

Charlotte County Planning Commission
January 26, 2021
7:00 pm

Agenda

- Call to Order
- Invocation
- Consider Approval of Agenda
- Election of 2021 Chairman
- Election of 2021 First Vice-chairman
- Election of 2021 Second Vice-chairman
- Election of 2021 Secretary
- Adoption of Rules of Order
- Set Regular Meeting Date and Time
- Consider Approval of December Minutes
- Public Comment Period
- Staff Updates
 - Public Hearing for Kunath conditional use permit application
 - Utility-Scale Solar Applications
 - Courthouse Solar
 - Comprehensive Plan Update
- Commissioner's Time
- Adjourn

Information from 2020 Planning Commission

2020 Slate of Officers

Chairman: Deborah Haskins

Vice-Chairman: Clark Poindexter

2nd Vice Chairman: William V. Nichols

Secretary: Monica Elder

2020 Rules of Order

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.

2020 Meeting Schedule

The fourth Tuesday of the month with meetings beginning at 7:30 pm during daylight savings time (March through October) and all other meetings beginning at 7:00 pm

Charlotte County Planning Commission
Regular Monthly Meeting
December 15, 2020
Charlotte County Administration Office

Present:

Andrew Carwile	W.V. Nichols
Deborah Haskins	Clark Poindexter
Kenny Howard	Gladys Reid
Kerwin Kunath	Eugene Wells

Absent:

Cornell Goldman
David Watkins, II

Board Representative in Attendance: Kay Pierantoni

Staff in Attendance: Monica Elder, Assistant County Administrator

Chairman Deborah Haskins called the meeting to order at 7:00 pm and Andrew Carwile gave the invocation.

Andrew Carwile made the motion to approve the agenda as presented. Gladys Reid seconded the motion and the motion carried with all members present voting yes.

Eugene Wells made the motion to approve the October 27, 2020, minutes as presented. Kenny Howard seconded the motion and the motion carried with all members present voting yes.

Staff presented a staff report for Kerwin and Beverly Kunath's conditional use permit application for an event venue proposed for 4475 Highway 59, Keysville. Staff requested clarification from Mr. Kunath on the number of parking spaces included for the proposed venue and Mr. Kunath stated that at least 100 spaces would be provided. Mr. Kunath also explained the purchase of the .34 acres shown on the plat as being presently conveyed to them was not complete; however, he anticipated it would be finalized within the next month or so. He also noted that should the sale not be completed, they could alter the driveway to use their existing property to access the proposed event venue.

Clark Poindexter made the motion to request a joint public hearing with the Board of Supervisors regarding the Kunaths' conditional use permit application. Eugene Wells seconded the motion and the motion carried with Kerwin Kunath abstaining and all other members present voting yes.

Staff notified the Planning Commission of several upcoming tasks including the potential need for battery storage regulations, the expectation of multiple applications for utility-scale solar projects less than five megawatts each, the comprehensive plan update, and the expectation of the Randolph Solar application.

Staff also expressed appreciation for the Planning Commission's work throughout 2020 and provided an update on the Board's review of the Courthouse Solar project, noting that NOVI and

landowner Lynn Royster had reached an agreement on an alternative entrance for Shady Oaks Road.

Commissioners then discussed their visit to Dominion's Grasshopper solar facility in Chase City. Commissioner's discussed on-site noise, visual impact to the highway, and the advantages of wildlife corridors like those proposed for Courthouse Solar.

Commissioners discussed mapping resources available for use in the evaluation of projects. Citizen P.K. Pettus mentioned the availability of the Department of Conservation & Recreation's NHDE (Natural Heritage Data Explorer).

Citizen P.K. Pettus then read a letter she had written to the editor of the Charlotte Gazette. Her letter encouraged careful consideration of solar project locations and associated conditions in order to prevent harm to individuals and natural resources. She stressed the importance of reviewing setbacks and stream buffers more thoroughly and carefully reviewing the pros and cons of each project. Ms. Pettus then noted concerns regarding Courthouse Solar's buffers along the Quarrier property.

The Planning Commission set their organizational meeting for January 26th at 7:00 pm.

Eugene Wells made the motion to adjourn. Motion was seconded by Kenny Howard and carried.