

Charlotte County Planning Commission
August 9, 2021 Public Hearing
Charlotte County Administration Office

Present:

James Benn	W.V. Nichols
Andrew Carwile	Gladys Reid
Cornell Goldman	Eugene Wells
Deborah Haskins	David Watkins, II
Kerwin Kunath	Kay Pierantoni*

Absent:

Kenny Howard
Clark Poindexter

**Board of Supervisors Representative (non-voting)*

Staff in Attendance: Dan Witt, County Administrator
Monica Elder, Assistant County Administrator

Public Hearing

Supervisor Garland Hamlett called the Board of Supervisors hearing for the Morgan Lumber Company, Inc. conditional use permit application to order.

Andrew Carwile, Chairman of the Planning Commission, then called the Planning Commission's public hearing to order and stated the purpose of the hearing.

Public Comment

Adjacent landowner Mildred Burks addressed the Board and the Commission. Ms. Burks questioned the amount of additional noise, potential pollution and the potential impact on her property value that would result from Morgan Lumber's planned expansion.

Adjacent landowner Joan Davenport addressed the Board and the Commission, requesting clarification on the potential for increased noise and dust as a result of Morgan Lumber's expansion.

Board Comments

Supervisor Donna Fore inquired about mitigation actions, measures for dust and noise, hours of operation and VDOT's role in the project. Staff noted that the driveways as well as the truck lot would be graveled to reduce dust. Staff reviewed the list of adjacent landowners and explained the current business location existed prior to the zoning ordinance and there were no established noise thresholds associated with the existing development.

Applicant John Morgan addressed the Board, explaining they operated no more than one twelve-hour shift (6 AM to 6PM) and had no plans to add a night shift at the facility. Mr. Morgan explained the 350 horsepower blower and dust bin would be replacing an existing 250 horsepower system. While a new planer was also being installed, Mr. Morgan noted that it would be in a cinderblock building to mitigate the noise. Supervisor Fore confirmed with the two adjacent landowners that the current noise level was acceptable.

Supervisor Fore requested the applicant measure the current noise level on the property do so again after the new equipment is in operation to ensure the noise levels remain relatively the same.

Supervisor Kay Pierantoni explained that she was abstaining from participating in discussion on the application.

There being no further Board comments and no additional public comment, Chairman Carwile and Supervisor Hamlett adjourned the joint public hearing.