

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

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

Present:

David Jones - Chairman
Trent Taliaferro
Cheryl Evans - virtually
Angelo Stevens – virtually
Jean Segar - virtually

Absent:

Dr. G. R. Quarles – Vice Chairman
Benjamin Scott Mundie

Also present:

Rob Hodges – Planning and Zoning Administrator, virtually
Kelly McKnight – Planning and Zoning Office Manager

CALL TO ORDER

David Jones, Chairman, called the regular meeting of the Planning Commission to order at 7:00 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 the issue that was brought up at the last meeting “the amount of land coverage allowed” to the Agenda under Old Business. Chairman Jones indicated he wanted to add that also and referenced Section 36.415(c). Everyone was in agreement.

APPROVAL OF MINUTES

February 16, 2022 Special Meeting Minutes

Commissioner Evans expressed her concern that on page 2 of the minutes, the reference to 16% should be 15%. Chairman Jones stated that he said 16% and the minutes are correct.

Commissioner Taliaferro made a motion to approve the minutes of the February 16, 2022 meeting as presented and Commissioner Segar seconded the motion. AYES: 5 NAYES: 0 ABSENT: 2

PUBLIC COMMENTS

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

PUBLIC HEARING

None.

OLD BUSINESS

Section 36.415(c)(1) – page 105 – Accessory Building or structure

Chairman Jones asked the Commissioners if they are going to allow an accessory structure equal to or larger than the square footage of the home. Commissioner Taliaferro said he was in favor of allowing any size Accessory structure as long as it meets the required setbacks. Chairman Jones said setbacks will temper the size in the smaller lots and be self-governing. Commissioner Evans pointed out that this section deals with the smaller lots and larger accessory buildings take away from the esthetics of the neighborhoods and hurts property values.

Commissioner Taliaferro made a motion to remove R1 from section (c) and insert it in section (a). There was no second to his motion. The motion did not pass.

Commissioner Evans made a motion to reinstate the original language of Section 36.415(c)(1) to read as follows: *“The total of all accessory structures shall not have a lot coverage that is greater than the principal building square footage (e.g., a home of 1,000 square feet is allowed an accessory structure or multiple accessory structures with a cumulative footprint of 1,000 square feet when setbacks and other restrictions can be met) except that accessory structures for residential townhouse use shall cover no more than 45% of the required rear yard.”*

Commissioner Segar seconded the motion. The Chairman called for a roll call vote. Chairman Jones – AYE, Commissioner Taliaferro – NAYE, Commissioner Stevens – AYE, Commissioner Segar – AYE, Commissioner Evans – AYE. The motion carried.

Zoning Ordinance Review

Commissioner Evans asked Chairman Jones if the Planning Commission has finished the review of all the sections of the Ordinance. He answered in the affirmative. She asked if the Commissioners will be receiving additional comments on the Berkley Group’s comment tracker. Mr. Hodges replied that the Berkley Group will be providing the comment tracker update by April 1, 2022. Chairman Jones stated that he would like to see the final product for the Planning Commission to review, but get the comment tracker first. Commissioner Evans stated that given

the timing, it would appear that a Public Hearing on the Ordinance review wouldn't take place until May 2022. She asked that the Planning Commission be advised of all upcoming scheduled meetings so that the members could attend the meetings. Chairman Jones agreed.

NEW BUSINESS

Chairman Jones indicated that a new date must be selected for the June 7, 2022 regular meeting of the Planning Commission as the Board of Supervisors is meeting on that day in the same venue. Commissioner Taliaferro suggested moving the meeting up to 4:00 p.m. on the same day. Everyone was in agreement.

NEXT MEETING

The next meeting of the Planning Commission will be held on April 5, 2022 at 7:00 p.m. in person at 109 Cross St. Tappahannock. Chairman Jones said in light of the pandemic waning, he would like to have all of the Commissioners meet in person. Commissioner Evans asked that the seating be more spread out. Chairman Jones replied "absolutely".

ADJOURN

Having no further discussion, Chairman Jones entertained a motion to adjourn. Commissioner Evans so moved and Commissioner Segar seconded the motion. The meeting was adjourned.

Chairman