

Charlotte County Planning Commission  
December 20, 2021  
Comprehensive Plan Update Work Session (6:00 PM)  
Regular Monthly Meeting (7:00 PM)  
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: Dan Witt, County Administrator  
Monica Elder, Assistant County Administrator

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***Comprehensive Plan Review Work Session***

Chairman Andrew Carwile called the work session to order and welcomed Todd Fortune with the Commonwealth Regional Council (CRC).

Mr. Fortune reviewed the draft slide presentation for the community meeting that would be used to obtain citizen input for the comprehensive plan update. Mr. Fortune then reviewed a list of exercises that attendees would complete in groups at the meeting. These exercises would serve to provide input on issues, goals, and the vision for the County's future. He also noted that a public survey would be conducted later to obtain additional citizen input.

The community meeting was set for January 31, 2022, at 6:00 pm with a makeup date, in case of inclement weather, of February 3<sup>rd</sup>. By consensus, Commissioners agreed that a central location was preferred. Staff was asked to make inquiries regarding the use of one of the schools, the new courthouse, or the Farm Bureau Office in Charlotte Court House and finalize a location.

Advertising was discussed and Commissioners recommended publishing an article in the local newspapers, newspaper ads, posting flyers, the county website, social media, fire department contacts, WFLO radio, schools, town websites, town councils, libraries, civic organizations, and churches.

The CRC was asked to provide a draft flyer to the Commissioners for review as soon as possible.

The work session was adjourned.

***Regular Meeting***

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

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

Eugene Wells made the motion to approve the September 27, 2021, work session minutes as presented. David Watkins seconded the motion and the motion carried with all members present voting yes.

Kenny Howard made the motion to approve the November 16, 2021, meeting minutes as presented. Cornell Goldman seconded the motion and the motion carried with all members present voting yes.

### ***Public Comment Period***

Citizen P.K. Pettus addressed the Commission providing a list of reports and analysis Fauquier County requires prior to performing 2232 reviews of utility-scale solar facilities. Ms. Pettus also reviewed some of Fauquier's regulations for solar facility design.

Citizen Jack Reynolds, adjacent landowner to the proposed Tall Pines Solar project, expressed concerns about the impact of solar development on adjacent landowners. He stated an adjacent landowner to the Water Strider project in Halifax County had informed him the solar facility had interrupted their cell and dish service and had a continuous low hum in addition to having significant impacts during construction related to traffic and burning of brush and blasting.

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

The Commission continued their discussion on Love Over Crisis, LLC's zoning text amendment application for "Emergency Temporary Housing" in the General Agricultural District. Staff provided an updated report including a review of the application, existing housing programs for the homeless, and specific challenges associated with locating shelters in rural areas.

As requested at the December 20<sup>th</sup> Planning Commission meeting, staff provided draft zoning regulations. However, staff noted that zoning regulations may not provide a means to adequately address challenges associated with allowing shelters in a rural area, including the need for support services, limited transportation resources, the impact on local service providers especially if shelters serve clients throughout the region, and ensuring fees for shelter accommodations do not prevent those staying there from saving towards a more permanent solution.

After noting Love Over Crisis's proposed facility was only an example of a facility that would be permitted under a zoning amendment and others could use different approaches, Chairman Carwile called on Commissioners for questions for Love Over Crisis LLC's Executive Director, Shelley Mays-Couch. Ms. Mays-Couch stated the proposed facility would serve local citizens as well as others in the region. She indicated the proposed facility would be considered multi-residential, would be ADA compliant, and would only serve single clients.

To address concerns about charges for rooms, Commissioners inquired about requiring shelter operators to be registered non-profits. However, Ms. Mays-Couch noted that Love Over Crisis was an LLC.

Chairman Carwile inquired if the facility would have periodic inspections by a state regulatory agency or could be classified as a hotel to ensure there was some state oversight or regulation. Ms. Mays-Couch indicated funding providers, such as DHCD, provided requirement checklist. Neither she nor staff was aware of a state regulatory agency for shelters.

Commissioner Goldman inquired about next steps. Staff reviewed the timeline and recommended obtaining additional information from state agencies before taking action. By consensus, the matter was tabled until the January meeting.

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

Citizen P.K. Pettus addressed the Commission on concerns regarding the disposal of solar panels, referencing an article from the *Harvard Business Review* titled "The Dark Side of Solar". Ms. Pettus pointed out the lack of recycling facilities for panels, the size of the future waste stream from solar, and the associated cost of disposal.

### ***Staff Report***

Staff reported that William Finch's variance request for a reduction of the front setback on his property on Thomas Jefferson Highway had been granted by the Board of Zoning Appeals on December 15th. Staff also reported the receipt of general inquiries from a number of solar developers as well as an inquiry on battery storage facility regulations. Finally, staff noted that Commissioners would be provided with their annual Real Estate Holding forms which needed to be completed and returned by February 1<sup>st</sup>.

### ***Commissioners Time***

Chairman Carwile thanked Supervisor Pierantoni for her service on the Planning Commission as the Board of Supervisor's representative. Supervisor Pierantoni noted that it was an honor to serve and encouraged Commissioners to do further research on solar, consider the cost of decommissioning versus associated revenue, and listen to citizens as they moved forward with their review of solar projects.

### ***Adjourn***

Cornell Goldman made the motion to adjourn. Eugene Wells seconded the motion, and the motion carried with all members present voting yes.