



Mathews County Planning Commission

Thursday, November 10, 2022 at 7:00 PM

MINUTES

1. CALL TO ORDER

AT A JOINT PUBLIC HEARING OF THE BOARD OF SUPERVISORS AND PLANNING COMMISSION OF MATHEWS COUNTY, VIRGINIA, HELD IN THE MATHEWS COUNTY HISTORIC COURTHOUSE ON NOVEMBER 11, 2022 AT 7:00 PM.

Board of Supervisors

Members Present: Paul Hudgins, Chair
Jackie Ingram, Vice Chair
Mike Walls

Members Absent: Melissa Mason
Dave Jones

Planning Commission

Members Present: Billy Cook, Chair
Doug Wilton, Vice Chair
Frances Minor
Dan Hill
Paul Logan
Donald Morgan
Harry Meeks

Members Absent:

Also Present: James Knighton, Director of Planning, Zoning & Wetlands
Heather Thomas, Wetlands/Marine Coordinator and Zoning Technician

THE MEETING WAS CALLED TO ORDER BY THE CHAIRMAN OF THE BOARD OF SUPERVISORS, FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

The invocation was given.

4. ROLL CALL OF THE BOARD OF SUPERVISORS AND PLANNING COMMISSION

Mrs. Thomas called roll and a quorum was present.

5. REVIEW OF PUBLIC HEARING PROCEDURE

Mr. Hudgins reviewed the public hearing procedures.

6. PUBLIC HEARINGS

- 6.A. Application 4-ZA-22:** Text amendment to the zoning ordinance, §175-15.22 (A), initiated by a motion of the Planning Commission, to clarify the regulations on open dumps to not allow open dumps to be placed in front of a primary structure.

Mr. Knighton read the staff report. Mr. Hudgins asked if there were any questions. Mr. Hill asked if this is requiring anyone that has a visible open dumb to screen it. Mr. Knighton answered that this would not allow for open dumps anywhere as long as they were screened.

Mr. Hudgins asked for speakers for, against or neither. There were none.

The Board members and Commissioners had no further comments or questions.

The public hearing was closed.

- 6.B. Comprehensive Plan Amendment:** Comprehensive Plan amendment, to modify the Public Facilities and Service section (page 68) of Mathews County Comprehensive Plan to provide greater detail for the siting of solar facilities.

Mr. Knighton read the staff report. Mr. Hudgins asked if the Board members or Commissioners had any questions. There were none.

Mr. Hudgins asked for speakers for, against or neither that would like to speak. There were none.

Mr. Hill made a statement on the use of the land being used to attract businesses that would employ more than a solar farm would. Several Board members and commissioners agreed with him.

The public hearing was closed.

- 6.C. Application 1-RZ-21:** Request from Rhetson Companies, LLC to amend proffer condition (1) to modify the conceptual plan dated April 29, 2021 removing the “Mutli-Family Residential” and “Commercial” portions of the April 29, 2021 conceptual plan and adding a “Retail” portion along Twiggs Ferry Rd. per Section 175-19.9 (A) of the Mathews County Zoning Ordinance for Tax Map 9-A-3, 1909 Buckley Hall Rd. This parcel is in the Business-2 (B2) district with a density of 25,000 square feet or more.

Mr. Knighton read the staff report.

Mr. Hudgins asked if the Board members or Commissioners had any questions.

Mr. Walls made a statement about Dollar General's willingness to come back with the requested changes. Mr. Wilton asked about the location change and the removal of the residential plans. Mr. Hudgins addressed the location change and Rhetson Company making the requested changes. Mr. Hill asked a question about one of the retail options that was proffered. Mr. Logan thanked the Rhetson Company for fixing an issue the homeowners of Dixie subdivision had.

Mr. Knighton informed them that the Rhetson Company would be back with a conditional use permit in December if this is approved.

John Parker, Rhetson Company, applicant

Mr. Wilton asked about future development. Mr. Parker described some ideas about flexible small business space and future retail. Mr. Walls asked Mr. Parker to thank the Rhetson Company for brining forward what was requested. Mr. Parker listed the businesses they partner with.

Mr. Hudgins asked if there were speakers for or against the application. There were none.

Mr. Hudgins asked for speakers neither for or against.

Bonnie Meeks, Cobbs Creek

Ms. Meeks asked for the timeframe of construction after ground was broken. Mr. Parker answered approximately 160 days.

Jackie Wilton, Hallieford

Mrs. Wilton asked about the septic and drainfield and whether it has been discussed with the Army Corp of Engineers. She inquired about where the meat would be coming from. Mr. Parker answered her questions.

Mr. Hudgins asked for final comments from the Board members and Commissioners. There were none.

The public hearing was closed.

7. ADJOURNMENT OF THE BOARD OF SUPERVISORS

MOTION: On Motion of Mr. Walls to adjourn, seconded by Mrs. Ingram, the Mathews County Board of Supervisors voted 3-0-0 as follows:

Roll Call Vote:

Jackie Ingram, Vice Chair - Aye

Mike Walls, Supervisor - Aye

Paul Hudgins, Chairman - Aye

8. PLANNING COMMISSION CALLED TO ORDER

Mr. Cook called the Planning Commission to order.

9. APPROVAL OF MINUTES

9.A. October 11th, 2022 Meeting

MOTION: On Motion to approve the minutes by Mr. Wilton, seconded by Mr. Morgan, the Mathews County Planning Commission voted 7-0-0 as follows: Seven - aye; Zero- nay;

Roll Call Vote:

Billy Cook, Chair - Aye

Doug Wilton, Vice Chair - Aye

Frances Minor, Member - Aye

Dan Hill, Member - Aye

Donald Morgan, Member - Aye

Harry Meeks, Member - Aye

Paul Logan, Member - Aye

10. COMMITTEE REPORTS

11. PLANNING DIRECTOR'S REPORT

Mr. Knighton updated the Commissioners on the approved applications from the last Board of Supervisors meeting.

12. NOTICE OF VARIANCE AND APPEAL

Mr. Knighton informed the Commissioners of an upco

13. PUBLIC COMMENT PERIOD

Mr. Cook reviewed the public comment guidelines.

Mike Walls, Hudgins

Mr. Walls asked that they send all three zoning requests to the board due to the Commissioners preparing for the CIP requests and do not want to see them be delayed. He thanks the Commissioners.

Mr. Cook closed the public comment period.

14. UNFINISHED BUSINESS

15. NEW BUSINESS

15.A. Application 4-ZA-22: Text amendment to the zoning ordinance, §175-15.22 (A), initiated by a motion of the Planning Commission, to clarify the regulations on open dumps to not allow open dumps to be placed in front of a primary structure.

MOTION: On Motion to recommend approval of 4-ZA-22 by Mr. Wilton, seconded by Mr. Hill, the Mathews County Planning Commission voted 7-0-0 as follows: Seven- aye; Zero - nay; to the COMMENT.

Roll Call Vote:

Billy Cook, Chair - Aye

Doug Wilton, Vice Chair - Aye

Frances Minor, Member - Aye

Dan Hill, Member - Aye

Donald Morgan, Member - Aye

Harry Meeks, Member - Aye

Paul Logan, Member - Aye

Ms. Minor asked to clarify what is considered the front yard. Mr. Knighton clarified that.

15.B. Comprehensive Plan Amendment: Comprehensive Plan amendment, to modify the Public Facilities and Service section (page 68) of Mathews County Comprehensive Plan to provide greater detail for the siting of solar facilities.

MOTION: On Motion to recommend approval of option #2 of the comprehensive plan amendment, seconded by Mr. Morgan, the Mathews County Planning Commission voted 7-0-0 as follows: Seven - aye; Zero - nay;

Roll Call Vote:

Billy Cook, Chair - Aye

Doug Wilton, Vice Chair - Aye
Frances Minor, Member - Aye
Dan Hill, Member - Aye
Donald Morgan, Member - Aye
Harry Meeks, Member - Aye
Paul Logan, Member - Aye

Mr. Wilton asked for clarification on whether this would affect residential installment of solar. Mr. Knighton answered that this would not affect residential use due to that being a permitted by right use. Mr. Cook stated that this does not stop them from asking. Mr. Knighton added that they would not pass a 2232 review with the option chosen and would have to request a comprehensive plan amendment prior to a solar plant request.

- 15.C. **Application 1-RZ-21:** Request from Rhetsen Companies, LLC to amend proffer condition (1) to modify the conceptual plan dated April 29, 2021 removing the “Mutli-Family Residential” and “Commercial” portions of the April 29, 2021 conceptual plan and adding a “Retail” portion along Twiggs Ferry Rd. per Section 175-19.9 (A) of the Mathews County Zoning Ordinance for Tax Map 9-A-3, 1909 Buckley Hall Rd. This parcel is in the Business-2 (B2) district with a density of 25,000 square feet or more.

MOTION: On Motion to move 1-RZ-21 to the beginning of the agenda by Mr. Morgan, seconded by Mr. Meeks, the Mathews County Planning Commission voted 7-0-0 as follows: Seven- aye; Zero - nay;

Roll Call Vote:
Billy Cook, Chair - Aye
Doug Wilton, Vice Chair - Aye
Frances Minor, Member - Aye
Dan Hill, Member - Aye
Donald Morgan, Member - Aye
Harry Meeks, Member - Aye
Paul Logan, Member - Aye

MOTION: On Motion to recommend approval of amending 1-RZ-21 by Mr. Hill, seconded by Mr. Logan, the Mathews County Planning Commision voted 7-0-0 as follows: Seven - aye; Zero - nay;

Roll Call Vote:
Billy Cook, Chair - Aye
Doug Wilton, Vice Chair - Aye
Frances Minor, Member - Aye
Dan Hill, Member - Aye
Donald Morgan, Member - Aye
Harry Meeks, Member - Aye
Paul Logan, Member - Aye

Mr. Cook asked if the Commissioners had any questions for Mr. Knighton. There were none.

Mr. Cook asked if the Commissioners had any questions for Mr. Parker. Mr. Meeks commended

Mr. Parker on coming back with the requests given and the opportunity. Mr. Logan asked that they do another community meeting to address all the changes made. Mr. Parker answered questions.

15.D. Adoption of Proposed By-Laws

MOTION: On Motion to approve the amended by-laws by Mr. Wilton, seconded by Mr. Morgan, the Mathews County Planning Commission voted 7-0-0 as follows: Seven - aye; Zero - nay;

Roll Call Vote:

Billy Cook, Chair - Aye

Doug Wilton, Vice Chair - Aye

Frances Minor, Member - Aye

Dan Hill, Member - Aye

Donald Morgan, Member - Aye

Harry Meeks, Member - Aye

Paul Logan, Member - Aye

16. PLANNING COMMISSION REQUESTS/DIRECTIVES

Mr. Cook asked that a CIP form be sent to all the Commissioners so that they may become familiar it in advance.

17. OTHER MATTERS

17.A. Nominating Committee

Mr. Cook assigned Mr. Morgan and Mr. Meeks to the nomination committee.

18. PLANNING COMMISSION ADJOURN

THERE BEING NO FURTHER BUSINESS, ON A MOTION BY MR. MORGAN AND SECONDED BY MR. HILL , THIS MEETING WAS DECLARED ADJOURNED.