



Mathews County Planning Commission

Tuesday, January 14, 2025 at 7:00 PM

MINUTES

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

3.A. Mr. Wilton gave the Invocation

4 ROLL CALL / ESTABLISHMENT OF A QUORUM

Commissioners Present:	Chairperson Billy Cook Vice-Chair Harry Meeks Member Donald Morgan Julian Wilton Member Frances Minor Member Byron Rauch
Commissioners Absent:	James Meade
Staff Present:	Judi Green, Senior Executive, Deputy Clerk Bobby Andrade, Director of Planning Joshua Bartlett, Planner Kelly Bassford, Administrative Support Specialist

On Motion of Mr. Rauch, Seconded by Mr. Morgan, to approve amending the agenda to add the line item for Second Public Comment to 11A.

The commission voted 6-0-0 as follows: Harry Meeks, Donald Morgan, Julian Wilton, Frances Minor, Byron Rauch, Billy Cook - Aye, None - Nay; to approve adding line item to agenda line 11A.

5. APPROVAL OF MINUTES

5.A. December 10th, 2024 Meeting Minutes

MOTION: On Motion of Mr. Wilton, seconded by Mr. Rauch, the Mathews County Planning Commission voted 5-0-1 as follows: 5 - aye; None - nay, 1 - Abstain (due to not being present at the December 10th, 2024 Planning Commission Meeting); to Approve of the December 10th, 2024 Planning and Zoning Commission Meeting Minutes.

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 - Abstain

6. PUBLIC COMMENT PERIOD

6.A. Public Comment Guidelines

Mike Walls

Hudgins, VA

Thanked Commissioner Morgan for adding the second citizen comment period.

There being no additional comments from the Public, Chairman Cook closed the Public Comment Hearing.

7. PUBLIC HEARINGS AND REVIEW OF PROCEDURES

Ms. Judi read the Review of the Public Comment Procedures.

7.A. Application #202401231: Request by Mark & Elaine Sopko (Property Owners) and Joseph M. Perdue (Applicant), for a Conditional Use Permit pursuant to Section §175-5.3 (B) (2) of the Mathews County Zoning Ordinance, to allow for a grass field runway, which is classified as an Aviation Facility. The subject property is located at the corner of State Route 14 and Fickle Fen Road, Mathews, VA 23109. The property is identified as Tax Map Parcel 20-A-9 and is zoned Rural (R-U).

Robert Andrade, Director of Planning, read the Staff Report that was included in the packet.

Joe Perdue, Applicant, presented Application #202401231 as found in the packet.

Chair Mr. Cook opened Commissioners Question & Comments. Mr. Morgan asked if there has been input from Mathews Emergency Response to the CUP. Mr. Purdue confirmed that Emergency Response had been consulted in the original CUP, but that there had been no invitation for input to this application. Mr. Morgan suggested that input from Mathews Emergency Response designees should be considered before voting to approve the Application.

Chair Mr. Cook opened the Public Comments Period

Christine Brannan

362 Gales Neck Rd.

Not in favor of the Air Strip

Dana Lawson

688 Fickle Fen Rd.

Not in Favor of Air Strip

Mark Flynn, Attorney,
Mathews
spoke on behalf of several citizens against the Air Strip.

Jennifer Locey
368 Peach Point Rd.
Spoke against the Air Strip

Mark Locey
368 Peach Point Rd.
Spoke against the Air Strip

Trever Locey
368 Peach Point Rd.
Spoke against the Air Strip

Kim Croxton
320 Gales Neck Pl.
Spoke against the Air Strip

Karen Phillips
16644 John Clayton Memorial Hywy
Said that the Loceys had said everything she intended to say, and she abstained from adding anything more.

Samuel Vargas
710 Fickle Fen Rd.
Spoke against the Air Strip

Davids Jones, Citizen
Buckley Hall Road
Spoke against the Air Strip.

Val Pennington
674 Tick Neck Road
Spoke against the Air Strip

Chair Cook called Mr. Purdue to the podium for rebuttal comments. Commissioners had additional questions and comments. Mr. Morgan Motioned to Lay Over the Application to allow the Planning Director Andrade to invite Emergency Management representatives to give their input regarding the Air Strip.

MOTION: On Motion of Donald Morgan, seconded by Julian Wilton, the Mathews County Planning Commission voted 6-0-0 as follows: Billy Cook, Harry Meeks, Donald Morgan, Julian Wilton, Frances Minor, Byron Rauch - aye; None - nay; to Table Application 202401231 until the February, 2025 meeting in order to invite Emergency Management Department Representatives - from Rescue, Fire and Sheriff Departments - to attend and add their input and concerns before voting on the Application,.

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

8. UNFINISHED BUSINESS

8.A. CIP Request

Chair Cook requested the Commission review the CIP Booklet they received. He suggested that a special workshop be set up due to the magnitude and scope of the items outlined in the CIP. The Commission settled on Tuesday, February 4, 2025, at 6:00 pm for the Workshop.

The Planning Director will invite departments who have submitted project funding requests to attend the meeting. Any additional meetings needed after this initial meeting will be TBD.

9. NEW BUSINESS

9.A. Bylaw Update Draft

Chair Cook directed the Commission to page 89 of the Agenda packet and discussed the mark-ups in the Bylaws, focusing on the ability for the Commission to Amend the Agenda at the Commission meeting, with a motion. Various additional edits were discussed, including adding 11A - Opportunity for Citizen Comments (as amended).

MOTION: On Motion of Donald Morgan, seconded by Byron Rauch, the Mathews County Planning Commission voted 6-0-0 as follows: Billy Cook, Harry Meeks, Donald Morgan, Julian Wilton, Frances Minor, Byron Rauch - aye; None - nay; to the Motion to Layover Bylaw edits to next meeting in order to allow for Public Review and Comment.

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

10. PLANNING DIRECTOR'S REPORT

Planning Director Andrade gave a brief, undocumented request seeking to obtain clarity from the Commission regarding wording to Ordinance §175, wherever Utility Major definitions are found, to exclude "ground based solar" from verbiage, but to include "roof based individual structure solar panels". Director Andrade will re-write the application for Ordinance changes and submit it to the Commission for approval prior to being added to the Agenda at a future Planning Commission meeting.

Chair Mr. Cook opened the floor for the Second Public Comments Period.

Mike Walls, Citizen

Hudgins VA

Encouraged the Planning Director to be clear with the verbiage in the CUP to avoid ambiguity that could be misconstrued by the applicant or public regarding this Air Strip application.

11. NOTICE OF VARIANCE AND APPEAL

12. PLANNING COMMISSION REQUESTS/DIRECTIVES

13. ADJOURN

MOTION: On Motion of Mr. Morgan, seconded by Mr. Meeks, the Mathews County Planning Commission voted 6-0-0 as follows: 6 - 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



Billy Cook, Chair



Kelly Bassford, Admin Specialist