

Charlotte County Planning Commission
Public Hearings & Meetings
September 8, 2020
Charlotte County Administration Office

Present:

Andrew Carwile
Deborah Haskins
Kenny Howard
Kerwin Kunath
W.V. Nichols
Gladys Reid

Absent:

Cornell Goldman
Clark Poindexter
George Sandridge
Eugene Wells
David Watkins, II

Board Representative in Attendance: Kay Pierantoni
Staff in Attendance: Monica Elder, Assistant County Administrator

Public Hearing – Charlotte County Tower Conditional Use Permit Application

Garland Hamlett, Jr., Chairman of the Charlotte County Board of Supervisors, called the Board of Supervisors’ public hearing to order.

Planning Commission Chairman Deborah Haskins then called to order the Planning Commission’s public hearing for Charlotte County’s conditional use permit application for a telecommunication tower on property identified as tax map #24-A-79C, owned by Daniel and Sarah Esh, & located on Vincent Store Road, Charlotte Court House.

At Chairman Haskins’ request, staff provided a report on the application.

Supervisor Fore directed questions to staff regarding the construction schedule and the project contractor.

There being no further comments, the public hearing was adjourned.

Public Hearing- The Shepherd’s Tavern Inc. / David & Deborah Sanders Conditional Use Permit Application

Board Chairman Hamlett, Jr., then called the Board of Supervisors’ public hearing to order.

Planning Commission Chairman Deborah Haskins called to order the Planning Commission’s public hearing regarding a conditional use permit application for a retreat on property owned by David & Deborah Sanders & identified as Tax Map #9-A-55, located at 11540 Thomas Jefferson Highway, Pamplin, VA.

At Chairman Haskins’ request, staff provided a report on the application.

Applicant Deborah Sanders provided public comment, thanking the Board for considering the application and explaining that the retreat was to be a relaxing and restful place for missionaries, pastors, and others in similar professions.

Applicant David Sanders then provided public comment, reiterating Ms. Sanders comments, and explaining that guests would be able to take advantage of local commercial opportunities, benefiting other County businesses.

Supervisor Fore directed questions to the applicant regarding kitchen and dining services and the project schedule. The applicant explained that the lodge would house the kitchen area and they were hoping to be open later this year.

Chairman Hamlett then read written comments provided by adjacent landowner Deb Takash, stating she was supportive of the project as long as the water and sewer systems comply with state and local regulations and property borders are respected.

Adjacent landowners Delores and Ron Newman then addressed the Board stating they initially had concerns about trespassing and potential drainfield issues. They had spoken with the Sanders and as long as the project complied with drainfield requirements and property boundaries were respected, they had no objections.

There being no further comments, the public comment period was closed and the joint public hearing was adjourned.

Special Called Meeting

Chairman Haskins called the Planning Commission's meeting to order. Supervisor Kay Pierantoni was not present as she remained in the Board of Supervisors' meeting.

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

Andrew Carwile made the motion to recommend approval of Charlotte County's conditional use permit application with the conditions presented. Kenny Howard seconded the motion and the motion carried with all members present voting yes.

Staff report conditions read as follows:

1. The tower owner 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 constructed and operated in substantial compliance with the application provided and the approved site plan.
3. 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.

4. The tower owner will obtain a building permit for the installation of any additional equipment placed on the tower after the tower is put into operation.

Kerwin Kunath made the motion to recommend approval of David & Deborah Sanders' conditional use permit application with the conditions presented. Andrew Carwile seconded the motion and the motion carried with all members present voting yes.

Recommended conditions in the staff report read as follows:

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 constructed and operated in substantial compliance with the application provided and the approved site plan.
3. In accordance with the Charlotte County Zoning Ordinance, cabins shall be occupied by the day or week only and shall not be utilized as a permanent, year-round residence. No guest shall reside in the campground or retreat for more than sixty (60) days within one (1) calendar year.
4. Prior to obtaining a building permit, the applicant must provide the County Administration Office proof from the state Health Department that the waste handling and disposal system any new well installed meet the requirements of the Health Department.
5. 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.
6. 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.
7. Prior to the construction of the proposed emergency vehicle gravel access drive, the property owner(s) shall obtain a permit from the Virginia Department of Transportation (VDOT) permitting the proposed emergency vehicle gravel access drive to connect to State Route 47 as shown on the Retreat Master Plan.

Kerwin Kunath made the motion to adjourn the meeting. Gladys Reid seconded the motion and the motion carried.