

Minutes  
Essex County Planning Commission  
Special Work Session  
February 16, 2022  
4:00 P.M.

A Special Called Work Session of the Essex County Planning Commission was held on February 16, 2022, at the School Board meeting room, 109 Cross Street, Tappahannock, Virginia and virtually.

Present:

David Jones - Chairman  
Dr. G. R. Quarles – Vice Chairman - virtually  
Trent Taliaferro  
Cheryl Evans - virtually  
Angelo Stevens – virtually  
Benjamin Scott Mundie - virtually

Absent:

Jean Segar

Also present:

Rob Hodges – Planning and Zoning Administrator, virtually  
Kelly McKnight – Planning and Zoning Office Manager (Secretary to the Commission)

**CALL TO ORDER**

David Jones, Chairman, called the special work session of the Planning Commission to order at 4:00 pm.

**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 a citizen's concerns with minor signs on page 117 to the Agenda under Old Business. Everyone was in agreement.

**APPROVAL OF MINUTES**

February 9, 2022 Special Meeting Minutes

Commissioner Taliaferro made a motion to approve the minutes of the February 9, 2022 meeting 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**

None.

### **OLD BUSINESS**

#### **Minor Signs – Citizen’s concern**

Commissioner Evans relayed a citizen’s concern to the Commissioners as it related to Minor signs in residential districts being unlimited. It would hamper the esthetic of the neighborhoods if signage were unlimited as allowed in Table 36.14, page 117. Commissioner Evans made a motion to limit the number of minor signs in residential districts to four (4) signs per parcel. Commissioner Taliaferro would like that amended to five (5) signs. Commissioner Evans so moved as amended. Commissioner Taliaferro seconded the motion. AYES: 6 NAYES: 0 ABSENT: 1

#### **Zoning Ordinance Review**

Before commencing with Division 6, Commissioner Evans asked to address Mr. Hodges’ recent e-mail to the Commissioners. Commissioner Taliaferro stated that definitions of signs needs to be addressed as it was tabled at the last meeting. Mr. Hodges’ e-mail referenced Section 36.415. Chairman Jones stated that impervious surfaces are addressed in the Chesapeake Bay Act and can only be 16% or less. Mr. Hodges stated that the RPA is 100’ from the water line and the County selected certain parcels to be covered under the RMA.

It was agreed to leave “Host” definition as stated, under Section 36.422(a)(3).

Commissioner Evans pointed out that comments #21 and #22 in the Berkley Groups Comment Tracker were not complete. Chairman Jones said that both gas stations and convenience stores should be able to sell both goods and gasoline.

#### **Division 6 – Preliminary Plats**

Section 36.701 (b)(1)1.iv. - remove the entire paragraph and insert it in its entirety within Division 7-Final Plats. The Commission did not specify which Section in Division 7.

Section 36.701 (c)(2) h – under “Review” on page 160, the Commission requested clarification from the Berkley Group why the preliminary plat shall remain valid for a period of five years [once the final plat was recorded].

#### Article X – Definitions

Chairman Jones said the Commission will address a definition for Yurts and missing definitions, at the end of this section.

Aquaculture – The Commission agreed to take out the existing definition and replace it with Virginia Code 3.2-2600 which reads as follows: Aquaculture means the propagation, rearing, enhancement, and harvest of aquatic organisms in controlled or selected environments, conducted in marine, estuarine, brackish, or fresh water.

Dwelling, Manufactured – The Commission asked for the Berkley Group to check on the 8’ minimum width and 40’ minimum length requirements.

Kennel, Private – This is #21 of the Berkley Comment Tracker that was not complete as previously stated.

Recreational Vehicle – the word “primarily” was stricken.

Sawmill, mobile – three days was replaced with 30 days. This was done in a previous meeting but it was discussed again and everyone agreed to the change to 30 days except Commissioner Evans, who went on record as being against the change.

Solar energy, small-scale – Commissioner Taliaferro indicated that Virginia Power and REC have changed the 20 kilowatt restriction to 25 kilowatts.

Store, neighborhood convenience – It was mentioned again to remove the sentence “Neighborhood stores shall not include fuel pumps or the selling of fuel for motor vehicles.”

Chairman Jones asked if anyone had any further comments, questions, or concerns.

Commissioner Evans asked if the word “trailer” needed to be defined. Both Commissioner Taliaferro and Mr. Hodges felt it did not need to be defined. Commissioner Evans asked if the types of signs needed definitions and Mr. Hodges answered that he feels there is sufficient verbiage to adjudicate any questions. Commissioner Evans asked if minor signs erected on a fence constitute a wall sign. Mr. Hodges offered to answer that question at a later date.

Mr. Hodges indicated he would work on a definition for Auxiliary Structures with the Berkley Group. Commissioner Taliaferro stated that Section 36.440 was tabled at the last meeting and needed to be addressed. It was agreed to discuss that section at the next meeting after Mr. Hodges has had a chance to review it.

Commissioner Evans suggested the Commission go over the Berkley Group Comment Tracker at the next meeting. Everyone was in agreement.

Chairman Jones found the 16% impervious surface section of the Chesapeake Bay Act and will e-mail it to the Commissioners.

**NEXT MEETING**

The next meeting of the Planning Commission will be held on March 1, 2022 at 7:00 p.m. in person at 109 Cross St. Tappahannock as well as virtually.

**ADJOURN**

Having no further discussion, Chairman Jones entertained a motion to adjourn. Vice Chairman Quarles made the motion to adjourn the meeting of February 16, 2022 and Commissioner Stevens seconded the motion. AYES: 6, NAYES: 0, ABSENT: 1

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Chairman

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