

ESSEX COUNTY BOARD OF ZONING APPEALS
MEETING OF OCTOBER 23, 2025, AT 7:00 P.M.
109 CROSS STREET
TAPPAHANNOCK, VIRGINIA 22560
MINUTES

Present:

Steven Laffoon- Chairman
Stephen Walters – Vice Chairman
Gam Rose
Ed Haile
Ned Stephenson

Absent:

Also Present:

Kelly McKnight – Building and Zoning Office Manager
Brian Barnes - Director of Building and Zoning

Call to Order

Chairman Steven Laffoon called the October 23, 2025, meeting of the Essex County Board of Zoning Appeals to order at 7:00 PM.

Roll Call

Ms. McKnight called the roll. A quorum was met.

Meeting Agenda

Chairman Laffoon asked if there needed to be any changes made to the agenda? None made.

Approval of Minutes

Chairman Laffoon asked if there were any changes or modifications to the August 28, 2025 meeting minutes? Mr. Gam Rose made a motion to have the exact verbiage of the old ordinance section 7.2-12 be included in the minutes on page 7 in the August 28, 2025 minutes. Seconded by Mr. Ned Stephenson. AYES: 5 NAYES: 0 ABSENT: 0
The August 28, 2025 meeting minutes will be tabled until next month.

Public Comment

None made

Public Hearing

Application for Zoning Variance # V2500006, submitted by CMH Homes, Inc. for a Front Setback Variance on a property located off VSH 602 (Colinbrook Road) and Tidewater Trail, Tax Map# 60-23, consisting of 1.594 acres. The property is zoned A-2, Agricultural and Forestry, General, and within the *Countryside* Land Use District. The request is for a front setback variance reduced to 57' and 85' respectively (as depicted on submittal site plan) from the requirement of 100' as required by Article IV, Division 2, Section 36.222 of the Essex County Zoning Ordinance, in order to permit the construction of a manufactured home.

Mr. Stephen Walters made a motion to allow them sufficient relief on the 100-foot setback off of Colinbrook Road in order to be able to put in their proposed 28 x 56-foot dwelling as proposed on the plat. No one seconded. Motion failed.

Mr. Gam Rose made a motion that we reject the application. Seconded by Mr. Ned Stephenson. AYES: 4 NAYES: 1 ABSENT: 0

AYES: Gam Rose, Ed Haile, Steven Laffoon, Ned Stephenson
NAYES: Stephen Walters

Old Business

None

New Business

Mr. Stephenson would like to see the minutes of the meeting comply with Robert Rules and be who is here, date, motions made and approved or not. Mr. Rose made a motion that we follow Robert Rules. Chairman Steven Laffoon said that we answer to the Judge not the County. Mr. Rose changed the motion to follow Robert Rules of order with the stipulation that each such presentation of minutes incorporate or reference to the audio recording of the proceedings. Seconded by Mr. Stephenson. AYES: 5 NAYES: 0 ABSENT: 0

Adjournment

Mr. Rose made a motion to adjourn the meeting. Seconded by Mr. Walters. Meeting adjourned at 8:25PM.

Steven Laffoon – Chairman

*This meeting has been recorded and is available for more in depth details.