



Mathews County Planning Commission

Tuesday, April 8, 2025 at 7:00 PM

MINUTES

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

Mr. Julian Wilton gave the invocation.

4 ROLL CALL / ESTABLISHMENT OF A QUORUM

Commissioners Present:	Chairperson Billy Cook Vice-Chair Harry Meeks Member Donald Morgan Member Frances Minor Member Byron Rauch Member James Meade Member Robb Riddle Member Julian Wilton
Commissioners Absent:	
Staff Present:	Judi Green, Senior Executive, Deputy Clerk Bobby Andrade, Director of Planning Kelly Bassford, Administrative Support Tim Bowen, Board of Supervisor, Ex-Officio

5. APPROVAL OF AGENDA

Mr. Riddle motioned to add a discussion of tiny homes to Item 10, New Business, in the Agenda. Mr. Meade seconded the motion and the motion was passed by a vote of eight - aye, none - nay, to add the discussion to the Agenda

MOTION: On Motion of James Meade, seconded by Julian Wilton, the Mathews County Planning Commission voted 8-0-0 as follows: Billy Cook, Harry Meeks, Donald Morgan, Frances Minor, Byron Rauch, James Meade, Robb Riddle, Julian Wilton - aye; None - nay; to Approve the Amended Agenda.

Roll Call Vote:

Billy Cook, Chair - Aye

Harry Meeks, Vice Chair - Aye

Doug Wilton, Member - Aye

Frances Minor, Member - Aye

Robb Riddle, Member - Aye

Byron Rauch, Member - Aye

Donald Morgan, Member - Aye

James Meade, Member - Aye

6. APPROVAL OF MINUTES

6.A. March 11th, 2025 Meeting Minutes

MOTION: On Motion of James Meade, seconded by Julian Wilton, the Mathews County Planning Commission voted 8-0-0 as follows: Billy Cook, Harry Meeks, Donald Morgan, Frances Minor, Byron Rauch, James Meade, Robb Riddle, Julian Wilton - aye; None - nay; to Approve the March 11 2025 Minutes.

Roll Call Vote:

Billy Cook, Chair - Aye

Harry Meeks, Vice Chair - Aye

Doug Wilton, Member - Aye

Frances Minor, Member - Aye

Robb Riddle, Member - Aye

Byron Rauch, Member - Aye

Donald Morgan, Member - Aye

James Meade, Member - Aye

7. PUBLIC COMMENT PERIOD *(One opportunity of 3 minutes per speaker)*

Mr. Richard Hicks

North, Va

Spoke against rezoning minimum land parcel sizes from 5 acres to 2.5 acres.

8. PUBLIC HEARINGS *Review of Public Hearing Procedure*

8.A. **Zoning Text Amendment # 202500046**-Modify the definition of Major Utility Use in §175-2.2 to add that ground mounted solar farms/solar arrays are excluded from the definition.

Director Andrade read his Staff Report. The Commission discussed the proposed amendment.

Chair Cook advised that the County Attorney had reviewed the proposed amendment and did not see any issues with it.

MOTION: On Motion of Byron Rauch, seconded by Donald Morgan, the Mathews County Planning Commission voted 6-2-0 as follows: Billy Cook, Harry Meeks, Donald Morgan, Frances Minor, Byron Rauch, Julian Wilton - aye; James Meade, Robb Riddle - nay; to approve Zoning Text Amendment #202500046.

Roll Call Vote:

Billy Cook, Chair - Aye

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

9. UNFINISHED BUSINESS

10. NEW BUSINESS

Chair Cook presented a request for the Commission to form a committee to study the need for smaller, more affordable housing in Mathews. Mr. Riddle, Ms. Minor and Mr. Meade volunteered to study the issue as a task group.

11. PLANNING DIRECTOR'S REPORT *Notice of Variance and Appeal*

Director Andrade reported that there were a couple of potential Conditional Use Permit issues coming up next month, one involving an equine facility and another for an event venue.

12. PLANNING COMMISSION REQUESTS/DIRECTIVES

Chair Cook requested that Mr. Andrade present all out-of-compliance CUPs.

13. PUBLIC COMMENT PERIOD *(One opportunity of 3 minutes per speaker)*

Mr. Hicks

North Va

Expressed his belief that housing in Mathews County is affordable.

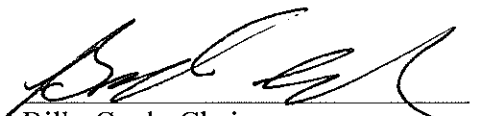
Tom Bowen, Citizen

Mathews County, Va

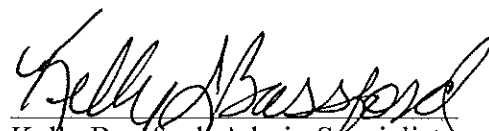
Suggested that the County pursue funding for municipal public water, particularly from the Health Dept., in order to make the County more attractive to home and business growth.

14. ADJOURN

MOTION: On Motion of Donald Morgan, seconded by Byron Rauch, the Mathews County Board of Supervisors voted 8-0-0 as follows: Billy Cook, Harry Meeks, Donald Morgan, Frances Minor, Byron Rauch, James Meade, Robb Riddle, Julian Wilton - aye; None - nay; to Adjourn the April 8th Planning Commission Meeting.



Billy Cook, Chair



Kelly Bassford, Admin Specialist