

Charlotte County Planning Commission
Regular Meeting
February 25, 2020
Charlotte County Administration Office

Present:

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

Absent:

George Sandridge
David Watkins, II
Eugene Wells

Board Representative & Staff in Attendance:

Kay Pierantoni, Board of Supervisors; Monica Elder, Assistant County Administrator

Chairman Deborah Haskins called the meeting to order. Cornell Goldman gave the invocation.

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

Kerwin Kunath made the motion to approve the January 28th meeting minutes as presented. Kenny Howard seconded the motion and the motion carried with all members present voting yes.

Citizen Douglas Deaner addressed the Commission during the Public Comment period, expressing an interest in obtaining information regarding US Cellular's application for a conditional use permit (CUP) for the construction of a telecommunication tower on property owned by Blue Rock Resources that is located on Mapleton Road adjacent to his property.

Chairman Haskins called on Emilee Switzer Lauer with Old Dominion Professional Services, agent for US Cellular, to provide information on the application. Ms. Lauer provided a brief project overview. Staff representative Monica Elder then reviewed the staff report.

Citizen Henry Carwile, Jr. inquired about the tower placement due to the site's elevation. Ms. Lauer explained that tower placement was determined by the project engineer.

Mr. Deaner brought up concerns about the impact to the existing driveway that serves both his property and the tower site. In addition, he inquired about project notification. Ms. Lauer explained that the construction crew would be responsible for ensuring the driveway was left in the same condition it was in prior to the project and would be responsible for repairing any damage that occurred due to the project. Supervisor Pierantoni suggested that the Commission include a condition that would address the driveway in response to Mr. Deaner's concerns. Ms. Elder then reviewed the application review and hearing process, explaining advertising and notification requirements.

Clark Poindexter made the motion to move forward with a request for a joint public hearing with the Board of Supervisors on US Cellular's conditional use permit application. Cornell Goldman seconded the motion and the motion carried with all members present voting yes.

Ms. Elder presented an application for a zoning text amendment to address the development of multiple cabins and associated facilities submitted by landowners Dave & Debbie Sanders. Commissioners discussed staff's report on regulations for retreats, cabins & recreational resorts used by other localities. The need to set an upper limit on the quantity of units and length of stays were discussed. Cornell Goldman made the motion to have staff craft recommended zoning ordinance language for retreats and present it at the next meeting. Kenny Howard seconded the motion. Cornell Goldman then amended his motion to remove "at the next meeting." Andrew Carwile seconded the amended motion and the amended motion carried with all members present voting yes.

Clark Poindexter made a motion to set a special called meeting on April 13th following the joint public hearing on the zoning amendment for nonconforming lots to prepare a recommendation. Kerwin Kunath seconded the motion and motion carried with all members present voting yes.

Ms. Elder reported that the Board of Supervisors had approved the Red House Solar I application and would soon be considering the adoption of fees associated with permits for solar development.

Ms. Elder also reported that Reuben Stoltzfus had notified staff that he was withdrawing his conditional use permit application for a log mat assembly operation.

Cornell Goldman made the motion to adjourn. Kenny Howard seconded the motion and the motion carried with all members present voting yes.