



Mathews County Planning Commission

Tuesday, October 14, 2025 at 7:00 PM

MINUTES

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

Chairperson Cook requested a moment of silence in honor of the late Activist, Charlie Kirk.

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:	Bobby Andrade, Director of Planning Joshua Bartlett, Planner Kelly Bassford, Administrative Support Tom Bowen, Board of Supervisor, Ex-Officio

5. APPROVAL OF AGENDA

MOTION: On the motion of Julian Wilton, seconded by Byron Rauch, 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 Agenda.

6. APPROVAL OF MINUTES

6.A. Approval of the September 9th, 2025 Planning Commission Meeting Minutes

MOTION: On the motion of Julian Wilton, seconded by Byron Rauch, 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 September 9th Planning Commission Meeting Minutes.

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

8. PUBLIC HEARINGS *Review of Public Hearing Procedure*

8.A. Application #202500830: Requested by The Towers, LLC & Cellco Partnership (DBA Verizon Wireless (Applicant(s)) and Matthew & Stephanie Lowe (Property Owners) for a Conditional Use Permit pursuant to Section 175-5.3(24) and Section 175, Article 23 of the Mathews County Zoning Ordinance for the purpose of constructing and operating a 195-foot self-supporting monopole telecommunications tower. The property is identified as Tax Map Parcel 4-A-119 and is zoned Rural (RU).

Mr. Andrade presented his Staff Report.

Lisa Murphy,

Zoning Council for Verizon Wireless, explained the purpose and scope of the telecommunications tower project.

Richard Hicks

North, Va spoke in favor of approving the tower.

Judy Rowe

Gwynn, Va, Chairperson of Mathews Broadband Advisory Board, spoke in favor of approving the telecommunications tower.

Member Donald Morgan motioned to approve the application as based on the staff report regulations, the Virginia Dept. of Transportation's regulations and with the amendments that there is a light placed at the top of the tower as a visual aid for aircraft, and that if the tower is no longer in use or is abandoned, the CUP becomes null and void.

MOTION: On the motion of Donald Morgan, seconded by Robb Riddle, the Mathews County Planning Commission voted 0-0-0 as follows: None - aye; None - nay; to Approve CUP 202500830 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 - Aye

Donald Morgan, Member - Aye

James Meade, Member - Aye

Robb Riddle, Member - Aye

- 8.B. **Application #202500831:** Requested by Robert Blake for a Conditional Use Permit pursuant to Section 175-5.3 (B)(27) of the Mathews County Zoning Ordinance to allow for a travel trailer to be occupied for habitation on a temporary basis. The property is identified as Tax Map Parcel 26-A-51 and is zoned Rural (RU).

Director Andrade read the Staff Report for Application 202500831.

David Jones, Citizen

Mathews, Va. a helical anchor could be used in the absence of a foundation.

Richard Hicks

North Va. is this one of those 'tiny homes' you're always so excited about?

MOTION: On the motion of Mr. Rauch, seconded by Mr. Riddle, 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 CUP 202500931 for a 7 year period, removing the requirement for licensing or a perminant foundation.

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

Robb Riddle, Member - Aye

9. UNFINISHED BUSINESS

9.A. Agritourism

Chair Cook agreed with Member Rauch's recommendation that Mr. Rauch and Mr. Wilton, being that their vocation is farming, form a committee for the purpose of determining verbiage that will be appropriate for an Agritourism ordinance. Once this verbiage is approved by the Commission, it will be sent to the County Attorney for approval.

9.B. Ordinance Change - Solar Farms

The Commission reiterated that the amended language should say that ground based solar arrays that are for "off grid" electricity , are prohibited in Mathews Couny, set into writing and approved by the Board of Supervisors and the County Attorney

9.C. Non Compliant CUPs

1. Application 3-CUP-17

2. Application 3-CUP-20

3. Application 3-CUP-18

Planning Director Andrade reported on the Planning Staff's progress with correcting the non-compliant CUPs.

10. NEW BUSINESS

10.A. Abandoned and Vacated Houses in Mathews Report

Chair Cook discussed how obtaining and rehabilitation of abandoned houses in the area could assist in the affordable housing issues facing Mathews County.

11. COMMITTEE REPORTS

11.A. Workforce Housing

Mr. Meade reported the Workforce Housing's latest updates.

11.B. South Bay Haven / Oct 14, 2025 Workshop / Parks & Rec

Commission Member Bryon Rauch motioned, based on feedback from citizens of South Bay Haven Road, that while the park falls within the Comprehensive Plan, the Commission should recommend to the Board of Supervisors to not go forward with any park on the County owned 897 South Bay Haven property.

MOTION: On the motion of Byron Rauch, seconded by Donald Morgan, the Mathews County Planning Commission voted 7-0-1 as follows: Billy Cook, Harry Meeks, Frances Minor, James Meade, Julian Wilton - aye; None - nay; **Robb Riddle** - Abstain; to Approve recommending that the County NOT move forward with the South Bay Haven park.

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

Robb Riddle, Member - Abstain

11.C. HRSD

Chair Cook gave an update on the progress of the HRSD Committee

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

13. PLANNING COMMISSION REQUESTS/DIRECTIVES

Mr. Rauch requested that the Commission begin reviewing the Comprehensive Plan.

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

Mike Walls, Citizen

Mathews, Va. Regarding South Bay Haven - You've made a recommendation, we'll deal with it.

Regarding Solar Farms - I personally would like to see them prohibited in Mathews.. I will fight (ground-based solar farms) to the end.

Dave Jones, Citizen

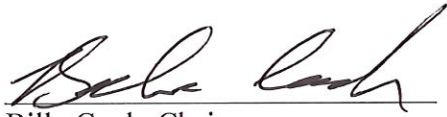
Mathews, Va These solar farms do not benefit the county. I asked the County Attorney to use the word "prohibited" in the ordinance — that makes it clear.

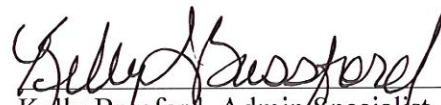
Richard Hicks

North, Va Isn't it interesting that the County Broadband Commission has been subsidizing Breezeline expansion in competition with Verizon. Verizon has been expanding it's service with it's own money.

15. ADJOURN

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


Billy Cook, Chair


Kelly Bassford, Admin Specialist