

Minutes  
Essex County Planning Commission  
Special Work Session  
April 19, 2022  
6:00 P.M.

A Special Called Work Session of the Essex County Planning Commission was held on April 19, 2022, at the School Board meeting room, 109 Cross Street, Tappahannock, Virginia.

Present:

David Jones - Chairman

Dr. G. R. Quarles – Vice Chairman – arrived after roll call

Cheryl Evans

Angelo Stevens

Benjamin Scott Mundie

Absent:

Jean Segar

Trent Taliaferro

Also present:

Rob Hodges – Planning and Zoning Administrator

Kelly McKnight – Planning and Zoning Office Manager

**CALL TO ORDER**

David Jones, Chairman, called the special work session of the Planning Commission to order at 6:00 pm.

**ROLL CALL**

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

**MEETING AGENDA**

There were no changes to the agenda.

**APPROVAL OF MINUTES**

**March 1, 2022 Meeting Minutes**

Commissioner Mundie made a motion to approve the March 1, 2022 meeting minutes as presented and Commissioner Stevens 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.

### **NEW BUSINESS**

None.

### **OLD BUSINESS**

#### **Zoning Ordinance Review**

The Planning Commission members reviewed the Ordinance Amendments initiated by them and reviewed by the Berkley Group. The Berkley Group sorted the amendments into three groups: those that they agreed with, those that they modified, and those that they did not recommend.

Chairman Jones called out each Section number and read the recommended change. The Commissioners agreed with the proposed recommended changes for the following sections:

36.7(c), 36.16(b), 36.28, 36.98, 36.144(c), 36.157(c), 36.184(a), 36.225, 36.323(d), 36.324(c), 36.360(a) and (e), 36.361(c) and (e), 36.365(d), 36.366(b) and (e), 36.386(a), 36.387(a), 36.387(b), 36.404(c)(4)e., 36.404(d)(5), and the definition for Agriculture-Intensive.

Section 36.320 was crossed out in error. The change verbiage is correct but the execution (a) through (f) was crossed out in its entirety in error. The same thing occurred with 36.404(h)(1)f. and 36.405. Mr. Hodges showed the Commissioners that his copy of the document did not have the lines crossed out and it may have occurred how the document was printed. Section 37.405 was approved as written, however, it should have been numbered as 36.405. Berkley needs to fix the typographical error.

Sections 36.405, 36.415(c), 36.419(1), 36.422(m)(1)c., and 36.14 were all approved as written.

Moving into the second group, the Commissioners agreed with the modified recommendations made by the Berkley Group for Sections 36.385(a) and 36.404(f)(4).

In reviewing the final group, there was considerable discussion regarding Section 36.373(c). Mr. Hodges said he had not discussed the Berkley Group's rationale for not recommending the proposed changes in this section. Everyone agreed that the strictest regulation governs the use of the property and ultimately agreed to go with the Berkley Group's recommendation to not change the section.

The Commissioners disagreed with the Berkley Group's recommendation not to modify Section 36.374.

The Commissioners did agree with the Berkley Group's recommendation not to modify the definition of kennel-private and Store-neighborhood convenience, as well as Section 36.701(b)(1)1.IV.

The Commissioners did agree to the four changes offered by the Commissioner of the Revenue at the April 12, 2022 Public Hearing.

Mr. Hodges stated that he will have the Berkley Group update the Ordinance draft with tonight's changes and forward the updated draft to the Commissioners.

**NEXT MEETING**

The next meeting of the Planning Commission will be held on Tuesday, May 3, 2022 at 7:00 p.m. in person at 109 Cross St. Tappahannock.

**ADJOURN**

Having no further discussion, Chairman Jones entertained a motion to adjourn. Commissioner Evans made a motion to adjourn the meeting of April 19, 2022 and Commissioner Mundie seconded the motion. AYES: 5, NAYES: 0, ABSENT: 2

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Chairman