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Accomac Town Plan

1988

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Accomac Planning Commission

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I. INTRODUCTION

The Comprehensive Plan

The purpose of a comprehensive plan is to give direction to both public and private decisions so that the most beneficial arrangement of land uses can be recognized. The comprehensive plan also facilitates the orderly and economic provision of public services for present and future residents.

A comprehensive plan provides a basis for intelligent discussions by town residents and its elected representatives concerning the future development of their community. It also coordinates decision making within and between public and private activity in the endeavor to achieve a healthy and balanced environment, as well as a high quality of life.

The most frequently asked question concerning the process of comprehensive planning is "Why bother to do it?" One reason is that every governing body in the Commonwealth is required to adopt a comprehensive plan. But more importantly, an adopted comprehensive plan can provide a backbone and framework for decision making in Accomac. A comprehensive plan attempts to address, and anticipate, aspects of a community that are crucial in determining the overall quality of life that its residents presently enjoy, and hope to preserve in the future. Past experience has shown that planning and foresight are essential to a community's health. Once undesirable development begins, is recognized, and addressed, it is often too late to take effective measures to prevent it.

To be effective, the plan must be geared toward the social, economic, and environmental provisions that currently prevail. Yet at the same time, it must promote the balanced services, environment, and facilities required by the populace of the future. By adopting such a plan, decisions which will be made, monies which will be spent, and programs which will be initiated or amended can be accomplished in an orderly and logical manner.

More specifically:

- An economically healthy balance of land uses is represented in a comprehensive plan. This provides a framework for consideration of rezoning applications.

- Use permits, subdivision plats, site plans and general development proposals can be reviewed within a more comprehensive frame of reference and not approached on a piecemeal basis.

- Programs for the improvement and/or expansion of public utility systems can be undertaken in a more judicious manner.

- Public services and facilities can be provided in a more economical and efficient manner.

- A comprehensive plan will promote the accommodation of a wide variety of housing types, densities, and price ranges and should accommodate housing demands of all income levels.

- Once officially recognized, features of architectural or historical significance and areas of natural beauty can be more effectively preserved, protected, and integrated into an orderly pattern of development.

State Planning Legislation

The process and purpose of the Comprehensive Plan is outlined clearly in the Code of Virginia, Title 15.1, Article 4, Section 446 through Section 457. The commission referred to in the Code is the local Planning Commission.

"In the preparation of a comprehensive plan the commission shall make careful and comprehensive surveys and studies of the existing conditions and trends of growth, and of the probable future requirements of its territory and inhabitants. The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants."

"The comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan and shall indicate where existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed, abandoned, or changed in use as the case may be."

"Such plan, with accompanying maps, plat, charts, and descriptive matter, shall show the commission's long-range recommendations for the general development of the territory covered by the plan. It may include, but need not be limited to:

- The designation of areas for various types of public and private development and use, such as different kinds of residential, business, industrial, agricultural, conservation, recreation, public service, flood plain and drainage, and other areas;

- The designation of a system of transportation facilities such as streets, roads, parkways, railways, bridges, viaducts, waterways, airports, ports, terminals, and other like facilities;

- The designation of a system of community service facilities such as parks, forests, schools, playgrounds, public buildings and institutions, hospitals, community centers, waterworks, sewage disposal or waste disposal areas, and the like;

- The designation of historical areas and areas for urban renewal or other treatment; and

- An official map, a capital improvements program, a subdivision ordinance, and a zoning ordinance and zoning district maps."

"In the preparation of a comprehensive plan, the local commission shall survey and study such matters as the following:

- Use of land, preservation of agricultural and forestal land, production of food and fiber, characteristics and conditions of existing development, trends of growth or changes, natural resources, population factors, employment and economic factors, existing public facilities, drainage, flood control and flood damage prevention measures, transportation facilities, the need for housing, and any other matters relating to the subject matter and general purposes of the comprehensive plan.

- Probable future economic and population growth of the territory and requirements therefor."

"The comprehensive plan shall recommend methods of implementation. Unless otherwise required by this chapter these may include but need not be limited to:

- An official map;

- A capital improvements program;

- A subdivision ordinance; and

- A zoning ordinance and zoning district maps."

"Whenever the local commission shall have recommended a comprehensive plan or part thereof for the county or municipality and such plan shall have been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, no street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than railroad facility, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the local commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination the commission may, and at the direction of the governing body shall, hold a public hearing."

"The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of the membership thereof. Failure of the commission to act within sixty days of such submission, unless such time shall be extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the local commission to the governing body within ten days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. A majority vote of the governing body shall overrule the commission."

"Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless involving a change in location or extent of a street or public area."

"Any public area, facility or use as set forth which is identified within, but not the entire subject of, submission under either 15.1-475 for subdivision or 15.1-491 for development or both may be deemed a feature already shown on the adopted master plan, and therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or resolution defined standards governing the construction, establishment or authorization of such public area, facility or

use or has approved it through acceptance of a proffer made pursuant to 15.1-491."

The Code of Virginia also provides requirements for Plan review in Title 15.1, Section 454.

"At least once every five years the comprehensive plan shall be reviewed by the local commission to determine whether it is advisable to amend the plan."

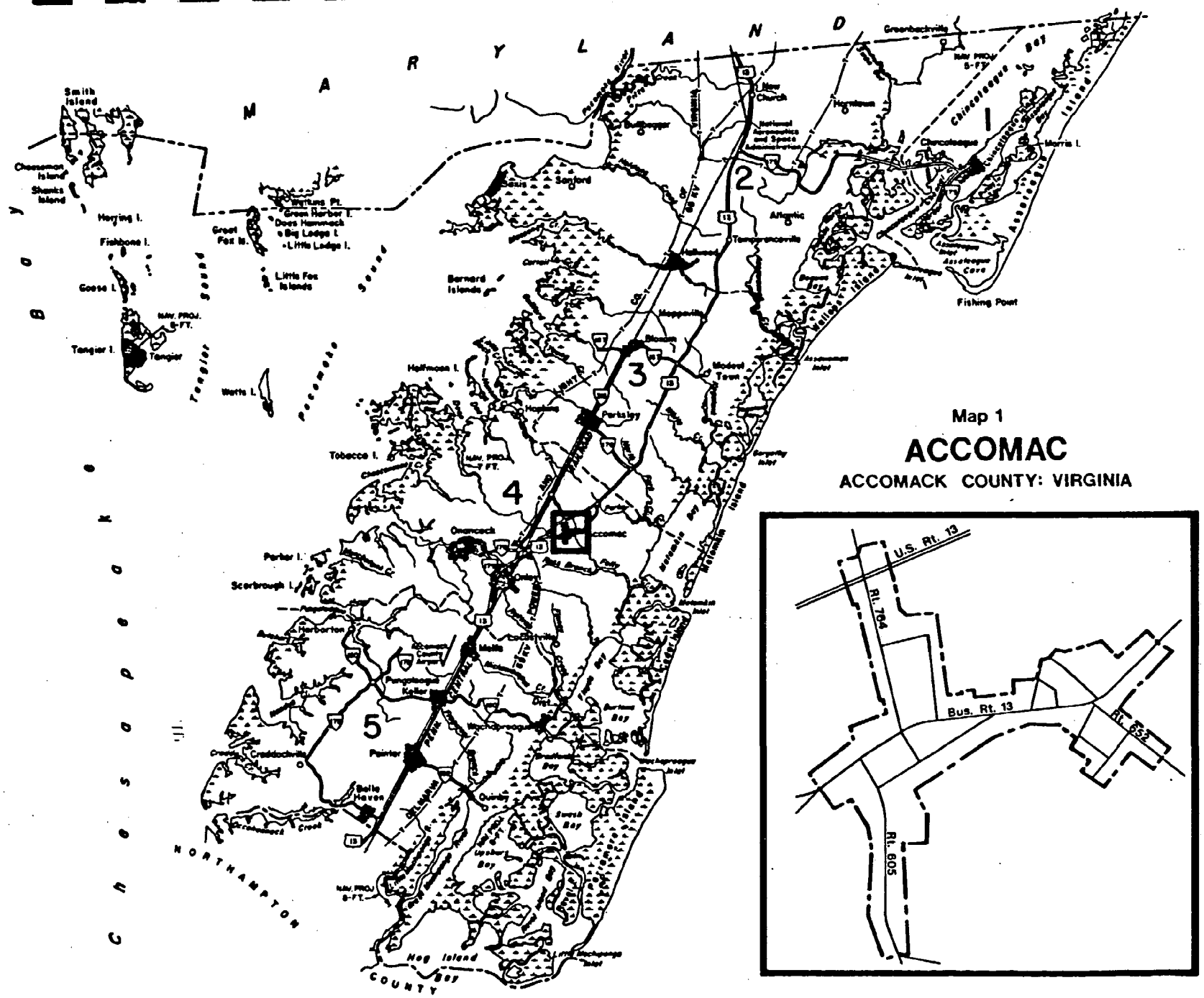
II. INVENTORY AND ANALYSIS

Location. The Town of Accomac is located on the Virginia Eastern Shore in Accomack County (Map 1). Virginia Eastern Shore is located at the southern tip of the Delmarva Peninsula. The Eastern Shore is bordered to the north by the State of Maryland, to the east by the Atlantic Ocean and to the south by the Chesapeake Bay Bridge Tunnel and to the west by the Chesapeake Bay. Accomac is located in the middle portion of Accomack County and is in the Lee Magisterial District.

History of the Area. The Town of Accomac grew up around John Coke's Tavern at Freemason's Plantation where court was first held in the 1670's. The crossroads settlement, originally called Matompkin, has served as the county seat as well as the area's social and commercial hub for nearly three centuries. A central location between the Atlantic Ocean and the Chesapeake Bay has favored greatly the development of the Town. By 1690 the county seat was firmly established at this location possibly because of accessibility by water from both the ocean and the bay. In colonial Virginia, the site of the county courthouse served as the focal point of political and social life, where all those having court business met on a regular basis. The tiny crossroads Town grew slowly until 1786 when the following petition was submitted to the Virginia Assembly:

> To the Honorable the Speaker & Gentlemen of the House of Delegates The Petition of Richard Drummond and others Humbly...that your petitioners are proprietors of the land on which the Courthouse of Accomack County is erected, and think it would be extremely advantageous to the inhabitants of the said county if a Town was established thereon, several Houses being already built upon and for adding ten acres of land adjoining thereto for the same purpose. And your Petitioners as in duty bound will pray, Richard Drummond, Gilbert Pioley, John McLean, Edward Kerr, Catherine Scott, Patience Robertson, Wm. Berkeley.1

Those who petitioned the Assembly for the establishment of a Town at the courthouse site held land in this area and in other parts of the county. It is interesting to note that two of the seven petitioners were women, indicating that the women of Accomac were active in the formal establishment of the Town. Thus, they continued the tradition of their 17th-century female forebears who owned property and conducted business in the county. Although none of the buildings to which the petitioners referred is still standing, there were at least fifteen residences or places of business in the area at that time.



Map 1

ACCOMAC

ACCOMACK COUNTY: VIRGINIA

The Assembly acted favorably on the petition and established the Town of Drummond or DrummondTown, on Richard Drummond's designated two acres. The act contained the usual stipulations as to lot size (one-half acre), minimum building size (16 square feet), and chimney material (stone or brick). The lots were to be sold at public auction and final title withheld until the minimum structure had been erected. Since the filing of Drummond's petition, the Town's name underwent numerous changes including Drummond, DrummondTown, and Accomac Court House. Accomac has been the Town's official name since 1893.

The first deed following the establishment of the Town was for lots 16 and 17 to Mathias Outten in 1788 at the corner of "the back street" and "the cross street." The structure built by Mr. Outten was probably the kitchen and house that became known after several additions in the 19th-century as "Seven Gables."

As other deeds appeared in the records in the early 19th-century, the Town streets came to be called Back Street, Front Street, Cross Street, and South Street, names which have been retained to the present day. In 1792 DrummondTown became one of the first two hundred post offices established in the United States. The combination of court business and postal business generated increased commercial activity. In 1827 John W. H. Parker of DrummondTown described the Town as the center of a furniture manufacturing establishment, a maker of fur hats, a tannery, a carriage maker whose specialty was gigs, as well as two thriving hotels. Martin's Gazetteer of 1835 substantiated Parker's account when it reported that DrummondTown boasted a school, Methodist Church, three mercantile stores, a carriage maker and two boot and shoe factories. Several of Accomac's finest homes were built and improved in this period.

Like most parts of Virginia, Accomac prospered in the 1840's and 1850's, and it was in these years that many of its houses were constructed. There was a general decline in the 1860's and 70's and a revitalization in the 1880's with the construction of the railroad down the Eastern Shore peninsula. For a brief time there were efforts to move the county seat to a location of the railroad at Parksley. These efforts were thwarted, however, and Accomac entered the 20th century as the county seat.

In 1860 the National Recorder, the first newspaper printed on the Eastern Shore of Virginia was published in a building constructed in the 1830's. It stood next to a late 18th-century house erected originally as the jailer's residence. Later the jailer's house was used to incarcerate those who could not pay their debts and is known now as the Debtor's Prison.

In the American Revolution, the war of 1812, and the Civil War, the unique location of the Eastern Shore made it a strategic area for opposing forces. During the Civil War, Union Forces sought

its control for several reasons: to halt the transmission of supplies and communication from the North and from Europe to the confederate forces on the western shore, to prevent the area from becoming a staging ground for the creation of dissatisfaction among Marylanders, and to permit the construction of a telegraph line between Washington and Fort Monroe in Hampton Roads. DrummonTown was fortunate to have served as the headquarters of Union General Henry Lockwood who urged his troops not to plunder and destroy the Town's buildings and houses. His residence and headquarters were established in the house abandoned by Dr. Peter F. Browne. The Union telegraph office was set up in Dr. Browne's former office which was located in his yard on Back Street.

Because the economy of Accomac generally has remained stable during its history, there has not been little occasion for modernizing older buildings. Similarly, severe depression has not necessitated the abandonment and accompanying decay of early homes. Many of the earliest buildings have been owned by a small number of families. Some of the Victorian houses have remained in the families of the builders. This overall pattern of continuity in community life has been instrumental in maintaining the excellent state of preservation of Accomac's buildings. Another factor contributing to the preservation of Accomac's historic fabric was the re-routing of U.S. Route 13 around the Town in the early 1960's, thus avoiding the removal of both houses and commercial structures.

Historic District. The Accomac Historic District encompasses approximately 130 acres in area and is characterized by its rural terrain, low density growth, and numerous vernacular frame houses. The district contains approximately one hundred and fifty buildings and is roughly bounded by the Town limits to the north, west, and south, and by Elbow Lane to the east. Boundaries were determined by political borders and architectural integrity.

With the exception of Front Street, roads are narrow and flanked by randomly placed shade trees. Most streets are asphalt paved with cement sidewalks and gutters. Streets are laid in an irregular plan following no discernible pattern.

Commercial land use is principally limited to Front Street. The county courthouse and related government buildings are located at the intersection of Front Street and Jail Road(northwest corner). All remaining streets are residential. Several churches accent the district. These include the Makemie Presbyterian Church(1840), St. James Episcopal Church(1838), the DrummondTown United Methodist Church(1920) and the Bayly Memorial Hall(Baptist Church, 1870). Accomac's only school(1933) is situated on School Street.

Building density is highest on Front Street between Jail Road and Lilliston Avenue and on Hunting Creek between Front and Back

Street. Many houses stand at the front of large lots near the street and are often fronted by simple wood fences.

Most dwellings in Accomac were erected as detached, single-family residences. Included in this collection is a rich concentration of 18th-and early 19th-century vernacular farm houses, numerous late 19th-builder houses and several ornate architect-designed Victorian houses. With minor exceptions, residences are of frame construction, painted white, and maintain a scale of one and two stories. No building within the district exceeds three stories in height.

Buildings dating prior to the Civil War tend to be concentrated within the triangle bounded by Front, South, and Back streets. The large block north of Front Street bounded by Jail Row, School Street and Lilliston Avenue contains numerous 19th-century builder houses, suggesting land speculation in this area. Several ranch-style houses on the western edge of Jail Row are of recent construction. Having little historical significance at this time, these later houses were omitted from the district.

Commercial buildings in Accomac stretch along Front street. These structures tend to be small one- and two-story, false-front frame stores. Other commercial structures of note include a one-story, cast-stone market: a two-story, flat-roof brick Colonial Revival printing office with multi-light bay windows and fanciful door fanlights.

Accessibility of building materials played a major part in the construction of Accomac and the Eastern Shore. There are few brick houses because wood was much more available, and the local clay was too sandy for the making of strong and durable bricks.

The Accomac Historic District is significant for both its well-preserved architecture and its rich history as an important government center for the Eastern Shore for over three hundred years. Among the Town's architectural resources are many examples of early to mid-19th-century regional building types(both formal and vernacular), several important mid-19th-century builder and architect-designed houses, and a distinctive, late Victorian county courthouse complex. The compact community is fortunate to have preserved much of its 19th-century character since most modern development occurred east of the Town's core.

Natural Resources

To insure that future development in Accomac is compatible with the natural environment, it is necessary to understand the natural resources which exist in the county. This section of the comprehensive plan summarizes the natural resources within the Town. Problems associated with the county's natural resources are also discussed.

Climate. Accomac experiences mild winters and warm, humid summers due to its location near the Atlantic Ocean and the Chesapeake Bay. The temperature in January averages 39 degrees and 78 degrees in July. Average annual rainfall is 43 inches. The prevailing winds come from the south to the southwest off the Bay.

Area. The corporate limits of Accomac encompasses approximately 288 acres.

Topography. Topography, or land form, is critical to how land may be developed. Ground slope is one of the more important aspects of topography as the use and maintenance of land depends upon it. Accomac has no land that cannot be developed due to slope.

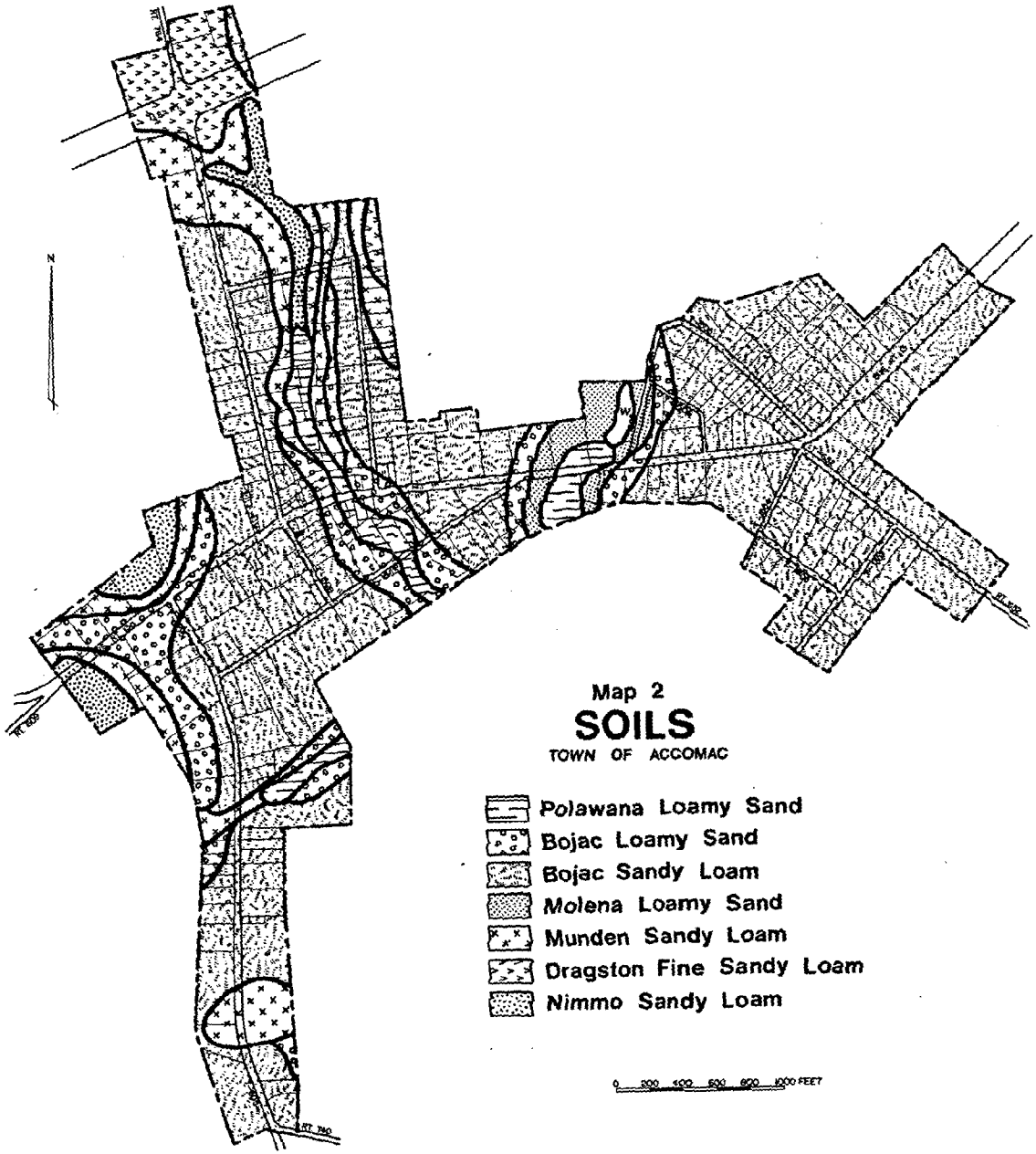
The elevation is approximately between 35 and 40 feet. Topography of the Town is for the most part is level with slopes between 0-2 percent. However, some areas have a slope of 0 - 6 percent.

Soils. Suitability and limitations of the soils in Accomac have a significant impact upon future development. The suitability of soils is basic to design, layout and construction of roads, buildings, excavation of basements and sanitary operation of septic tanks. Soil factors such as percolation, depth, absorption, shrink-swell conditions, wetness, and filtering action all affect development.

In a community such as Accomac, it is important to understand the general suitability of soils for septic tank filter fields. Since public utilities are not available, soil suitability for septic tank filter fields is a primary health factor that affects how the Town develops.

Accomac lies within the geological region known as the Coastal Plain. The Coastal Plain, which includes all of the Eastern Shore, is a low-lying region composed of sands, silts, and clay deposited by glacial melt water. Map 2 provides information concerning general soil types. Map 2 is general and therefore variations among particular parcels is to be expected. As indicated by Map 2, most of the soils in Accomac are generally suited for septic tank filler fields.

A majority of the soils in Accomac fall within the Bojac sandy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Map 2
SOILS
TOWN OF ACCOMAC
Polawana Loamy Sand
Bojac Loamy Sand
Bojac Sandy Loam
Molena Loamy Sand
Munden Sandy Loam
Dragston Fine Sandy Loam
Nimmo Sandy Loam
0 200 400 600 800 1000 FEET

classification. Bojac sandy loam is a gently sloping very deep and well drained soil that is located on broad flats. Bojac sandy loam has very few limitations that restrict its use and is well suited to development.

Other soil types found in the immediate vicinity of Accomac include bojac loamy sand, Molena loamy sand and Nimmo sandy loam. Bojac loamy sand is a gently sloping very deep and well drained soil that is located on side slopes and rims of Carolina bays. Bojac sandy loam is suitable for development. The main limitations are droughtiness, slope and erodibility. Molena loamy sand is moderately sloping to very step soil that is very deep and somewhat excessively drained. This soil has some limitations to use due to stoniness, shallowness and sandiness. Nimmo sandy loam is a nearly level very deep and poorly drained soil that is located on flats and in depressions of Carolina bays. Undrained sections of this soil are unsuited to development.

Overall, the soils in Accomac represent good areas for development. Bojac sandy loam soil type is historically a good soil for septic filter field use and is generally suitable for individual land based waste water treatment facilities, such as septic systems.

Ground Water. Accomac is totally dependent on ground water as it source of potable water. All the ground water beneath Accomac comes from rainfall. Approximately 43 inches of rain falls on the Town each year. Some moves off the land toward the Bay or Ocean as runoff, but a part seeps into the soil. This water migrates downward and sideways. Coarse sand deposits beneath the land surface can store the water. These deposits are called aquifers. Finer silt and clay deposits with little space between individual particles cannot store the water, and do not let the water pass easily through. These deposits are called acquitards. The general aquifers exist beneath the land to a depth of about 300 feet. Below, the water is saline in content.

The natural ground water system is generally in a dynamic equilibrium. When water is pumped from the aquifers, changes in the equilibrium occur. An optimum balance between withdrawal and recharge, defined as the safe yield, can be maintained through the continuous observation of water levels and water quality. The safe yield equilibrium is a delicate balance between withdraw and recharge. Problems occur when this balance is disrupted.

Accomac has experienced problems with ground water due to the amount of ground water usage by Perdue, Inc, which averages 1.540 mgd. The pumpage by Perdue has caused the largest cone of depression on the Eastern Shore.

In addition to the pumpage by Perdue, there is municipal pumpage by the Town of Onancock, averaging .122 mgd. In addition domestic

and commercial pumpage is estimated to be .002 mgd. Domestic and commercial pumpage is scattered over a wide area and will only have a slight effect on the water levels. In the Town of Accomac, pumpage from the lower portion of the upper eastern shore aquifer is influenced by the withdrawals at Perdue and lower water levels occur in wells already placed in the aquifer.
Although, very large withdrawals are made from the aquifers in this region, the replenishment rate due to precipitation, seems to be adequate. A primary unknown is the recharge rate to the upper aquifer, and only long term monitoring will establish the impact of withdrawal
on the aquifers.

Drainage. Due to its low, flat terrain Accomac has problems with localized flooding during heavy rains. Drainage is provided by ditches along the side of roads. These ditches provide adequate drainage except in heavy rains. The problem has long been recognized by the Town and attempts have been made to correct the problem. The Soil Conservation Service has surveyed the ditch and has determined that the problem can be corrected if the proper maintenance work is done. However, before any work can begin easements must be signed by all property owners and these easements have not been obtained.

Flood Hazard Areas. Accomac is not located in the Accomack County 100 year flood plain. The Town's location has been classified as being in an area of minimal flooding, Zone C, by the U.S. Army Corps Engineers Wave Study for Accomack County. Zone C is identified as areas with minimal flooding. The Town is not likely to effected by a 100 year flood. However, it is possible for the Town to effected by a flood of the magnitude of a 100 year flood.

Population

This section assesses the size of past and present populations, their characteristics, and trends of change. A community's social and economic vitality of a community is a direct result of the characteristics of its residents. Therefore, it is important to examine the changes that have taken place among Accomac's population and to anticipate future changes.

Historic Change. Past changes in population for both Accomack County and Accomac are presented in Table 1. Both the county and the Town lost residents from 1960 to 1970 and both grew between 1970 and 1980. The Town gained 149 residents between the 1970 and 1980 census and 1986 population estimates for the Town indicate that the population has continued to grow. Population estimates for the Town indicate that the town contained a 1986 population of 550.

Age Groups. Accomac residents represent a slightly older population than that found in the rest of the county (Table 2). The median age for Town residents in 1980 was 40.01 as compared to 34.9 for the county.

Table 3 represents the percentage of population by age group in the Town and the county. Reflected in the table is that Town residents are on the average older than the average county residents. Population in the 18 and younger age group contains 28 percent of county residents but only 24 percent in the Town. The age group 19 to 64 contains 55 percent of the county's residents and 55 percent of the Towns. Accomac does contain a slightly higher number of residents 65 and older than the county, with 20 percent in the Town and 16 percent in the county.

Gender and Racial Characteristics. Accomac's population is comprised of a slightly higher percentage of men than the county population. Table 3 presents population by sex and race for the 1980 census. According to the census 51 percent of Accomac's residents are male and 49 percent are female.

The greatest difference in the population of Accomac and that of the county is in regards to race. Accomack County's non-white population contains 36 percent of the total population, while the non-white population in Accomac is only 8 percent.

Summary. Accomac contains the fourth largest Town population in Accomack County and recent population estimates indicate the town is continuing to grow. Median age of town residents was 40 in 1980. Accomac's population consist of 92 percent white, 8 percent nonwhite and is divided evenly between women and men.

TABLE 1

HISTORIC POPULATION CHANGE
1960 - 1984

	1960	1970	1980	1986
Accomack County				
Total	30,635	29,004	31,268	31,600
Numeric Change	____	-1,631	2,264	332
Percentage Change	____	-5.3	7.8	1.0
Accomac				
Total	414	373	522	550
Numeric Change	____	41	-149	28
Percentage Change	____	-9	39	5

1) Differences are computed from last reporting period.

Sources: U. S. Census of Population and Housing, 1960 - 1980.

U. S. Census Local Population Estimates for 1984, issued September 1985.

TABLE 2

PERCENTAGE OF POPULATION BY GENERAL AGE GROUP
1970 - 1980

	ACCOMACK COUNTY			Accomac
	1970	1980	Change	1980
Median Age	35.3	34.9	-0.4	40.1
% 18 or Younger	32.0	28.3	-3.7	24.1
% 19 to 64	52.6	55.0	2.4	55.6
% 65 and Older	15.4	16.7	1.3	20.3

Source: U. S. Census of Population and Housing, 1970 and 1980.

TABLE 3

POPULATION BY SEX AND RACE
1970 - 1980

	ACCOMACK COUNTY			Accomac
	1970	1980	Percentage Change	1980
Male	13,872	14,662	5.7%	266
%	47.8	46.9		51%
Female	15,132	16,606	9.7%	256
%	52.2	53.1		49%
White	18,101	19,753	9.1%	479
%	62.4	63.2		92%
Non-White	10,903	11,515	5.6%	43
%	37.6	36.8		8%

Source: U. S. Census of Population and Housing, 1970 and 1980.

Housing

Availability, accessibility, and quality of housing is a vital aspect of a community. The condition, availability and value of Accomac's housing is discussed is this section.

Occupancy Rates. In 1980, Accomac contained 232 year-round housing units, of those units 90 percent were occupied. Of the occupied housing units, 79 percent of these were owner-occupied and 21 percent were renter-occupied (see Tables 4 and 6).

The corresponding overall occupancy rate for all of Accomack County in 1980 was 88 percent of which 75 percent were owner-occupied and 25 percent were renter-occupied.

Characteristics of Households. A majority of Accomac residents live in family households. Table 5 reveals that 84 percent of Town residents live in family households and 16 percent live in non-family households. Non-family households consists of a person living alone or with one or more persons that are not related.

Table 5 also presents figures for elderly residents. Approximately 67 percent of elderly households are family households and 33 percent are non-family households. The vast majority of non-family households (80 percent) consist of female head of households. Census figures for 1980 indicate that 29 percent of all occupied dwelling units were occupied by only one person. Elderly female residents represent a majority of these one-person households.

Information concerning selected characteristics of occupied dwelling units can be found in Table 6. Owner-occupied units were in better condition than renter-occupied units according to the 1980 census. Owner-occupied housing tends to be larger in terms of the number of rooms and contain sufficient plumbing facilities. According to the 1980 census 44 renter-occupied units, 25 percent, contained plumbing deficiencies.

Housing Value. Self-reported value of owner-occupied housing in Accomac is listed by value categories in Table 7. The median housing value in Accomac is over $11,000 greater than the median housing value in the county. Over one-third of the owner-occupied housing in the county is valued at less than $20,000 as opposed to less than 28 percent of Accomac housing.

Contract rent charged for renter-occupied units is presented in Table 8. The median contract rent of $78 in Accomac is similar to the $77 median rent for county rental units.

Summary.

Accomac's occupancy rate,90 percent, and the median value of

housing, $11,000 higher in town than in the county; indicate a solid housing market. Family households in Accomac comprise the majority of households in Accomac with 80 percent of these of these households headed by females. Approximately 25 of the renter occupied housing units in 1980 contained plumbing deficiencies. However, only 21 percent of the total housing units in Accomac were renter occupied. An overall lack of rental units in Accomac is a concern as to the overall availability of housing opportunities in Accomac.

TABLE 4

NUMBER OF HOUSING UNITS
1970 1980

	ACCOMACK COUNTY			Accomac
	1970	1980	Percentage Change	1980
Total Housing Units	11,729	13,815	17.8%	232
Year-Round Units	11,409	13,048	14.4%	232
% of Total Units	97.3	94.4		100%
Occupied Year-Round Units	9,713	11,600	19.4%	209
% of Year-Round Units	85.1	88.9		90%
Persons per Household	2.95	2.67	-9.5%	2.25

Sources: U. S. Census of Population and Housing, 1970 and 1980.

TABLE 5

HOUSEHOLD TYPE AND RELATIONSHIP
Accomac, 1980

	ALL RESIDENTS		RESIDENTS 65 AND OLDER	
	Number	Percentage	Number	Percentage
Family Household	438	84%	74	67%
Non-family Household	84	16%	35	33%
Male Householder	19	23%	6	17%
Female Householder	45	54%	28	80%

1: Includes householder and those related by birth, marriage, or adoption. Figures includes 10 non-relatives that live within family households under the All Residents category.

2: A household consisting of a person living alone or with persons note related to them.

3: Percentages based on total Non-Family Households.

4: Percentages based on total Residents Age 65 or Older.

Source: U. S. Census of Population and Housing, 1980.

TABLE 6

CHARACTERISTICS OF YEAR-ROUND OCCUPIED HOUSING UNITS
Town OF Accomac, 1980

	OWNER OCCUPIED	RENTER OCCUPIED
	1980	1980
Total Units	165	44
Percentage	79%	21%
With Plumbing Deficiencies	4	11
Percentage	2%	31%
With Crowded Conditions	2	2
Percentage	1%	5%
Median Number of Rooms	6.5	4.9

1: Percentage of all Occupied Year-Round Units.

2: Units lacking complete plumbing facilities or exclusive use of facilities.

3: Percentage of total Owner Occupied or Renter Occupied Units.

4: Number of units with 1.01 or greater persons per room.

Sources: U. S. Census of Population and Housing, 1980.

TABLE 7

VALUE OF SPECIFIED OWNER OCCUPIED
HOUSING UNITS, 1980

	ACCOMACK COUNTY		Accomac	
	Number	Percentage	Number	Percentage
Less than $10,000	862	13.3	5	4.0
$10,000 - $14,999	614	9.5	6	4.0
$15,000 - $19,999	714	11.0	13	9.0
$20,000 - $24,999	816	12.6	15	11.0
$25,000 - $29,999	653	10.1	11	8.0
$30,000 - $34,999	568	8.8	12	9.0
$35,000 - $39,999	439	6.8	12	9.0
$40,000 - $49,999	748	11.6	19	14.0
$50,000 - $79,999	822	12.7	32	23.0
$80,000 - $99,999	116	1.8	4	3.0
.0				
$100,000 - $149,999	93	1.4	5	4.0
$150,000 - $199,999	11	0.2	1	0.7
$200,000 or More	13	0.2	2	1.0
Median Value	$26,700		$37,708	

Source: U. S. Census of Population and Housing, 1980.

TABLE 8

CONTRACT RENT OF SPECIFIED UNITS, 1980

	ACCOMACK COUNTY		Accomac	
	Number	Percentage	Number	Percentage
Less than $50	632	32.5	12	32.0
$50 to $99	627	32.2	9	24.0
$100 to $119	193	9.9	1	3.0
$120 to $139	164	8.4	3	8.0
$140 to $149	46	2.4	1	3.0
$150 to $159	97	5.0	0	0.0
$160 to $169	20	1.0	0	0.0
$170 to $199	60	3.1	2	3.0
$200 to $249	72	3.7	5	13.0
$250 or more	34	1.7	1	3.0
No Contract Rent	559	N/A	4	11.0
Median Contract Rent	$77		$78	

1: Based on units with contract rent.

Source: U. S. Census Population and Housing, 1980.

Economic Characteristics

In order to gain an effective understanding of Accomac and its residents, the following section explores the economic characteristics of the Town. Included in this section are discussions regarding employment, income and the economic activity within the Town.

Employment. Accomac, in the 1980's, is basically a white collar residential community. Leading categories of employment, by type of industry, for Accomac residents are retail trade and professional services. Each of these industry categories account for approximately 16 percent and 28 percent of the working residents (Table 9) for a total of 44 percent. These category percentages are higher than those for Accomack County where manufacturing represents the leading source of employment (25 percent). Only 7 percent of Accomac's residents make their living in the manufacturing industry.

Table 10 indicates employment by type of occupation for the county and Town residents. A significantly higher percentage of Town residents are employed in managerial and professional specialty occupations (31 percent) and service occupations (11 percent) than county residents (13 percent and 12 percent respectively). Approximately the same percentage of Town and county residents are employed in the technical, sales and administrative support positions. However, a higher percentage of county residents make their living as operators, fabricators, and laborers than county residents, and fewer are occupied in farming, forestry and fishing positions.

An analysis of the labor force aged 16 or older can be found in Table 11. Approximately 55 percent of the population 16 or older is in the labor force, just slightly lower than the percentage of county residents. Town labor is roughly equivalent to the county labor force in terms of population percentages by sex and race.

Income. Table 12 indicates household income for 1979. According to Table 12, 42 percent of Town residents earned less than $10,000 in 1979, while 46 percent of the county's residents earned less than $10,000 in 1979. Per capita income estimates by the U.S. Department of Commerce, Bureau Of The Census indicate that the per capita money income for Accomac residents in 1985 was $11,542. This figure was above the estimated per capita money income level for the county which was $7,896 for 1985, in fact the per capita money income level for Accomac is the highest on the Eastern Shore.

Economic Activity. The Town of Accomac is the governmental seat for Accomack County and the economic activity in the Town is centered around the local government activity. Local government buildings in Town include the Accomack County administration

building, which contains all the county's including the court house, jail, probation officers, and several lawyer offices. The Town also contains the county library. Several other state agency offices are located in close proximate to the Town.

Summary. Accomac residents are primarily white collar workers, employed in professional services and retail trade. Residents of Accomac had the highest per capita money income on the Eastern Shore in 1985.

TABLE 9

EMPLOYMENT BY INDUSTRY, 1980

	ACCOMACK COUNTY		Accomac	
	Number	Percentage	Number	Percentage
Agriculture, Forestry, Fisheries, Mining	1,489	11.8%	7	3.0%
Construction	698	5.5%	17	8.0%
Manufacturing	3,212	25.5%	21	9.0%
Transportation, Communication, Public Utilities	771	6.1%	12	5.0%
Wholesale Trade	849	6.7%	7	3.0%
Retail Trade	1,848	14.6%	36	16.0%
Finance, Insurance, Real Estate	343	2.7%	12	5.0%
Business and Repair Services	293	2.3%	12	5.0%
Personal, Entertainment, and Recreational Services	651	5.2%	17	8.0%
Professional Services	1,685	13.3%	64	28.0%
Public Administration	780	6.2%	22	10.0%

Source: U. S. Census of Population and Housing, 1980.

TABLE 10

EMPLOYMENT BY OCCUPATION, 1980

	ACCOMACK COUNTY		Accomac	
	Number	Percentage	Number	Percentage
Managerial and Professional Specialty Occupations	1,737	13.8%	70	31.0%
Technical, Sales and Administrative Support	2,995	23.8%	66	29.0%
Service Occupations	1,601	12.7%	25	11.0%
Farming, Forestry, and Fishing Occupations	1,261	10.0%	11	5.0%
Precessions Production, Craft, and Repair Occupations	1,479	11.7%	33	14.0%
Operators, Fabricators, and Laborers	3,516	27.9%	23	10.0%

Source: U. S. Census of Population and Housing, 1980.

TABLE 11

CIVILIAN LABOR FORCE STATISTICS
PERSONS 16 AND OLDER, 1980

	Accomack County	Accomac
Population 16 and Older	23,977	429
In Labor Force	13,758	233
% of Population 16	57.3%	55.0%
Male	7,642	129
% of Labor Force	55.5%	55.0%
Female	6,116	104
% of Labor Force	44.6%	45.0%
White	8,853	402
% of Labor Force	64.3%	95.0%
Non-White	4,905	22
% of Labor Force	35.7%	5.0%

Source: U. S. Census of Population and Housing.

Table 12

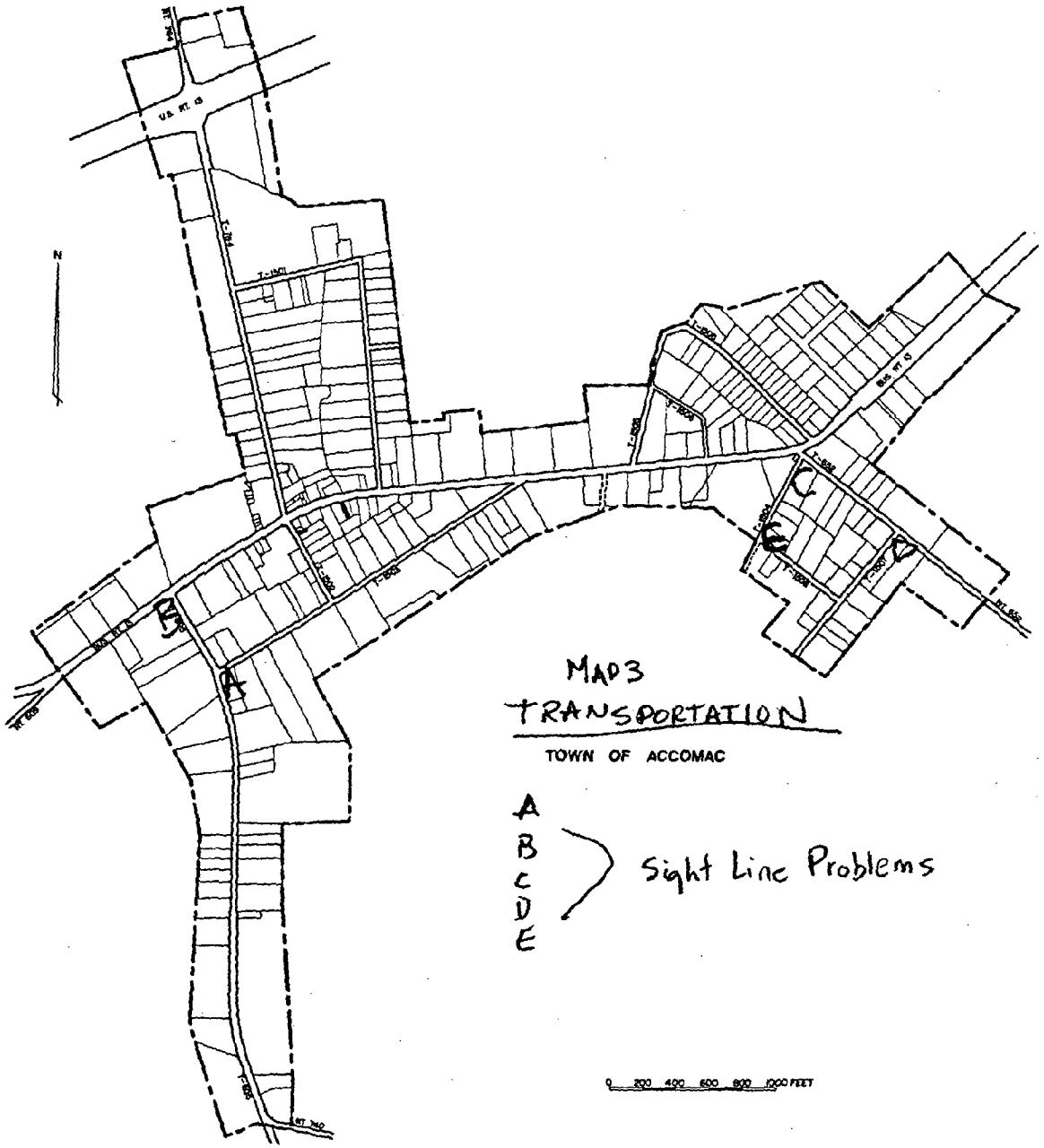
HOUSEHOLD INCOME IN 1979

	Accomack County	Percentage	Accomac	Percentage
Less than $2,500-$7,499	$ 3,771	34%	65	30.0%
$7,500-$9,999	1,350	12%	25	12.0%
$10,000-$12,499	1,075	9%	24	11.0%
$12,500-$24,999	3,314	28%	57	27.0%
$25,000-$29,999	662	6%	9	4.0%
$30,000-$39,999	519	5%	12	5.0%
$40,000-$75,000 or more	630	6%	19	9.0%

Transportation.

Traffic Counts. Accomac contains two major arterial of Accomack County's transportation system, the two are U.S. Route 13 Business and Route 605, seaside road. Route 605 extends north-south along the seaside of Accomack County. U.S. Route 13 Business intersects U.S. Route 13 at the north and south ends of Accomac. Traffic counts for U.S. Route 13 Business indicate that on a daily average approximately 1,000 vehicles travel north on U.S. Route 13 Business and 3,000 vehicles travel U.S. Route 13 Business south. Traffic is extremely heavy at the south intersection of Business Route 13 south and U.S. Route 13. Currently The Virginia Department of Transportation is studying U.S. Business Route 13 south to determine the need for traffic lights at this intersection.

Traffic Problems. Sight lines are a problem at five intersections in Accomac Map 3. These intersections have been identified on Map 4. Sight line problems are caused by shrubbery that is too tall and fences that have been placed too close to the edge of a street. In order to prevent future problems the should adopt proper set backs and height restrictions at intersections as part of its zoning ordinance.



MAP 3

TRANSPORTATION

TOWN OF ACCOMAC

A
B
C
D
E
} Sight Line Problems

0 200 400 600 800 1000 FEET

Community Facilities

Solid Waste. Solid waste is collected for the Town by Shore Disposal. collection days are Tuesdays and Fridays during June, July, August and September and on Tuesdays the rest of the year.

Public Safety. Police protection is provided by the Accomack County Sheriff Office and the Virginia State Police. Fire and rescue service is provided by the Onancock, Onley and Parksley Volunteer Fire and Rescue Departments.

Existing Land Use.

A land use survey for the Town of Accomac was completed in 1988 in order to gain an accurate picture of Accomac's land use pattern. Contained within the existing land use section is first a description of the methodology by which the survey was conducted and second the results of the survey in the form of both map (Map 4) and an analytical written description.

Using the existing land use as a base, future land use that would best promote and improve the economic and social fabric of Accomac will be recommended.

Methodology. A survey of all existing land uses within the Town of Accomac was completed utilizing a combination of two methods. The first step involved an examination of each parcel by traveling all of the existing streets in Town. The present land use was classified into one of five general categories: residential, commercial, institutional, agricultural, or vacant. Residential uses consisted of structures used by one or more individuals as a dwelling. This included single-family homes, duplexes, and apartments. Commercial land uses included structures primarily used as a place of business of any type. Public and semi-public uses include churches, cemeteries, registered historic sites, schools, Town-owned land, and other land owned by non-profit organizations, such as fire companies. These parcels generally are not taxed as a result of ownership.

Agricultural parcels include those presently under cultivation, or at the time of survey, appeared to have been cultivated in the past. Vacant land is characterized by forest areas or parcels without a structure not being utilized for agricultural purposes.

These field notes were then compared to ownership records as they appeared on the Accomack County tax records. These records were particularly important in determining distinctions between vacant and residential classifications. The visual survey revealed that in some instances there were lots without structures on them that were landscaped, mowed, or generally maintained. While technically "vacant", the tax records revealed that these lots were often mowed by the adjacent homeowner. If such ownership was found to exist, the lot was classified residential, not vacant. Many homeowners desire these adjacent lots because they extend yard space, add to the attractiveness of the home, and serve as a buffer from other properties.

In some instances, lots were found that had no structure, but were being maintained. As indicated by mowing and general upkeep. If these lots were not owned by a contiguous landowner, they were considered to be vacant. Vacant parcels are important because they represent land with that most potential for future development.

Land Use Analysis. After the land use classifications were finalized, the information was transferred to a map of the Town. Map 4 presents the various land uses by category, on a parcel by parcel basis, as they appeared during the summer months of 1988. The map was constructed to scale using the official tax map utilized by the Town and Accomack County. Land uses, streets, we well as the subdivision of land are represented on the map.

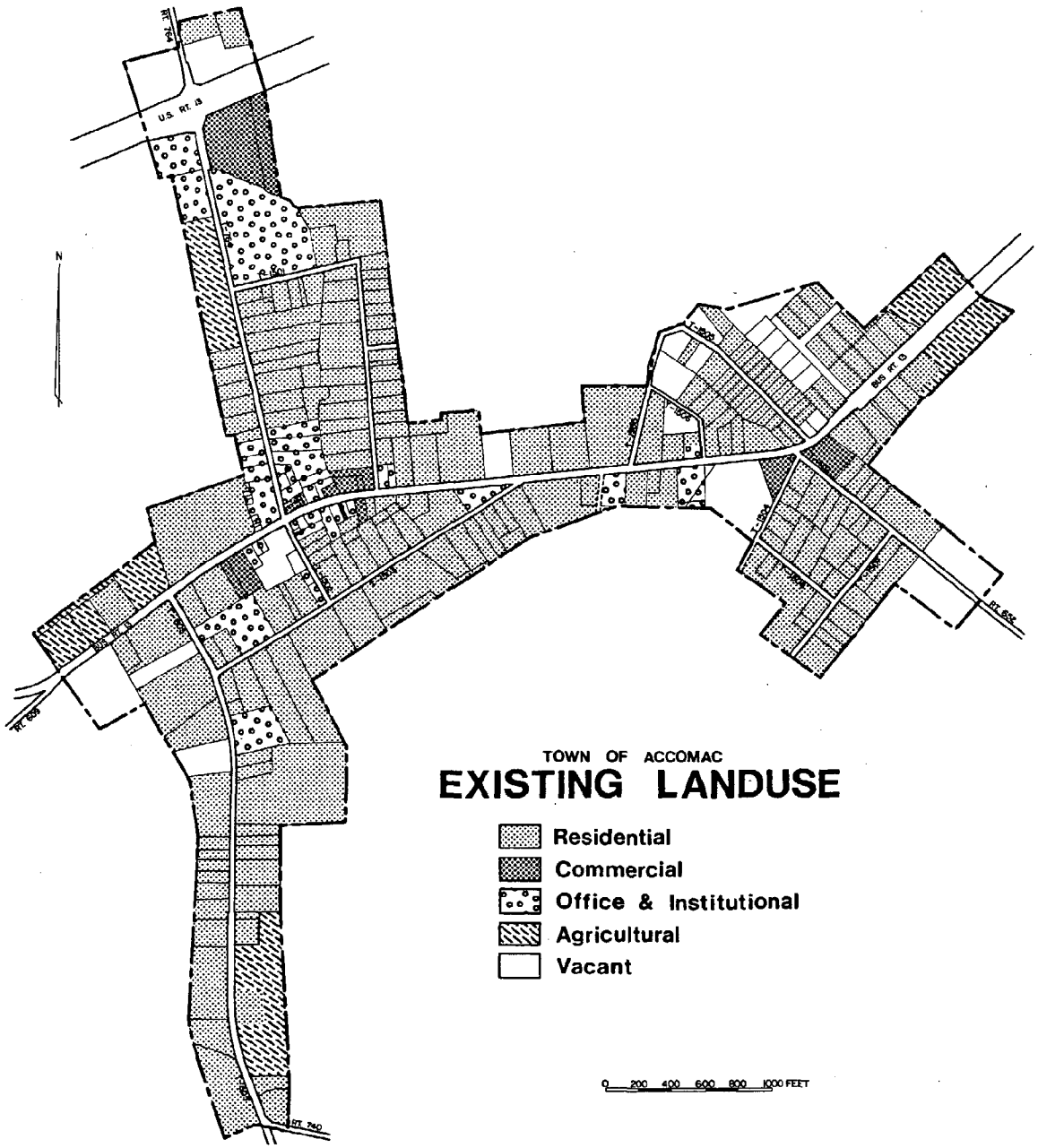
Once the information was mapped, a planimeter was used to determine the acreage of each category of land use. The results of these measurements are given below:

Land Use Category	Approximate Acreage	Percentage of Town Acreage
Residential	240.00	83.0%
Commercial	3.49	1.2%
Agricultural	5.75	2.0%
Institutional	1.62	0.6%
Public	12.66	4.4%
Vacant	25.37	8.8%
Total	288.89	100%

The dominant land use is residential. Residential land use in Accomac comprises approximately 83 percent of the total acreage within the Town limits. Vacant land comprises the second leading land use category, containing approximately 8.8 percent of the total acreage. Public land use comprises the third leading land use category with the Town limits. Residential, vacant and public land uses comprise approximately 96 percent of the total land use within the Town. Commercial, agricultural and institutional uses comprise the remaining 4 percent of the Town's land's area.

Vacant parcels and those in agricultural use, represent prime areas for future development. As growth pressures occur in the future, these areas should represent the most affordable and marketable spots for residential and commercial uses. However, only 31 acres, or 10 percent of the Town's acreage, falls within these categories.

There are scattered small tracts of vacant and agricultural land. The small, isolated parcels represent areas where residential growth is likely to occur. The majority of the parcels are surrounded by single-family homes and future development should follow the same pattern.



N
U.S. RT. 13
RT. 764
RT. 740
RT. 652
TOWN OF ACCOMAC
EXISTING LANDUSE
Residential
Commercial
Office & Institutional
Agricultural
Vacant
0 200 400 600 800 1000 FEET

NEEDS SUMMARY

The following needs and concerns have been identified as a result of the analysis presented in the preceding sections.

Natural Resources

Concern: Areas of the Town experience flooding during rains due the lack of maintenance to existing drainage ditches.

Need: Current drainage ditches need to be maintained and a maintenance plan should be established to ensure future maintenance of the drainage ditches.

Concern: The Town currently lacks an established Erosion and Sediment Control Ordinance.

Need: The Town needs to develop and adopt an Erosion and Sediment Control Ordinance.

Housing

Concern: According to the 1980 Census 19% of the owner occupied housing units and 31% of the renter occupied housing units in Accomac lacked complete plumbing

Need: The Town needs to develop a housing plan to address the substandard housing units in Town.

Concern: The Town is concerned that the conversion of single-family housing units to multi-family units will create negative effects on the existing single-family neighborhoods.

Need: In the Future Land Use Map the Town needs to designate areas where multi-family units are compatible with existing neighborhoods. Multi-family units in single-family neighborhoods will be limited to 30% of the total floor area in owner-occupied units.

Concern: Group homes are not compatible within single-family neighborhoods in the Town.

Need: Group homes require special review by the Town before being allowed within the Town.

Economy

Concern: Accomac has seen some expansion of business in residential areas. Further expansion of business in the residential areas of Accomac is undesirable.

Need: Designate areas for commercial and residential uses on the Future Land Use Map and through the Zoning Ordinance limit further business use in residential areas.

Transportation

Concern: Sight lines at five intersections currently cause traffic problems.

Need: In the Zoning Ordinance set backs need to be established to reduce and eliminate the problem of sight lines at intersections within the Town.

III. GOALS AND OBJECTIVES

The purpose of this chapter is to articulate the goals and objectives of the comprehensive plan. Goals and objectives are general policy statements which reveal planning ideas and concepts concerning future growth and development in the Town of Accomac.

Goals provide statements of the general long range direction for future growth and development. Objectives provide specific policies and principles necessary to achieve the stated goals.

These goals and objectives are based on observations in Chapter II, Inventory and Analysis. They also provide the background for Chapter IV, Plans and Action Programs.

Overall Goal and Objective of the Comprehensive Plan

Goal

The overall goal of the Town of Accomac Comprehensive Plan is to protect the public health, safety and welfare by encouraging orderly and coordinated development of the Town's resources.

Objective

This goal is accomplished by arranging land uses so that traffic hazards are minimized, pollution of land, water and air is prevented, and efficient provision of public services at minimum cost is promoted. Orderly and coordinated development is also accomplished by planning for a system of transportation and community facilities to accommodate economic and population growth.

Natural Resources

Goals

1. To improve drainage within Accomac.

2. To conserve and protect Accomac's natural resources.

Objectives

1. Develop a program to improve the existing drainage ditches and establish a capital improvements program to insure that future maintenance occurs.

2. Continue to develop and enforce ordinances and standards designed to minimize environmental impacts of development on Accomac's natural resources. Attention should be given to drainage, water pollution, and erosion.

Recreation Development

Goal

1. To promote the public health of residents.

2. To enhance the aesthetic appeal of Accomac.

3. To stimulate commercial activity through tourism.

4. To stimulate intellectual growth and public education through promotion of cultural activities and the arts.

Objectives

1. Initiate efforts to establish recreation facilities within Accomac.

2. Promote tourism activities within Accomac.

Residential Development

Goal

1. To eliminate substandard housing in Accomac.

2. To promote and conserve the existing character of Accomac's single-family residential neighborhoods.

3. To stimulate a variety of quality housing types.

4. To ensure equal housing opportunity for all races.

Objective

1. Initiate efforts to develop funding sources to improve the substandard housing in Accomac.

2. Include within the Town zoning ordinance revisions to insure that adequate buffers are present to protect the character of existing neighborhoods from intrusions by adjacent land uses.

3. Prevent development from occurring within a neighborhood that is not compatible with its existing character.

4. Encourage innovative residential development techniques, such as Town houses, garden style apartments and other forms of

cluster housing development to occur where appropriate.

5. Stimulate rehabilitation of existing structures capable of saving.

Economic Development

Goal

1. Promote economic development activities in Accomac.

2. Promote the use of U.S. Route 13 for commercial use in Accomac.

3. Promote attractive and convenient commercial concentrations.

Objectives

1. Commercial activity located in Accomac should include landscaping designed to promote and maintain the attractiveness of the Town.

2. Include setbacks, density and size requirements for signs and billboards located in Accomac.

3. Maintain a policy of supporting positive economic activities in Accomack County that would have positive effect on Accomac.

Community Facilities

Goal

1. To promote the development of community facilities in the Town such as, improved drainage, sidewalks, central water, central sewer, recreation facilities and other facilities that would improve the quality of life for Town residents.

Objective

1. Maintain contact with local, state and federal agencies concerning funding opportunities.

Transportation Development

Goal

1. To provide efficient vehicular movement that is compatible with adjoining land use.

2. To provide necessary transportation to meet economic development and human resource needs.

Objective

1. To install and maintain necessary traffic controls, signs, signals, street signs and parking facilities.

2. To perform the necessary improvement and maintenance of streets.

IV. PLANS AND ACTIONS PROGRAMS

Accomac's existing resources, needs and concerns were described in detail in Chapter II. Accomac must now develop specific plans and courses of action for the future. This section provides plans and action programs designed to meet the objectives set forth by the goals and objectives outlined in Chapter III. The purpose of this section is to provide development guidelines and proposed future land uses that are designed to insure that future growth takes place in a coordinated and compatible manner.

Many, but not all, of the issues, needs and concerns identified in chapter II are addressed here. Availability of resources, degree of local factors were considered in an attempt to develop a realistic program for Accomac.

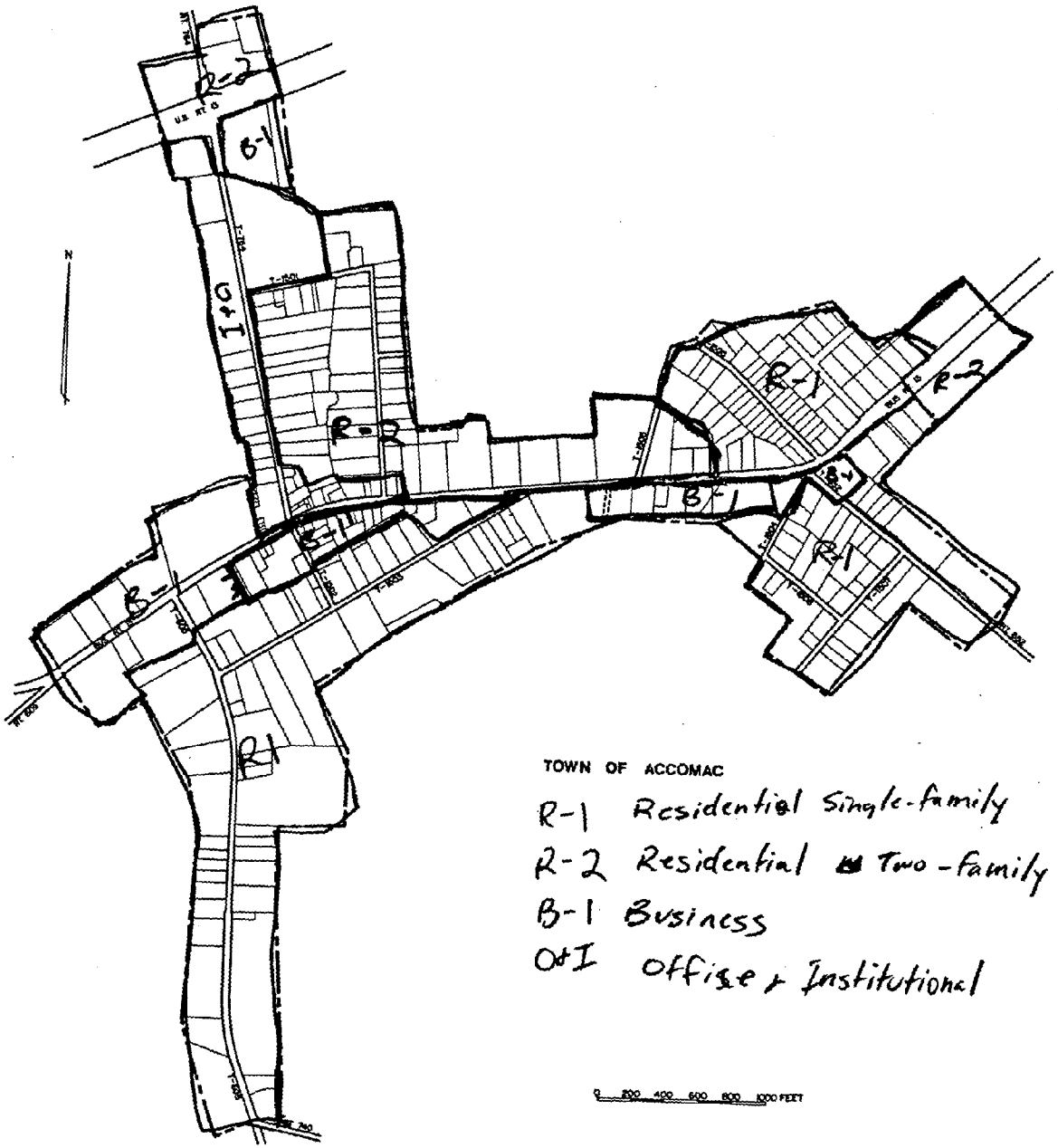
Town citizens should bear in mind that even the most realistic or conservative, plans may not be fully implemented as intended, for any number of reasons. Therefore, the recommendations outlined in this plan should be viewed as targets, not as firm commitments or mandates. If desired results are not achieved, an evaluation should be conducted to determine the reasons so the Town can decide whether to continue to pursue the original objective or to modify it.

Future Land Use Plan

The future land use plan for the Town of Accomac is basically concerned with the location, intensity, and amount of land development required for the various space using functions of Town life. The land use plan embodies a proposal as to how land should be used as expansion and renewal proceed in the future. The plan is based in principle upon the goals and objectives presented in Chapter III. An illustrated presentation of the plan is found in Map 6 the Future Land Use Map. The concept of the future land use plan is to promote the single-family residential character of the Town, while providing land for a variety of housing types and a mixture of compatible business. The following is a narrative description of the plan as it is illustrated in Map 6.

There are three residential categories of land use represented in the future land use plan: low density, medium density and business residential mixed use district. Each is distinguished by the uses allowed and by the density of dwellings units per acre of land that would be allowed in the corresponding category.

The area represented in Map 5 by the R-1 designation is low density residential development. The primary use in this district



TOWN OF ACCOMAC

R-1 Residential Single-family

R-2 Residential ~~&~~ Two-family

B-1 Business

O+I Office + Institutional

0 200 400 600 800 1000 FEET

would be for residential single-family dwelling units. Secondary uses allowed would include accessory use apartments, limited to a percentage the total dwelling units floor area, and parks and playgrounds. Uses not compatible with the primary use would not be allowed. The recommended density for new dwelling units is between 2 and 4 dwelling units per acre or lot sizes between 12,000 and 20,000 square feet.

The area represented in Map 5 by the R-2 designation is for medium density residential development. The primary uses for the district would be for residential single-family and two-family dwelling units. Secondary uses that would be allowed include multi-family units, group homes, home occupations, neighborhood parks, day care centers, mobile homes. The recommended density for new development is 3 to 5 dwelling units per acre or lot sizes between 10,000 and 15,000 square feet for single-family dwelling units and 10 to 15 units per acre for multi-family units.

The area represented in Map 5 by the B-R-Mixed designation is for a mix of business and residential uses. The primary use for the district would include single-family dwelling units, multi-family units, home occupations, and business uses that would be compatible with residential development. The recommended density for new development is between 3 to 5 dwelling units per acre for single-family units and 10 to 15 units per acre for multi-family units.

The business districts is represented by B-1 designation on Map 5. The B-1 district is recommended for the western side of U.S. Route 13. The primary uses in the B-1 district include offices, banks, automobile sales and service and electronic sales and service. The purpose of the district is to maintain and promote the existing business in Accomac.

The office and institutional district is represented by the O&I designation on Map 5. The O&I district is recommended for the area of Town in which the County administration building, Court House and other offices are located. The primary uses in the O&I district include offices and institutional uses such as the court house and county administration building. The purpose of the district is to maintain and promote the existing offices in Accomac.

Proposed Action

1. Revisions to the existing zoning ordinance to implement the future land use plan.

2. Development of a subdivision ordinance to regulate the division of land within Accomac.

Natural Resources Plan

Accomac contains several areas in Town that are affected by flooding during heavy rains. Due to the low priority of drainage projects the Town or the residents affected by flooding will be responsible funding the drainage improvements. To insure that drainage maintenance is continued in the future a drainage maintenance fund should be establish to pay for future work.

Proposed Action

1. The Town should work with the Soil Conservation Service District Office to establish the method and procedures to improve drainage within the Town.

2. Development of a Storm Water Management Ordinance as part of the Accomac Town Zoning Ordinance.

Residential Development Plan

The majority of the residential structures in Accomac are single-family houses that are in good condition. A change in the character of housing units in Accomac is evident with the conversion of single-family home lots for multi-family and group home use. The conversion of single-family structures should be limited to the areas indicated on the Future Land Use Map.

1. Revisions to the existing Zoning Ordinance which identifies the area of Town most suited to different housing types.

Transportation Plan

The Accomac Planning Commission should initiate a Transportation and Parking Plan for the Town. This plan should analyze vehicular traffic flow and street capacity, assess the need for traffic control signs, signals and street signs, assess existing parking facilities and determine future needs, analyze pedestrian traffic and review needs for sidewalks and crosswalks, review needs for non-automobile forms of transportation, such as bicycles and buses. A technical advisory committee composed of representatives from the Highway Department, the Town Council, and the Planning Commission could be formed to advise the Planning Commission.

Proposed Action

1. Following adequate analysis, necessary streets, sidewalks, traffic control signs and signals, street signs and parking facilities should be installed.

Recreation Facilities Plan

The Town of Accomac currently contains no recreation facilities.

In order to improve the quality of life to the residents of Accomac the Town should examine the feasibility of developing a small 1/4 acre or larger neighborhood park. Facilities might include playground, horseshoe court, basketball court picnic facilities. Assistance in the design of the park may be provided by the Department of Conservation and Historic Resources Division of Parks and Recreation.

Proposed Action

1. Accomac should examine the feasibility of developing a neighborhood park within the Town.

DATE DUE

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