

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

A regular meeting of the Essex County Planning Commission was held on November 1, 2022, at the Essex County School Board Office, Tappahannock, Virginia.

Present:

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

Absent:

Cheryl Evans

Also present:

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

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

The New Business was moved to before the Old Business.

APPROVAL OF MINUTES

A motion was made and seconded to approve the minutes of the October 4, 2022, Planning Commission meeting. 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.

NEW BUSINESS

Cherie Monterio

She stated that she has been in the housing program for the past 20 years. This a presentation for the Brays Fork redevelopment.

Presentation is attached.

In September they submitted their general plan to the zoning administrator to request a public hearing. In October they have met with different groups. They would like to submit or present the preliminary site plan in December, to hopefully receive approval in the first quarter. They would like to submit their financing applications in March. They need the zoning approval for that. They would like to submit final site plans and permits in the fall. They would like to close quickly once financing and permits have been approved.

Chairman Jones opened it up to questions from the Commission.

Commissioner Taliaferro asked what percentage of the units that you see would be in the 50%, 60%, and 80% category on the AMI? Mrs. Monterio stated that they are still working on that and would have a number when they submit the preliminary site plan.

Commissioner Taliaferro then asked about the flexibility of uses is desired...What circumstances would you change an office building into a multifamily building? Mrs. Monterio stated that you develop flex spaces they are to commercial standards you can switch the use from an office building to a multifamily home.

Commissioner Taliaferro asked what the probability or possibility that this development would turn into an R-4. Mrs. Monterio stated that she doesn't see that occurring because leasers look at the density and the activity.

Chairman Jones asked if they would be asking for relief from the new zoning ordinances since it states what the percentages need to be in a PUD. Will that be part of the next site plan? Mrs. Monterio stated they don't want to ask for a lot of relief and would like to stay within the ordinance.

Commissioner Taliaferro asked what they classify mid-rise. Mrs. Monterio stated that mid-rise is 2-4 stories and they would use multiple levels for their buildings.

Commissioner Taliaferro asked if the work-force housing that is listed is limited to teachers, health care workers, law enforcement, human service employees that you mentioned? Mrs. Monterio said yes. Commissioner Taliaferro asked if a retail clerk at Walmart wanted to live there, they couldn't? Mrs. Monterio said that she would be interested to see what their thoughts are on that. Based on their research these are the ones with the largest needs. From a

financing standpoint there are a lot of financing opportunities that they can use based on these restrictions.

Commissioner Taliaferro asked in the density section 106 units up to 400 individuals, that is about 4 seniors per unit. A 1 bedroom is 1-2 people, and a 2 bedroom is 2-4 people after doing the math they will specify in their next plan exact numbers. With the work force housing you have 28 units up to 62 people. You would think that with the work force housing they may have children. Mrs. Monterio stated that most of the work force housing would be 1-bedroom units.

Commissioner Taliaferro stated that in the importance of community development you mentioned the term tax revenue. Have you done the math to see how much Essex County is going to get out of the deal? Mrs. Monterio stated that is the next big thing they will dive into. After they get to full density, they will do an economic impact study the study will give us the number of jobs, amount of revenue and the number of school impact.

Commissioner Mundie asked if the goal with the project to satisfy a need regionally or in the county? Mrs. Monterio said their focus is on the county but also there is a need a in the region to bring them back to the county. The data is regional market study. Commissioner Mundie stated he would be interested in knowing the need from the county vs. the need from the region.

Vice Chairman Quarles stated that he heard a lot about community and then about a private road vs. a public road. How does the private road vs public road works in the overall picture with how you are trying to make this wellness and center available outside of the PUD. Is there a location in Virginia that has something similar to what you want to bring to Essex County to see what they are actually wanting? Mrs. Monterio stated they can get a list of similar projects. All they mean from private road is it would have access roads to it. It also does not mean gravel or anything less than what you would expect from entering a development.

Vice Chairman Quarles asked about a senior community doesn't want a lot of traffic. Mrs. Monterio stated that they would do a traffic impact study. Also, that is why the commercial is more toward the Richmond highway and the residential would be further back. They will also use the natural terrain, using the stream as that defining point of the public/housing portion.

Chairman Jones asked what the square footage of a 2 bedroom would be? They stated about 1100 sq ft.

Chairman Jones also asked if the next time they meet with them would they present the comments from the other groups that they have met with? Mrs. Monterio stated that they could include that in the narrative but there will also be a staff comments section.

Chairman Jones asked if the county decides to rezone this area for a PUD and you all do not get your funding or have a problem with DEQ what is plan B if you do not get the funding? Mrs. Monterio stated that they would break up the project and move forward with what we could get financing for and then try for other financing in smaller sections.

Commissioner Taliaferro asked if they get total financing what is the overall timeline for the construction of the project? Mrs. Monterio stated that it could range anywhere from 2-3 years.

Commissioner Mundie asked about the neighborhoods map they had two cul-de-sacs with arrows pointing out of them is your plan to connect them to Mt. Clement? Mrs. Monterio stated that they are going to put stub-outs so that they are lined up for future development.

Vice Chairman Quarles commended them for their presentation.

Narrative – required for all rezonings, conditional use, variances, special exceptions and appeals. The narrative shall describe the need and/or reasons for the application and how the request is consistent with the goals and objectives of the comprehensive plan.

Mt. Clement

Zoning Narrative

Please accept the following Narrative to support the submitted rezoning, special exception, and related applications to allow the redevelopment of Richmond Hwy. Rt. 360, Parcel 36-43. The proposed development is a mixed-use neighborhood, with multifamily and two-family dwellings and a commercial component featuring office, community, education, and retail uses. This Narrative is submitted in conjunction with a Master Development Plan prepared by Timmons Group, dated September 8, 2022 (the “MDP Plat”) and associated supporting materials. The contents of this Narrative describe the need and/or reasons for the application and how the request is consistent with the goals and objectives of the comprehensive plan.

7 and M Virginia LLC (the “Applicant”) is the holder of development rights of a parcel in Essex County (the “County”) located on the north side of Richmond Hwy. at its intersection with Mt. Clement Road (the “Subject Property”). The Subject Property consists of zoning district identified among the County’s zoning map as B-1 (Limited Business District). According to the assessment records, the Subject Property includes a total of approximately 574,382 square feet (approximately 13.186 acres). The Subject Property is currently vacant and consists of a wooded area.

Proposed Development

The Applicant proposes to rezone the Subject Property from the B-1 Districts to the PUD (Planned Unit Development) District to permit the development of a vibrant mixed-use aging-in-place planned community that connects healthcare and housing will activate the Subject Property and contribute to the vibrancy of the County as a whole. As discussed in more detail below, the proposal is consistent with the vision for Planned Unit Developments as set forth in the County’s Comprehensive Plan and will serve as a catalyst for further redevelopment in the County.

Overview of Proposed Uses

Per Article XI, Section 11.B.1 of the County Zoning Ordinance, the PUD District is intended to permit development in accordance with a master plan of cluster type communities. This proposal features a cluster type community, consisting of commercial and residential uses, including independent affordable senior housing across all income levels, centralized wellness/community services hub, workforce housing, retail, medical office, and education. The housing component will be affordable across all income spectrums including those making up to 50%, 60%, and 80% of Area Median Income (AMI). In addition to multifamily, this mix of housing will include +/- 12 single family/duplex units, which are proposed to average approximately 7500 sf per lot. Based on current conditions, rental costs for these units are expected to be approximately \$800 to \$1350. Additionally, some of the buildings have ground-floor retail with multifamily units above, offering a true mixed-use experience. The proposal

aims to keep commercial uses on the south side along Richmond Highway and residential to the north, adjacent with neighboring uses. As a new site adjacent to established neighborhoods, the proposal will buffer the edges to minimize impact to established neighborhoods, as recommended by the Comprehensive Plan. This approach acknowledges existing development patterns and recognizes historic development conditions, which is consistent with the goals and objectives of the Comprehensive Plan.

The Comprehensive Plan states that although not shown on the Land Use Concept Plan Map, PUDs are established to provide for areas within the Development Service District where higher density or more intense development can be accommodated. The Subject Property is located in the Development Service District, which further aligns this rezoning with Comprehensive Plan recommendations. Due to the Subject Property's location in a Development Service District, infrastructure in the form of sewer, water and transportation systems would not be adversely impacted. Detailed information on utilities is provided below.

Per Article XI, Section 11.B.1, within PUD communities, the location of all improvements should be controlled in such a manner as to permit a variety of housing accommodations in an orderly relationship to one another, with the greatest amount of open area and the least disturbance to natural features. The proposal includes open spaces and plazas in such an orderly way that a discernable center of green space is created, while a mix of housing types are strategically placed throughout the site. Flexibility of uses is desired on the Subject Property, and if an office or education operator or tenant cannot be located, those spaces will change to multifamily. Since a PUD may include light commercial facilities to the extent necessary to serve the needs of the particular PUD (Section 11.B.1), a mix of retail is proposed to serve the PUD.

Open Space and Recreational Areas

The overall strategy of the Subject Property is to work with the existing topography, providing a more natural feel to both open spaces and recreational areas. While grading and clearing of the site will be necessary, there are several areas that are strategically being preserved, as well as an overall grading strategy being such to conform as much as possible to the slopes of the existing grade. The proposal will preserve natural features such as existing mature trees, and the existing cemetery will also remain undisturbed. This is consistent with the Comprehensive Plan's goal to create the least disturbance to natural and other existing features.

Further, open spaces are specifically being targeted around the existing stream that meanders through the Subject Property, including the west end of the Subject Property where some specific trees have been targeted to be preserved. The preservation of these trees will allow for a mature buffer between the neighboring industrial property, as recommended in the Comprehensive Plan. These two natural areas will be protected with minimal land disturbance, allowing for the preservation of existing vegetation. Additional open spaces will be situated around the property lines, including some targeting trees for preservation along the north end of the site.

Publicly accessible recreational areas will be located throughout the site, with features such as a gazebo, amphitheater, as well as walking trails that meander through the site.

Roads and Trails

The Mt. Clement site will have a main entrance road approximately 150' to the east of the existing Mt. Clement Road intersection with Richmond Highway (Route 360). The main road will allow for a future connection to the adjoining parcels, allowing for a potential connection to Hospital Road for existing and future adjacent developments. The proposed internal roadway network will serve as a foundation for an integrated network of publicly accessible streets which will serve current and future development opportunities in the vicinity. A secondary emergency access point has also been contemplated along Richmond Highway.

The main entrance road will be designed in general accord with VDOT standards but is being proposed as a private road. An access easement may be granted if a future road extension to Hospital Road was proposed. The private road will feature some areas of onsite parking, with driveway cuts for the attached units (D1, D2, D3, and D4). The main road will also feature sidewalks and street trees enhancing the pedestrian experience along the street. The proposed main entrance road and internal street network will not impede adjacent properties' access to the public roadway network.

Trails will be integrated into the overall site, connecting the uses to the open spaces. Trail connections will weave their way into the natural terrain, while tying to hardscape connections either internal to the sites or sidewalks that are adjacent to the main road.

Utilities

Wet and dry utilities are available at the proposed intersection with Richmond Highway. All utilities will generally enter the site at the main entrance road intersection, with a main utility corridor running along the road.

The water main will have a main trunk line run down the entrance road, with several spurs servicing other buildings, along with looping to provide more consistent service and better fire coverage. The site will require a sewer pump station, as portions of the site are lower than the connection point in Richmond Highway. Most of the site will flow via gravity to the pump station, where a force main will then connect to the existing sewer in Richmond Highway.

Dry utilities, including power and phone/CATV, will be pulled from the south side of Richmond Highway. Similar to the waterline, a consolidated dry utility conduit system will run down the main entrance road with services running off to each building. Natural gas is not available and cannot be extended to the proposed main entrance road. Propane gas should be considered as an alternative.

Stormwater

The existing site drains features two main drainage areas, where there are draws within the site. One of those draws appears to be a stream and as such, has been protected and preserved throughout the planning stages of development.

Stormwater quantity will be addressed through either a detention pond or multiple underground detention systems. These options will be further determined with future phases of the project where the site is studied and best understood with regards to grading and the site outfalls. Stormwater will be in conformance with state requirements, meeting those requirements for both the one- and ten-year storm events.

Stormwater quality controls will be integrated into the overall site. The strategy will include multiple BMPs, such as rain gardens, water quality swales, and/or manufactured filtration systems. Final decisions on location and specificity of water quality treatment enhancements to the Subject Property will be determined along with overall layout and final grading, but in all cases will be in conformance with the state and local requirements.

Public Facilities, Roadway Improvements, and Public Utility Requirements

The overall site will conform to requirements of local administrators of utilities, roads, and any other requirements. Utilities will be coordinated with the Town of Tappahannock as it relates to both water and sewer. Road improvements, including proposed intersection tie in points, will be coordinated with VDOT, and consider all local and state requirements.

Currently, the proposal will require approximately 72,000 GPD from both water and sewer services. This is based on 300 GPD for each residential unit and 250 GPD for every 1,000 sf of commercial space. Further refinement of total demand will be understood during site planning stages with multiple meters being required. The water will be tapped into along Richmond Highway, while sewer will also connect back into a manhole in the road. The project is proposing a pump station to convey sewage. All water and sanitary lines and structures would be conveyed over to the Town of Tappahannock's municipal system.

From a roadway perspective, all proposed roads are considered private, however they will be intersecting with Richmond Highway (Route 360), which is operated and maintained by VDOT. At the time of development, access management considerations, including turn lanes, will be evaluated and if warranted incorporated into the overall site plan requirements.

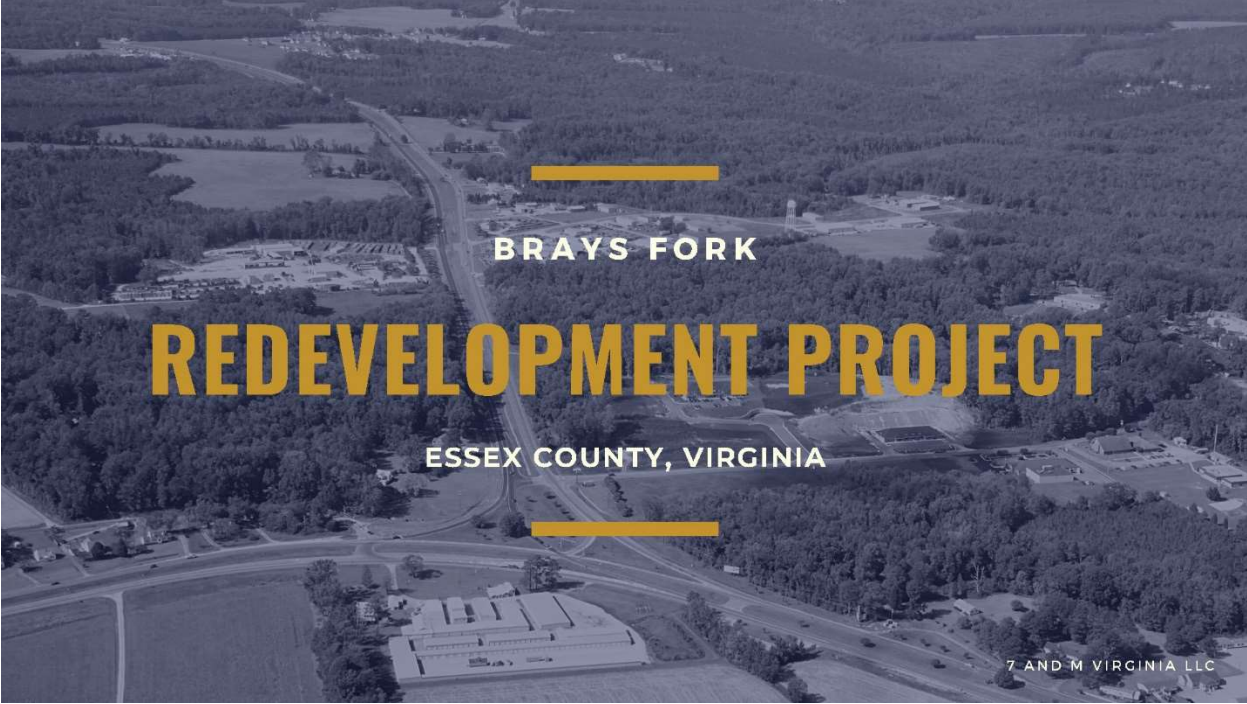
Other Zoning Ordinance Considerations

The Applicant intends to seek a Special Exception of the off-street parking requirements set forth in Article XVII, Section 17.1 of the Zoning Ordinance. With the complementary mix of land uses proposed in the development, efficiencies in the parking supply can be achieved thereby reducing overall parking demand from that based on a strict interpretation of the Ordinance. A detailed parking analysis will be included with the formal application materials in support of the proposed Special Exception.

In addition, the Applicant seeks approval of any other waivers from section of the Zoning Ordinance or other applicable statutes or policy in order to achieve the proposed development.

Timing Considerations

The Applicant intends to apply for funds under the Virginia Housing Development Authority (VHDA) and other affordable housing opportunities. The deadlines for applications for VHDA funding are in early 2023, and as a result the Applicant requests hearings by the Planning Commission as soon as possible.



BRAYS FORK

REDEVELOPMENT PROJECT

ESSEX COUNTY, VIRGINIA

7 AND M VIRGINIA LLC



OUR HISTORY

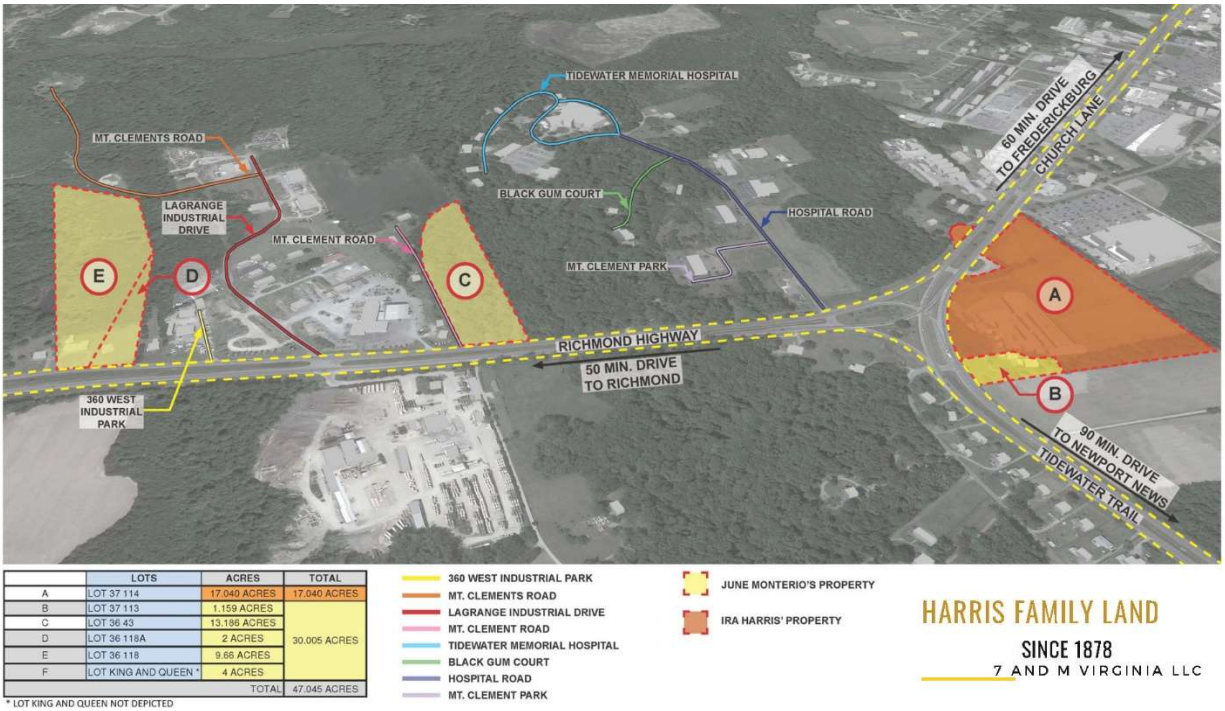
HARRIS FAMILY

SINCE 1878

Harris Family commitment to Tappahannock started in the 19th century with Thomas Croxton Harris (my great-great grandfather) and continues through generations to present day. Our family has not only owned land but ran numerous long-standing businesses over the years. Starting with a small store and horseshoe business to present day of Store-Tel storage.

Our development plan is a vision inspired by and contributed to by many generations from the past and generations to come. Our family has a long standing footprint in Essex County specifically in the Brays Fork area. We look forward to continuing to create a "place" and impact lives to be greater and sustainable.

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HARRIS FAMILY LAND
 SINCE 1878
 7 AND M VIRGINIA LLC

PARCEL 36 43

INITIAL REDEVELOPMENT PHASE: ESSEX POINT AT MT CLEMENT

Essex Point at Mt Clement is a new mixed-use development that connects healthcare and housing in Essex County, Virginia. This project is the initial part of a larger "Brays Fork Village" project that will create innovative and sustainable aging-in-place community.

The sponsor family has owned the +/- 13 acres since 1878 and will be converted into a planned community: independent affordable senior housing, centralized wellness/community services hub, workforce housing, retail, medical office and education.

New community will serve and attract individuals to the Town of Tappahannock, Essex County, and the Middle Peninsula Region.



REZONING

Approve preliminary site plan and rezoning application to change zoning from B-1 to Planned Unit Development District for site.



HOUSING REVITALIZATION LEGISLATION

Approve County resolution to designate land as Revitalization Area to empower Virginia Housing to provide financing and critical points in competitive LIHTC application.⁷ AND M VIRGINIA LLC

ESSEX POINT AT Mt Clement CONCEPT IS

COMMUNITY DEVELOPMENT THAT CONNECTS HEALTHCARE AND HOUSING

MIXED INCOME

Affordable Rental housing across all income levels for seniors and workforce housing.

- Targeting (proposed):
 - At or below 50% AMI
 - At or below 60% AMI
 - At or below 80% AMI
 - Market

MIXED USE

Planned community with housing, commercial, community, institutional, and cultural uses.

Main floor amenities.

CENTRALIZED COMMUNITY SERVICES

"Hub" of community and wellness spaces to bring programming, services and activities.

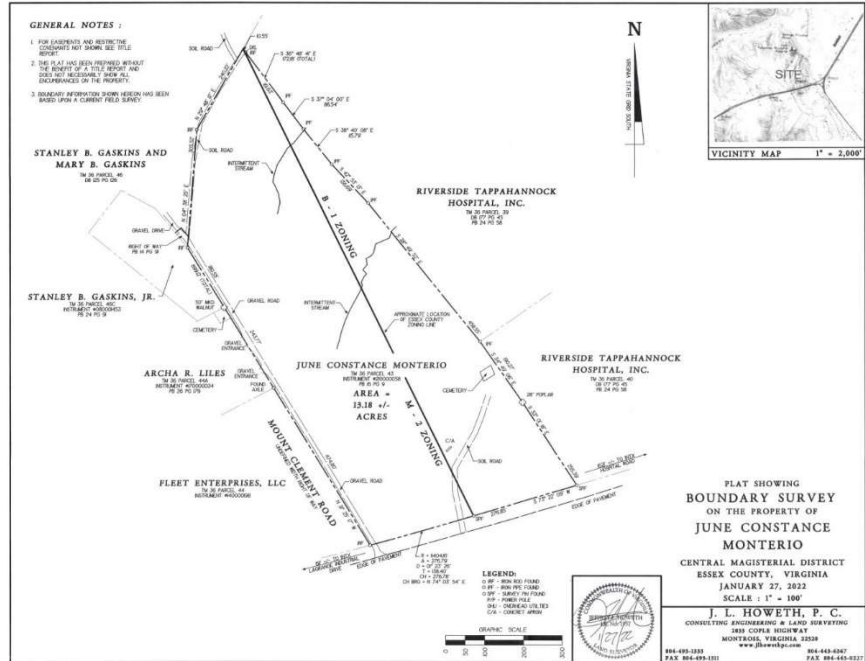
"Main street" corridor to emphasize active areas.

Walkability and Transportation

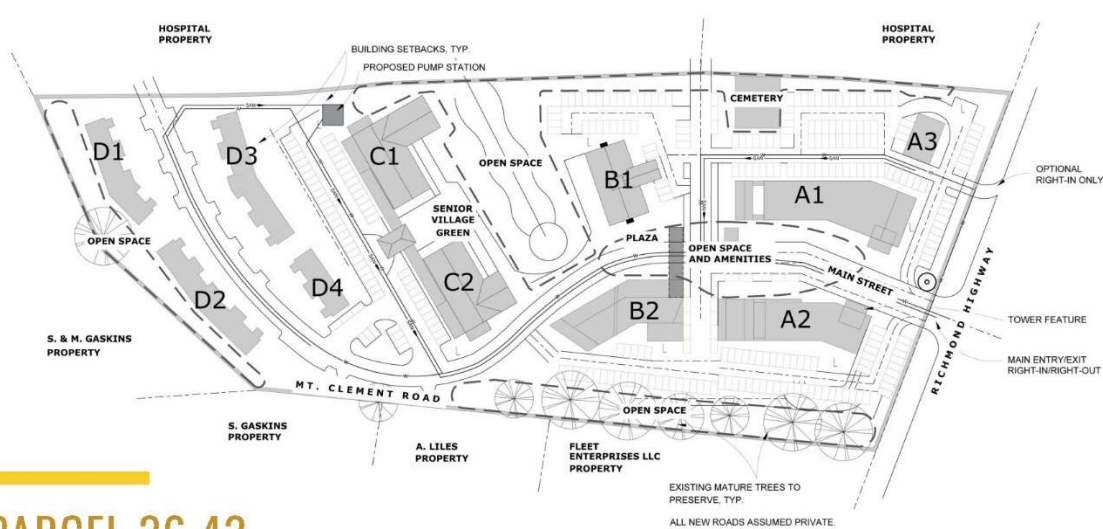
⁷ AND M VIRGINIA LLC

PARCEL 36 43 LAND DESIGNATION

- Essex County Comprehensive Plan - Land Use Plan - Development Service District
- Non-Metropolitan County
- Qualified Opportunity Zone
- USDA Rural Development
- Difficult Development Area (DDA)
- High Opportunity Census Tract
- New Markets Tax Credit Qualified, Severely Distressed
- USDA Covid-19 Economic Risk Area
- USDA Distressed Energy Community
- USDA Social Vulnerability Index Tract
- Federal Medically Underserved Area
- Housing Revitalization Zone (requested)



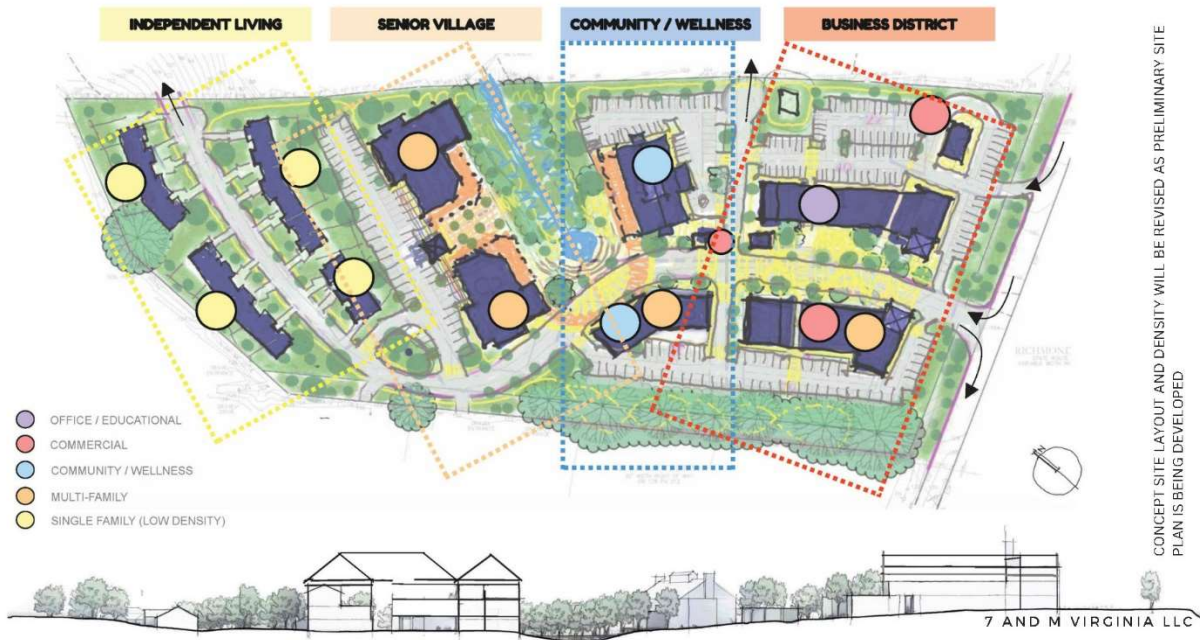
PARCEL 36 43 PROPOSED SITE PLAN CONCEPT



CONCEPT SITE LAYOUT AND DENSITY WILL BE REVISED AS PRELIMINARY SITE PLAN IS BEING DEVELOPED

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NEIGHBORHOODS MAP



SITE CONDITIONS

ADVANTAGES TO THE PLANNED COMMUNITY

LOCATION

Adjacency to Regional Hospital

Visibility to Hub/major roadways (Route 17 and 360)

SITE TOPOGRAPHY

Preserving mature landscape along Mt Clement Road

Create density within mid-rise building height

Enhance existing stream to create water feature and stormwater enhancement

Create stormwater management system that will control offsite stormwater from Industrial Park and reduce stormwater flow from site.

UTILITIES

Water/Sewer

Build in broadband services for residents and public spaces

Electricity

ROADWAYS

Road system allowing for creativity and better place making.

Ability to provide future connections to adjacent neighbors and Hospital facilities

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NORTH AREA

INDEPENDENT SENIOR HOUSING



DUPLEX

Two-bedroom affordable housing senior rental units.

MULTIFAMILY

Mixture of One-bedroom and Two-bedroom affordable housing senior rental units.

AMENITIES

- Green Space
- Integrated resident services
- Gathering Space
- Walkability
- Public Transportation

CONCEPT SITE LAYOUT AND DENSITY WILL BE REVISED AS PRELIMINARY SITE PLAN IS BEING DEVELOPED

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SOUTH AREA

COMMERCIAL AND WORKFORCE HOUSING



COMMUNITY

- Innovative and state of the art centralized community spaces.
- Outdoor spaces
- Create village-like setting

WELLNESS

- Pedestrian and Bicycle Pathways
- Adult Daycare
- Active Lifestyle Center with Commercial Kitchen
- Mixture of One-bedroom and Two-bedroom senior rental units.

COMMERCIAL

- State of the Art Medical Office
- Satellite school specific medical field.
- Mixture of One bedroom and Two bedroom workforce housing rental units aim to serve teachers, healthcare, law enforcement, municipal and county employees, and other human-service employees

CONCEPT SITE LAYOUT AND DENSITY WILL BE REVISED AS PRELIMINARY SITE PLAN IS BEING DEVELOPED

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WHO WILL LIVE HERE



SENIORS

Serve age-restricted independent living for those 55+ years of age.

WORKFORCE HOUSING

Serve teachers, healthcare, law enforcement, municipal and county employees, and other human-service employees

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PROPOSED RESIDENTIAL DENSITY



CONCEPT SITE LAYOUT AND DENSITY WILL BE REVISED AS PRELIMINARY SITE PLAN IS BEING DEVELOPED

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PROPOSED COMMERCIAL DENSITY

<p>20,490 square footage</p>  <h2 style="text-align: center; margin: 10px 0;">COMMUNITY/WELLNESS</h2> <p style="text-align: center; font-size: small;">*FLEXIBLE BASED ON ABILITY TO SECURE OPERATOR/TENANT</p>	<p>44,780 square footage</p>  <h2 style="text-align: center; margin: 10px 0;">COMMERCIAL/RETAIL</h2> <p style="text-align: center; font-size: small;">*FLEXIBLE BASED ON ABILITY TO SECURE OPERATOR/TENANT</p> <p style="text-align: right; font-size: small;">15,060 square footage</p> 
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CONCEPT SITE LAYOUT AND DENSITY WILL BE REVISED AS PRELIMINARY SITE PLAN IS BEING DEVELOPED

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MIXED INCOME HOUSING CREATING BETTER COMMUNITIES

Communities are most successful (physically and economically) when they have residents across all income levels and have a mixture of uses to create activity.

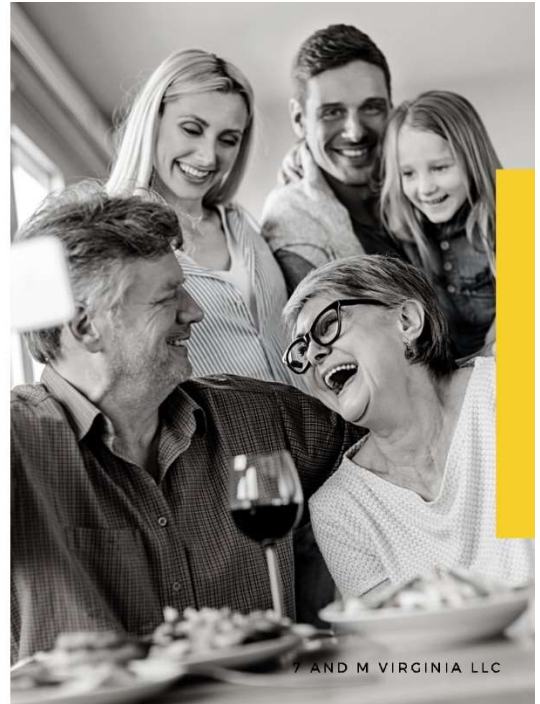
Our community is targeting retired individuals and/or working individuals in the moderate and middle income market. Funding will allow us to target between 50% to 120% Area Median Income.



Essex County Area Median Income (AMI) = \$65,000

50% AMI	60% AMI	80% AMI	120% AMI
\$33,800	\$40,650	\$54,100	\$81,120

NOT ADJUSTED FOR FAMILY SIZE LIMITS



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IMPORTANCE OF COMMUNITY DEVELOPMENT

COMMERCE

Building eco-system through creation of jobs (temporary and permanent) and tax revenue.

Bring community-centric retail.

Train individuals to be skilled in the largest industry.

Development begets other development

Attracts new businesses and industries

CULTURE

Creation of a "place" that will bring community together.

Public activated spaces including plaza, amphitheater and transportation.

Create "spaces" for local businesses, pop up shops, market, and festivals

COMMUNITY

Create active gathering spaces.

Integrate resident services to bring programming and activities to not only the residents of the community but the community as a whole.

Attract service providers to provide expansive services and activities.

Promotes individuals to work and live within the county and long-term residency.

AFFORDABILITY

Rental housing serving across income levels

Targeting seniors and workforce individuals

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COMPREHENSIVE APPROACH TO COMMUNITY ENGAGEMENT

- County Zoning Administrator
- Town Community Development Director and Zoning Administrator
- County Economic Development Authority Committee
- VCU Health Regional Hospital - President
- Utility Department inclusive of Town/County staff
- USDA/ VA Housing/ VA DHCD
- Emergency Services inclusive of Town/County Staff
- Central District Board of Supervisor
- Central District School Board Member
- Middle Peninsula Planning District Commission Executive Director
- Virginia Department of Transportation
- Bay Transit
- And more to come

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REDEVELOPMENT TIMELINE

KEY MILESTONES



CONTACT US

FOR QUESTIONS, COMMENTS, AND MORE INFO

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A Small, Women-owned, and Minority-owned Business (SWaM) and Micro Business in Virginia.

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PUBLIC HEARING

none

OLD BUSINESS

Chairman Jones stated with the County comprehensive plan that Board of Supervisors Chairman Rob Akers said they are going to put money into the next year's budget for us to do the project.

ADJOURN

Having no further discussion, a motion to adjourn was made and seconded. AYES: 5, NAYES: 0, ABSENT: 2

Chairman