

**TOWN OF MIDDLETOWN
PLANNING COMMISSION MEETING MINUTES
October 14, 2025 | 7:00 P.M.**

The Town of Middletown Planning Commission meeting was held on Monday, October 14, 2025, at 7:00 p.m. in the town council chambers located at 7875 Church Street, Middletown VA.

Planning Commission Members Present

Cornelia Hodson
Anthony Boring
Joanne Berger
Chairwoman, Angela Morelock
George Smith, Council Liaison

Staff Present

Amanda Kerns, Senior Planner NSVRC
Town Manager Les Morefield

1. Set Agenda

Chairwoman Morelock called for a motion to adopt the agenda. Commissioner Boring motioned to approve the agenda as presented, seconded by Commissioner Berger. The motion carried unanimously.

2. Approval of Previous Meeting Minutes

Chairwoman Morelock requested a motion to approve the meeting minutes from the August 25, 2025, meeting. Commissioner Hodson made a motion to approve, seconded by Commissioner Boring. The motion carried unanimously.

3. Unfinished Business

a. Zoning Text Amendment 25-01 – An ordinance to amend Article I (Definitions) and Article II (District Regulations) of the Middletown Zoning Ordinance to add definitions related to automotive sales and associated service uses, gasoline service stations, remove conflicting definitions, and revise automotive-related uses to correlate with new definitions.

- Commissioner Hodson made a motion to recommend approval of Zoning Text Amendment 25-01 as presented to the Town Council. The motion was seconded by Commissioner Berger. The motion passed unanimously.

4. Announcements

The next Planning Commission meeting is scheduled for November 24, 2025, at 7:00 p.m.

5. Adjournment

Chairwoman Morelock adjourned the meeting at 7:04 p.m.

Amanda Kerns,
Senior Planner, NSVRC

Angela Morelock
Chairwoman