

Minutes
Essex County Planning Commission
Regular Meeting
February 1, 2022
7:00 P.M.

The regular meeting of the Essex County Planning Commission was held on February 1, 2022, at the School Board meeting room, 109 Cross Street, Tappahannock, Virginia and virtually.

Present:

David Jones - Chairman

Trent Taliaferro

Cheryl Evans - virtually

Jean Segar – virtually

Benjamin Scott Mundie – virtually

Angelo Stevens

Absent:

Dr. G. R. Quarles – Vice Chairman

Also present:

Rob Hodges –Temporary Zoning Administrator, virtually

Kelly McKnight – Planning and Zoning Office Manager (Secretary to the Commission)

CALL TO ORDER

Chairman Jones called the regular meeting of the Planning Commission to order at 7:00 p.m.

ROLL CALL

Chairman Jones asked Ms. McKnight to call the roll. A quorum was met.

MEETING AGENDA

Chairman Jones asked if anything needed to be added to the Agenda. Commissioner Evans said she would like to add comments about the Friends of the Rappahannock maps under Old Business and had a question about item D on page 99. Chairman Jones said he needed to add a couple of special meetings of the Planning Commission this month to the Agenda. Everyone was in agreement.

APPROVAL OF MINUTES

January 18, 2022 Special Meeting Minutes

Commissioner Taliaferro made a motion to approve the January 18, 2022 Special Meeting Minutes of the Planning Commission, as presented and Commissioner Stevens seconded the motion. AYES: 6 NAYES: 0 ABSENT: 1

PUBLIC COMMENTS

Chairman Jones opened the Public Comments session and as no one came forward to speak, closed the session.

PUBLIC HEARING

None.

NEW BUSINESS

Chairman Jones reminded the Commissioners that the annual Real Estate Holdings and Financial Disclosure forms need to be completed and given to the Administration Office as soon as possible. He requested the Secretary resend the forms to everyone, except Commissioner Evans who already completed the task. Chairman Jones stated that the contract with the Berkley Group ends in April 2022, which gives the Planning Commission until February 18, 2022 to complete the Ordinance review and submit changes to the Berkley Group as they need 6 to 8 weeks to assemble data and make changes to present to the Board of Supervisors. The Commissioners agreed to meet at 4pm on February 9th and 16th, 2022 in the School Board meeting room or virtually.

OLD BUSINESS

Friends of the Rappahannock Maps

Commissioner Evans stated that there are two maps, one with a 500' stream buffer and one with a one mile river buffer. Mr. Hodges offered to put the maps on the County's website under GIS mapping. Since not everyone had a copy of the maps, the discussion was tabled until the next meeting as well as the question on page 99 section (e) (1) (d).

Zoning Ordinance Review

Chairman Jones began the review where the Commission left off at the last meeting on page 102, (f) (5). None of the Commissioners had changes until page 104, f. The third word was changed from "may" to "shall".

Page 105 (3) change the word "minimum" to "maximum". Sentence (5) was changed to read "Landscaping and screening shall be provided for ground mounted solar to block visibility of the backside of the panel(s)." Sentence (6) was changed to read "All broken or waste solar modules shall be removed from the site within 60 days of being taken out of service and disposed of in an approved site." Section (e), number 1, the following sentence was added at the end "Small-

scale residential solar is exempt.” Section (e), number 2, the words “may include” were added in front of “electrical transmission wire”.

Section 36.415 (c) (1) was changed to read “Accessory structures for residential townhouse use shall cover no more than 45% of the required rear yard.” (2) was changed to read “No accessory building or structure shall have a height greater than the principal building.” A new (3) was inserted to read “The accessory building shall be constructed of materials that are not inferior to the principal building.” (3) was to be renumbered to (4) and (4) renumbered to (5).

Section 36.419 (l) was changed to read “One minor sign, not exceeding 3 square feet, in area, may be displayed indicating that the building is being utilized as a business.” Commissioner Evans pointed out to Mr. Hodges that there is a noncompliant sign on Route 17 just south of Brays Fork that he needs to investigate. Also, she would like a “minor sign” definition added in with the rest of the definitions at the end of the Ordinance.

Section 36.422 Chairman Jones will get clarification on the definition of “Host”. Section 36.422 (m) (1) c. will be stricken in its entirety.

The next Ordinance review will start on page 115 with Section 36.440 – Prohibited Signs.

NEXT MEETING

The next meeting of the Planning Commission meeting held on February 9, 2022 at 4:00 p.m. in person at 109 Cross St. Tappahannock as well as virtually.

ADJOURN

Commissioner Taliaferro made a motion to adjourn the meeting of February 1, 2022 and Commissioner Stevens seconded the motion. AYES: 6, NAYES: 0, ABSENT: 1