

Charlotte County Planning Commission  
January 25, 2022 – Regular Monthly Meeting  
Charlotte County Administration Office

Present:

Miller Adams	W.V. Nichols
James Benn	Clark Poindexter
Andrew Carwile	David Watkins, Jr.
Cornell Goldman	Eugene Wells
Kenny Howard	
Kerwin Kunath	

Absent:

Staff in Attendance: Monica Elder, Assistant County Administrator

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Monica Elder, staff representative, called the meeting to order at 7:00 pm and Cornell Goldman gave the invocation.

Motion was made by David Watkins to approve the agenda as presented. Eugene Wells seconded the motion and the motion carried with all members present voting yes.

Ms. Elder called for nominations for the 2022 Planning Commission Chairman.

David Watkins made the motion to re-elect the 2021 slate of officers which included Andrew Carwile as Chairman, Cornell Goldman as First Vice-Chairman, Eugene Wells as Second Vice-Chairman, and Monica Elder as Secretary. Motion was seconded by Kenny Howard. There being no further discussion, the motion carried with all members present voting yes.

The meeting was then turned over to Chairman Andrew Carwile.

Motion was made by Cornell Goldman to adopt Robert's Rules of Order for Small Groups amended to require a second for all motions, subject to modification from time to time by a vote of simple majority of the Commissioners in attendance, and with the following standing modification: *That the Charlotte County Planning Commission in whole or as individual Commissioners, and at the discretion and approval of the Chairperson, or upon a vote of simple majority of members present, may, during the course of public meetings, solicit input from persons other than the members present at the meetings, including posing specific questions, where such input is limited to an orderly discussion of an approved agenda item, with the order, timing and duration of such questions, discussion and input at the discretion of the chair.* Kerwin Kunath seconded the motion and the motion carried with all members present voting yes.

Eugene Wells made the motion to set the regular meeting date for the fourth Tuesday of each month at the Charlotte County Administration Office with meetings beginning at 7:30 pm during daylight savings time (March through October) and all other meetings beginning at 7:00 pm. Cornell Goldman seconded the motion, and the motion carried with all members present voting yes.

Eugene Wells made the motion to approve the December 20, 2020, minutes as presented. David Watkins seconded the motion and the motion carried with all members present voting yes.

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

Francis Hodson, CEO of SolUnesco, stated that SolUnesco had completed evaluations of wetlands and historical and cultural resources and planned to resubmit the Randolph Solar application by January 31st. He noted that his team continued efforts to meet with adjacent property owners and landowners with potential residential structures within 800' of the project fence line.

P.K. Pettus informed the Commission that Mecklenburg County's Planning Commission had recently found a utility-scale solar project not in accord with their comprehensive plan and their Board of Supervisors upheld those findings. She also reported that Fauquier County had delayed review of a utility-scale solar application for 90 days to obtain additional information on public concerns, primarily related to use of agricultural land for solar development.

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

The Commission continued review of Love Over Crisis, LLC's zoning text amendment application for "Emergency Temporary Housing." Staff provided an updated report with information on inspections, noting that shelters did not fall under the Virginia Department of Health's lodging inspection program nor did the Virginia Department of Housing and Community Development (DHCD) perform shelter inspections. Staff reported that DHCD's grant programs for shelters include basic facility requirements; a copy of the "Habitability Checklist" from their Virginia Homeless Shelter Program (VHSP) was provided.

Commissioners expressed concerns about support services for shelter occupants that are not available locally, noting that more urban areas would be better able to provide these services. Love Over Crisis Executive Director Shelley Mays-Couch explained the state was divided into service districts and shelters used needed to be located within the district. She noted that shelters provided an opportunity to assess occupants' needs, document their circumstances, and plan for a solution. Ms. Mays-Couch also stated that Love Over Crisis had operated a pilot program in a duplex in Charlotte County in 2020 with over twelve participants, with three of them being from Charlotte County.

Commissioners asked Ms. Mays-Couch about sources for transportation, funding, and meals for her project. Ms. Mays-Couch stated that staff would provide some transportation and they would seek volunteers from the faith-community, the organization would seek funding where God led them, and partners such as FACES in Farmville and the local faith-community would assist with meals.

Staff addressed the review process and next steps with the Planning Commission. By consensus Commissioners then scheduled a public hearing for February 15<sup>th</sup> at 7:00 pm, requesting a make-up date be provided in case of adverse weather.

### ***Staff Report***

Staff reported that Deborah Haskins and Gladys Reid had retired from the Commission. While Miller Adams had been appointed as the Red Oak/Wylliesburg representative, the Town of Phenix position remained open. In addition, the Board of Supervisors had not yet appointed their liaison. Staff reminded Commissioners of the community meeting scheduled for January 31st and reported on advertising efforts. Staff also reported that a conditional use permit (CUP) for a campground had been received. Based on procedural recommendations

previously provided to staff by the Berkley Group, staff recommended the Commission hold their public hearing on the CUP prior to their review of the application. By consensus, the Commission set the hearing on the campground application for their regular February meeting. The 2021 Planning Commission Annual Report was also provided.

***Adjourn***

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