



**Charlotte County Planning Commission
250 LeGrande Avenue, Suite A
Charlotte Court House, VA 23923**

**Thursday, March 4, 2021
7:00 pm**

- Call to Order
- Invocation
- Approve Agenda
- Consider January 26th Meeting Minutes
- Discuss potential Zoning Amendments related to Solar
- 2020 Annual Planning Commission Report
- Commissioners' Time

Charlotte County Planning Commission
January 26, 2021 – Regular Monthly Meeting
Charlotte County Administration Office

Present:

James Benn	W.V. Nichols
Andrew Carwile	Clark Poindexter
Cornell Goldman	Gladys Reid
Deborah Haskins	George Sandridge
Kenny Howard	David Watkins, II
Kerwin Kunath	Eugene Wells

Absent:

Staff & Board Representatives in Attendance:
Kay Pierantoni, Board of Supervisors Representative
Monica Elder, Assistant County Administrator

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. Andrew Carwile seconded the motion and the motion carried with all members present voting yes.

Ms. Elder called for nominations for the 2021 Planning Commission Chairman.

Deborah Haskins made the motion to elect Andrew Carwile as Chairman. Motion was seconded by Cornell Goldman. There being no additional nominations, nominations were closed and the motion carried with all members present voting yes.

The meeting was then turned over to Chairman Andrew Carwile.

Chairman Carwile called for nominations for the 2021 First Vice-Chairman.

Deborah Haskins made the motion to elect Cornell Goldman as First Vice-Chairman. Motion was seconded by Eugene Wells. There being no additional nominations, nominations were closed and the motion carried with all members present voting yes.

Chairman Carwile called for nominations for the 2021 Second Vice-Chairman.

Motion was made by Deborah Haskins to elect Eugene Wells as Second Vice-Chairman. Gladys Reid seconded the motion. There being no additional nominations, nominations were closed and the motion carried with all members present voting yes.

Chairman Carwile called for nominations for the 2021 Secretary.

David Watkins made the motion to elect Monica Elder as Secretary. The motion was seconded by Cornell Goldman. There being no additional nominations, nominations were closed and the motion carried with all members present voting yes.

Motion was made by Gladys Reid 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. David Watkins 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. Kenny Howard seconded the motion, and the motion carried with all members present voting yes.

Motion was made by Gladys Reid to approve the December 15, 2020, minutes as presented. David Watkins seconded the motion and the motion carried with all members present voting yes.

Public Comments:

P.K. Pettus addressed the Commission, referencing King William County's requirement for solar applicants to advertise and hold a public meeting to provide community awareness of solar projects and stressing the value of early notification. Ms. Pettus also expressed satisfaction with the 100' buffer provided for the Quarrier's property in the Court House Solar conditions, but stated that she felt the Early's property also needed a 100' buffer. Ms. Pettus then expressed concerns about erosion & sediment control issues that occurred on the Grasshopper solar site in Mecklenburg County and inquired about the County's ability to address these types of issues.

Commissioners discussed advantages of requiring that applicants conduct a public meeting; meetings that had been held by previous solar applicants; and the importance of proper timing for such meetings. Commissioners then requested staff provide examples of zoning regulations that required these types of public meetings.

Staff reported that the public hearing for the Kunath conditional use permit application had been delayed to provide the landowner additional time to complete their land acquisition. Staff then noted that three additional solar applications had been received for projects under five megawatts. However the applications were not complete and the applicant was working to address the deficiencies. An update on Courthouse Solar was provided with staff reporting that the Board of Supervisors met on January 25th to review revenue options and staff would be advertising a hearing for a siting agreement for Courthouse Solar and an ordinance for revenue sharing related to solar.

Staff reported that the comprehensive plan review and update would need to begin soon. However, the possibility of hiring a consultant to assist with the review and update was being discussed. As funds for hiring a consultant would need to be budgeted, staff noted that it would likely be July before a contract could be awarded if a consultant was hired.

Clark Poindexter made the motion to adjourn, Eugene Wells seconded the motion and motion carried.



Charlotte County Planning Commission 2020 Annual Report

Overview

The Charlotte County Planning Commission serves as an advisory board to the Charlotte County Board of Supervisors, working to promote orderly development in the county. This annual report is provided in accordance with §15.2-2221 of the Code of Virginia for the purpose of communicating the activities of the Commission and the status of planning within the county to the governing body and the citizens of Charlotte County.

2020 Meetings Held

<u>Meeting Type</u>	<u>Quantity</u>
Regular Monthly Meetings	10
Special Called Meetings	1
Joint Public Hearings with the Board of Supervisors	7
Public Hearings	1
Organized Site Tour (Grasshopper Solar, Chase City)	1

Zoning Ordinance Amendment Requests

<u>Requested By</u>	<u>Request</u>	<u>Commission Recommendation</u>	<u>Board Action</u>
Dave & Debbie Sanders	Addition of retreats as an allowable use in the Agricultural District	Include retreats as a conditional use in the Agricultural District with supplemental regulations	Approved as presented
Staff	Consider revising nonconforming lot regulations to allow for development of substandard lots under certain circumstances	Recommended draft language to accomplish the requested outcome	Approved as presented
Board of Supervisors	Review 3% solar density regulation and consider allowing for higher density solar development	Recommended draft language to allow the Board to approve denser solar development when deemed appropriate	Approved as presented
Board of Supervisors	Review of solar town proximity regulation and consider decreasing the 1 mile buffer around incorporated towns	After providing towns additional time for feedback, recommended draft language granting the Board authority to decrease the proximity requirement for Charlotte Court House, Drakes Branch and Phenix to ½ mile when deemed appropriate	Approved as presented

Conditional Use Permit Reviews

<u>Application By</u>	<u>For</u>	<u>Location</u>	<u>Commission Recommendation</u>	<u>Board Action</u>
US Cellular	Telecommunication tower	Mapleton Road, Charlotte Court House	Approval with conditions	Approved as presented
The Shepherd's Tavern	Retreat	11540 Thomas Jefferson Highway, Pamplin	Approval with conditions	Approved as presented
Charlotte County	Telecommunication tower	Vincent Store Road, Charlotte Court House	Approval with conditions	Approved as presented
Courthouse Solar	Utility-scale solar facility	Charlotte Court House	Approval with conditions	Approval with revised conditions
Kerwin & Beverly Kunath	Wedding Venue	4475 Highway 59 Keyville	Public hearing has not been held	Public hearing has not been held

Planning Commission Membership

<u>District</u>	<u>Representative</u>	<u>Meetings Attended</u>
A - County Seat	Andrew Carwile	10 of 11
B - Wylliesburg / Red Oak	Deborah Haskins, 2020 Chair	11 of 11
C - Drakes Branch	Kerwin Kunath	9 of 11
D - Keyville	Kenny Howard	11 of 11
E - Cullen / Red House	Cornell "Brick" Goldman	7 of 11
F - Aspen / Phenix	Clark Poindexter, 2020 First Vice-Chair	7 of 11
G - Bacon / Saxe	William V. Nichols, 2020 Second Vice-Chair	11 of 11
Town of Drakes Branch	Eugene Wells, Jr.	9 of 11
Town of Keyville	George Sandridge	7 of 10 (Resigned November 2020)
Town of Charlotte Court House	David Watkins, II	8 of 11
Town of Phenix	Gladys Reid	10 of 11
Board of Supervisors (non-voting member)	Kay M. Pierantoni	11 of 11

Anticipated 2021 Activities

<u>General Description</u>
Comprehensive Plan Review and Update for 2022
Additional Utility-Scale Solar Conditional Use Permit Applications
Utility-Scale Solar Zoning Amendments
Consideration of Zoning Regulations for Battery-storage Facilities