

**Commissioners:** Jeffrey Adler, Katherine Grier, Cynthia Holdren, John Labadie, Jim McGowan, Greg Temple, Paul Weitzel  
**Mayor:** Fletcher Fosque | **Town Manager:** Matt Spuck

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Planning Commission  
August 4, 2025.  
6:00 PM Town Council Chambers  
Agenda

Call to order.

Attendance.

Approval of July 7, 2025, minutes

NEW BUSINESS

- Onancock Main Street Strategic Direction
- Public comment

OLD BUSINESS

- Review and discuss the Staff Report regarding rezoning application (85A3-A-29A)
- Existing Comprehensive Plan progress
- Comprehensive Plan timeline
- Public comment

Update on Comprehensive Plan goals and tactics

Town manager report

General public comment

Commissioners' comment

Adjourn

**Town of Onancock**  
**Planning Commission Meeting**  
**Monday, July 7, 2025**  
**6:00 PM**

- 1) **Call to Order** – Chairperson Grier called the meeting to order at 6:00 PM.
- 2) **Attendance** - Commissioners Jeff Adler, Cindy Holdren, John Labadie, Jim McGowan, Greg Temple, Paul Weitzel, and Chairperson Grier were present. Town Manager Matt Spuck and Town Clerk Debbie Caton were also present. A quorum was established.
- 3) **Approval of June 2, 2025, meeting minutes.** – Commissioner McGowan moved to approve the meeting minutes. Commissioner Weitzel seconded the motion. The motion passed with a 6-0 vote.

Commissioner Weitzel moved to switch New Business and Old Business on tonight's agenda. Commissioner McGowan seconded the motion. The motion passed with a 6-0 vote.

- 4) **New Business**
  - a. **Onancock Business and Civic Association (OBCA) Strategic Direction** – Bill Burham, President, Jeff Vernimb, Vice President, and Bob Spoth, Member-at-Large from OBCA, spoke to the Commissioners about their Mission Statement and how the organization has morphed over the years. They discussed the successes and events that have grown since the inception of the group. The organization has been in existence as a non-profit since 1997 and was incorporated in 2000. OBCA fielded questions from the Commissioners.
  - b. **Public Comment** –
    - Rosemary Paparo – Ms. Paparo thanked OBCA for such an informative presentation.
    - Anne Quigley – Ms. Quigley encouraged the Commissioners to get smart about the impacts of the new federal legislation and how it could potentially affect residents.
- 5) **Old Business**
  - a. **Motion on zoning change application 85A3-A-29A** - Town Manager Spuck spoke with Chris Cavanaugh about the process for the zoning change application. Mr. Cavanaugh explained that a zoning change is the first step in the development process. Until the application is approved, the site plans, elevations, renderings, and hiring a builder cannot move forward. Commissioner Holdren suggested tabling the application approval until Mr. Cavanaugh has an opportunity to answer the questions from the Planning Commission.
  - b. **Public Comment** – no public comments.
- 6) **Update on assignments of responsibility for Comprehensive Plan topics** – The Commissioners gave updates on the Comprehensive Plan topics.

**Town of Onancock**  
**Planning Commission Meeting**  
**Monday, July 7, 2025**  
**6:00 PM**

- 7) **Town Manager report** – Town Manager Spuck reported he processed three zoning applications in June.
- 8) **General public comment** – no public comments.
- 9) **Commissioner's comment**
- Commissioner Adler – no comments.
  - Commissioner Holdren – Commissioner Holdren feels that when reviewing statistics, it is important to look below the surface level and learn precisely what the data means; otherwise, there is the potential that the information being reviewed is incomplete, which can lead to misinformation.
  - Commissioner Labadie – no comments.
  - Commissioner McGowan – Commissioner McGowan thanked OBCA for the good discussion. He also welcomed Commissioner Temple.
  - Commissioner Temple – Commissioner Temple is looking forward to serving on the Planning Commission.
  - Commissioner Weitzel – Commissioner Weitzel thanked everyone for their attendance.
- 10) **Adjourn** – Commissioner Weitzel moved to adjourn the meeting. Commissioner Adler seconded the motion. The motion passed with a 6-0 vote. The meeting adjourned at 7:49 PM.

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**TO:** Onancock Planning Commission  
**FROM:** Matt Spuck, Town Manager, Zoning Administrator  
**Date:** July 29, 2025  
**Re:** Eller Property Rezoning Application (85A3-A-29A)

Dear Commissioners,

The Town has received an application to rezone parcel ID 85A3-A-29A from B-2 (Business highway) to R-2 (Residential, Multi-Family). This Staff Report addresses the application made to the Planning Commission.

**Background**

The applicant requests that the 27.33 acres located on the north side of Market Street between Boundary Avenue and Fairgrounds Road be rezoned from B-2 to R-2, with the possibility of developing the property into a housing development consisting of town homes and apartments.

**Existing Conditions:**

**Zoning:** B-2, Business Highway  
**Use:** Vacant/Agricultural  
**Size:** 27.33 acres  
**Adjacent Zoning:**  
North: R-1C, Residential, small lot  
South: Market Street, four lanes, B-2 (laundromat and car wash)  
East: B-2 (dentist office – vacant), R-1A (residential, large lot), Fairgrounds Rd.  
West: B-2 (hand car wash), R-2 (residential, multifamily)

**Comprehensive Plan Designation:**

The Comprehensive Plan in place is silent on this specific parcel. Still, in the Housing Goals and Actions Section, the Planning Commission directs the town to “Encourage and promote the development of affordable middle-class long-term rentals.”

**Applicant’s Stated Intent:**

After the rezoning, the applicant may seek a variance for the minimum lot size that is “more appropriate” for the type of proposed housing. Currently, the town code (38-112) requires 16,000 square feet as a minimum lot size for townhouses and 20,000 square feet for an apartment building containing six units. The first conceptual site plan shows 34 apartments and 95 townhouses.

### Review Criteria:

#### Consistency with the Comprehensive Plan:

- The Comprehensive Plan is silent regarding future land use for this parcel.
- The Comprehensive Plan states a goal for the town to “develop affordable middle-class long-term rentals.”

#### Zoning Compatibility:

- The property is adjacent to residentially zoned parcels on the north, east, and west.

#### Adequacy of Public Facilities:

- The parcel is within the distribution and collection systems of the town’s drinking water and wastewater systems. Both systems can accept this number of new units.

#### Traffic and Access:

- The ingress and egress for the development would be located on Market Street.
- VDOT performed a Trip Generation Report for this possible future use and the development across Fairgrounds Rd (Duncan Manor (252-unit proposal to Accomack County, as this parcel is outside both adjacent incorporated towns).
  - The trip study shows the impact of a developed parcel under both the current and requested zoning. The parcel is currently vacant, so this study assumes that the property will be developed either as a business (small shopping center) or residential (129 units). With those assumptions, the developed property would generate significantly fewer trips than a small shopping center would.

#### Environmental Impacts:

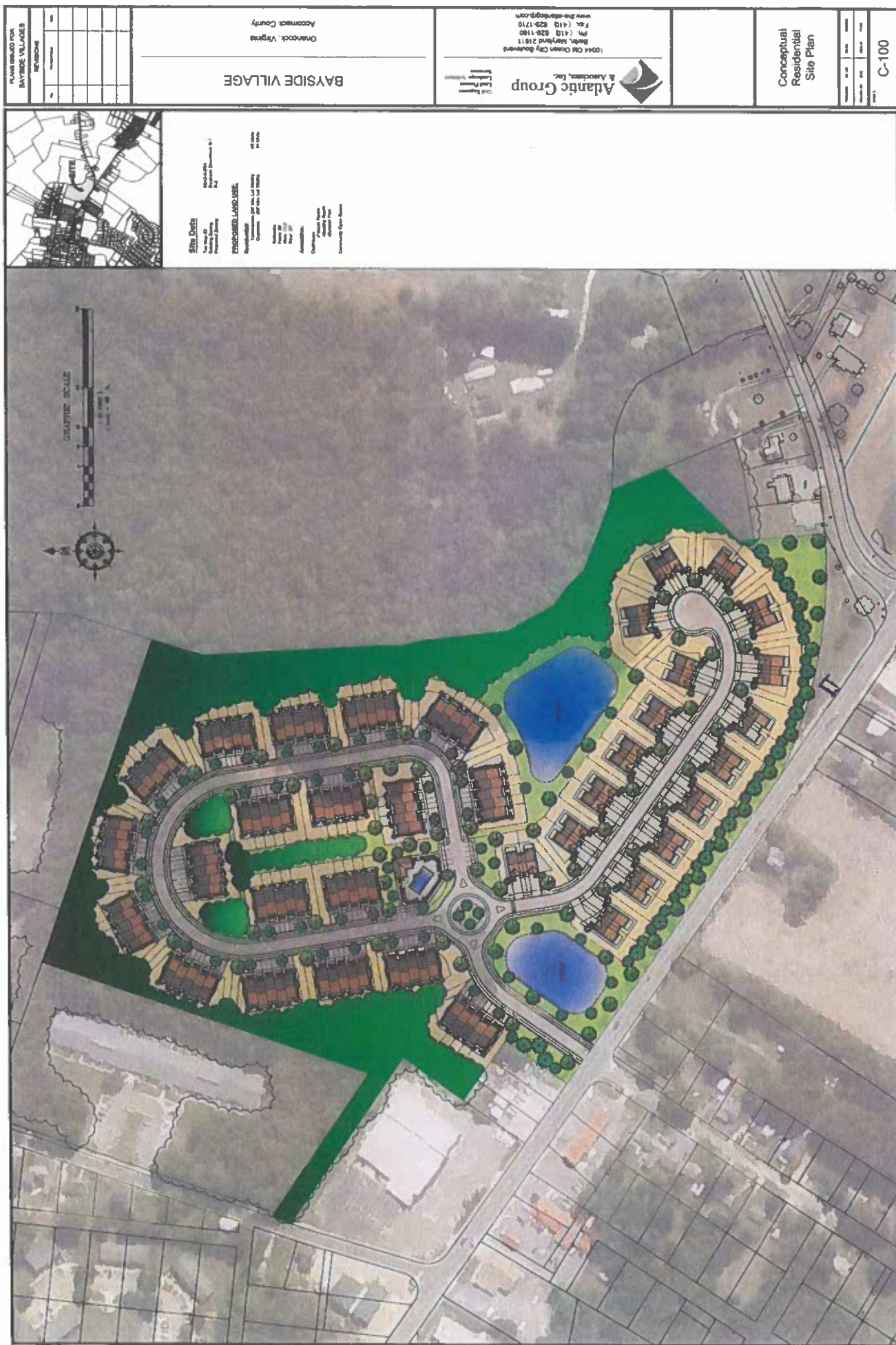
- The east side of the property is located within the Chesapeake Bay Preservation Act (CBPA) 100’ RPA (Resource Protection Area). The DEQ (State Department of Environmental Quality) will review all site plans to ensure the integrity of the RPA.

#### Staff Recommendation:

- The review of the criteria alone indicates that the project should be approved.
  - Consistency with the Comprehensive Plan
  - Contiguous to similarly zoned land use parcels
  - Adequacy of public utilities and infrastructure
  - Fewer Trips compared to a developed business use
  - Close to RPA, but preliminary site plan shows adequate separation and setback
- Intangible Items to Consider
  - There is more to consider in rezoning than only the review criteria:
    - One-off high-density zoning could be construed as spot zoning
    - Is the new development compatible with the current Onancock housing?
    - Considering the nearby development (870 Exmore, 252 Duncan Manor, 465 Coastal Square) of 1,587 housing units, will another 129 cause a market saturation?
    - Previous in-town developers adhered to existing zoning limitations; would a new, higher-density enumeration seem equitable?
- Given the alignment with review criteria and considering the intangible impact on the town, the staff is reluctant to make a recommendation at this time.

#### Next Steps

- Schedule the required Planning Commission public hearing





### Trip Generation Rates - ITE 11th Edition

Land Use (Source)	Formula/Rate	Directional Distribution					
		AM Peak Hour		PM Peak Hour		SAT Peak Hour	
		In	Out	In	Out	In	Out
<b>Single-Family Detached (ITE-210)</b>	AM Peak Hour Trips = 0.70 x Units PM Peak Hour Trips = 0.94 x Units Sat. Midday Peak Hour Trips = 0.92 x Units Daily Trips = 9.43 x Units	25%	75%	63%	37%	54%	46%
<b>Free-Standing Discount Superstore (ITE-813)</b>	AM Peak Hour Trips = 1.86 x ksf PM Peak Hour Trips = 4.33 x ksf Sat. Midday Peak Hour Trips = 7.61 x ksf - 392.74 Daily Trips = 50.52 x ksf	56%	44%	49%	51%	50%	50%
<b>Fast Food Rest. w/Drive-Thru (ITE-934)</b>	AM Peak Hour Trips = 44.61 x ksf PM Peak Hour Trips = 33.03 x ksf Sat. Midday Peak Hour Trips = 55.25 x ksf Daily Trips = 467.48 x ksf	51%	49%	52%	48%	51%	49%
<b>Single-Family Attached (ITE-215)</b>	AM Peak Hour Trips = 0.52 x Units - 5.70 PM Peak Hour Trips = 0.60 x Units - 3.93 Ln(Sat. Midday Peak Hour Trips) = 0.82 x Ln(Units) + 0.43 Daily Trips = 7.62 x Units - 50.48	25%	75%	59%	41%	48%	52%
<b>Shopping Center, &gt;150 ksf (ITE-820)</b>	AM Peak Hour Trips = 0.59 x ksf + 133.55 Ln(PM Peak Hour Trips) = 0.72 x Ln(ksf) + 3.02 Ln(Sat. Midday Peak Hour Trips) = 0.76 x Ln(ksf) + 3.00 Ln(Daily Trips) = 26.11 x ksf + 5863.73	62%	38%	48%	52%	52%	48%

### Trip Generation for Duncan Manor and Bayside Village

Land Use	Size		AM Peak Hour			PM Peak Hour			Saturday Peak Hour			Daily
			In	Out	Total	In	Out	Total	In	Out	Total	
Duncan Manor												
Proposed Zoning												
Single-Family Detached	112	Units	21	62	83	70	41	111	57	49	106	1120
Duplex (One Over One)	140	Units	17	50	67	47	33	80	42	46	88	1016
Total	252	Units	38	112	150	117	74	191	99	95	194	2136
Existing Zoning												
Free-Standing Discount Superstore	175,000	Sq. Ft.	183	143	326	371	387	758	469	470	939	8841
Pass-by Trips (AM:29%, PM: 29%, SAT: 21%)			-53	-41	-94	-108	-112	-220	-98	-99	-197	-2564
		New Trips	130	102	232	263	275	538	371	371	742	6277
Fast Food Rest. w/Drive-Thru	10,000	Sq. Ft.	227	219	446	172	158	330	282	271	553	4675
Pass-by Trips (AM:50%, PM: 55%, SAT: 55%)			-114	-110	-224	-95	-87	-182	-155	-149	-304	-2478
		New Trips	113	109	222	77	71	148	127	122	249	2197
		Total Trips	243	211	454	340	346	686	498	493	991	8474
Trip Difference (Proposed - Existing)			-205	-99	-304	-223	-272	-495	-399	-398	-797	-6338
Bayside Village												
Proposed Zoning												
Townhouses/Duplex	129	Units	15	46	61	43	30	73	40	43	83	933
Existing Zoning												
Shopping Center, >150 ksf	300,000	Sq. Ft.	193	118	311	598	647	1245	797	736	1533	13697
Pass-by Trips (AM:29%, PM: 29%, SAT: 29%)			-56	-34	-90	-173	-188	-361	-231	-213	-444	-3972
		New Trips	137	84	221	425	459	884	566	523	1089	9725
Trip Difference (Proposed - Existing)			-122	-38	-160	-382	-429	-811	-526	-480	-1006	-8792

Notes: Pass-by trip percentages based on ITE Trip Generation Manual, 11th Ed.



# ONANCOCK

A LITTLE SLICE OF NOWHERE ELSE

## Town of Onancock REZONING APPLICATION

**All requests for land use changes or development require this application.**

**Project Name:** Eller Property

**Street address:**

**Parcel ID (all):** 85A3-A-29A

**Current Zoning Classification:** (B-2)

**Proposed Zoning Classification:** R-2

### Project Description

Include location of request, Tax Map Number(s), parcel size, ingress/egress, infrastructure description, and any other pertinent information. Attach additional documents if necessary.

Rezone approximately 27.33 acres from B-2 to R-2. Owner/Applicant also seeks a minimum lot size variance to accommodate more appropriate lot sizes as illustrated on the concept plan.



**Property Owner (Applicant) Information:**

Owner Name: Matt Odachowski

Mailing Address: 201 Belt Street Snow Hill, MD 21863

Phone No 443.783.1373

E-mail matt@royalplus.com

**Representative Information :**

Firm Name: Atlantic Group &amp; Assoc. Inc

Main Office No: 410.629.1160

Address: 10044 Old Ocean City Blvd. Berlin MD 21811

On-Site Supervisor:

Cell:

Business License  
#:

E-mail:

Est. Start Date:

Est:  
Finish  
Date:**Advertising Details**

<input type="checkbox"/>	1	Eastern Shore Post – First Date Advertised -
<input type="checkbox"/>	2	Eastern Shore Post – Second Date Advertised -

**Planning Commission Hearing Details**

<input type="checkbox"/>	1	Planning Commission Hearing Date: _____ Planning Commission Action
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## Town Council Hearing Details

<input type="checkbox"/>	Town Council Hearing
	Date: _____
	Town Council Action

### For Town Use ONLY:

#### Facility Charge Information

The fee for a rezoning application and process is \$250 plus advertising costs.

#### Project Submittal Application

I, \_\_\_\_\_, certify that this office has received the required survey plat and/or site plans attached to this application for the referenced property, and they are currently under review and being field verified.

Name: \_\_\_\_\_

Position Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

#### Permit Approval

I, \_\_\_\_\_, certify that the application and its submittals have been reviewed against current code and field verified and I approve the application for the Town of Onancock to begin its building permit and inspection process.

Name: \_\_\_\_\_

Position Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Jurisdiction: \_\_\_\_\_

#### 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: \_\_\_\_\_

18  
10

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Jurisdiction: \_\_\_\_\_

Reason for denial: \_\_\_\_\_

**Submittal Signature**

**Applicant**

Name Atlantic Group & Assoc. Inc.

Address 10044 Old Ocean City Blvd Berlin, MD

Title Managing Partner

Signature Chris Carbaugh

Date 4/28/2025

**Representative**

Name Chris Carbaugh

Address 10044 Old Ocean City Blvd Berlin MD

Title Managing Partner

Signature Chris Carbaugh

Date 4/28/2025

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**Onancock Planning Commission. Eller rezoning questions – draft 30 June 2025**

1. What other residential projects have you built on the Eastern Shore of Virginia?

*To date, the Odachowski Group (Owner) has not built any residential projects on the Eastern Shore of Virginia.*

2. Where is a similar residential project located that we could look at?

*The closest similar project is a section within Bay Creek in Cape Charles known as the Fairways that includes townhomes and duplex units.*

3. How many dwelling units are proposed? What is the planned design style of the buildings?

*As specified on the Concept Plan provided, the "maximum" number of dwellings would be 129 units. The plan illustrates 95 fee simple townhouse units and 34 fee simple duplex units.*

4. What is the smallest number of units that the developer is willing to build?

*It is the goal of the property owner to efficiently utilize the property with sufficient fee simple lot areas to accommodate typical townhouse and duplex units, required setbacks, ample community open space, and community amenities. We are confident the plan provided accomplishes these goals. The proposed density is 4.67 units per acre that is considered low density for a multi-family type project. The owner respectfully requests the Town consider permitting 129 units on the property.*

5. Will the units be for purchase and/or rental? If rental units, will short-term rentals be allowed? What is the formula for affordable housing? How does this translate into number of units and pricing? Will there be a homeowners' association?

*The plan is for the units to be for purchase. It will be up to Town codes and ordinances as to whether any home purchased in the development could be rented after purchase, including short term rentals.*

*Virginia Housing defines workforce housing to be affordable to a region's workforce and workers in the region. These workers typically include a region's essential workers such as teachers, emergency personnel, nurses, utility workers, service/retail workers, etc. Workforce housing can be housing that is available between 60% to 120% of the average monthly income (AMI). Some recent programs extend this*

percentage to 150%. The average monthly income for Accomack County households is around \$57,500. Units that can be purchased and result in a monthly payment not exceeding 30% of the purchaser/ renters AMI can classify as workforce housing.

The community would have a homeowners association.

6. What is the estimated daily traffic flow into and out of the property? Will there be more than one way in and out of the development?

There is only one access point proposed for the development. Below is the trip generation chart...

Trip Generation Rates - ITE 11th Edition							
Land Use (Source)	Formula/Rate	Directional Distribution					
		AM Peak Hour		PM Peak Hour			
		In	Out	In	Out		
Single-Family Attached (ITE-215)	AM Peak Hour Trips = 0.52 x Units - 5.70	25%	75%	59%	41%		
	PM Peak Hour Trips = 0.60 x Units - 3.93						
Trip Generation for Bayside Village							
Land Use	Size	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Bayside Village							
Townhomes/Duplex	129 Units	15	46	61	43	30	73

7. Will the internal roads be public or private? If private, who will maintain the roads (plow the snow, repair potholes, keep storm ditches and drains clear)?

We anticipate internal road will be private and maintained by the Homeowners Association.

8. Will there be a sidewalk or path along Market Street into the development?

We anticipate a sidewalk along Market Street along the frontage of our project.

9. Will there be internal sidewalks for the units?

As illustrated on the provided plan, all internal roads will have sidewalks.

10. How many parking spaces will be provided for residents and visitors?

As specified on the provided plan, all units have been provided two parking spaces. An additional ten parking spaces have been provided at the community clubhouse.

11. How will the storm water be collected, treated and discharged? With the creek on the edge of the property, water /wetlands management is an issue. There also seem to be two retention ponds on the initial rendering. How do you plan to abate mosquitoes in these?

*Stormwater would be collected by various practices including storm drains, swales, and pipes and be directed to stormwater BMP's. Upon meeting stormwater quantity and quality requirements, the ultimate discharge will be to Onancock Creek. DEQ recommends practices to abate the risk of mosquitoes that includes vegetation and pond aeration (fountains).*

12. The property abuts the North Branch of Onancock Creek, which is part of the Chesapeake Bay Preservation area. How do you plan to maintain the required 100' buffer setback and protect water quality flowing into the North Branch and Onancock Creek?

*We understand the property abuts Onancock Creek and is subject to a 100' RPA Buffer. Our environmental consultant has delineated this buffer and no building will occur within the buffer.*

13. What type of vegetation is in the landscape plan? Do you have plans to retain trees? How much green space will there be? Who will maintain it?

*As conceptually illustrated on the provided plan, substantial landscaping would be proposed to include native plant material appropriate for this climate. The plans provided illustrate how existing vegetation would be retained where possible. A minimum of 30 percent of the site area will be retained as open space. The homeowners association shall be responsible for maintaining community open space.*

14 Can the units be grouped with more space between them than in the drawing included in the application? Clusters of fewer units seem more in keeping with the character of the town.

*The plan provided illustrates a minimum of 25' between buildings. The zoning ordinance for the R-2 District states that minimum setback shall be a minimum of ten feet and a total width of the two required side yards shall be 25 feet.*

15. Assuming that the property is rezoned and the questions above resolved, what would be an estimate for the owner's timeframe for development and completion?

*The estimated start of development would be within 180 days of approval of construction plans, but would be subject to contractor availability and other factors.*

16. If the land is not rezoned residential, what is your plan for the land?

*As discussed, there is no commercial interest in the property therefore the land would likely remain vacant. Commercial inquiries tend to find the Route 13 corridor or Downtown Onancock a more desirable location. A vacant property within the town not only is a loss in potential tax base, but a property being under utilized that could address a known housing need. Additional residents within the town would also better support the town businesses.*

17. If the town were to require a 5,000 square feet minimum lot size per unit, how many units could you fit and still meet setback, RPA, and stormwater requirements?

*This question is difficult to answer without preparing such plan.*

18. What is the minimum number of units for you to consider this project?

*We respectfully request the Town permit a density that would be permissible under the R-2 Zoning District. The code states that minimum lot accommodating townhomes must be 16,000 square feet.*

*Assuming a clustered lot depth of 125' and lot width of 128' (16,000 sq.ft.), this lot area will accommodate (5) 20' wide x 65' deep units while meeting setback requirements.*

*The land mass required to accommodate 129 units would equate to approximately 9.5 acres.*

*The math is as follows...*

*$129 \text{ units} / 5 \text{ clustered units or lots} = 25.8 \text{ (16,000 sq. ft. lot area)}$*

*$25.8 \times 16,000 \text{ sq. ft.} = 412,800 \text{ sq. ft. or } 9.47 \text{ acres.}$*

*Based on these calculations, much more density could be obtained on the 27.62 acres, but the owner has agreed to cap the number of units by proffer to 129 with this rezoning.*



## Onancock – Comprehensive Plan

### Goals and Actions – Summary

#### ❖ Natural Resources

##### ➤ Goal:

- Improve and maintain surface water and ground water quality

##### • Actions:

- ◆ Communicate and enforce the Chesapeake Bay Preservation Overlay District
  - Ongoing in partnership with the County, DEQ, and VMRC.
- ◆ Complete RAFT scoring and develop a resilience plan
  - Nothing initiated
- ◆ Develop a landscaping and tree canopy plan
  - Nothing initiated
- ◆ Communicate the benefit of reducing impervious surfaces to reduce stormwater runoff
  - While it does not reduce the square footage of impervious surface, the Queen Street project is a demonstration of our commitment to reducing stormwater runoff into the Creek.
- ◆ Develop a multi-year plan to plant vegetative shoreline buffers to improve water quality and prevent erosion
  - The town controls very little water-adjacent property. The land we have (Kayak Landing) has had a recent planting overseen by the State Forestry Department and performed by a local Boy Scout troop.

##### ➤ Goal:

- Reduce the threat of flood damage to properties in town

##### ➤ Actions:

- Communicate the benefits of flood insurance
  - Nothing initiated
- Complete and implement the County Hazard Mitigation Plan
  - Underway (7/29/25)
- Ensure town-owned properties are adequately protected and insured against flood damage
  - Nothing initiated
- Develop an ongoing plan to clean and maintain stormwater drains and ditches
  - Each month, when chipping occurs, any buildup that is seen is cleared
- Secure non-tax funding sources to mitigate the impact of sea level rise
  - Nothing initiated
- Install backflow prevention devices in all drains that back up from the Creek
  - This solution was determined to be ineffective based on the performance of the storm drain located in the Mallards parking lot.
- Install a generator for the Town Hall (police department) for power during an emergency
  - Completed

##### ➤ Goal:

- Better Town management of stormwater
  - ◆ Develop an ongoing plan to clean and maintain stormwater drains and ditches
    - Each month, when chipping occurs, any buildup that is seen is cleared

##### ➤ Goal:

- Reduce light pollution to increase the visibility of the night sky, reduce the effects of electric lighting, and improve the well-being of both people and wildlife

## Onancock – Comprehensive Plan

### Goals and Actions – Summary

- The Town Council selected street light fixtures that are dark-sky compliant. The first will be installed at the Town Square (fixtures in-house) and then as part of the Queen Street project, these same fixtures are being used.

- **Actions:**

- ◆ Develop and adopt a Dark Sky policy
  - There is no formal policy, but our practice is to ensure all new lighting elements are dark-sky compliant, if possible.
- ◆ Develop a comprehensive lighting plan for each distinct neighborhood within Onancock
  - Lighting was a component of the Town Plan and as part of that project, a town-wide plan was developed to install fixtures that are dark-sky compliant and align with the purpose of nighttime use (e.g., dog walking, consistent traffic, etc.)
- ◆ Begin to replace light fixtures Downtown and at the Wharf with ornamental fixtures that meet Dark Sky policy requirements
  - This project begins in Fiscal 2026 and has been budgeted for by the Town Council.

- **Goal:**

- Highlight the environmental experiences in and around Onancock

- **Actions:**

- ◆ Create a sunset viewing boardwalk-type park at the water's edge in the parking lot at the bulkhead
  - The boardwalk itself is complete, and the parking lot alterations are underway.
- ◆ Create nature trails in town that encourage exposure to our natural beauty
  - This has been a casual conversation with the Tree Board and limited property owners, information from which would inform a proposal
- ◆ Create bike trails to connect Onancock to the Route 13 corridor (and eventual Rails-to-Trails bike bath)
  - The grant application for a bike path from Hall Street to the Hospital was not endorsed by the then-current Town Council.

#### ❖ **Existing Land Use and Zoning**

- **Goal:**

- Promote and preserve the existing character of residential neighborhoods

- **Actions:**

- ◆ Enforce town zoning ordinances on a complaint basis
  - Underway
- ◆ Create a zoning map that shows vacant or undeveloped properties to ensure zoning alignment with the strategic vision and plan
  - This will be included in the next Comprehensive Plan
- ◆ Create pocket-parks throughout the community to encourage walking, bike riding, gardening, and small gatherings
  - The first of such parks should be the old water well and pump station on Parker Street. It would make an ideal picnic pavilion and small park gathering space
- ◆ Add flower boxes and planters throughout the Downtown and Marina, maintained by the Town
  - The current staffing currently precludes this project and maintenance

- **Goal:**

## Onancock – Comprehensive Plan

### Goals and Actions – Summary

- Improve the visual quality of the Downtown commercial area
  - **Actions:**
    - ◆ Work with Onancock Main Street to develop street scaping, wayfinding, and façade plans for the Downtown district
      - OMS continues to pursue and secure grants for this purpose, and the town continues to provide letters of support and has consistently provided matching funds for grants
      - The wayfinding sign project is underway
    - ◆ Create collaborative promotions, marketing, and advertising initiatives to attract visitors
      - In the last two years, the town has spent modest amounts of money on social media advertising. We primarily depend on organizations like OBCA and OMS to market the town
    - ◆ Secure non-taxpayer funding to develop a formal plan for Downtown and community improvement
      - This is the primary mission of OMS, and they have secured grants, most recently from Virginia Main Street for \$50,000 for use in this area.
    - ◆ Support Onancock Main Street to achieve and further its mission and strategic plan
      - OMS has not been denied anything they requested during the period of this report.
- **Goal:**
  - Enhance the Downtown Onancock business district
    - **Actions:**
      - ◆ Offer incentives to attract new businesses and retain existing businesses
        - Remove the gross receipts portion of the Business License
          - Completed
        - Create collaborative promotions, marketing, and advertising initiatives to attract visitors
          - See above
        - Secure non-taxpayer funding to attract and retain businesses to the Downtown district
          - The town received a small business grant in 2021 to support local businesses with \$15,000 each
          - The Town Council appropriated funds from the ARPA grant
      - ◆ Develop pricing for water that reduces the price of water for businesses that require heavy water usage for core business operations
        - Completed
      - ◆ Encourage businesses to remain open for hours that are conducive to visitors and working customers
        - The OBCA has focused on and been successful with this initiative on Second Fridays.
      - ◆ Arrange for one major event each season to attract Shore residents and visitors to Onancock
        - Begin preparation for a substantial 7/4/2026 celebration that involves fireworks and a tall ship in the Creek
          - Onancock is an affiliate port for VA250, the 250<sup>th</sup> anniversary of the Country, tall ship event
          - The town formed a committee to plan and execute a weekend event when the tall ship will be here, and the Town Council appropriated \$50,000 for this purpose.

### Transportation

- **Goal:**

## Onancock – Comprehensive Plan

### Goals and Actions – Summary

- Provide for safe and efficient pedestrian and vehicular movement while protecting the character of Onancock
  - **Action:**
    - ◆ Install speed bumps
      - Not possible on VDOT-maintained streets
    - ◆ Better speed enforcement
      - The Police have increased their traffic enforcement duties by nearly 50%
    - ◆ Arrange with VDOT to bring curb cut ramps to ADA standards
      - VDOT repaired the accessible ramps downtown to comply with ADAA standards
    - ◆ Arrange for consistent road repair of Onancock-maintained streets
      - The annual budget accommodates annual pothole repair
      - The CIP adopted in the FY 2026 budget includes four years of \$100,000 each year from 2027-2030
    - ◆ Work with VDOT to develop a schedule for repairs for all VDOT secondary roads
      - The town is having focused conversations about the safety and condition of King Street and Joynes/Holly Streets.
    - ◆ Develop an Infrastructure plan to repair/replace: Jackson Street, Warren Street, Justis/Jefferson, and King Street to meet VDOT secondary system standards
      - Secure major project funding for road repair and walking paths
        - Jackson Street, paved with new curbs and sidewalks (no cost to taxpayers)
        - Warren Street, tar and chipped (within approved town budget)
        - Jefferson Street, paved with new service lines for water and sewer connections installed for new build connections. (No cost to Onancock taxpayers)
        - Liberty Street and Parker Street both tar and chipped (completed with budgeted funds)
        - Marshall Street was extended to the north, and three new houses were built
        - The King Street project was tabled due to budget creep (300%)
        - The town received the Ready, Set, Go! grant from VDOT for the King Street project and pivoted to installing eight new crosswalks in downtown and up Market Street to Hill.

➤ **Goal:**

- Reinstate Year-round ferry service to Tangier

- **Action:**

- ◆ Negotiate with the commercial ferry operator
  - The captain provides service from May to October and by appointment during the off-season

❖ **Land Use**

➤ **Goal:**

- Promote an economically viable and competitive business environment

- **Actions:**

- ◆ None
  - The town removed the gross receipts portion of the cost of a business license. It now costs only \$40 annually to operate a business in Onancock
  - The town removed all personal property taxes on business tools and equipment. We no longer tax people on the tools to do their job or run their business
  - Onancock Main Street actively solicits new businesses for the downtown area.

## Onancock – Comprehensive Plan

### Goals and Actions – Summary

#### ❖ Housing

##### ➤ Goal:

- Provide safe, adequate housing for present and current residents

- Action:

- ◆ Fill or remove abandoned houses
  - Six blighted houses in the Northwest section were razed at no cost to the Onancock taxpayer
  - The town donated a parcel of property to Habitat for Humanity, and a home is being constructed on it.
  - Six renovations, ranging in cost from \$10,000 to \$120,000 are being completed in the Northeast community. The homeowners received no-payback loans if they stay in the house for at least the next five years.
- ◆ More mosquito spraying and weed control in drainage ditches
  - The town continues to follow the CDC and EPA's recommendations for community mosquito control
- ◆ Change zoning on Market Street to promote mixed-use retail/residential
  - Completed
- ◆ Develop an aging-in-place system in town that provides adequate services to seniors to remain in Onancock.
  - We began working with a nonprofit organization that would give senior support and peer support services, but there was no local person to assume leadership of the initiative
- ◆ Develop a community initiative to support homeowners unable to maintain their homes
  - This is occurring in the Northeast neighborhood because grants are easier to secure in LMI communities
  - The town adopted a property maintenance ordinance, the fines for which are substantial and tend to bring occupied homes into compliance. It is more difficult to enforce on abandoned homes that have no local owner.
- ◆ Promote the building and installation of bat and bird houses to eradicate the mosquito population
  - Nothing initiated by the town

#### ❖ Historic Resource

##### ➤ Goal:

- Protect and promote the historic character of Onancock

- Action:

- ◆ Make information available to residents regarding tax credits and other benefits of rehabilitating historic properties
  - Nothing initiated
- ◆ Add a central point of information that teaches the history of the town and area
  - Interpretive signage that will accomplish this was part of the town plan developed by the consultant retained
  - The Welcome Center will begin to display historic information and memorabilia to support the town's historical significance

#### ❖ Community Facilities

##### ➤ Goal:

- Continue to provide police and fire protection services

## Onancock – Comprehensive Plan

### Goals and Actions – Summary

- **Action:**
  - ◆ Develop a plan to work toward robust police coverage
    - The town council appropriated funds to secure an additional police officer, and that officer has been hired and is attending the state's police academy
  - ◆ Develop a community policing and auxiliary program
    - Nothing initiated
  - ◆ Renovate Town Hall to manage building access and promote safety to employees, officers, and visitors
    - Air conditioning was installed in the public room upstairs
    - A generator was purchased and installed to allow the town hall to serve as a command, heating, and cooling station during extended power outages
    - The police department was fully renovated and expanded using grant funds
  - ◆ Renovate public bathrooms to ADA and high aesthetic standards
    - New public restrooms were constructed using grant funding and opened in FY25
- **Goal:**
  - Promote the utility of Onancock Creek for boat traffic
    - **Action:**
      - ◆ Coordinate with the County to pursue dredging and maintenance of the Creek and channel
        - The town had a dredging project scheduled for the Wharf, but when the quote came in, the cost far exceeded the budget. We have all the permits to perform the work in the next three years.
      - ◆ Develop a long-range plan to ensure permanent commercial activity in the Creek to maintain channel quality and depth
        - Nothing initiated
- **Goal:**
  - Maintain and improve recreational facilities
    - **Action:**
      - ◆ Market and advertise the Samuel Outlaw Blacksmith Shop
        - Completed in partnership with the
      - ◆ Support recreation and cultural programs of local non-profit organizations
        - The town makes every effort to provide benches, road closures and management, inclusion in the Manager Minute if the timing is right, and staff support for parades.
      - ◆ Promote the Wharf for recreational use
        - A newsletter is sent to all previous marina customers twice annually
      - ◆ Endorse and support a bicycle path from town to Route 13
        - The town council did not endorse this project
      - ◆ Dog Park
        - Completed with grant funds
- **Goal:**
  - Stimulate intellectual growth and public education
    - **Action:**
      - ◆ Promote increased awareness of Eastern Shore history
        - Shore History is located within town limits and does a fantastic job of bringing awareness

## Onancock – Comprehensive Plan

### Goals and Actions – Summary

- ◆ Use public facilities to support public and community educational programs
  - Nothing initiated

#### ➤ Goal:

- Provide high-speed fiber optic internet service
  - **Action:**
    - ◆ Work with the County and the Broadband authority to improve and expand service
      - The town now has all major cable and internet providers

#### ➤ Goal:

- Improve the number and diversity of community events
  - **Action:**
    - ◆ Partner with OBCA to create and hold unique and high-quality community events
      - The town is represented at nearly all OBCA meetings and shares town activity and news

#### ➤ Goal:

- Improve tourism
  - **Action:**
    - ◆ Strengthen partnership with ESVA Chamber of Commerce, Tourism Commission, and County Economic Development
      - The town manager sits as a board member on all three of those groups

#### ➤ Goal:

- Improve communication between the Town and residents and businesses
  - **Action:**
    - ◆ Develop a newsletter from the Town to residents and businesses
      - The Manager Minute newsletter was started and continues to be a popular addition to town communication efforts
    - ◆ Develop dual-direction text communication between the Town and residents
      - Completed (Text my Gov) number 302-3900
    - ◆ Enhance online transaction capabilities with the Town
      - The town accepts online payments using a service called Invoice Cloud, which allows us to accept payments for any town bill, fee, tax, or fine.

### ❖ Water/Wastewater

#### ➤ Goal:

- Transfer ownership of the wastewater plant and the entire collection system to the Hampton Roads Sanitation District
  - **Action:**
    - ◆ Complete full title transfer of all wastewater assets and collection system
      - This is an ongoing project. Securing fee title on the six properties that house the collection system pump stations has been more complicated than expected

#### ➤ Goal:

- Protect the groundwater and surface water resources from pollution
  - **Action:**
    - ◆ Develop an emergency response plan for a clean water emergency



## Onancock – Comprehensive Plan

### Goals and Actions – Summary

- The town became a member of VWRA (Virginia Rural Water Authority) which provides training and consultation for projects like this one.
- ◆ Secure water grants annually to enhance clean water care
  - We secured an \$11,500 grant to replace the fences around each water well and to place bollards at each to avoid
- ◆ Provide professional development for the water technicians to move toward license
  - Ongoing training
- ◆ Develop a long-term capital plan for water lines and tower
  - The town created a Utility Reserve which holds over \$1m and is contributed to every year to eventually reach a level to absorb capital projects like these
- ◆ Budget for post-HRSD water rates that result in reduced or stable use, depending on volume
  - Completed. The town uses HRSD projected rates for its budget so that the transition doesn't shock anyone with a price increase.