



Mathews County Planning Commission

Monday, July 19, 2021 at 7:00 PM

MINUTES

1. CALL TO ORDER

AT A JOINT PUBLIC HEARING OF THE BOARD OF SUPERVISORS AND PLANNING COMMISSION OF MATHEWS COUNTY, VIRGINIA, HELD IN THE MATHEWS COUNTY HIGH SCHOOL AUDITORIUM ON JULY 19, 2021 AT 7:00 PM.

Board of Supervisors

Members Present: Mike Rowe, Chair
Paul Hudgins
Jackie Ingram

Members Absent: Amy Dubois, Vice Chair
Melissa Mason

Planning Commission

Members Present: David Rollins, Vice Chair
James Robinson
Billy Cook
Doug Wilton
Brian Russell

Members Absent: Tim Hill, Chair
Dannette Machen

Also Present: Thomas D. Jenkins, Director of Planning & Zoning
James Knighton, Planner/Marine Project Coordinator
Heather Thomas

THE MEETING WAS CALLED TO ORDER BY THE CHAIRMAN OF THE BOARD OF SUPERVISORS, FOLLOWED BY THE PLEDGE OF ALLEGIANCE.

2. PLEDGE OF ALLEGIANCE

3. INVOCATION

There was no invocation given.

4. ROLL CALL OF THE BOARD OF SUPERVISORS AND PLANNING COMMISSION

Mrs. Thomas called the roll and established that a quorum was present.

5. REVIEW OF PUBLIC HEARING PROCEDURE

Mr. Rowe reviewed the procedures for the conduct of public hearings, noting that this would apply to all the public hearings this evening.

6. PUBLIC HEARINGS

6.A. 1-RZ-21: Request to rezone property identified as tax map 9 (A) 3 from Rural to Business-2.

Mr. Rowe asked Mr. Knighton for staff comments. Mr. Knighton read the staff report. Mr. Rowe asked if the board members had any questions for Mr. Knighton. There were none. Tim Trant, attorney for Kauffman & Canoles spoke for the applicant. Mr. Trant went over the purpose of the project and listed the benefits to the community.

Mr. Parker with Rhetson Company introduced himself and gave a brief description of the company. He presented the information about the land, projected use and examples of previous work, provided in a packet he brought and distributed through the audience. He also addressed concerns and questions that were brought up at the community meeting they had previously. Mr. Rowe asked if any board members had questions. Mr. Rollins asked what Mr. Parker considered medium income. Mr. Parker answered \$70,000-80,000 range. Mr. Rollins asked if there were any other commercial venture options they had in mind other than storage facilities in that area. Mr. Parker stated not at this time and that they were fairly certain if this is rezoned they will move forward with it. Mr. Rollins asked if the force main can not be connected would that end the project. Mr. Parker believes that would jeopardize the project but it is almost guaranteed that it will not be an issue. Mr. Cook stated that looking at Mathews citizens, medium income is \$60-70,000 which would put the houses in the \$200-275,000 range. He then asked if they had looked into this. Mr. Parker stated that multifamily, town homes and condos, would fall into that price point. Mr. Cook asked about fire protection and how they would see that working. Mr. Parker stated anything over a certain square footage would require a fire suppression system through building code. Mr. Cook asked about the HRSD pump station location requirements. Mr. Parker answered that they had not went into the civil design yet but usually it is gravity fed into a system then grind fed into the system itself unless there is elevation issues. Mr. Cook asked about the traffic situation. Mr. Parker went over the proposed entrances and exits on the property. Mr. Russell asked if they had been in contact with VDOT. Mr. Knighton stated they had been in contact VDOT. Mr. Hudgins asked if the company would be willing to help with cost if upgrades were needed for HRSD. Mr. Parker gave an example where they have shared or covered the cost of a sanitation upgrade. He also stated they are always realistic of sharing cost. Mr. Wilton asked if they are going to remain the owner once they start building particularly in the case of the apartments and storage facility. Mr. Parker said that in some cases it can be a mix. Mr. Hudgins asked if the storage facilities would be climate controlled. Mr. Parker believes they will not and added that there will could be parking for boats or RVs.

Mr. Rowe asked if there were any that wish to speak in favor of the applicant.

Gerry Thrash, 32 Lightkeeper Ln

Mr. Thrash stated he built Queens Creek Outfitters twenty year ago and was required to obtain a special use permit. He stated the storage facilities and retail were two flaky area of this proposal. He believes they should not build the retail stores until there are businesses committed.

David Jones, 10344 Buckley Hall Rd

Mr. Jones stated he is not against anyone coming legally before the board requesting rezoning for development because it is an integral part of how the county grows. He believes the biggest

question is with HRSD. He has done research on this topic and thinks the decision would be much easier if HRSD would commit to paying for upgrades. Mr. Jones states he has specked out the cost to upgrade around \$22 million dollars. He discussed where the funds should come from, possibilities of what could be built and asked what benefit it would bring to the county.

Bobby Dobson, 1050 Roane Point

Mr. Dawson stated that no tax payer money should be used at this location. He added that low income was not suppose to be there but \$900 a month is low income. He said he wanted to see taxes here not rent to help pay for things we need to do. He stated they spend way too much money on the school. He discussed the traffic patterns.

Mr. Rowe asked if there were any more that wished to speak in favor. There were none. He then asked for those to speak against.

David Callis, 324 Gwynn, VA

Mr. Callis stated that the premise of this discussion implies that Mathews needs something that it does not currently have. He added that people that move here want the quiet and to be left alone. He believes that he can not see the company developing the small piece of land without going vertical with some of it. He has spoken with a lot of people and none of them want subsidized housing. He said that if we add 200 more in population we will have to hire EMS/Fire and he does not want one cent of tax payer money to be in someone else's pocket.

Barbara Van Over, Holland Point Rd

Mrs. Van Over states she is concerned about the aquifer they would be sharing. She said they have very good water in that part of the county which can not be said for other areas. She is concerned what will happen if a large group of people tap into the aquifer. She does not want to pay money for them to make money and opposes the whole thing.

Jimmy Liverman, 123 Edwards Ct

Mr. Liverman asked how a man from North Carolina knows what Mathews County needs. He stated that they can not fill the storage facilities, homes and land that they already have. He added the money needs to be put into the school system.

Ray Mulvany, 1368 Crab Neck Rd

Mr. Mulvany asked if these were rentals or to be sold. Mr. Rowe stated that it is a comment period only. Mr. Mulvany stated that if they are rentals they have to take inconsideration whether children are handicap because the school would have to pay for their residence. He asked they think about the taxpayer implications as well as the burden on the school.

Mr. Rowe asked if there were any more that would like to speak against this. There were none. He asked for final comments from staff. Mr. Jenkins came up to speak.

Mr. Jenkins gave information about HRSD and what has been discussed with them. He also added information they had received from VDOT.

Mr. Rollins stated he would like to get an answer for a question asked by a citizen earlier. He asked if there would be rentals. Mr. Parker stated that at this phase they are intending to make medium income housing and if someone buys one of those and rents it out that would be on the owner. He asked them to keep in mind the proposed use is a conceptual. Mr. Wilton asked who pays for the HRSD expansion. Mr. Jenkins stated the rate payers.

Mr. Rowe closed the public hearing for this application.

6.B. 2-ZA-21: Request to add "concrete batch plant" as permitted use in Industrial (I) District

Mr. Rowe asked Mr. Jenkins for the staff report. Mr. Jenkins read the staff report for 2-ZA-21. Mr. Rowe asked the board if they had any questions. There were none. Mr. Rowe asked the applicant if he would like to speak. Mr. Farmer stated he did not have anything to add. Mr. Rowe asked for speakers for the application.

David Jones, 10344 Buckley Hall Rd

Mr. Jones stated this is a project that he thinks everyone can get behind and the location is good. He believes it is a tax revenue for the county and will bring jobs.

Bobby Dobson, 1050 Roane Point Rd

Mr. Dobson said he sees no problems with this and Mr. Farmer has proven himself business wise.

Mike Walls, Hudgins, VA

Mr. Walls stated he would like to support this amendment. He said we all talk about economic development and this is in the industrial district. He encourages them to approve it 100%.

Mr. Rowe asked if there were anymore that wished to speak for it. There were none. He asked if anyone would like to speak against it. There were none. Mr. Rowe asked if anyone wanted to speak neither for or against it. There were none. He asked Mr. Jenkins if he had any final comments. Mr. Jenkins wanted to make it clear that for both applications the commission has 70 days to consider them and make a recommendation to the board. After that, the board has 100 days to make a decision. Mr. Rollins asked Mr. Jenkins why they decided to do change the amendment instead of obtaining a conditional use permit. Mr. Jenkins stated that there was no definition specifically for this in the ordinance.

Mr. Rowe closed the public hearing

7. ADJOURNMENT OF THE BOARD OF SUPERVISORS

Mr. Rowe adjourned the Board of Supervisors. There was a five minute recess.

8. PLANNING COMMISSION CALLED TO ORDER

THE MEETING WAS CALLED TO ORDER BY THE CHAIRMAN OF THE PLANNING COMMISSION.

9. APPROVAL OF MINUTES

9.A. June 15, 2021 Planning Commission Meeting Minutes

Mr. Rollins states he has given changes to Mrs. Thomas. Mr. Wilton motioned to approve the minutes. Mr. Russell seconded the motion. All in favor. The vote was 5-0 as follows: Mr. Rollins – aye; Mr. Robinson – aye; Mr. Cook – aye; Mr. Wilton – aye; and Mr. Russell - aye

10. PUBLIC COMMENT PERIOD

Mr. Rollins went over the public comment period guidelines.

11. OLD BUSINESS

Mr. Rollins asked that a motion be made to amend the agenda to add the the Public Water Access Guide. Mr. Robinson made the motion to add this item to the agenda. Mr. Wilton seconded it. Mr. Rollins would like to move ahead with distributing the Public Water Access Guide to the visitors center and website before the summer is over. All agreed with moving ahead.

12. NEW BUSINESS

12.A. 1-RZ-21: Request to rezone property identified as tax map 9 (A) 3 from Rural to Business-2.

Mr. Rollins opened discussion for 1-RZ-21. Mr. Robinson motioned to table discussion until next meeting. Mr. Wilton seconded it. Mr. Jenkins asked if there was anything that the staff could prepare between now and then to help them. Mr. Wilton stated they needed to discuss it. The vote was 2-3 as follows: Mr. Rollins – nay; Mr. Robinson– aye; Mr. Cook – nay; Mr. Wilton – aye; and Mr. Russell - nay. The motion failed. Mr. Russell made a motion to recommend to the board of supervisors the rezoning of this property from RU to R-1. Mr. Cook seconded that motion. Mr. Jenkins recommended their motion state whether to include or exclude the proffers. Mr. Wilton asked what happens once the property is rezoned. Mr. Jenkins stated that the Rhetson group may purchase the property at a time of their choosing. Mr. Wilton asked if all proposed businesses would require a conditional use permit prior to being built. Mr. Jenkins stated that any retail over 7500 sq ft, storage facilities and multi family would require a conditional use permit. The vote was 3-2 as follows: Mr. Rollins – aye; Mr. Robinson – nay; Mr. Cook – aye; Mr. Wilton – nay; and Mr. Russell - aye**

**Reference Mathews County Planning Commission By-Laws 7.4

12.B. 2-ZA-21: Request to add "concrete batch plant" as permitted use in the Industrial (I) District

Mr. Rollins asked if there was a motion to approve or deny 2-ZA-21. Mr. Wilton made the motion to approve 2-ZA-21. Mr. Cook seconded that motion. Mr. Rollins asked if Mr. Jenkins had any other comments to add. All in favor. The vote was 5-0 as follows: Mr. Rollins – aye; Mr. Robinson – aye; Mr. Cook – aye; Mr. Wilton – aye; and Mr. Russell - aye

12.C. 2030 Comprehensive Plan 5-year Review - Public Facilities & Services

Mr. Rollins informed Mr. Jenkins that he had edits for the Public Facilities & Services section of the comprehensive plan that was provided in the agenda packet.

13. PLANNING DIRECTOR'S REPORT

There was not a planning director's report.

14. NOTICE OF VARIANCE AND APPEAL

There is no notice of variance and appeal.

15. PLANNING COMMISSION REQUESTS/DIRECTIVES

16. OTHER MATTERS

17. PLANNING COMMISSION ADJOURN

THERE BEING NO FURTHER BUSINESS, ON A MOTION BY MR. COOK AND SECONDED BY MR. WILTON, THIS MEETING WAS DECLARED ADJOURNED.