



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

Tuesday, June 28, 2022

**6:30 pm – Comprehensive Plan Work Session
7:30 pm – Regular Monthly Meeting**

6:30 pm Comprehensive Plan Work Session with the Commonwealth Regional Council (CRC)

- Opening Remarks – Chairman Carwile
- Review of Draft Chapters 1 & 2 – Todd Fortune, CRC
- Preliminary Citizen Survey Results – Todd Fortune, CRC

7:30 pm Regular Meeting

- Call to Order
- Invocation
- Approve Agenda
- Consider Approval of May 24, 2022, Minutes
- Public Hearing for Love Over Crisis, LLC's Conditional Use Permit Application for a human services office at 1839 Thomas Jefferson Highway, Charlotte Court House
- Consider Love Over Crisis, LLC's conditional use permit application
- General Public Comment Period
- Staff Report / Update on Zoning Activities
- Commissioners' Time
- Adjourn

Charlotte County Planning Commission
May 24, 2022
Randolph-Henry High School Auditorium

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 David Watkins gave the invocation.

Cornell Goldman made the motion to approve the minutes for January 25, 2022; April 19, 2022; April 26, 2022, and May 3, 2022. Kenny Howard seconded the motion and the motion carried with all members present voting yes.

In response to Conflict of Interest Act information staff and the County Attorney provided prior to the meeting, Chairman Carwile inquired if any Commissioner had a statement to make associated with Tall Pines Solar. Patrick Andrews stated he was employed by Dominion Energy and operated a land management business but did not have a conflict of interest. Cornell Goldman stated that he had no conflict of interest. Chairman Carwile stated he had no direct beneficial interest in Tall Pines nor did he provide services to Tall Pines or related parties. He stated that he did have a direct interest in real property that is adjacent or near property under option for solar development and, through LEGAS Holdings LLC, had real property under option for solar development which was not associated with Tall Pines Solar.

Consideration of Tall Pines Solar

Lindsay Edwards with the County's third-party reviewer, the Berkley Group, addressed questions regarding updates to the proposed conditions for Tall Pines Solar and stated that staff's recommendation was to approve the application.

Commissioners inquired if the applicant's change from a 220MW facility to a 240MW facility should be incorporated into the decommissioning estimate. Ms. Edwards explained the increase was related to the capacity of proposed equipment and would not result in additional equipment or project area, so would not impact decommissioning cost. It was also noted that the conditions require the decommissioning cost be recalculated at the time the building permit is obtained and every five years thereafter.

Ms. Edwards stated the applicant had provided clarification on project density and updated density calculations in a follow-up letter that was included in the packet. The new calculation included the additional 65 acres that were added to the project prior to the April 26th hearing,

Cornell Goldman then made the motion to recommend approval of the Tall Pines Solar conditional use permit application with the conditions recommended by staff. Patrick Andrews seconded the motion.

After discussion on the need for a project manager, Cornell Goldman amended his motion to recommend approval of the Tall Pines Solar conditional use permit application with the conditions recommended by staff and an additional condition to require a professional construction firm with solar experience be engaged as project manager at the cost of the applicant. Patrick Andrews seconded the amended motion.

Roll call vote on the motion as amended was as follows: Cornell Goldman – Yes; Patrick Andrews – Yes; Miller Adams – No; Kenny Howard – Yes; Clark Poindexter – No; W.V. Nichols – Yes; David Watkins – No; Eugene Wells – Yes; James Benn – Yes; Andrew Carwile – Yes. Motion carried 7-3 with Kerwin Kunath absent.

Closing Public Comments

Citizen P.K. Pettus addressed the Commission regarding a Virginia Tech report identifying potential issues with land restoration and reuse after solar due to soil compaction and reclamation costs. She recommended the county wait for a report from HB206 prior to issuing more solar approvals.

Staff Report

Staff reported that the Board of Supervisors had received the Commission's recommendation on Randolph Solar and had scheduled their public hearing for June 1st. Staff noted that Dominion Energy had provided a presentation at the May Board meeting on a new transmission line project known as the Butler Farm Transmission Line that would cross Charlotte County. In addition, Dominion had announced their purchase of the Courthouse Solar project. Staff then provided an update on the comprehensive plan community survey, noting work on the plan would continue in June.

Adjourn

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



Charlotte County, Virginia
Planning Commission Meeting

Hearing Date: June 28, 2022

Subject: Public Hearing – Conditional Use Permit Application

SUBJECT HIGHLIGHTS

General Information

Applicant: Love Over Crisis, LLC

Application Deemed Complete: June 1, 2022

Tax map number(s): 38-1-4A

Location: 1839 Thomas Jefferson Highway, Charlotte Court House, VA 23923

Zoning District: General Agricultural District

Description of Property: 1,650 sq. ft. commercial building located on five acres. Two acres of the parcel is wooded.

Proposed Use: Conversion of existing building for office spaces for human services. The floor plan provides for four offices. Love Over Crisis has indicated they may rent some of those spaces to other small businesses that offer Human Services as space permits.

Zoning Requirements: Offices are a conditional use in the General Agricultural District per the Zoning Ordinance (Article 9)

Previous Use: Fraternal building that has been vacant

Acres Proposed Use Will Occupy: Use will occupy the existing building

Comp Plan Future Land Use Map Designation: Agricultural, Forestry & Rural Uses

Setbacks: The existing building is located approximately 254 feet from the center of Thomas Jefferson Highway (Route 47) in the front, 525 feet from the rear property line, 158 feet from the northern side boundary, and 18 feet from the southern side boundary

Access: The property has an existing driveway that provides direct access to Thomas Jefferson Highway (Route 47). VDOT has reviewed the entrance and determined it fits the definition of a Low Volume Commercial Entrance and meets the anticipated needs of traffic for the facility of this size with limited on-site service delivery. Should significant traffic increases occur, a commercial entrance may be required by VDOT.

Parking: The Zoning Ordinance requires one parking space per 300 square feet of floor area (not including storage areas) for offices. Therefore, the facility is required to have at least five parking spaces. The applicant has indicated the parking lot surface will be gravel. Full screening from the road and adjacent properties is provided by existing vegetation.

Water Supply & Disposal System: Use of existing private well and septic systems

Employment: Love Over Crisis has no plans to hire additional staff at this time.

Adjacent landowners:

<u>Tax Parcel</u>	<u>Owner</u>	<u>Description</u>
38-1-3	Timbervest Partners III Virginia, LLC c/o F&W Forestry Services, Inc. PO Box 3349 Albany, GA 31706	419.4 (Acreage Includes 38-1-1, 38-1-2, & 38-1-3) Timberland
38-1-4	J & W Farms, LLC c/o John Watts 474 Eureka Mill Road Keysville, VA 23947	213.4 Acres Timber & Open land
38-1-7C	Michael & Keary Mariannino 1920 Thomas Jefferson Hwy. Charlotte Court House, VA 23923	22.8 Acres Timber

Conditions Proposed by Staff:

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.

Criteria for Consideration:

In accordance with §2-8-7.6. of the Charlotte County Zoning Ordinance, in considering a conditional use permit application, the following factors must be considered:

- a) Whether the proposed use is consistent with the comprehensive plan.
- b) Whether the impacts of the proposed use on surrounding properties and public facilities, services, and infrastructure will be adequately mitigated so as to protect adjacent owners and the general public.
- c) The compatibility of the proposed use with other existing, planned, or proposed uses in the neighborhood, and adjacent parcels.
- d) The timing and phasing of the proposed development and the duration of the proposed use.
- e) Whether the proposed use will result in the preservation or destruction, loss or damage of any significant topographic or physical, natural, scenic, agricultural, archaeological or historic features.
- f) Whether the proposed use at the specified location will contribute to or promote the welfare of the public.
- g) Whether the proposed use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the comprehensive plan.
- h) The effect of the proposed use in enhancing affordable shelter opportunities for residents of the County.

Next Steps:

- The Planning Commission has one hundred days from the date of the first meeting following referral of the application to them to provide a recommendation to the Board of Supervisors. (Deadline of October 6, 2022)
- Once the Board of Supervisors receives the Commission's recommendation, they will schedule and conduct a public hearing on the application before voting on it.

Planning Commission Action:

Following the public hearing, the Planning Commission may do any of the following:

1. Recommend approval of the application with the conditions proposed by staff or with revised conditions.
2. Recommend denial of the application.
3. Defer the application for further discussion and consideration.

Supporting Documents:

1. Conditional Use Permit Application
2. GIS Maps – Location Map and satellite image
3. County Property Card
4. Applicant's Proposed Floorplan



CONDITIONAL USE PERMIT APPLICATION

Charlotte County, Virginia

250 LeGrande Avenue, Suite A, PO Box 608, Charlotte Court House, VA 23923
Phone: 434-542-5117 Fax: 434-542-5248

PROPERTY DESCRIPTION

Tax Map Parcel Number(s): 038-1-4A

Property Address (if an E-911 address has not been assigned, provide directions to site):

1839 Thomas Jefferson Hwy
Charlotte, VA 23923

Current Zoning: General Agricultural Proposed Zoning: ~~Business~~ General Agricultural

Current Use(s): Building was vacant prior to purchase,

Proposed Use: Office use for human services utilizing
Christian based principles

Total Lot Area (Acres): 5 Does proposed use include entire property? YES NO

If no, how much will be used for proposed use? Only the building area of
lot

APPLICANT

Name: Love Over Crisis LLC

Mailing Address: P.O. Box 37 Farmville VA 23901

Telephone Number(s): ~~434-542-5117~~ 470-228-1773

E-mail Address: Love Over Crisis LLC

PROPERTY OWNER (If different from applicant)

Name: _____

Mailing Address: _____

Telephone Number(s): _____

E-mail Address: _____

UTILITIES

Water Supply: Public Water _____ Private Well X
Is water supply New or Existing?
Sewage Disposal: Public Sewer _____ Private Septic X
Is sewage disposal system New or Existing?

APPLICANT SIGNATURES

As the Applicant, I hereby certify that this application is complete and accurate to the best of my knowledge, and I freely consent to its filing. I authorize Charlotte County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signature: [Handwritten Signature]
Printed Name: Shelley Mays-Couch Date: 5/23/22
Love Over Crisis LLC

Signature: _____
Printed Name: _____ Date: _____

OWNER SIGNATURES

As the Owner X or Owner's Power of Attorney _____, I hereby certify that this application is complete and accurate to the best of my knowledge, and I freely consent to its filing. I authorize Charlotte County officials and other authorized government agents on official business to enter the property as necessary to process this application.

Signature: [Handwritten Signature]
Printed Name: Shelley Mays-Couch Date: 5/23/22
Love Over Crisis LLC

Signature: _____
Printed Name: _____ Date: _____




Signature: _____
Printed Name: _____ Date: _____

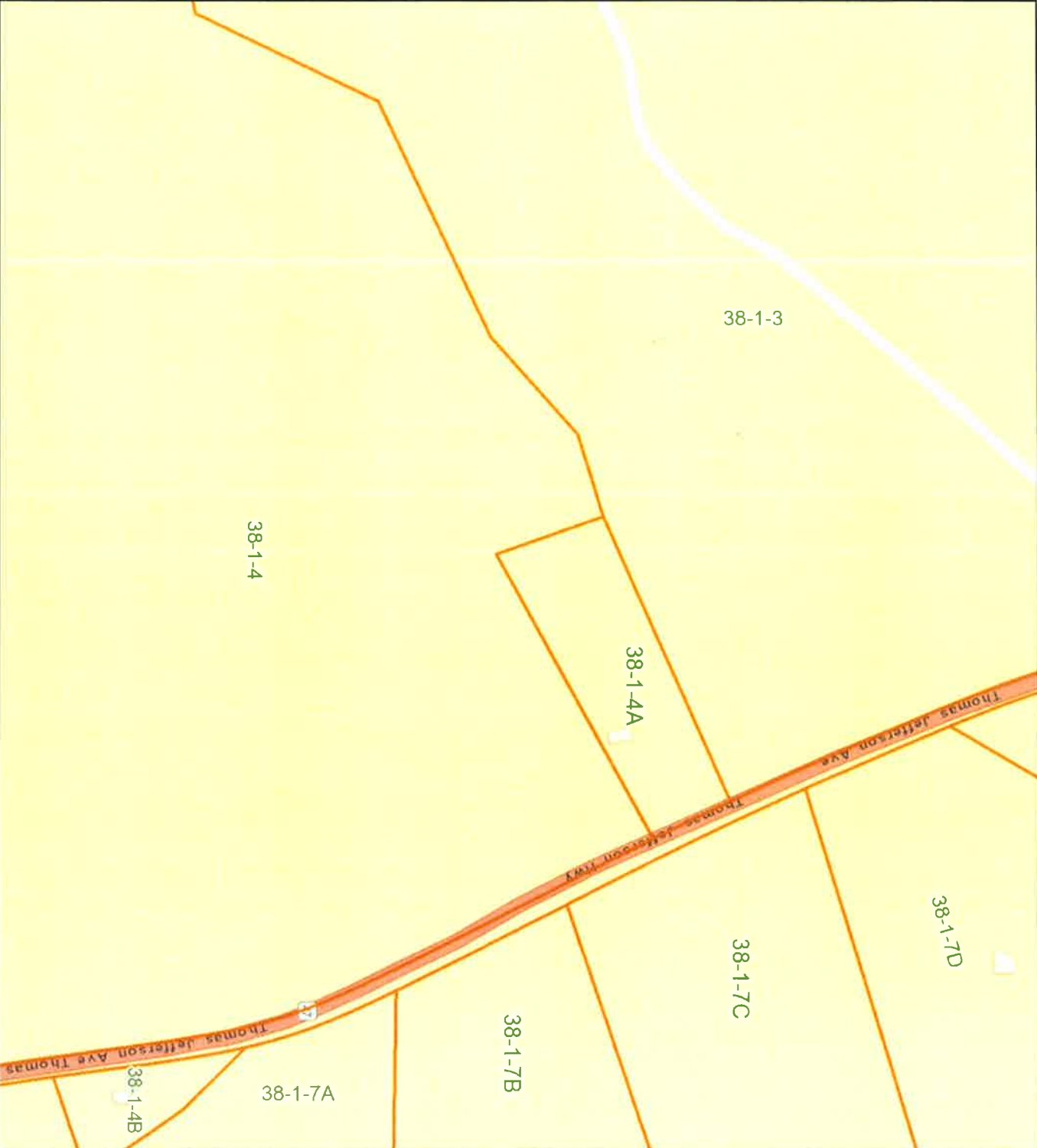
*If there are more than three owners, please contact the County to request an additional signature page. All owners must sign the Conditional Use Permit application.

In accordance with the Charlotte County Zoning Ordinance, additional documents may be required before this application is considered complete. County staff can assist you in determining specific requirements associated with your application.

Charlotte County, Virginia

Legend

-  County Boundary
-  Parcel Labels
-  Parcels



Title:

Date: 5/23/2022

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records information, and data obtained from various sources, and Charlotte County is not responsible for its accuracy or how current it may be.

Map Printed from Charlotte
<https://parcelviewer.geodecisions.com/Charlotte>



Charlotte County, Virginia

Legend

- County Boundary
- Parcel Labels
- Parcels

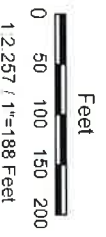


Title:

Date: 5/23/2022

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Map Printed from Charlotte
<https://parcelviewer.geodecisions.com/Charlotte>



Charlotte County Virginia

Commissioner of the Register, PO Box 328, Chariton, VA

RECORD NUMBER: 4368
ACRES: 5.0740

MAP NUMBER: 038-1-1-4-A
CARD: 1 of 1

DEEDED OWNER: LOVE OVER CRISIS LLC
MAILING ADDRESS: P O BOX 37

OWNER ID: FARMVILLE, VA 23901-3901

OWNER ID: LOVE OVER CRISIS LLC

PHYSICAL ADDRESS: 1839 THOMAS JEFFERSON HWY

DEVELOPER: DB 476/126 DB 362/114 CHARLOTTE C H

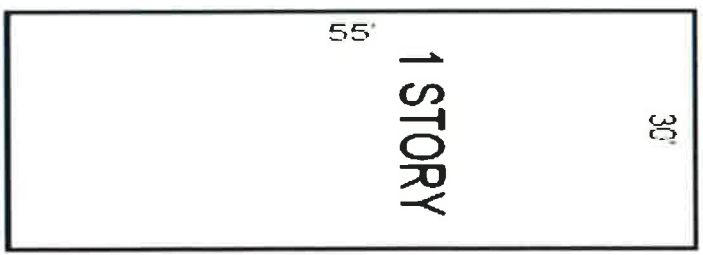
PROPERTY GATED



BUILDING PROPERTIES
FOUNDATION: SLAB
FUEL TYPE: STAB

ROOF TYPE/MATERIAL: GABLE
COMP SHGLS

WALL FINISH: PAINTD BLK
FLOOR FINISH: CARPET



LISTED	REVISED	REVISED	APPEALS
TS 7/24/2018	TS 7/24/2018		

BUILDING INFORMATION			
CONSTRUCTION STYLE	H/SQFT	COND	ROOMS
COMMERCIAL	1650	FA	3
YR BLT	REAR YR	DEP %	DEVOYR
1965	1965	27.0	

PLUMBING			
FEATURE	COUNT	RATE	VALUE
HALFBATH	2	\$1,800	\$3,600
TOTAL			\$3,600

FIREPLACES			
TYPE	QTY	RATE	VALUE
OPENINGS			\$0
TOTAL			\$0

BUILDING BUILT INS, BASEMENTS, ATTCS & SUB SECTIONS			
TYPE	GRADE	NOTES	QTY/SEC
90 WELL	C		1
91 SEPTIC	C		1

BUILDING SECTIONS			
EXT FIN	HEAT	AIR	SHGT
CBICK C-HEAT	C-AIR	1.00	1.650

BUILDING SECTIONS			
RCN	% COMP	RCN	% COMP
\$2,500	100%	\$3,500	100%

BUILDING SECTIONS			
PRINT DATE	UNST SAVED	RCN	DEP
5/17/2022	12/30/2021	\$158,895	27.0

BUILDING SECTIONS			
PRINT DATE	UNST SAVED	RCN	DEP
5/17/2022	12/30/2021	\$158,895	27.0

Total Built In Value \$6,000

Total Building Replacement Cost New \$168,495

Building Replacement Cost New \$168,495

Building Replacement Cost New \$168,495

SALES INFORMATION			
DATE	AMOUNT	CODE	
8/6/2021	\$60,000		

LEGAL INSTRUMENTS			
DATE	TYPE	BOOK/PAGE	
1/11/1900	D	362 114	
8/6/2021	D	76 126	

BUILDING VALUE SUMMARY			
RCN	DEP	RCN	DEP
\$168,495	\$123,001	\$45,494	\$0

BUILDING VALUE SUMMARY			
RCN	DEP	RCN	DEP
\$168,495	\$123,001	\$45,494	\$0

BUILDING VALUE SUMMARY			
RCN	DEP	RCN	DEP
\$168,495	\$123,001	\$45,494	\$0

PARCEL SUMMARY			
TOTAL BLDG VALUE		\$31,845	
LAND VALUE	+	\$35,683	
APPROXIMATED VALUE		\$68,528	
DEFERRED VALUE	-	\$0	
TAXABLE VALUE		\$68,528	

PARCEL SUMMARY			
TOTAL BLDG VALUE		\$31,845	
LAND VALUE	+	\$35,683	
APPROXIMATED VALUE		\$68,528	
DEFERRED VALUE	-	\$0	
TAXABLE VALUE		\$68,528	

MADISON

Charlotte County Virginia

Comptroller of the Revenue, PO Box 308, Chariton CH, VA

MAP NUMBER: 038-1- - 4-A
 CARD: 1 of 1
 ACRES: 5.0740

DEEDED OWNER: LOVE OVER CRISIS LLC

MAILING ADDRESS:

P O BOX 37

FARMVILLE, VA 23901-3901

OWNER ID:

LOVE OVER CRISIS LLC

RECORD: 4368

TORO

PAVED

ACCESS

UTILITIES

NEIGHBORHOOD

CLASS

ZONE

150 F

Madison Commercial

TRACT SIZE

2

150 F

Madison Commercial

0.0000

LAND NOTES

5.07 Total Acres

TYPE

ESSEMENTS

DESCRIPTION

CLASS	METHOD	SIZE	DEPTH	BASE RATE	ADJ	ADJ RATE	SEC ADJ TBL	SIZE PA	MARKET VALUE
62 I COM IND	ACRE	1.0000		22,500.00		22,500.00		1	\$22,500
12 B OPEN PAVED	ACRE	2.0740		2,700.00		3,544.02		1.31	\$7,350
22 C WOOD PAVED	ACRE	2.0000		1,500.00		3,016.19		2.01	\$6,032
50 K TIMBER	ACRE	2.0000		400.00		400.00		1	\$800

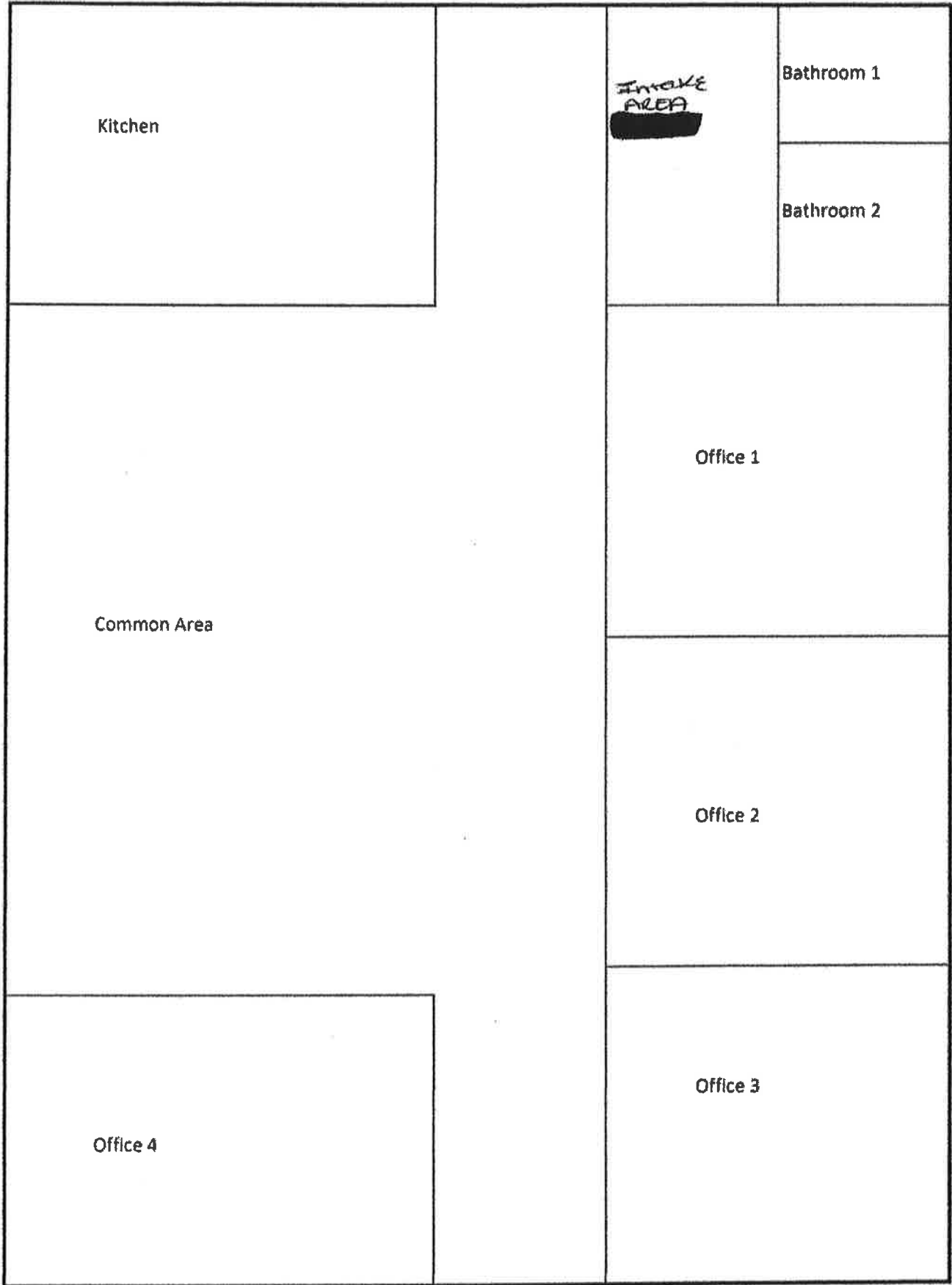
Total Acres: 5.0740 Price Per Acre: \$7,230

Land Market Value: \$36,683

NUM	TYPE	GRADE	YEAR	COND	NOTES	STNGT	LENGTH	XWIDTH	AREASQZ	RATE	DEP	VALUE	SX COMP
OUT BUILDINGS/OTHER IMPROVEMENTS													

Total Out Buildings & Other Improvements Value: \$0

PARCEL SUMMARY	
\$33,057	TOTAL BLDG VALUE
\$0	OBIDE VALUE
\$35,960	LAND VALUE
\$69,017	APPRAISED VALUE
\$0	DEFERRED VALUE
\$69,017	TAXABLE VALUE
\$68,528	



Drawing not to scale