

Charlotte County Planning Commission
June 28, 2022
Charlotte County Administration Office

Present:

Miller Adams	W.V. Nichols
Patrick Andrews	Clark Poindexter
James Benn	Hazel Bowman Smith*
Andrew Carwile	David Watkins, Jr.
Cornell Goldman	Eugene Wells
Kenny Howard	

Absent:

Kerwin Kunath

**Board of Supervisors Representative – Non-voting*

Staff in Attendance: Dan Witt, County Administrator
Monica Elder, Assistant County Administrator

Chairman Carwile called the meeting to order at 7:30 pm and gave the invocation.

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

Eugene Wells made the motion to approve the minutes for May 24, 2022. David Watkins seconded the motion and the motion carried with all members present voting yes.

Public Hearing – Conditional Use Permit for Love Over Crisis, LLC

Chairman Carwile recessed the meeting and called to order the public hearing for Love Over Crisis, LLC’s application for a conditional use permit to establish an office on property identified as Tax Parcel #38-1-4A and located at 1839 Thomas Jefferson Highway, Charlotte Court House, Virginia.

There being no public comment, the hearing was adjourned.

Consideration of Conditional Use Permit for Love Over Crisis, LLC

Chairman Carwile called the meeting back to order and called on staff to provide their report on the conditional use permit.

Monica Elder presented a staff report on the proposed project, after which Commissioners inquired about specific services that would be offered since the application specified use for the provision of human services, and potential rental spaces associated with human services. Staff deferred the question to Shelley Mays-Couch, President of Love Over Crisis, LLC.

After being recognized by Chairman Carwile, Ms. Mays-Couch stated services would include care coordination and placement assistance as well as other services based on individual needs. Commissioners then discussed whether the application should be addressed as a general office use versus a specific type of office to allow Ms. Mays-County greater flexibility.

Cornell Goldman made the motion to recommend approval of the conditional use permit with the following staff proposed conditions:

1. *The property owner(s) shall adhere to all federal, state, and local laws, regulations, ordinances and permit requirements for the construction and operation of the proposed facility.*
2. *The facility shall be completed and operated in substantial compliance with the application provided and the approved site plan.*
3. *Use of the facility shall not include residential uses or overnight accommodations and shall comply with the definition of "office" established in the Charlotte County Zoning Ordinance which reads as follows:*

Office. A building, room or group of rooms used for conducting the clerical and management functions of a business, profession, service, or government. For the purpose of this ordinance, an office shall not involve manufacturing, fabrication, production, processing, assembling, cleaning, testing or repair of materials, goods or products.
4. *The County Administrator, Building Official, Zoning Administrator, or any other parties designated by those County officials, shall be allowed to enter the property to check for compliance with the provisions of this permit, with reasonable advanced notice and subject to the security, health and safety standards and regulations that apply to the project site.*
5. *Any infraction of the above-mentioned conditions may lead to a stop order and revocation of the Conditional Use Permit, if it be the wishes of the Charlotte County Board of Supervisors.*

Eugene Wells seconded the motion and motion carried 8-2 with W.V. Nichols and Patrick Andrews voting no and all other members present voting yes.

Shelley Mays-Couch inquired about the inclusion of Condition #4 to provide right of access to the property. Staff explained this was standard language used in conditional use permits to provide for oversight of project development and compliance and was used regularly by the County.

Staff Report

Staff reported that a pre-application meeting for a 100-megawatt solar project in the Red Oak area had recently been conducted. Staff also reported the receipt of a variance request to create a substandard sized lot in order to subdivide a cemetery from a residential parcel. Staff provided an update on the Board of Supervisor's review of solar applications, reporting that their Randolph Solar public hearing was scheduled for July 5th and Tall Pines was tentatively scheduled for August. Staff also reported that Chairman Carwile had just completed the first portion of the Certified Planning Commissioner's program. Chairman Carwile then provided information on the program.

Adjourn

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