

Charlotte County Planning Commission  
Regular Meeting  
November 16, 2021  
Charlotte County Administration Office

Present:

James Benn	W.V. Nichols
Andrew Carwile	Eugene Wells
Cornell Goldman	David Watkins, II
Kenny Howard	Kay Pierantoni*
Deborah Haskins	

Absent:

Kerwin Kunath  
Clark Poindexter  
Gladys Reid

*\*Board of Supervisors Representative (non-voting)*

Staff in Attendance: Monica Elder, Assistant County Administrator

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Chairman Carwile called the meeting to order at 7:00 pm and Eugene Wells gave the invocation.

Kenny Howard made the motion to approve the agenda as presented. Eugene Wells seconded the motion and the motion carried with all members present voting yes.

W.V. Nichols made the motion to approve the September 28, 2021, meeting minutes as presented. David Watkins seconded the motion and the motion carried with all members present voting yes.

***Public Comment Period***

Citizen George Toombs addressed the Commission, expressing concerns about issues associated with solar including the disposal of panels. Mr. Toombs stated that he thought the County was heading in the wrong direction.

Francis Hodsoll, CEO of SolUnesco, then addressed the Commission. Mr. Hodsoll informed the Commission that, following a meeting with County staff and the third-party reviewer, SolUnesco is working to refine the Randolph Solar site plan. He indicated his team is also meeting with adjacent landowners to evaluate buffers and discuss their concerns.

Citizen P.K. Pettus asked the Commission what “doing solar in the right way” meant. She noted that the Commission had not expanded buffers in response to data that was obtained on the issue, had not addressed access issues following the accident at the Twitty’s Creek entrance, and had not accepted the Berkley Group’s recommendation on the Randolph Solar 2232 review.

***Comprehensive Plan Review Kickoff Meeting***

Melody Foster with the Commonwealth Regional Council (CRC) presented a Powerpoint related to the comprehensive plan review.

In discussing likes and dislikes related to the County’s current plan, Commissioners noted the need to address solar, the size of solar developments, battery storage, and water quality and to clearly define forest/agricultural protection.

The Commission discussed whether to appoint a subcommittee to work on the comprehensive plan. Staff noted that once conditional use permit application reviews for solar began, it was likely that work sessions for the comprehensive plan would not be held on regular meeting nights due to time constraints. After discussing the matter, members determined by consensus that the full Commission would participate in the work sessions.

Work sessions for the comprehensive plan review were tentatively scheduled for 6:00 pm on the same day as the Commission's regular monthly meeting.

### ***Zoning Text Amendment Application – Emergency Temporary Housing***

Staff presented a zoning text amendment application to allow for “Emergency Temporary Housing” in the General Agricultural District. The application was submitted by Love Over Crisis, LLC, owner of Parcel #038-1-4A located at 1839 Thomas Jefferson Highway, Charlotte Court House, VA 23923. Staff's report provided an application overview and addressed existing housing programs for the homeless, the need for associated support services, and the lack of this type of use in rural communities. A draft ordinance for “Humanitarian Shelters” being considered by the City of Winchester was also included in the packet.

Commissioners inquired about the cost associated with temporary housing, security measures, and monitoring of temporary residents with substance abuse issues. Love Over Crisis Executive Director Shelley Mays-Couch reported that hotels were being used for emergency temporary housing which was expensive and provided no supervision. She stated that an independent facility would provide substantial cost savings, though Love Over Crisis would need to charge a fee for accommodations. Ms. Mays-Couch stated that security cameras would be installed and staffing would be on the property on weekdays. She also noted that support services for those with substance abuse issues would be available through organizations such as Crossroads. Ms. Mays-Couch indicated another transitional housing solution was being developed so specifically serve individuals with substance abuse issues related to opioids.

Chairman Carwile and staff noted that while Ms. Mays-Couch had submitted the amendment request, an approved zoning amendment would apply to any project application received in the future.

After further discussion, Commissioners, by consensus, requested staff work on developing draft supplemental regulations that could be applied to a conditional use permit for temporary emergency housing.

### ***December Meeting Schedule***

Due to the Christmas holiday, David Watkins made the motion to change the December meeting to December 20<sup>th</sup> with the comprehensive plan review at 6:00 pm and the regular meeting beginning at 7:00 pm. Cornell Goldman seconded the motion and the motion carried with all members present voting yes.

### ***Closing Public Comments***

Citizen George Toombs addressed the Commission, noting that while SolUnesco indicated they had contacted adjacent property owners, he had not been contacted as an adjacent landowner and also knew of others that had not been contacted.

Francis Hodsoll then addressed the Commission, noting that SolUnesco was in the process of contacting all adjacent property owners.

***Staff Report***

Staff reported that, as noted by Mr. Hodsoll, SolUnesco had requested the Randolph project review be placed on-hold to provide their team time to respond to the request of the third-party reviewer and staff for a more detailed concept plan. Staff reported that NOVI Energy had made a similar request for the Tall Pines project. Both developers had made their request by letter, which had been forwarded to the Commission.

Staff noted that Deborah Haskins' and Kenny Howard's terms on the Commission would expire on December 31<sup>st</sup>, 2021. Therefore, those positions would be included on the Board of Supervisors' list of appointments/reappointments.

Staff also reported that the Board of Zoning Appeals had received a variance request from William D. Finch regarding the reduction of the front setback on his property on Thomas Jefferson Highway near Madisonville, for the construction of a garage.

***Adjourn***

David Watkins made the motion to adjourn. Andrew Carwile seconded the motion, and the motion carried with all members present voting yes.