

Charlotte County Planning Commission
Regular Monthly Meeting
December 15, 2020
Charlotte County Administration Office

Present:

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

Absent:

Cornell Goldman
David Watkins, II

Board Representative in Attendance: Kay Pierantoni

Staff in Attendance: Monica Elder, Assistant County Administrator

Chairman Deborah Haskins called the meeting to order at 7:00 pm and Andrew Carwile gave the invocation.

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

Eugene Wells made the motion to approve the October 27, 2020, minutes as presented. Kenny Howard seconded the motion and the motion carried with all members present voting yes.

Staff presented a staff report for Kerwin and Beverly Kunath's conditional use permit application for an event venue proposed for 4475 Highway 59, Keysville. Staff requested clarification from Mr. Kunath on the number of parking spaces included for the proposed venue and Mr. Kunath stated that at least 100 spaces would be provided. Mr. Kunath also explained the purchase of the .34 acres shown on the plat as being presently conveyed to them was not complete; however, he anticipated it would be finalized within the next month or so. He also noted that should the sale not be completed, they could alter the driveway to use their existing property to access the proposed event venue.

Clark Poindexter made the motion to request a joint public hearing with the Board of Supervisors regarding the Kunaths' conditional use permit application. Eugene Wells seconded the motion and the motion carried with Kerwin Kunath abstaining and all other members present voting yes.

Staff notified the Planning Commission of several upcoming tasks including the potential need for battery storage regulations, the expectation of multiple applications for utility-scale solar projects less than five megawatts each, the comprehensive plan update, and the expectation of the Randolph Solar application.

Staff also expressed appreciation for the Planning Commission's work throughout 2020 and provided an update on the Board's review of the Courthouse Solar project, noting that NOVI and

landowner Lynn Royster had reached an agreement on an alternative entrance for Shady Oaks Road.

Commissioners then discussed their visit to Dominion's Grasshopper solar facility in Chase City. Commissioner's discussed on-site noise, visual impact to the highway, and the advantages of wildlife corridors like those proposed for Courthouse Solar.

Commissioners discussed mapping resources available for use in the evaluation of projects. Citizen P.K. Pettus mentioned the availability of the Department of Conservation & Recreation's NHDE (Natural Heritage Data Explorer).

Citizen P.K. Pettus then read a letter she had written to the editor of the Charlotte Gazette. Her letter encouraged careful consideration of solar project locations and associated conditions in order to prevent harm to individuals and natural resources. She stressed the importance of reviewing setbacks and stream buffers more thoroughly and carefully reviewing the pros and cons of each project. Ms. Pettus then noted concerns regarding Courthouse Solar's buffers along the Quarrier property.

The Planning Commission set their organizational meeting for January 26th at 7:00 pm.

Eugene Wells made the motion to adjourn. Motion was seconded by Kenny Howard and carried.