

Town Council: Cynthia Holdren, Joy Marino, Sarah Nock, Maphis Oswald, Paul Weitzel
Mayor: Fletcher Fosque | Town Manager: Matt Spuck

Planning Commission
November 4, 2024
6:00 PM Council Chambers
Agenda

- 1) Call to order
- 2) Attendance – Establish Quorum
- 3) Select a new Chair and Vice-Chair
- 4) Approve minutes: October 7, 2024
- 5) Public comments
- 6) 77 Kerr St. – Special Use Permit
- 7) Commissioner comments
- 8) Adjourn

Town of Onancock
Planning Commission Meeting
October 7, 2024, 2024
6:00 PM

- 1) **Call to Order** – Chairperson Schreiber called the meeting to order at 6:00 PM.
- 2) **Attendance/Establish Quorum** – Commissioners T. Lee Byrd, Jake Dillon, Fletcher Fosque, Larry Frey, and Carol Tunstall were present. Chairperson Schreiber, Town Manager Matt Spuck and Town Clerk Debbie Caton were also present. A quorum was established.
- 3) **Approve minutes: August 5, 2024, meeting** – Commissioner Jake Dillon moved to approve the meeting minutes. Commissioner Carol Tunstall seconded the motion. The motion passed with a 5-0 vote.
- 4) **Public Comments** -
 - Priscilla Hart –Ms. Hart asked would the new planning commissioner be appointed tonight. Chairperson Schreiber answered no and explained the town council appoints the new commissioner. The Planning Commission’s role is to recommend a candidate.
 - Kasey Grier – Ms. Grier suggested the Liberty Street extension should be annexed by the town for the sale of residential homes.
- 5) **Rezoning Application** – Town Manager Spuck explained the house at 77 Kerr St was purchased. The new owner filled out a rezoning application as instructed by the zoning administrator. This is not correct. A special use permit is required. This application will be presented at the next meeting.
- 6) **Resolution: HRSD** – When Hampton Roads Sanitation District acquired the collection system, it was required to rezone the pump stations to Industrial Utilities (IU). This new zoning district requires ordinances. A resolution and ordinance updates have been drafted by the town’s attorney and HRSD’s attorney. These documents will need to be signed at the next town council meeting. A joint public hearing will be scheduled for Monday, October 28, 2024.
- 7) **Commissioner comments** - no comments.
- 8) **Closed Session**: Chairperson Schreiber moved to enter closed session to discuss the appointment of a commissioner to fill vacancy. Commissioner Byrd seconded the motion. The motion passed with a 5-0 vote.

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- 9) **Reenter the public session** – Commissioner moved to reenter public session and certify that only the matters mentioned in the motion to enter closed session were discussed. A roll call vote was taken:

Commissioner Byrd – yes
Commissioner Dillon – yes
Commissioner Fosque – yes
Commissioner Frey – yes
Commissioner Tunstall – yes
Chairperson Schrieber - yes

- 10) **Commissioner action** – Commissioner Dillon moved to appoint John Labadie. Commissioner Byrd seconded the motion. The motion passed with a 5-0 vote.

- 11) **Adjourn** – Commissioner Tunstall moved to adjourn the meeting. Commissioner Frey seconded the motion. The motion passed with a 5-0 vote. The meeting adjourned at 6:48 PM.

Sec. 38-~~84438~~. Residential Parking - Statement of intent.

This ordinance aims to establish and regulate off-street parking allowances for all residential districts in the Town of Onancock. It is intended to ensure safe, efficient, and accessible parking options for residents while preserving the aesthetics, character, and safety of residential neighborhoods. The purpose of off-street parking provisions is to ensure adequate access to any part of the town by emergency services. The purpose of off-street parking provisions is to ensure adequate access to any part of the town by fire and emergency medical services, and to promote the economic well-being of the town by creating a pleasant living and shopping climate.

1. The Town Council of Onancock finds that providing off-street parking for residential properties serves the following essential community goals:
 - (a) Enhances Public Safety: Off-street parking reduces congestion on public streets, improving visibility and access for emergency vehicles and pedestrian and driver safety.
 - (b) Reduces Street Traffic Congestion: Designated off-street parking helps to minimize the need for on-street parking, reducing overall congestion and improving traffic flow within residential districts.
 - (c) Protects Neighborhood Aesthetics: Properly designed and maintained off-street parking areas help preserve the character of residential neighborhoods and maintain property values.
 - (d) Promotes Environmental Sustainability: Well-planned parking areas can incorporate permeable surfaces, landscaping, and drainage solutions to reduce runoff and mitigate environmental impacts.

(MuniCode) ~~1989, § 24-81; Ord. eff. 6-5-1962; Ord. of 3-24-1997; Amd. of 7-14-1997)~~

Sec. 38-~~43985~~. Schedule of off-street parking Minimum Requirements.

1. ~~(a)~~ All new residential construction shall include off-street parking spaces as follows:
 - a. Single-family homes: At least two off-street parking spaces.
 - b. Multi-family units: At least two off-street parking spaces per dwelling unit, with visitor parking as required.
2. Design Standards: Off-street parking spaces must meet the following requirements:
 - a. Size and Accessibility: Each space must be at least 10 feet by 20 feet.

- b. Location: Parking spaces shall be located to minimize visual impact from the street, shall not obstruct pedestrian pathways, and may not obstruct the line of sight for pedestrians, passing vehicles, or neighbors' vehicles.
- c. Landscaping and Drainage: Parking areas must incorporate appropriate landscaping and drainage features to reduce runoff and integrate with the surrounding environment.

~~The schedule provided for in subsection (b) of this section shall control the provisions of parking spaces in various town zoning districts:~~

~~(b) The off-street parking requirements for each district are as follows:~~

- ~~(1) R-1: Two parking spaces per dwelling unit.~~
- ~~(2) R-2: Two parking spaces per dwelling unit.~~
- ~~(3) B-D: One parking space for each 100 square feet of gross floor area or fraction thereof.~~
- ~~(4) B-II: One parking space for each 100 square feet of gross floor area or fraction thereof.~~
- ~~(5) B-W: One parking space for each 100 square feet of gross floor area or fraction thereof.~~

~~(c) Exceptions in the business districts will be decided by the zoning administrator.~~

~~(Code 1989, § 24-82; Ord. eff. 6-5-1962; Ord. of 3-24-1997; Amd. of 7-14-1997)~~

Sec. 38-86. Inspections and Violations.

1. Inspections. Inspection of compliance with these ordinances is the responsibility of the Zoning Official

a. Any violation of on-street parking enforced by the police.

~~Sec. 38-440. Special exceptions:~~

~~The following uses are controlled separately from the district-wide off-street parking regulations required by section 38-438:~~

- ~~(1) For churches, high schools, college and university auditoriums, and for theaters, general auditoriums, stadiums and other similar places of assembly, at least one parking space for every five fixed seats provided in said building.~~
- ~~(2) For hospitals, at least one parking space for each two-bed capacity, including infants' cribs and children's beds.~~

-
- ~~(3) For medical and dental offices, at least ten parking spaces. Three additional parking spaces shall be furnished for each doctor or dentist in such offices in excess of three doctors or dentists.~~
 - ~~(4) For fraternal lodges, hunting clubs, golf courses, yacht clubs, country clubs, and marinas, at least 25 parking spaces shall be provided. Additional parking (26 or more) may be required by the zoning administrator.~~
 - ~~(5) Post offices. Parking spaces for post offices, one for each 50 box holders but not less than ten spaces.~~
 - ~~(6) Restaurants. One parking space per table or booth plus six for employees.~~
 - ~~(7) For tourist homes, roominghouses, boardinghouses, bed and breakfasts and motels at least one parking space per accommodation.~~
 - ~~(8) For mortuaries and liquor stores, there shall be provided at least 30 parking spaces.~~
 - ~~(9) Parking space as required in this section shall be on the same lot with the main building; except, that in the case of buildings other than dwellings, spaces may be located as far away as 600 feet.~~
 - ~~(10) Parking of more than two commercial vehicles in residential areas is not permitted.~~
- ~~(Code 1989, § 24-83; Ord. eff. 6-5-1962; Ord. of 3-24-1997; Amd. of 7-14-1997)~~

1.2. ___ Secs. 38-~~88441~~—38-~~440453~~. Reserved.

RECEIVED
BY: *[Signature]*
OCT 21 2024

*already paid
N.Y.*

ONANCOCK 1680

A LITTLE SLICE OF NOWHERE ELSE

Town of Onancock SPECIAL USE PERMIT

Certain uses are not necessarily compatible with the uses traditionally associated with standard districts. If proper mitigating conditions are enacted along with the proposed exception. Such uses may be designated under special exemptions.

Associated uses are allowed in associated districts upon the issuance of a Special Use Permit.

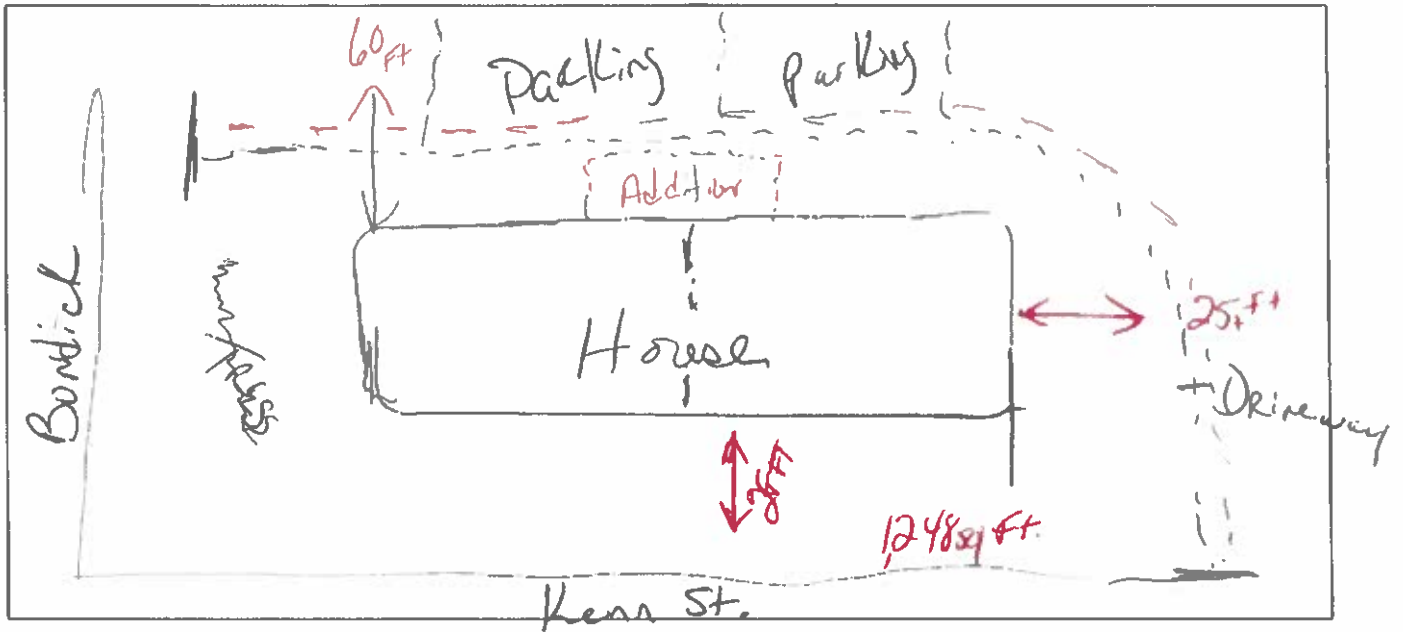
Project Location

Street address: 77 Kern St. Onancock Va.
Tax Map, Parcel ID, or GPIN: 085A30300003400
Zoning Classification: R1-C
Current Square Feet, # of Bedrooms, # of Bathrooms: 1248 sq ft 4 bedrooms 2 full baths

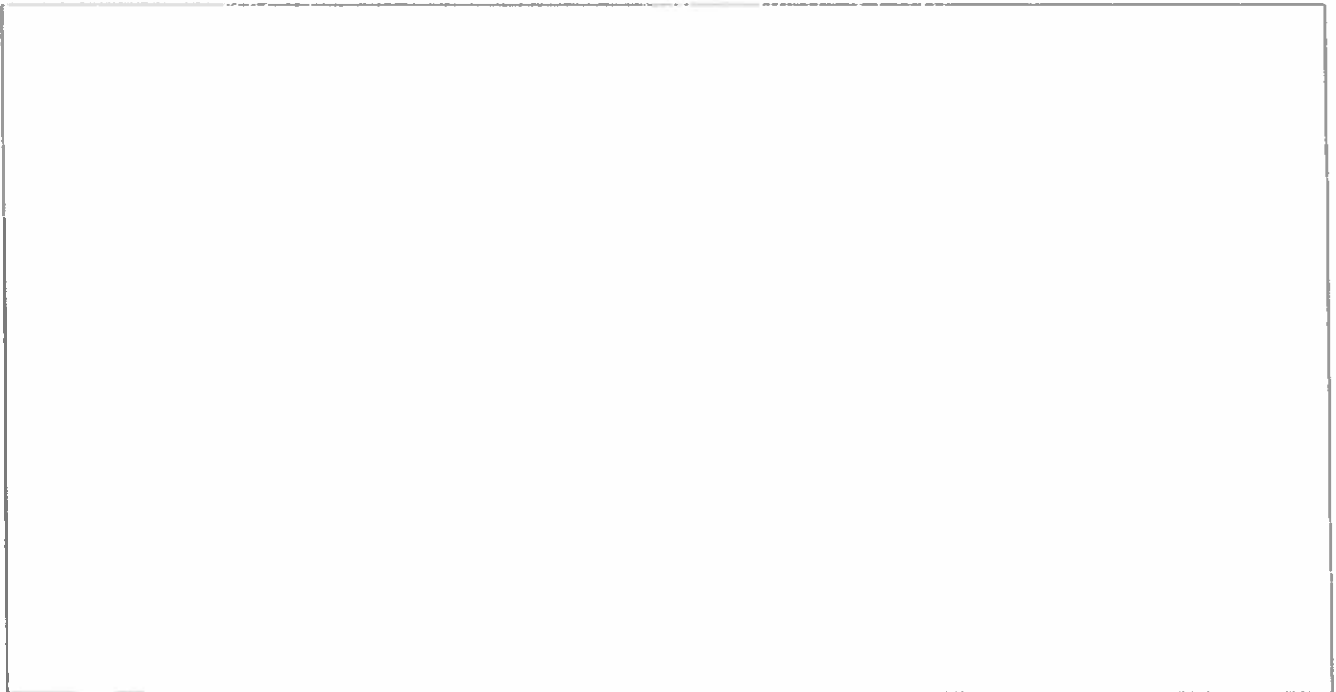
Proposed Land Use (include detail of use, hours of operation, number of employees)

Use as a ~~duplex~~, R-1C w/ 1 APARTMENT
SINGLE HOME

Site Plan (dimensions from all property lines to the structure include parking and landscaping)



Impact Study (traffic, noise, impact on adjacent property)



Owner Information

Charles Sample

Firm Name: * Reguet Lamarre Main Office No: (757) 854-8912
 Address: (477) Ken. St. Oranoke Va. / PO Box 1475 Parkley
 On-Site Supervisor: Charles Sample Cell: (757) 709-4162
 Business License #: 2705-10-3000 E-mail: C.L.S Const 735666 @ gmail
 EIN: _____ SSN: _____

Process Completion

Check as they apply:

<input type="checkbox"/>	1	Form submitted and fee paid
<input type="checkbox"/>	2	Planning Commission review
<input type="checkbox"/>	3	Second Planning Commission Review (if denied)
<input type="checkbox"/>	4	Joint public hearing with Planning Commission and Town Council
<input type="checkbox"/>	5	Any conditions (detail below)
<input type="checkbox"/>	6	Duration and renewal (details below)
<input type="checkbox"/>	7	Need for utility connection

Conditions or mitigation to Permit.

Duration and Renewal

- 1. All Special Use Permits terminate at the time of sale. All new owners must apply under the then-current ordinance.
- 2. For use as a short-term-rental, there is a three-year term, at which time the owner must reapply under the then-current ordinance.

Applicant Signature

Applicant Name (print): Charles Sample Date: 10/21/24
 Applicant Signature: Charles Sample

For Town Use ONLY:

Permit Approval

I, MATT SPUCK, certify that the application and its submittals have been reviewed against current code and field verified and I approve the application for Accomack County to begin its building permit and inspection process.

Name: MATT SPUCK Position Title: TOWN MANAGER
 Signature: [Signature] Date: 10/22/24
 Jurisdiction: DNANCOCK

Permit Denial

I, _____, certify that the application and its submittals have been reviewed against current code and field verified and I deny the application for the reasons detailed below.

Name: _____ Position Title: _____
 Signature: _____ Date: _____
 Jurisdiction: _____

Accomack County, Virginia

Tax Map #:

85A3-3-35

Parcel ID:

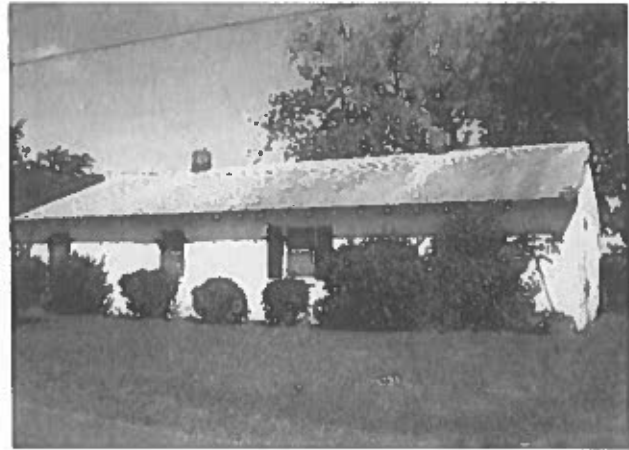
085A30300003400

The assessment information is obtained from the total value of these tax map numbers...

85A3-3-34 85A3-3-35

Summary

Owner's Name
 SUMMERVILLE, THEODORE
No Data
Mailing Address
 PO BOX 24
 MODEST TOWN, VA 23412 0000
Base Zoning
Incorporated Town
Overlay Zoning
Tax District
 14



Sale Information

Transfer Date:	No Data
Sales Price:	No Data
Grantor:	No Data
Deed Reference:	No Data
Additional Ref:	Book
Additional Ref:	Page

Assessment Information

	New 2022 Assessment	Prior Assessment
Land Value	\$18,700	\$13,900
Improvement	\$26,800	\$22,300
Total Value	\$45,500	\$36,200

The assessment information is obtained from the total value of these tax map numbers...

85A3-3-34 85A3-3-35

Land

Property Class:	100-Incorporated Town	Electricity:	No Data
Legal Description:	LOT 34	Gas:	No Data
Land Description:	HOMESITE - PAVED ROAD	Sewer:	Y
Street Type:	Paved	Water:	Y

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Building

Building Type:	DWELLING	Total Rooms:	5
Description:	Single family	Number of Bedrooms:	3
Stories:	1	Number of Baths:	1
Year Built:	1960	Number of Half Baths:	No Data
Finished Sq Ft:	1516	Heat Type:	Space heater
		Air Conditioning:	N

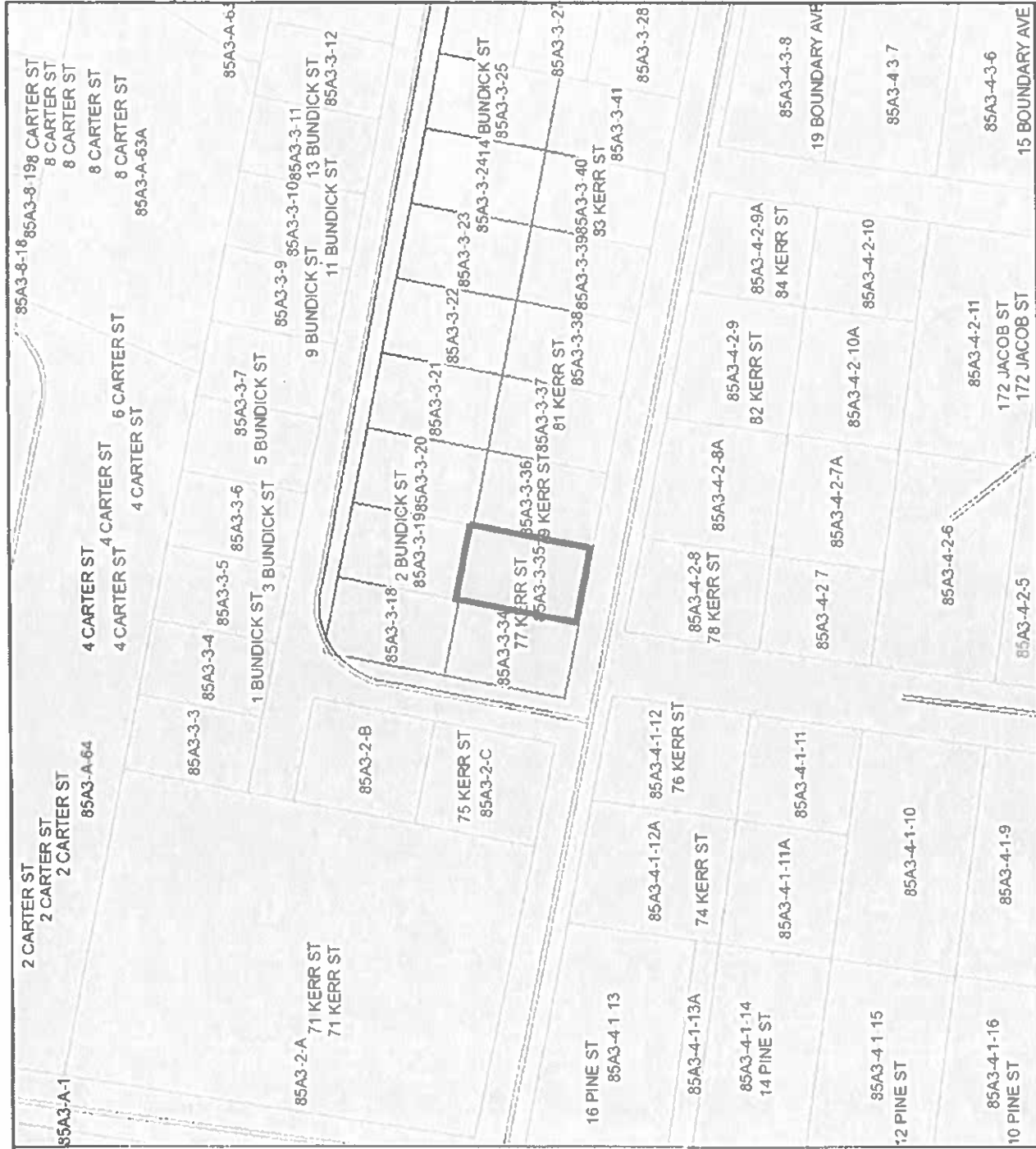
Construction		Additional Data	
Foundation Type:	None	Attic:	None
Construction Type:	Wood frame	Finished Attic Sq Ft:	No Data
Exterior:	Conc block	Basement Sq Ft:	No Data
Condition:	below normal for age	Finished Basement Sq Ft:	No Data
Roof Type:	Gable	Attached Garage Sq Ft:	No Data
Roof Material:	Comp sh to 235#	Detached Garage Sq Ft:	No Data
		Deck Sq Ft:	No Data

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof. as Accomack County expressly disclaims any liability for loss or damage arising from the use of said information by any third party.

Accomack County, Virginia

Legend

Parcels



Map Printed from AccoMap
<https://parcelviewer.geodecisions.com/Accomack>



Title: Parcels

Date: 10/21/2024

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Accomack County is not responsible for its accuracy or how current it may be.

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Mayor: Fletcher Fosque | Town Manager: Matt Spuck*

Planning Commission Commissioner Recommendation

The Planning Commission recommends Dr. John Antoine Labadie to fulfill the remaining term of Bill Bagwell.

Mr. Bagwell has been named as a Late Honorary Commissioner.

**Onancock Economic Development Authority Board Member
Recommendation**

The Onancock Economic Development Authority recommends Ms. Kendra Stearns, esq. as a board member to fulfill the remaining term of Mr. Steve Johnson. Mr. Johnson had a four-year term that began at his swearing in on October 17, 2023.