



**PUBLIC HEARING**

**TOWN COUNCIL**

**TOWN OF ONANCOCK, VA**

**February 28, 2022 7:00PM**

**15 North Street, Onancock, VA 23417**

The Town Council for the Town of Onancock, VA will conduct a public hearing on Monday, February 28, 2022, at 7:00 p.m. in the Council Chambers at Onancock Town Hall at 15 North Street. The purpose of this hearing is to solicit public comment regarding the suggested changes to town ordinance 6-100 to 6-102 which addresses property development on paper roads. Copies of the proposed ordinance are available in the Town Hall during normal business and online at <https://www.onancock.com/tc/page/town-council-meeting-66>.

Questions or comments may be directed to Matt Spuck, Town Manager, at 757-787-3363, or via email at [Matt.Spuck@Onancock.com](mailto:Matt.Spuck@Onancock.com).

---

Advertise on the following date: February 11, 2022

Authorized by: Matt Spuck, Town Manager, Town of Onancock

Bill to: Town of Onancock, VA  
15 North Street, Onancock, VA 23417

## Chapter 6: Building and Building Regulations

### Article V: Property Development

#### 6-100: Paper Roads

##### Definition

A “paper road” or “paper street” is land owned by the Town originally established to facilitate the construction of a public road or street, but that land has not been developed as a road, the road only exists on paper. The Town has formal right-of-way on this property and no construction may occur on it, other than the development of a road meeting the requirements defined in 6-102.

#### 6-101: Development of property with paper road frontage

Often, there are privately owned parcels of land abutting a paper road. No construction may occur on these parcels if the paper road is the only point of access. The construction must comply with all frontage and setback requirements of the Town, it must meet all regulatory requirements pertaining to the Chesapeake Bay Preservation act (or state code governing constructing near a waterway, if applicable), and it must comply with all building and land disturbing requirements for the County of Accomack as established and maintained by the County of Accomack.

Sewer, water, electrical, and all other utility tie-ins, if not already in place, are the sole responsibility of the owner or developer of the property being developed.

#### 6-102: Paper Road Development

- 1) Before development of any kind, including clearing or grading or land, may begin, all site plan, building, zoning, and land disturbance permits from the Town, County, and State (if applicable) must be presented to the Town Manager for review.
- 2) The owner or developer is solely and completely responsible for all planning and construction costs to bring the paper road to the required standards for a publicly used street
- 3) The standards for construction are defined by VDOT
  - a) The construction standards must meet the current requirements (at the time of the request to develop the property as determined by the date of the approved building permit from the County of Accomack) as defined and published by VDOT for streets matching the size and use of the street after development
    - i) In no case shall the width of the road be less than 18 feet
- 4) The road construction must be formally put to bid with adequate project descriptions to allow for a full and detailed project budget
- 5) The Town Manager must approve the vendor selected and determine its qualifications to perform this work
- 6) Before any property development, site or road work, or demolition begins the developer or owner must obtain a performance bond for 125% of the budget and present that bond to the Town Manager
- 7) If a paper road is intended to connect two existing streets, whether maintained by the Town or VDOT, the developed paper road must connect those two streets regardless of the location of the property being developed.