Mathews County Planning Commission

Tuesday, November 16, 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 November 16th, 2021 AT 7:00 PM.

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

Members Absent: Melissa Mason
Amy Dubois, Vice Chairman

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

Members Absent: Danette Machen
James Robinson

Also Present: 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**

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

Mr. Knighton read the staff report.

Mr. Rollins asked about the number of parking spaces and if this was a requirement. Mr. Knighton stated that there is a required number of parking spaces and that would be determined when the site plan is reviewed. Mr. Rollins also asked about condition number three and why they would need a cut off right to the pump station. Mr. Knighton answered that it was a requirement for billing purposes. Mr. Hudgins asked if Rhetson had purchased the property. Mr. Knighton stated that the current property owner signed the conditional use application and Rhetson signed as the applicant. Mr. Hudgins also asked if they have a contract on the property currently. He inquired about the VDOT traffic review and whether a turn lane was required at that time. Mrs. Knighton said that once the sight plan is sent to VDOT for review, that would be determined. He added that there is a possibility VDOT could determine that one retail store will not require turning lanes added.

Mr. Rowe asked the applicant if they would like to speak. Mr. Parker, the project manager for Rhetson Company, came up to speak on the application. He addressed the turn lane issue and discussed how the development would grow. Mr. Cook asked what they would be doing with the extra amount of square footage. Mr. Parker stated that this would allow for more space for expanded produce and refrigerated goods. Mr. Hill asked about the size of future development. Mr. Rhetson discussed their plans to build to suit whatever small business decided to develop there. Mr. Russell asked about the type of Dollar General this would be. Mr. Rhetson stated it was a new prototype. He added that there are no others that have signed a letter of intent.

Mr. Rowe asked for those that wished to speak for the CUP. There were none.

Mr. Rowe asked for those that wish to speak against the CUP.

Dave Jones, 10344 Buckley Hall Rd
Mr. Jones stated that for this to be considered they would need to think of the economic impact. He added that there are two Dollar Generals and the one located in Hudgins has had to shut down due to staffing issues. Mr. Jones said he has talked with the residence of the county and they would be in support of a full-on grocery store.

John Craig Lewis, 739 Potato Neck Rd
Mr. Craig stated he did not agree with the conditional use permit. He believes it will take away from the courthouse area and the intersection needs attention.

Mr. Rowe asked for any speakers that would like to speak neither in favor or against.

Mike Walls, Hudgins
Mr. Walls spoke of a shopping center that was built in Chesterfield where the developer met with the junior class to have their input on what would be desired there.

Mr. Rowe asked if Mr. Knighton had any further comments. He did not. Mr. Wilton asked how much money the county will have to spend on the water, sewage or traffic. Mr. Knighton said the goal is that the county would not be responsible for any costs of this project. Mr. Wilton asked about the 24-month timeframe given in the conditions for the business to commence. Mr. Knighton stated that this timeframe was added so that the permit would have a sunset date.

Mr. Parker came up to answer questions. He stated if there was a delay in decision it would push the site plan back and if it was denied, they would have to roll back to the smaller, by-right building size. Mr. Hudgins asked about the contingencies that are in the purchase contract for this land. Mr. Parker stated that there were not any contingencies but they are doing due diligence to make sure the project is viable.

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

On a motion by Mr. Wilton and seconded by ~~Mr. Rolins~~ Mr. Rollins both sets of minutes were approved 5-0. Mr. Hill-aye; Mr. Rollins-aye; Mr. Russell-aye; Mr. Cook-aye; and Mr. Wilton-aye

9.A. August 17, 2021 Planning Commission Meeting Minutes

9.B. September 21, 2021 Planning Commission Meeting Minutes

Mr. Hudgins stated that on page thirty Mr. Manchen needed to be changed to Mrs. Machen.

10. PUBLIC COMMENT PERIOD

Mr. Hill reviewed the general public comment procedure.

11. NEW BUSINESS

11.A. 4-CUP-21 - Rhetson Companies, 10,640 square foot retail building, tax map parcel 9 (A) 3

Mr. Rollins made a motion to recommend approval of the conditional use permit. Mr. Wilton seconded it. Mr. Rollins stated his reasons for recommending approval, which included the benefit from the sewer expansion as well as the VDOT upgrades when the project is completed.
On a motion by Mr. Rollins and seconded by Mr. Wilton the commission recommended approval of 4-CUP-21. ~~sets of minutes were approved 5-0~~ . Mr. Hill-aye; Mr. Rollins-aye; Mr. Russell-aye; Mr. Cook-aye; and Mr. Wilton-aye

11.B. FY23-FY27 Capital Improvement Program

Mr. Knighton stated that the packet included the capital improvement request currently for them to review and get back to our department. Mr. Cook asked that the liaisons meet with their assigned departments for review and suggestions. Mr. Rollins asked questions and discussed who would be responsible for repairs versus maintenance when it comes to the school system. Mr. Cook was assigned as liaison to the school. Mr. Hudgins suggested the staff reach out to the ~~fire department~~ rescue squad about a helipad that was being discussed for future planning.

11.C. Comprehensive Plan 5-Year Review

Mr. Knighton informed the commissioners to review the comprehensive plan changes made so far and get back to them.

12. PLANNING DIRECTOR'S REPORT

12.A. Planning Director's report

13. NOTICE OF VARIANCE AND APPEAL

14. PLANNING COMMISSION REQUESTS/DIRECTIVES

15. OTHER MATTERS

Mr. Knighton let the commission know that they needed to form a nominating committee for chair and vice chairman. Mr. Wilton and Mr. Russell were chosen for the nominating committee.

16. PLANNING COMMISSION ADJOURN

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