

Minutes
Essex County Planning Commission
Regular Meeting
April 2, 2024
7:00 P.M.

A regular meeting of the Essex County Planning Commission was held on April 2, 2024, at the Essex County School Board Office, Tappahannock, Virginia.

Present:

David Jones – Chairman
Angelo Stevens, Jr. – Vice Chairman
Trent Taliaferro
Jean Segar
Stephen Walters
Wright Andrews

Absent:

Scott Mundie

Also present:

Kelly McKnight – Building & Zoning Office Manager
Brian Barnes – 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

Chairman Jones asked if any changes needed to be made to the agenda.

APPROVAL OF MINUTES

Chairman Jones asked if there were any corrections or additions needed for the March 5, 2024, minutes? Commissioner Taliaferro made a motion to approve the minutes as presented. Commissioner Andrews seconded the motion. AYES: 6 NAYES: 0 ABSENT: 1

PUBLIC COMMENTS

Mr. Joseph Bozman from 2575 Butylo came forward to speak during public comments. He asked the question has the Board of Supervisors or the Chairman of the Board of Supervisors asked or directed the Planning Commission to create a committee to look into the LaGrange Industrial Park?

Chairman Jones replied, "yes sir, they have."

Mr. Bozman then asked what has that committee done up until now?

Chairman Jones said, "not much because they just instructed us to do it last month."

Mr. Bozman then asked, has anyone asked or directed this Planning Commission to slow roll or do nothing concerning LaGrange Industrial Park?

Chairman Jones replied "no."

Mr. Bozman then said, "so it's all on you then."

Chairman Jones said it is all on us.

Mr. Bozman said that he would like this Planning Commission or the committee that was supposed to be formed to locate Mount Clement Drive on the ground or recommend to the Board of Supervisors that Mount Clement Drive be located on the ground. This would solve a lot of problems.

Mr. Bozman said that he was looking through the website and noticed that you have a planning use map and I noticed Mount Clement and a continuation of Mount Clement that starts and ends in the middle and the area of contention is between the two.

Chairman Jones said that we are becoming aware of a lot of things, and we are trying to get to the bottom of it.

Mr. Bozman asked, "if there was any timeline on this?"

Chairman Jones said no, Brian is going to speak to that in a little while. He said that is actually item two on the agenda and if you hang around, you will hear what Brian has to say.

PUBLIC HEARING

None

OLD BUSINESS

Discuss section two of the Essex County Comprehensive Plan

The question Mr. Barnes had for the Planning Commission was are the tables and charts in the right order. Carlos Disla helped with the graphs. One thing he did was create an appendix in the rear of the document. The tables have been moved to the back.

Commissioner Walters asked if this was all 2020 data?

Mr. Barnes said yes, it is.

Commissioner Andrews said they might want to pull the economic section and put it close the section two.

Mr. Barnes said that the Comprehensive Plan you have now feels very static and it has some good things in it, but it needs to have goals and objectives. We want to make sure that the goals and objectives brought before the board are accurately driven.

Mr. Barnes said that Tim Smith had been helping on this and is looking at other Comprehensive plans such as Page County. Tim has been looking for Comprehensive Plans that was done in house and Mr. Barnes is going to bring a copy of it to show the Commissioners what it looks like. That is a more modern Comprehensive Plan.

Commissioner Walters said that Mr. Barnes mentioned that Carlos has a map of commuting distances and that would not be in this section but will be in the economic section. We don't want people to have to move out of the County.

Commissioner Segar said that people are moving away from Essex County because they can make more money in other places.

Chairman Jones said to the Planning Commission and Mr. Barnes if we choose to submit this for public hearing, is it ready to go? Is the intent to review it again this month and then put it to public hearing. We will do section three next month and put section two to public hearing in June. In the meantime, we will start reviewing section three.

SECTION TWO POPULATION CHARACTERISTICS AND TRENDS

A study of the County population tells us more than just the number of people residing in Essex County. Historic accounts of population numbers and analysis of the change in numbers, by migration or natural increase, indicate population projections for future years. This enables the County to plan what types and amounts of various land uses and services will be required to accommodate and manage future growth. Age, education, and other demographic composition changes in the population indicate what types of services will be necessary in the future.

The 2010 Census showed the Essex Population to be 11,151, an increase of 1,162 people or 11.6% growth from the 2000 Census which reported the population at 9,989. The 2020 Census Population count stood at 10,599 people. Population is not rapidly growing in Essex County and the low to moderate trend in growth is expected to continue. Table 2-1, (from the 2015 approved Comprehensive Plan) showed moderate projections for Essex County over the next decade in comparison with the region and the Commonwealth. Table 2-1A, developed with data from the UVA Weldon Cooper Center, shows population estimates broken down by the regional localities with estimates going out to the year 2040.

Table 2-1: Population Estimates and Projections

	2000	2010	2020	2030
Essex County	9,989	11,151	11,884	12,477
Middle Peninsula	90,826	93,684	97,061	102,761
Virginia	NA	8,001,024	8,811,512	9,645,281

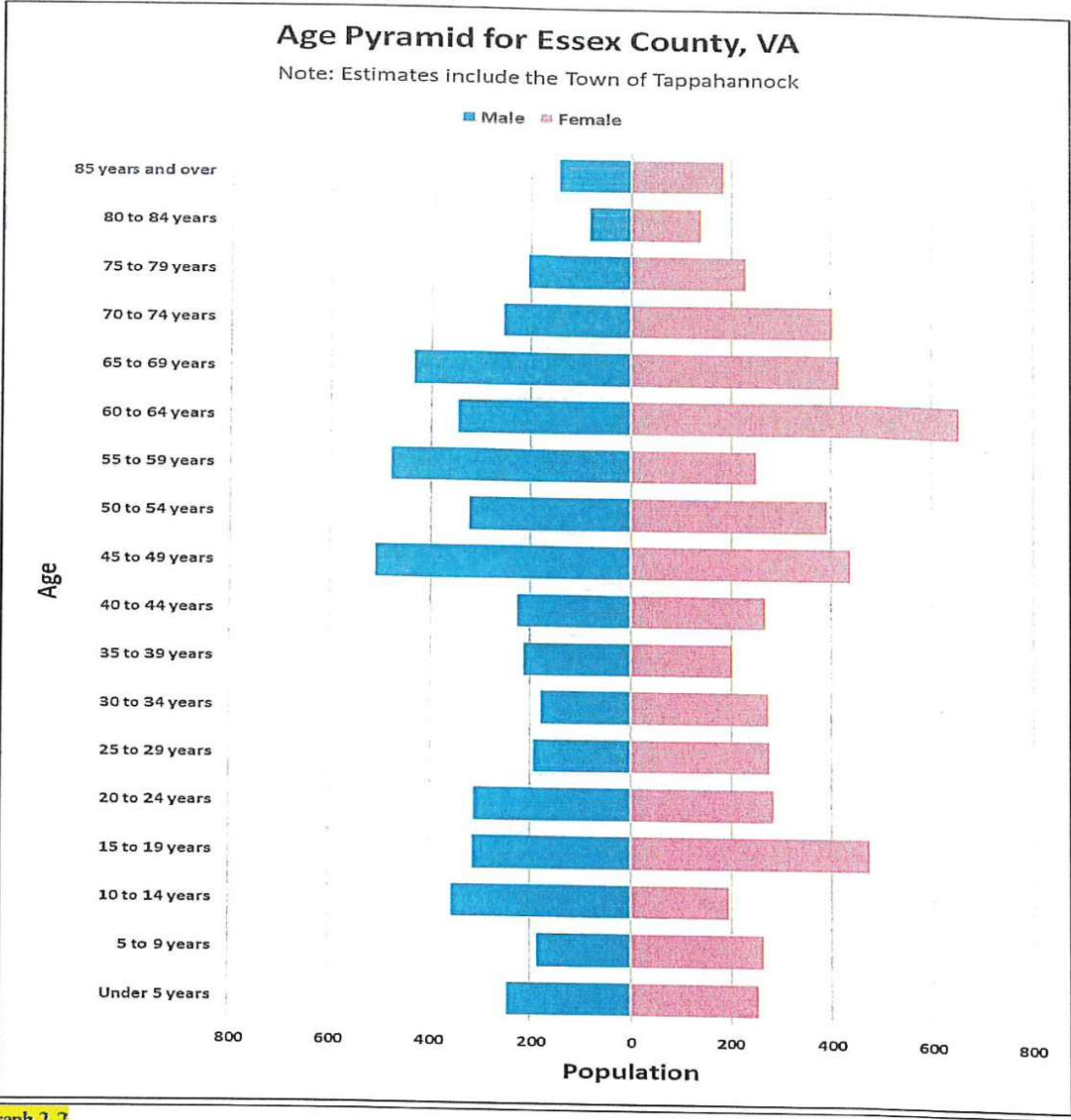
U.S Census Bureau, American Fact Finder 2007-2011

Table 2-1A

GEOGRAPHY NAME	TOTAL POPULATION			PERCENT CHANGE BETWEEN 2020 AND 2040
	2020	2030	2040	
Essex County	10,684	11,222	11,594	9%
Gloucester County	37,198	38,456	39,158	5%
King & Queen County	7,405	7,725	7,931	7%
King William County	16,516	18,457	20,105	22%
Mathews County	8,509	8,138	7,663	-10%
Middlesex County	11,174	11,857	12,363	11%
Regional Total	91,486	95,855	98,814	8%

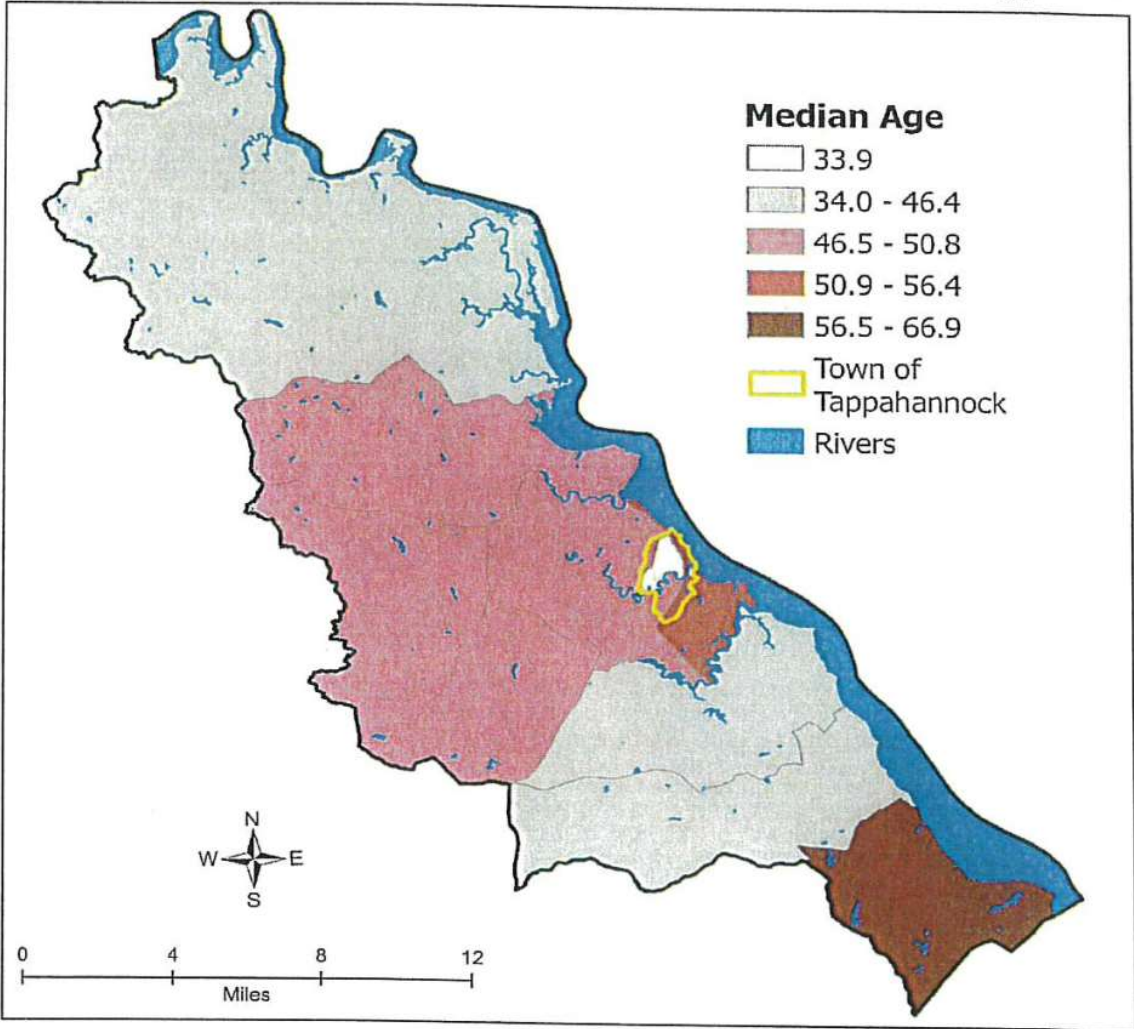
Weldon Cooper Center, UVA 2017

Table Graph 2-2 shows a breakdown of the current population of Essex County by age groups and gender. The table indicates that about 24% of the population is dependents. It also shows that 18% of the population is of retirement age. The median age of Essex County residents is 43. Map 2-3, illustrates the age distribution of Essex County residents over the geographical area of the county by Census Block Group.



Graph 2-2

Median Age by Block Group in Essex County, VA



Source: U.S. Census Bureau. "Median Age by Sex." American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B01002, 2022, [https://data.census.gov/table/ACSDT5Y2022.B01002?t=Age and Sex&g=050XX00US51057\\$1500000](https://data.census.gov/table/ACSDT5Y2022.B01002?t=Age and Sex&g=050XX00US51057$1500000). Accessed on March 19, 2024.

Prepared by the Essex County GIS Department
March 19, 2024

The data are based on a sample and are subject to sampling variability

Jenks Natural Breaks classification method was used to group the data; it maximizes the between-group differences while minimizing the within-group differences



Map 2-3

Table 2-2 Population Age Distribution

Age	Number	Percentage	Age	Number	Percentage
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<u>Under 19 years</u>	<u>2,740</u>	<u>24.5%</u>	<u>55 to 59 years</u>	<u>831</u>	<u>7.5%</u>
<u>20 to 24 years</u>	<u>625</u>	<u>5.6%</u>	<u>60 to 64 years</u>	<u>821</u>	<u>7.4%</u>
<u>25 to 34 years</u>	<u>1,162</u>	<u>10.4%</u>	<u>65 to 74 years</u>	<u>1,078</u>	<u>9.6%</u>
<u>35 to 44 years</u>	<u>1,344</u>	<u>12%</u>	<u>75 to 84 years</u>	<u>621</u>	<u>5.6%</u>
<u>45 to 54 years</u>	<u>1,692</u>	<u>15.4%</u>	<u>85 years and over</u>	<u>237</u>	<u>2.1%</u>

U.S. Census Bureau, American Fact Finder 2007-2011

Table 2-4 shows population growth in relation to housing units. Housing remains a critical issue and having access to adequate housing is important to all demographic groups. Even if the population remains stable, the numbers of housing units may need to increase in order to maintain a healthy housing supply.

Table 2-4: Population and Housing

	2010	2011	<u>2012-2022</u>
Housing (units)	5761	5770	<u>5778-5812</u>
Population	9,989	11,233	<u>11,884-10,630</u>

U.S. Census Bureau, American Fact Finder 2007-2011, U.S. Census, 2023

Table 2-4 gives projected age distribution of the Essex population and projections. The County population aged somewhat during the period. A corresponding modest reduction in the school age population was also evident throughout the same period. These trends suggest County programs may at some point require redirection in meeting the special needs (health care/transportation) of an older population.

The elderly (over 65 years of age) comprise 17.23.5% percent of the County's population and reflects the fact that people live longer, and families retire or pre-retire to the Essex County waterfront. There is a significant decrease in the number of children under 5 due to the aging population as well. The 20-24 age group is significantly low due to out migration as a result of migration education and job opportunities. The 45-54 age group decreases significantly due to migration and aging population.

Table 2-4A provides a population trend projection over an approximately twenty-year period showing a breakdown by age group. This table begins with numbers from the 2010 census and the 2020 census with expected population numbers from the UVA Weldon Cooper Center Demographic Study to provide a 2030 expected population age matrix. These numbers assist in understanding how the makeup of the county changes when certain age groups decline while others increase and how this may affect the need for county services and infrastructure.

Table 2-4A Population Projections by Age

	2011	2020	2030
Total	11,151	11,884-10,602	12,479-9,903
Under 5	649	602-501	646-466
5-19 years	2091	2,167-2,293	1,841-1,504
20-24 years	625	517-599	649-476
25-44 years	2506	2,766-1,832	2,911-2,039
45-54 years	1692	1,495-1,662	1,443-1,099
55-64 years	1652	1,778-1,726	1,581-1,361
65-74 years	1078	1,576-1,506	1,702-1,621
75-84 years	621	740-656	670-1,048
85 and greater	237	243-328	186-289

U.S Census Bureau, American Fact Finder 2007-2011, Census 2020, UVA Weldon Cooper Center 2023

Figure 2-1 Table 2-5 shows the makeup of households in Essex County. The numbers indicate that 67% of households in Essex County are parents with dependents living at home. 46 % are married couples with dependents at home while 33% of households have no dependents living at home. More than 27% of households have one member. Almost 21% of household have a single parent. 30% of households have children under 18, 30 % of households with individuals 65 and over. The numbers indicate that with an estimated 4,258 households in the county, over 2,658 families call those households home for a rate of 62% family occupied households with an average family size of 3.13 individuals.

Table 2-5 Households by size and type

Table 2-5A Household structures occupied by dwelling type.

Essex County, Virginia				
	Total		Married-couple family household	
Label	Estimate	Margin of Error	Estimate	Margin of Error
1-unit structures	71.0%	±4.6	75.4%	±6.0
2-or-more-unit structures	12.2%	±3.2	5.9%	±4.4
Mobile homes and all other types of units	16.8%	±3.3	18.6%	±5.8
HOUSING TENURE				
Owner-occupied housing units	65.4%	±5.4	71.0%	±7.4
Renter-occupied housing units	34.6%	±5.4	29.0%	±7.4

Figure 2-1 Distribution of Households and Families

Total households	4,517	100.0
Family households (families)	3,028	67.0
With children under 18 years	1,130	25.0
Husband-wife family	2,093	46.3
With children under 18 years	641	14.2
Single-parent householder	702	20.7
With children under 18 years	489	10.8
Nonfamily households	1,489	33.0
Householder living alone	1,235	27.3
65 years and over	168	3.7
65 years and over	326	7.2
Households with individuals under 18 years	1,370	30.3
Households with individuals 65 years and over	1,372	30.4
Average household size	2.43	(X)
Average family size	2.92	(X)

U.S. Census Bureau, American Fact Finder 2007-2011

Table 2-5-6 shows a breakdown of educational attainment among county citizens with the maximum educational attainment indicated by grade level, credential, or degree. while 91% of the 25-34 population has obtained a high school education or equivalent, only 12 % have a college degree. This pattern is consistent throughout the age groups. This pattern shows that a low percentage of the population is college educated.

Table 2-5-6 Population Educational Attainment

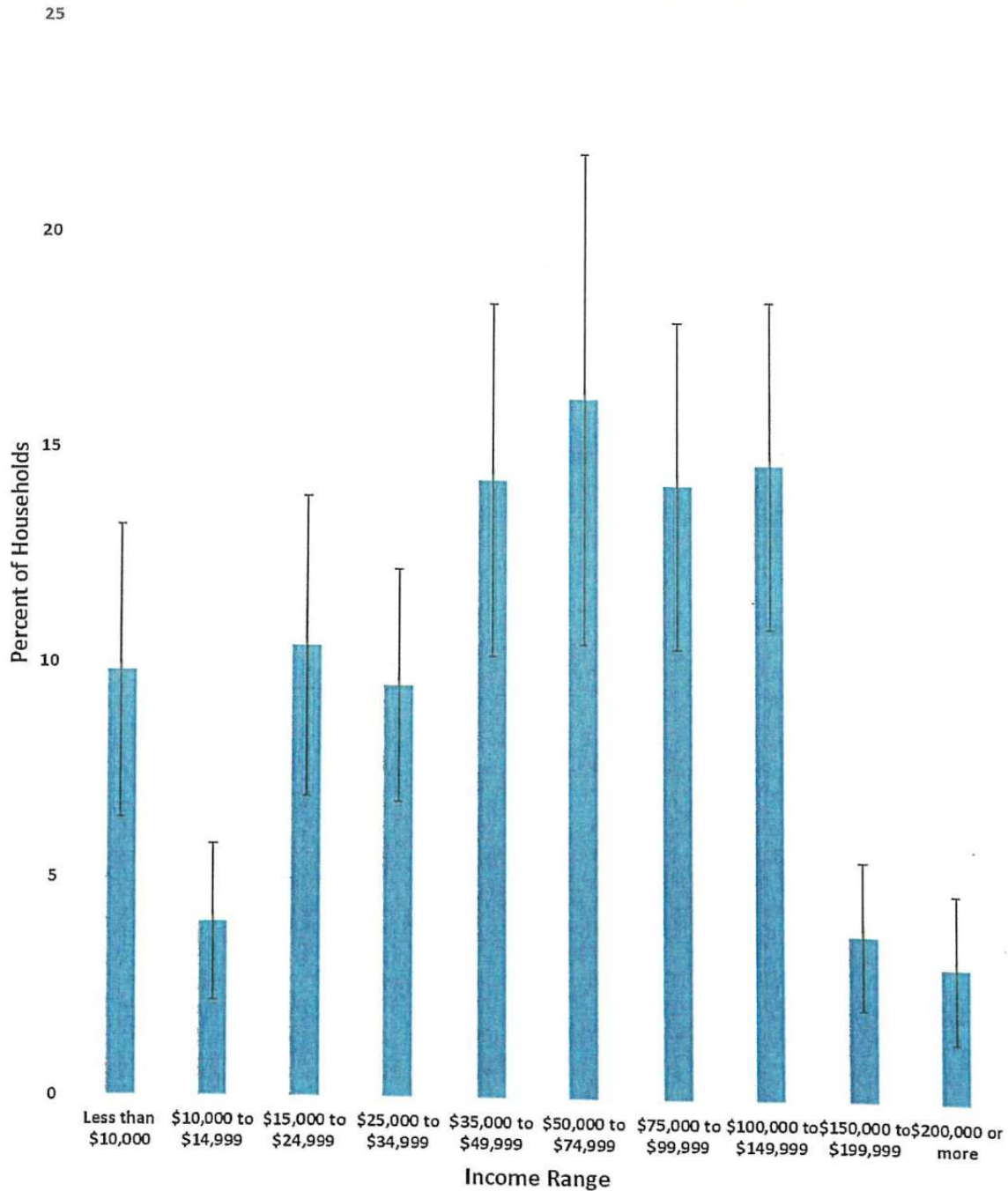
Age	18 to 24	25 to 34	35 to 44	45 to 64	65 & over
Total	1,114	787	1,534	3,318	1,910
High school or equivalent (GED)	35.1	91.2	84.7	81.9	65.5
Some College or Associates	34.3				
Bachelor's Degree	7.6	12.1	13.1	19.4	14.8

New table 2-6 (insert)

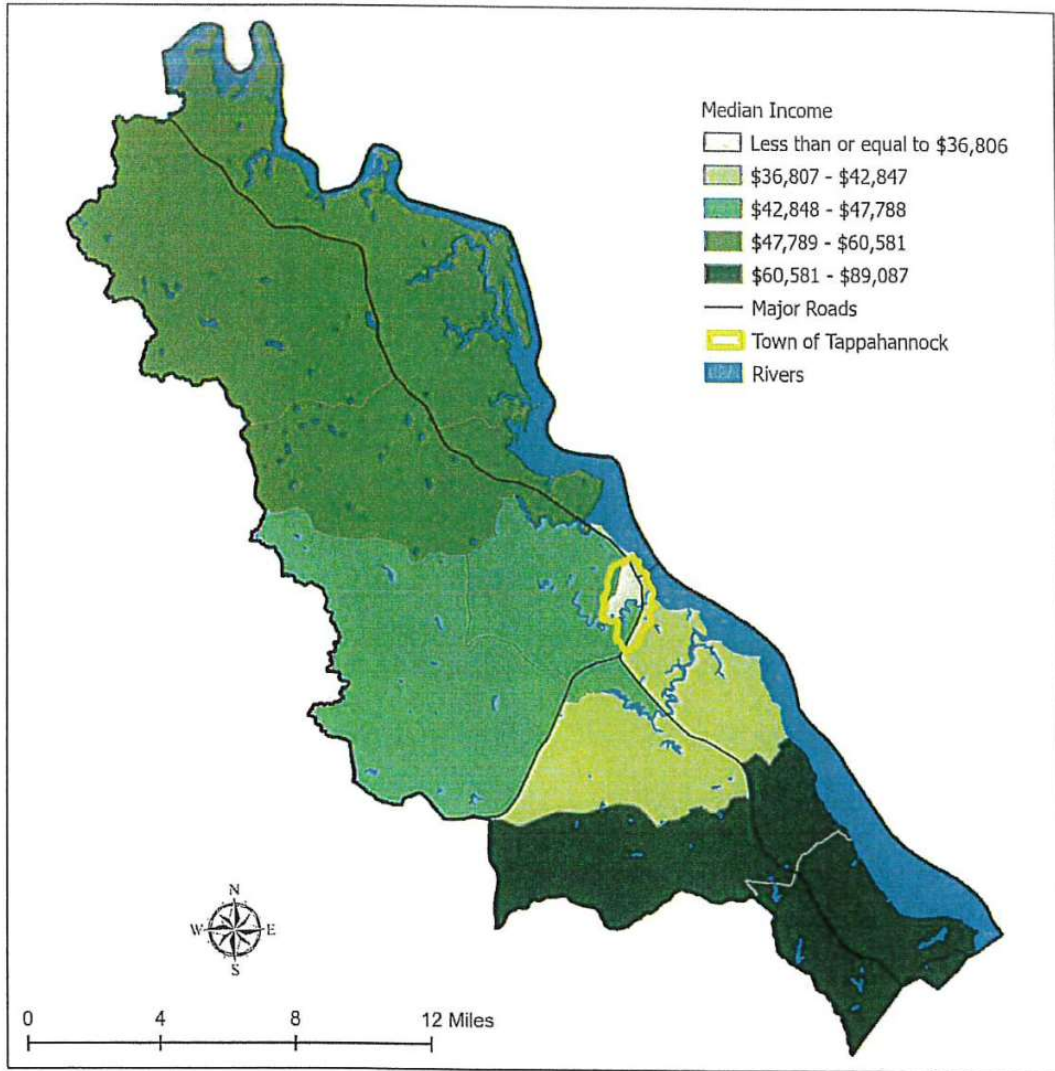
	Essex County, Virginia	
Label	Estimate	Margin of Error
Total:	7,710	±185
No schooling completed	165	±81
Nursery school	6	±8
Kindergarten	0	±21
1st grade	0	±21
2nd grade	0	±21
3rd grade	2	±3
4th grade	3	±6
5th grade	0	±21
6th grade	23	±24
7th grade	58	±43
8th grade	189	±85
9th grade	125	±75
10th grade	332	±98
11th grade	300	±142
12th grade, no diploma	138	±77
Regular high school diploma	2,508	±365
GED or alternative credential	293	±110
Some college, less than 1 year	747	±236
Some college, 1 or more years, no degree	1,252	±221
Associate's degree	388	±149
Bachelor's degree	779	±177
Master's degree	318	±112
Professional school degree	42	±35
Doctorate degree	42	±34

Figure Graph -2-7 is titled that average household income in Essex County is \$44, 581 with more than 26% of families living below the median income. Nonfamily household median income is only \$25, 949 with 47% of nonfamily households living below the median income for their category. Nonfamily households compose 33% of the household population. Estimated Percent of Households at Different Income Brackets. This graph displays the different income brackets and illustrates how many households fit within each bracket.

Estimated Percent of Households at Different Income Brackets
out of 4,258 ± 217 Total Households



Median Income by Block Group in Essex County, VA



Source: U.S. Census Bureau, 2017-2021 American Community Survey 5-Year Estimates

Table B19013: Median Household Income in the Past 12 Months (in 2021 Inflation-Adjusted Dollars)

Prepared by the Essex County GIS Department
June 29, 2023

The data are based on a sample and are subject to sampling variability.

Jenks Natural Breaks classification method was used to group the data; it maximizes the between-group differences while minimizing the within-group differences.



Gender Distribution in Graphical Form, Map

Gender Ratio by Block Group in Essex County, VA

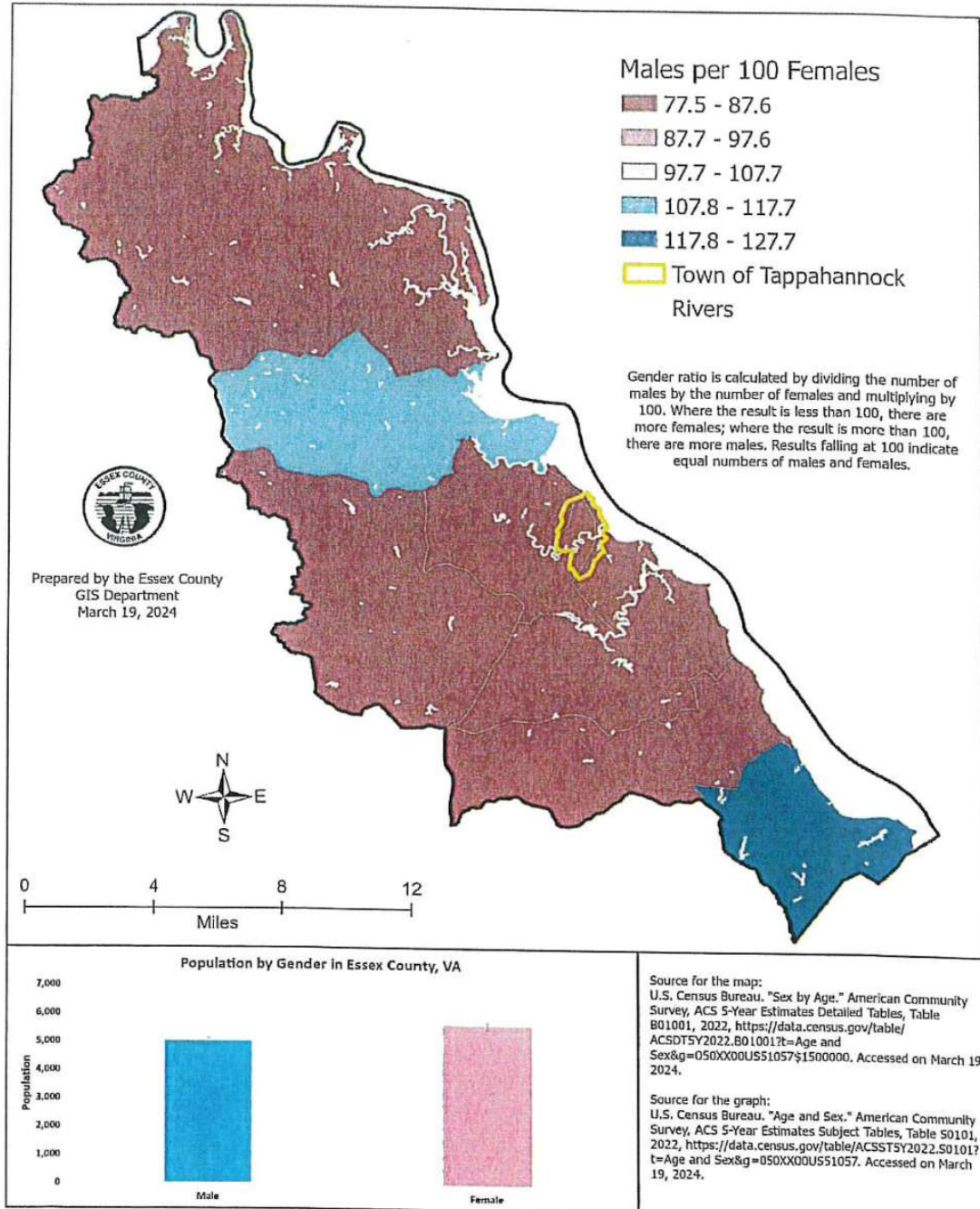


Figure 2-2 Household Income Distributions

	<u>Household</u>	<u>Families</u>	<u>Married-couple</u> <u>families</u>	<u>Nonfamily</u> <u>households</u>
	<u>Estimate</u>	<u>Estimate</u>	<u>Estimate</u>	<u>Estimate</u>
Total	<u>4,420</u>	<u>2,899</u>	<u>2,057</u>	<u>1,489</u>
Less than \$10,000	<u>8.1%</u>	<u>4.3%</u>	<u>1.1%</u>	<u>16.6%</u>
\$10,000 to \$14,999	<u>4.4%</u>	<u>1.4%</u>	<u>0.9%</u>	<u>9.9%</u>
\$15,000 to \$24,999	<u>12.1%</u>	<u>9.0%</u>	<u>5.8%</u>	<u>20.6%</u>
\$25,000 to \$34,999	<u>14.8%</u>	<u>11.1%</u>	<u>10.4%</u>	<u>21.2%</u>
\$35,000 to \$49,999	<u>16.1%</u>	<u>19.9%</u>	<u>18.5%</u>	<u>11.8%</u>
\$50,000 to \$74,999	<u>18.5%</u>	<u>20.4%</u>	<u>22.7%</u>	<u>10.8%</u>
\$75,000 to \$99,999	<u>14.1%</u>	<u>17.5%</u>	<u>19.7%</u>	<u>5.7%</u>
\$100,000 to \$149,999	<u>8.2%</u>	<u>11.2%</u>	<u>14.5%</u>	<u>2.0%</u>
\$150,000 to \$199,999	<u>3.4%</u>	<u>4.6%</u>	<u>5.8%</u>	<u>1.2%</u>
\$200,000 or more	<u>0.3%</u>	<u>0.4%</u>	<u>0.6%</u>	<u>0.0%</u>
Median income (dollars)	<u>44,581</u>	<u>52,892</u>	<u>63,856</u>	<u>25,949</u>
Mean income (dollars)	<u>54,377</u>	<u>63,773</u>	<u>N</u>	<u>33,241</u>

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APPENDIX

SECTION TWO-SUPPORTING DATA

2023 U.S. Census Data, POPULATION AGE BREAKDOWN

Essex County, Virginia				
	Total		Percent	
Label	Estimate	Margin of Error	Estimate	Margin of Error
Total population	10,602	*****	(X)	(X)
AGE				
Under 5 years	501	±42	4.7%	±0.4
5 to 9 years	452	±132	4.3%	±1.2
10 to 14 years	549	±147	5.2%	±1.4
15 to 19 years	791	±220	7.5%	±2.1
20 to 24 years	599	±125	5.6%	±1.2
25 to 29 years	470	±141	4.4%	±1.3
30 to 34 years	454	±109	4.3%	±1.0
35 to 39 years	415	±140	3.9%	±1.3
40 to 44 years	493	±152	4.7%	±1.4
45 to 49 years	948	±134	8.9%	±1.3
50 to 54 years	714	±22	6.7%	±0.2
55 to 59 years	728	±167	6.9%	±1.6
60 to 64 years	998	±169	9.4%	±1.6
65 to 69 years	849	±172	8.0%	±1.6
70 to 74 years	657	±171	6.2%	±1.6
75 to 79 years	435	±104	4.1%	±1.0
80 to 84 years	221	±78	2.1%	±0.7
85 years and over	328	±82	3.1%	±0.8
SELECTED AGE CATEGORIES				
5 to 14 years	1,001	±134	9.4%	±1.3
15 to 17 years	347	±112	3.3%	±1.1
Under 18 years	1,849	±98	17.4%	±0.9
18 to 24 years	1,043	±192	9.8%	±1.8
15 to 44 years	3,222	±183	30.4%	±1.7
16 years and over	9,038	±155	85.2%	±1.5
18 years and over	8,753	±98	82.6%	±0.9

U.S. Census Data, 2023, HOUSEHOLDS AND AGE MATRIX

Essex County, Virginia				
	Total		Married-couple family household	
Label	Estimate	Margin of Error	Estimate	Margin of Error
HOUSEHOLDS				
Total households	4,258	±217	1,936	±245
Average household size	2.46	±0.13	2.92	±0.23
FAMILIES				
Total families	2,658	±206	1,936	±245
Average family size	3.13	±0.23	2.92	±0.23
AGE OF OWN CHILDREN				
Households with own children of the householder under 18 years	933	±190	454	±154
Under 6 years only	24.0%	±9.6	35.0%	±16.3
Under 6 years and 6 to 17 years	14.1%	±8.6	5.5%	±6.4
6 to 17 years only	61.8%	±11.2	59.5%	±16.8
Total households	4,258	±217	1,936	±245
SELECTED HOUSEHOLDS BY TYPE				
Households with one or more people under 18 years	25.7%	±4.0	27.9%	±6.9
Households with one or more people 60 years and over	53.5%	±4.4	57.1%	±8.9
Households with one or more people 65 years and over	39.8%	±2.7	(X)	(X)
Householder living alone	34.0%	±4.4	(X)	(X)
65 years and over	16.6%	±3.3	(X)	(X)
UNITS IN STRUCTURE				

U.S. Census Data, 2023, HOUSEHOLD AND FAMILY INCOME BRACKETS

	Essex County, Virginia			
	Households		Families	
Label	Estimate	Margin of Error	Estimate	Margin of Error
Total	4,258	±217	2,658	±206
Less than \$10,000	9.8%	±3.4	3.6%	±2.5
\$10,000 to \$14,999	4.0%	±1.8	2.0%	±1.8
\$15,000 to \$24,999	10.4%	±3.5	6.6%	±3.8
\$25,000 to \$34,999	9.5%	±2.7	14.1%	±4.2
\$35,000 to \$49,999	14.3%	±4.1	16.9%	±4.9
\$50,000 to \$74,999	16.2%	±5.7	15.3%	±6.0
\$75,000 to \$99,999	14.2%	±3.8	18.1%	±5.1
\$100,000 to \$149,999	14.7%	±3.8	12.7%	±4.5
\$150,000 to \$199,999	3.8%	±1.7	5.8%	±2.9
\$200,000 or more	3.1%	±1.7	5.0%	±2.6
Median income (dollars)	52,335	±8,000	62,770	±11,749
Mean income (dollars)	67,229	±5,502	78,119	±7,886
PERCENT ALLOCATED				
Household income in the past 12 months	35.8%	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	36.3%	(X)
Nonfamily income in the past 12 months	(X)	(X)	(X)	(X)

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Estimated Percent of Households at Different Income Brackets, U.S. Census, 2023

Label	Married-couple families		Nonfamily households	
	Estimate	Margin of Error	Estimate	Margin of Error
Total	1,936	±245	1,600	±223
Less than \$10,000	1.8%	±1.6	20.0%	±7.8
\$10,000 to \$14,999	1.2%	±1.1	9.1%	±4.4
\$15,000 to \$24,999	3.0%	±3.5	17.4%	±6.8
\$25,000 to \$34,999	12.2%	±3.9	6.2%	±3.2
\$35,000 to \$49,999	13.1%	±4.7	10.6%	±5.5
\$50,000 to \$74,999	17.9%	±7.8	15.9%	±9.7
\$75,000 to \$99,999	21.1%	±6.5	5.9%	±3.7
\$100,000 to \$149,999	15.6%	±5.4	14.4%	±5.3
\$150,000 to \$199,999	7.7%	±3.6	0.5%	±0.6
\$200,000 or more	6.4%	±3.5	0.1%	±0.2
Median income (dollars)	76,250	±10,179	29,427	±14,781
Mean income (dollars)	N	N	44,236	±5,928
PERCENT ALLOCATED				
Household income in the past 12 months	(X)	(X)	(X)	(X)
Family income in the past 12 months	(X)	(X)	(X)	(X)
Nonfamily income in the past 12 months	(X)	(X)	34.6%	(X)

NEW BUSINESS

Board of Supervisors Directive regarding LaGrange Industrial Park

Mr. Barnes said you just have some comments on this from Mr. Bozman. Mr. Barnes put together a folder with the LaGrange Industrial Park. He gave each Planning Commission

member a file folder with an initial history study with the first application from rezoning from 1993. He also included the minutes from the Board of Supervisors meeting from 1994. The text is going to tell the members a lot about the LaGrange Industrial Park and how it came to be. The next piece of document has documents that go back in time with the road issues. (Copy will be attached). In the meantime, Mr. Barnes is trying to get some of the plats for them. Mr. Barnes said that he wants to get the water agreement between the town and the county.

Chairman Jones said that there are letters from attorneys and several people, and he wanted to know if any of that has been resolved.

Mr. Barnes said that he feels that it is unresolved.

Chairman Jones said that if the issues are unresolved is the Board of Supervisors looking for the Planning Commission to make recommendations to resolve the issues. The harder ones are going to be the right of ways and do they exist.

Commissioner Segar asked the question if this is coming about because of the Bray's arena because of the Harris project that they wanted to put there because it may be opening up a can of worms.

Mr. Barnes said no, that's a fair question to ask.

Mr. Barnes said that a lot of this was triggered by that meeting in last June. Mostly complaints about the Industrial Park. Mr. Barnes said that there is no timeline for this project. You are just to work on it the best you can.

Chairman Jones said that we should be thinking about the goals and objectives about this.

Vice Chairman Stevens asked what the County attorney has to say about this?

Mr. Barnes said he doesn't have anything new from the current County Attorney. If it is not in there, he will give the standing county attorney Sands Anderson what the current thinking is.

Mr. Barnes said that he mentioned it last month but discussed a small utility scale solar project that has been talking to county staff and they want to come before the Planning Commission to do a 2232 determination. Your new Zoning Ordinance allows for a solar project to come for a preliminary plan for a 2232 meeting. 2232 in case you don't know refers to state 15.2-2232 and they include such things as sub stations, and they need to come before the Planning Commission to determine whether the location of that feature is in compliance with the Comprehensive Plan. You make that recommendation and that goes before the board then it goes in a file. Sometimes it can be a public hearing. Some counties make it a public hearing. Mr. Barnes got clarification from the county attorney, and he said yes, this can be just a public meeting where the Planning Commission will meet publicly with the applicant and look over their project and make a recommendation. Then it will come back for a conditional use permit. For the May meeting we might have this small utility scale solar project before you.

Chairman Jones asked if there was anything else.

Commissioner Walters wanted to bring the Planning Commission up to date what was happening with the BZA.

ADJOURN

Having no further discussion, a motion to adjourn was made and seconded. AYES: 6, NAYES: 0, ABSENT:1

David Jones, Chairman