



Mathews County Planning Commission

Tuesday, September 10, 2024 at 7:00 PM

MINUTES

1. CALL TO ORDER

The meeting was called to order by the Chair at 7:00 pm

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

The invocation was provided by Mr. Wilton

4 ROLL CALL / ESTABLISHMENT OF A QUORUM

.

Committee Members Present:	Chairperson Billy Cook Vice-Chair Harry Meeks Member Donald Morgan Member Julian Wilton Member Frances Minor Member Byron Rauch Member James Meade
Committee Members Absent:	
Staff Present:	Ramona Wilson, County Administrator Judi Green, Senior Executive, Deputy Clerk

5. APPROVAL OF MINUTES

5.A. July 16th, 2024 Meeting Minutes

MOTION: On Motion of James Meade, seconded by Doug Wilton, the Mathews County Planning Commission voted 7-0-0 as follows: Billy Cook, Jr., Harry Meeks, Donald Morgan, Julian Wilton, Frances Minor, Byron Rauch, James Meade - aye; None - nay; to Approve the minutes as presented.

Roll Call Vote:
Billy Cook, Chair - Aye

Harry Meeks, Vice Chair - Aye
Doug Wilton, Member - Aye
Frances Minor, Member - Aye
Byron Rauch, Member - Aye
Donald Morgan, Member - Aye
James Meade, Member - Aye

6. PUBLIC COMMENT PERIOD *Opportunity for Citizen Comments and Questions regarding matters which do not violate public hearing legal requirements*

There were no Public Comments

7. PUBLIC HEARINGS AND REVIEW OF PROCEDURES

Ramona Wilson, County Administrator, read the Public Hearing Procedures.

7.A. Application #8-CUP-24: Request by WLGEPP Valley View, A Virginia Business Trust, Property Owners and Mathews Solar 1 LLC, for a Conditional Use Permit pursuant to Section §175-5.3 B (28) of the Mathews County Zoning Ordinance, to allow a small-scale solar facility, which is classified as a utility use, major. The subject property is located at 8444 Buckley Hall Road, Mathews, VA 23109. The property is identified as Tax Map Parcels 16-A-26 & 16-1-1 and is zoned Rural (R-U).

Application #8-CUP-24: Withdrawn by Applicant

7.B. Application #9-CUP-24: Request by Richard and Judy Gayle, Property Owners and Mathews Solar 2, LLC., Applicant, for a Conditional Use Permit pursuant to Section §175-5.3 B (28) of the Mathews County Zoning Ordinance, to allow a small-scale solar facility, which is classified as a utility use, major, The subject property is located off Church Street, Mathews, VA 23109. The property is identified as Tax Map Parcels 20-A-74 & 20-9-3 and zoned Rural (R-U) and B2.

Application #9-CUP-24: Withdrawn by Applicant

7.C. Application #10-CUP-24: Request by Elizabeth M. Tatterson, Norman Merritt, III, Property Owners and Trudy L. Flippin, Applicant, for a Conditional Use Permit pursuant to Section §175-5.3 (7) of the Mathews County Zoning Ordinance, to allow the applicant to reside in the existing residence and operate a portable toilet rental business. The subject residence is located at 15967 John Clayton Memorial Highway, Mathews, VA 23109 and the existing garage is located at 15987 John Clayton Highway, Mathews, VA 23109. The property is identified as Tax Map Parcels 14-A-28 & 14-2-5A and zoned Rural (R-U).

Tom Bowen

Planning Commission Liaison

Mathews, VA

Correction on page 149 of packet (hours of operation should be 7:00 am - 9:00 pm, 7 days a week)

Corrections on page 151 of packet (On-site cleaning) waste will be disposed of *off site*, toilets will be sanitized *onsite*.

Rick Carson

Onemo, VA

I am a neighbor of the applicant, and said they do a wonderful job of keeping equipment clean and organized.

MOTION: On Motion of Donald Morgan, seconded by Doug Wilton, the Mathews County Planning Commission voted 7-0-0 as follows: Billy Cook, Jr., Harry Meeks, Donald Morgan, Julian Wilton, Frances Minor, Byron Rauch, James Meade - aye; None - nay; to Approve Application #10CUP-24 with amendments.

Roll Call Vote:

Billy Cook, Chair - Aye

Harry Meeks, Vice Chair - Aye

Doug Wilton, Member - Aye

Frances Minor, Member - Aye

Byron Rauch, Member - Aye

Donald Morgan, Member - Aye

James Meade, Member - Aye

- 7.D. **Application 2-ZA-24:** Text amendment to the Mathews County Zoning Ordinance, §175-15.28 (B) Special Regulations for Short-Term Vacation Rentals, initiated by a motion of the Planning Commission.

Ramona Wilson, County Administrator, read the staff report for Application 2-ZA-24.

MOTION: On Motion of Byron Rauch, seconded by James Meade, the Mathews County Planning Commission voted 3-4-0 as follows: Donald Morgan, Byron Rauch, James Meade - aye; Billy Cook, Jr., Harry Meeks, Julian Wilton, Frances Minor - nay; to Table the application. The motion failed.

Roll Call Vote:

Billy Cook, Chair - Nay

Harry Meeks, Vice Chair - Nay

Doug Wilton, Member - Nay

Frances Minor, Member - Nay

Byron Rauch, Member - Aye

Donald Morgan, Member - Aye

James Meade, Member - Aye

MOTION: On Motion of Frances Minor, seconded by Doug Wilton, the Mathews County Planning Commission voted 4-3-0 as follows: Donald Morgan, Byron Rauch, James Meade - Nay; Billy Cook, Jr., Harry Meeks, Julian Wilton, Frances Minor - Aye; to Approve the Text Amendment for Application 2-ZA-24, §175-15(B) as amended.

Roll Call Vote:

Billy Cook, Chair - Aye

Harry Meeks, Vice Chair - Aye

Doug Wilton, Member - Aye

Frances Minor, Member - Aye

Byron Rauch, Member - Nay

Donald Morgan, Member - Nay

James Meade, Member - Nay

8. UNFINISHED BUSINESS

Nothing to Report

9. NEW BUSINESS

9.A. CIP Update

Facilities Manager Tim Tillage provided an update on CIP projects (attached)

10. COMMITTEE REPORTS

Nothing to Report

11. PLANNING DIRECTORS REPORT

Open positions are still being advertised, we will be interviewing an applicant for the Planners position.

12. NOTICE OF VARIANCE AND APPEAL

There are no new applications. We will be presenting two applications to the Board of Zoning Appeals at the next meeting.

13. PLANNING COMMISSION REQUESTS/DIRECTIVES

Mr. Morgan asked about Solar Projects and if they were removed from the Comprehensive Plan and Ms. Wilson verified it had been removed by the Board of Supervisors.

14. PUBLIC COMMENT PERIOD *Opportunity for Citizen Comments and Questions regarding matters which do not violate public hearing legal requirements*

There were no speakers at this time.

15. OTHER MATTERS

Nothing to Re

16. ADJOURN

MOTION: On Motion of Donald Morgan, seconded by Julian Wilton, the Mathews County Planning Commission voted 7-0-0 as follows: Billy Cook, Jr., Harry Meeks, Donald Morgan, Julian Wilton, Frances Minor, Byron Rauch, James Meade - aye; None - nay; to Adjourn.

Roll Call Vote:

Billy Cook, Chair - Aye

Harry Meeks, Vice Chair - Aye

Doug Wilton, Member - Aye

Frances Minor, Member - Aye

Byron Rauch, Member - Aye

Donald Morgan, Member - Aye

James Meade, Member - Aye