – is looking forward to seeing the future plans come before the Planning Commission and working with the developers in the future.

Frank Vari – wants to ensure the growth fits Chesapeake City.

Sarah Ford-Ferrara – looks forward to working with the property owners and his chosen developers to expand our beautiful community.

Rich Taylor – Thanks to John and family for always being great neighbors to the Town and he looks forward to working with the property owners and his chosen developers to expand our beautiful community.

Adjourn:

Meeting adjourned at 8:05 pm.

*\*An audio recording of this meeting is available upon request.*

Respectfully Submitted,

Tonya Lockwood

Richard L. Taylor, III, Mayor