



Mathews County Planning Commission

Regular Meeting

Historic Courthouse

27 Court Street, Mathews, VA 23109

Tuesday, December 10, 2024 at 7:00 PM

AGENDA

The packet has been regenerated to add corrected minutes and the Staff Report for Application 3-ZA-24

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. INVOCATION**
- 4. ROLL CALL / ESTABLISHMENT OF A QUORUM**
- 5. APPROVAL OF MINUTES**
 - 5.A. November 12th, 2024 Meeting Minutes
 1. November Meeting Minutes DRAFT
- 6. PUBLIC COMMENT PERIOD**
- 7. PUBLIC HEARING AND REVIEW OF PUBLIC HEARING PROCEDURE**
 - A. Public Hearing Procedures
 - B. **Application #11-CUP-24:** Request by WLGEPP Valley View, A Virginia Business Trust, Property Owners and Mathews Solar 1 LLC (Applicant-Leaseholder), for a Conditional Use Permit pursuant to Section §175-5.3 B (28), §175-93-(T) and §175-19.12 of the Mathews County Zoning Ordinance, to allow for the construction of a shared solar garden or solar farm, 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 are zoned Rural (R-U).
 - C. **Application #12-CUP-24:** Request by Robert and Judy Gayle, Property Owners and Mathews Solar 2, LLC (Applicant-Leaseholder), for a Conditional Use Permit pursuant to Section §175-5.3 (B) (28), §175-9.3 (T) and §175-19.12 of the Mathews County Zoning Ordinance, to allow for the construction of a shared solar garden, or solar farm, which is classified as a utility use, major, The subject properties are located on Church St, Mathews, VA 23109. The properties are identified as Tax Map Parcels 20-A-74 and 20-9-3 zoned Rural (R-U) and Business 2 (B2), respectively.

- D. **Application #3-ZA-24:** Text amendment to the Mathews County Zoning Ordinance §175-23.4 Telecommunications Facility Structures Permitted by Zoning District, initiated by a motion of the Planning Commission to add zoning district Residential-2 District (R-2) :

§175-23.4. Telecommunications facility structures permitted by zoning district.

A. The following telecommunications facility structure(s) shall be permitted in the Rural District (RU), Residential-1 District (R-1), Residential-2 District (R-2), Business Districts (B-1 and B-2) and Industrial District (I):(1)Alternative support structure.(2)Data pole.

B. The following telecommunications facility structure(s) shall be permitted in the Rural District (RU), Residential-1 District (R-1), Residential-2 District (R-2), Business Districts (B-1 and B-2) and Industrial District (I) subject to all other requirements of this chapter, only upon obtaining a conditional use permit from the Board of Supervisors:(1)Telecommunications tower (including lattice towers, guyed towers and monopole towers).

8. UNFINISHED BUSINESS

9. NEW BUSINESS

9.A. Schedule A Public Hearing To Amend The Major Utility Ordinance §175-23.2(28)

9.B. Nomination for and Election of Chair and Vice-Chair following the procedures stated in Article III of the Planning Commission Bylaws as adopted on April 9th, 2024 (attached)

1. By-Laws 2024 UPDATED

10. PLANNING DIRECTOR'S REPORT

11. NOTICE OF VARIANCE AND APPEAL

12. PLANNING COMMISSION REQUESTS/DIRECTIVES

13. OTHER MATTERS

14. ADJOURN