Mathews County Planning Commission

Tuesday, December 7, 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 December 7th, 2021 AT 7:00 PM.

Board of Supervisors
Members Present: Mike Rowe, Chair
Amy Dubois, Vice Chair
Paul Hudgins
Jackie Ingram

Members Absent: Melissa Mason

Planning Commission
Members Present: David Rollins, Vice Chair
Billy Cook
Doug Wilton
Brian Russell
Dannette Machen

Members Absent: Tim Hill,Chair

Also Present: Thomas Jenkins, Director of Planning, Zoning & Wetlands
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**
Rev. John Choi, Central United Methodist Church, gave the invocation.

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

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. 3-CUP-21 - Mathews Material LLC; sand and gravel operation, tax map 4A (3) 1

Mr. Rowe opened the public hearing for 3-CUP-21. Mr. Knighton read the staff report. Mr. Rowe asked if anyone had questions. Mr. Russell asked about the hours of operation. Mr. Knighton let him know that the application stated 6am to 6pm and the statement received said 7am to 7pm. Mr. Hudgins asked if one of the conditions specified stated that all equipment must be stored in buildings. Mr. Knighton confirmed this and reiterated that changes could be made if the commission or board thought it was necessary.

Mr. Rowe asked if there were any speakers that wished to speak for the applicant.

James Martin, applicant
Mr. Martin stated that he did not think the concrete plant that was approved has to store his equipment in buildings and does not think he should have to either. He is opposed to that condition. He also added that the hours of operations are standard but if there is an emergency they may have to go out on call in the middle of the night. Mr. Martin read that there was a 50' ft side yard setback for businesses that are adjacent to residential property but wanted to make sure it was not for storage. He is opposed to this condition due to the storage portion. Mr. Knighton was asked if this was in the ordinance and he stated that it was. Mr. Rollins suggested crossing out the enclosure part of condition 8 and leave vehicles pertinent to the business may be parked on the property. Mr. Hudgins stated that the commission and board needed to take into consideration what is allowed for other industrial businesses when making conditions.

Mike Walls, Hudgins Va
Mr. Walls asked that they approve it.

Dave Jones,
Mr. Jones also stated he is in favor of the project. He added that he buys large amounts of gravel every year and would love to have a place to buy from.

Mr. Rowe asked if there was anyone that wished to speak in opposition. There were none.

Mr . Rowe asked if there was anyone that wished to speak neither for or against the CUP.

Mr. Knighton was asked if he had any further comments. Mr. Russell added that he did have more questions. He asked if condition number five only applied to the one lot line that was adjacent to the property zoned in the Rural district (RU). Mr. Knighton answered this and also read from the ordinance from where this condition was derived from. He also read the revised condition number eight. The board and commission discussed the hours of operation and whether it should change.

Mr. Rowe closed this hearing.

6.B. 5-CUP-21 - Richard & Yana Hahn; home enterprise permit for equipment rental; tax map 4 (13) 3

Mr. Rowe opened the public hearing for 5-CUP-21. Mr. Jenkins read the staff report. Mrs. Du Bois asked if every time they add a piece of equipment they will need to change the CUP. Mr. Jenkins answered that they would have to amend it each time.

Mr. Rowe asked if there were any speakers for, against and neither for or against. There were none.

Mr. Rollins asked the applicant where they would be changing the fluids. Mr. Yahn, the applicant, stated the pieces of equipment under warranty would be serviced by Chimney Corner and those that are not he would maintain at home. Mr. Cook asked if they would be disposing of all fluids at the land fill. Mr. Yahn stated they would be. The Board members and Commissioners asked several questions about the road maintenance. Mr. Yahn answered these.

Mr. Rowe closed the public hearing.

6.C. 6-CUP-21 - Rhetson Companies, 10,640 square foot retail building, tax map parcel 9 (A) 3

Mr. Rowe opened the public hearing. Mr. Jenkins reviewed the staff report from the previous hearing.

Mr. Rowe asked if anyone had questions for Mr. Jenkins. Mr. Hudgins asked if there were any perk tests performed on this property. Mr. Jenkins answered that this had not happened. Mr. Hudgins asked about turn lanes. Mr. Rollins asked if they could add that they would be required to tie into HRSD once it becomes available. Mr. Jenkins stated it could. Mr. Hudgins asked the reasoning for the change by the applicant. Mr. Jenkins answered that the cost was the issue.

Mr. Parker, from Rhetson Companies, spoke on the issues of HRSD and building a pump house. He went into detail about the type of septic tank they would like to implement. Mr. Rollins asked if this was both gray and black water. Mr. Parker stated it would. He added that VDOT did indicate that a turn lane would be needed at that intersection.

Mr. Rowe asked for speakers for.

Dave Jones, Buckley Hall Rd
Mr. Jones stated he would possibly be in favor if a plan of development was supplied, adding a condition that they would have to connect to HRSD when available and if the impact study passed.

Mr. Rowe asked for speaker against.

David Callis, Gwynnville Rd
Mr. Callis stated that the board and commission worked for the citizens of Mathews County. He spoke about the plan, cost and impact of the business.

Mr. Rowe asked for speakers neither for or against.

Ronnie Lewis, Buckley Hall Rd
Mr. Lewis inquired about the fire protection and water source for the project. He explained how this project could put a strain on the Mathews Volunteer Fire Department. He requested that if they do approve this project that they provide funding for larger equipment. Mr. Rollins asked if the ladder truck was more important than a tanker truck. Mr. Lewis answered that was correct.

Mike Walls, Hudgins
Mr. Walls felt they should table this due to so many unanswered questions.

Mr. Rowe asked if there were any questions for Mr. Jenkins.

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 VICE CHAIRMAN OF THE PLANNING COMMISSION.

9. APPROVAL OF MINUTES

9.A. November 16, 2021 Joint Board of Supervisors/Planning Commission meeting minutes

Corrections were given for the previous meeting minutes. Mr.Cook made a motion to approve the minutes with corrections. Mr. Wilton seconded this. The vote was 4-0-1 as follows: Mr. Rollins-aye, Mr. Cook-aye, Mr. Wilton-aye, Mr. Russell-aye and Mrs. Machen abstained.

10. PUBLIC COMMENT PERIOD

David Jones, Buckley Hall Rd

Mr. Jones stated that this is the last time he speaks as a resident as he will be serving the county as a board member. He talked about the procedure and research done with the conditional use permits along with ways to improve it.

11. NEW BUSINESS

11.A. 3-CUP-21 - Mathews Material LLC; sand and gravel operation, tax map 4A (3) 1

Mr. Knighton went over the changes made to the conditions proposed. The Commissioners discussed the public hearing for this case. Mr. Hudgins stated that the applicant should not have to store equipment in a building. The hours of operation were discussed. Mr. Wilton made a motion to recommend approval. Mr. Russell seconded it. The Commissioners amended the conditions. Mr. Russell made a motion to recommend approval with the amended conditions. All in favor. The vote was as follows: Mr. Rollins-aye, Mr. Cook-aye, Mr. Wilton-aye, Mr. Russell-aye and Mrs. Machen aye.

11.B. 5-CUP-21 - Richard & Yana Hahn; home enterprise permit for equipment rental; tax map 4 (13) 3

Mr. Jenkins reviewed comments from the public hearing. Mrs. Machen asked about screening. Mr. Wilton made a motion to recommend approval. Mr. Machen seconded the motion with the addition of the condition to add a 6ft buffer on the eastern side. All in favor. The vote was as follows: Mr. Rollins-aye, Mr. Cook-aye, Mr. Wilton-aye, Mr. Russell-aye and Mrs. Machen aye.

11.C. 6-CUP-21 - Rhetson Companies, 10,640 square foot retail building, tax map parcel 9 (A) 3

Mr. Jenkins reviewed the staff report. Mr. Rollins asked the applicant what systems would be available for fire suppression. Mr. Parker stated that they always meet and exceed the building code. Mr. Cook asked questions about cost and the effect it had on the decision to implement the septic tank now. Mr. Parker explained the issues they had with getting exact costs of the HRSD system. The Commissioners discussed the conditions.

Mrs. Machen made a motion to recommend approval with the amended conditions. Mr. Russell seconded this motion. The motion was approved. The vote was 4-1 as follows: Mr. Rollins-aye, Mr. Cook-aye, Mr. Wilton-nay, Mr. Russell-aye and Mrs. Machen-aye.

11.D. Nomination

Mr. Russell made a motion to recommend Mr. Rollins as chair and Mr. Cook as vice chair and make the findings known at the next meeting. This will extend Mr. Hill's chairmanship until then. Mr. Wilton seconded it. All in favor. The vote was 5-0- as follows: Mr. Rollins-aye, Mr. Cook-aye, Mr. Wilton-aye, Mr. Russell-aye and Mrs. Machen-aye.

12. OLD BUSINESS

12.A. FY23-FY27 Capital Improvement Program

The Commissioners assigned Mr. Cook as the liaison for the fire department to discuss their needs. Mr. Jenkins reviewed the CIP information. The Commisioners discussed dates for a CIP work session. Mr. Hudgins asked that the helipad for the rescue squad be discussed earlier than 2025

13. RECOGNITION OF SERVICE

13.A. Resolution for Planning Commissioner Jim Robinson

The resolution was read by Mr. Jenkins. Mrs. Machen made a motion for approval. Mr. Cook seconded this. All in favor. The vote was 5-0 as follows: Mr. Rollins-aye, Mr. Cook-aye, Mr. Wilton-aye, Mr. Russell-aye and Mrs. Machen-aye.

14. NOTICE OF VARIANCE AND APPEAL

There were none

15. PLANNING COMMISSION REQUESTS/DIRECTIVES

Mr. Rollins asked about the maintenance budget for the gravel needed. Mr. Jenkins stated he would look into it.

16. PLANNING COMMISSION ADJOURN

THERE BEING NO FURTHER BUSINESS, ON A MOTION BY MR. RUSSELL AND SECONDED BY MRS. MACHEN, THIS MEETING WAS DECLARED ADJOURNED.