



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

Tuesday, September 27, 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
- Chapter 2 & 3 Review and Updates – Todd Fortune, CRC

7:30 pm Regular Meeting

- Call to Order
- Invocation
- Approve Agenda
- Consider Approval of August 23, 2022 Work Session & Meeting Minutes
- Public Comment Period
- Initial Discussion on Zoning Ordinance Issues Identified by Staff
- Staff Report
- Commissioners' Time
- Adjourn

Charlotte County Planning Commission
August 23, 2022
Charlotte County Administration Office

Present:

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

Absent:

Andrew Carwile
Kerwin Kunath

**Board of Supervisors Representative – Non-voting*

Staff in Attendance: Monica Elder, Assistant County Administrator

Vice-Chairman Goldman called the meeting to order at 7:30 pm and Kenny Howard gave the invocation.

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

Kenny Howard made the motion to approve the minutes for the June 28th, 2022, work session and meeting. Eugene Wells seconded the motion and the motion carried with all members present voting yes.

Miller Adams made the motion to approve the minutes for the July 26th, 2022, meeting. Patrick Andrews seconded the motion and the motion carried with all members present voting yes.

Public Comments

Citizen P.K. Pettus addressed the Commission to present maps of “conservation worthy-land” as identified on the Conserve Virginia DCR webpage at www.dcr.virginia.gov/conservevirginia and a map of all parcels included in existing solar applications or recorded solar options.

Board of Supervisors’ Solar Resolutions

Staff provided details of two resolutions adopted by the Board of Supervisors at their August 8th meeting. The resolutions placed a pause on utility-scale solar applications until January 1, 2024 and requested a recommendation from the Planning Commission regarding the future of solar development in the County, potential limitations on solar development, and the need to update the comprehensive plan and zoning ordinance accordingly. The resolution also provided \$10,000 to hire a consultant to assist the Planning Commission in their review.

Staff noted that County Attorney Russell Slayton was currently working with staff and Commissioners to identify any potential conflicts of interests. Staff stated that three potential consultants had been identified so far. Commissioners inquired about the consultant selection process. Staff explained that standard procurement policy would be followed; however, an evaluation team had not been selected to review the materials provided by potential consultants.

Several Commissioners expressed concerns regarding the timeline provided, indicating it was not adequate to allow Commissioners to observe and evaluate the construction of the projects that had been approved by the Board of Supervisors.

Board of Zoning Appeals Petitions

Staff presented two petitions submitted to the Board of Zoning Appeals for land divisions that would result in substandard sized lots if approved. Staff reported that the Planning Commission had the right to provide a recommendation or participate in the associated hearings. After Commissioners discussed the reasons Penny Reese Fowler and Bobbie Brooks provided in support of their individual applications, David Watkins made the motion to provide an opinion to the Board of Zoning Appeals stating that the Commission does not approve of the proposed land divisions. W.V. Nichols seconded the motion and the motion carried with all members present voting yes.

Staff Report

Staff reported that the Board of Supervisors approved both the siting agreement and conditional use permit for Tall Pines Solar following their public hearings on August 2nd. Staff noted that the Board held their public hearing for Love Over Crisis, LLC's conditional use permit for an office on August 8th, but tabled the application. Staff also confirmed that utility-scale solar developers that had discussed potential projects with staff had been made aware of the Board's consideration of the solar resolutions prior to their adoption and were now being informed of the pause on applications in accordance with the resolutions.

Adjourn

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

Charlotte County Planning Commission
Work Session – Comprehensive Plan Update
August 23, 2022, 6:00 pm
Charlotte County Administration Office

Present:

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

Absent:

Andrew Carwile
Kerwin Kunath

**Board of Supervisors Representative – Non-voting*

Guest: Todd Fortune, Deputy Director, Commonwealth Regional Council - Joining by phone
Lauren Jones, Commonwealth Regional Council

Staff in Attendance: Monica Elder, Assistant County Administrator

Vice-Chairman Goldman called the work session to order.

Todd Fortune, Deputy Director of the Commonwealth Regional Council (CRC), reviewed changes made to Chapter 2 of the Draft Comprehensive Plan following the previous work session, including the addition of a migration chart and private school data. Commissioners requested the CRC staff continue to try to obtain a count for Charlotte County students attending Halifax Christian School.

Mr. Fortune and County staff discussed the questionnaire that was being prepared for the Amish elders to complete on behalf of their community. The questionnaire addresses population, schools, student population, businesses, and transportation.

Mr. Fortune then reviewed the first half of draft Chapter 3 which focused on housing and transportation. Commissioners and staff noted the need to review several maps to ensure they were accurate. The addition of several trail systems and a historic site was also recommended along with the inclusion of transportation information from the citizen survey.

Mr. Fortune mentioned the Board of Supervisors' solar resolution, which was on the regular meeting agenda. He noted that solar would probably be incorporated into the land use, policies, and goals sections of the plan.

The next work session was scheduled for September 27th at 6:30 pm.

The work session was adjourned.



Charlotte County, Virginia
Planning Commission - Staff Report

Meeting Date: September 27, 2022

Subject Title: Zoning Amendment Review

SUBJECT HIGHLIGHTS

Zoning Ordinance Section 2-8-6.7. states that "No zoning ordinance text or zoning map shall be amended or reenacted unless the board of supervisors has referred the proposed amendment or reenactment to the planning commission for its recommendations."

Staff retains a running list of zoning regulations that may need to be reviewed or reevaluated based on their findings through the zoning application review process and regular use of the zoning ordinance. At the September Board of Supervisors' meeting staff requested the Board refer the current list which included nine potential zoning ordinance issues to the Planning Commission for review and recommendation. The Board voted unanimously to adopt a resolution that referred the items on the following page to the Planning Commission.

<u>Zoning Reference</u>	<u>Subject</u>	<u>Description</u>	<u>Responsible Party</u>
	Residential homes for the aged, infirm, or disabled	Review for compliance with VA Code 15.2-2291.B	Staff / Attorney to prepare draft language for the Planning Commission to consider
2-2-7	Penalties for Violations	Review for state code compliance	Staff / Attorney to review and report findings to the Planning Commission
2-8-6.2 & 2-8-6.7	Planning Commission's ability to initiate zoning amendment reviews	One section requires Board referral, the other allows PC to initiate. Review and recommend consistent regulations.	Staff to provide options for Planning Commission to consider based on code
2-8-6.7 2-8-7	Timeline for Planning Commission Review of CUP's	Consider increasing 100-day review period or adding an additional review period when 2232 reviews are required.	Staff to provide options for Planning Commission to consider based on code
2-8-7.5	Board CUP Review	Clarify timeframe (state code provides 12 months for amendments & classification changes)	Staff to provide options for Planning Commission to consider based on code
10-11-7	Sawmill Supplementary Regulations	Renumber section & move to general supplementary regulations	Staff (Minor Edit – No change to language)
Article 9	Car Dealerships	Review to determine if this should be changed from a by-right use in General Ag to a conditional use	Planning Commission
Article 9	Livestock Markets	Review to determine if this should be changed from a by-right use in General Ag to a conditional use	Planning Commission
	State Code References	Review references to state codes and update as needed	Staff to review, seeking legal guidance as needed and reporting findings to the Planning Commission