

Charlotte County Planning Commission
January 26, 2021 – Regular Monthly Meeting
Charlotte County Administration Office

Present:

James Benn	W.V. Nichols
Andrew Carwile	Clark Poindexter
Cornell Goldman	Gladys Reid
Deborah Haskins	David Watkins, II
Kenny Howard	Eugene Wells
Kerwin Kunath	

Absent:

Board Representatives in Attendance: Kay Pierantoni, Board of Supervisors Representative

Staff in Attendance: Monica Elder, Assistant County Administrator

Monica Elder, staff representative, called the meeting to order at 7:00 pm and Cornell Goldman gave the invocation.

Motion was made by David Watkins to approve the agenda as presented. Andrew Carwile seconded the motion and the motion carried with all members present voting yes.

Ms. Elder called for nominations for the 2021 Planning Commission Chairman.

Deborah Haskins made the motion to elect Andrew Carwile as Chairman. Motion was seconded by Cornell Goldman. There being no additional nominations, nominations were closed and the motion carried with all members present voting yes.

The meeting was then turned over to Chairman Andrew Carwile.

Chairman Carwile called for nominations for the 2021 First Vice-Chairman.

Deborah Haskins made the motion to elect Cornell Goldman as First Vice-Chairman. Motion was seconded by Eugene Wells. There being no additional nominations, nominations were closed and the motion carried with all members present voting yes.

Chairman Carwile called for nominations for the 2021 Second Vice-Chairman.

Motion was made by Deborah Haskins to elect Eugene Wells as Second Vice-Chairman. Gladys Reid seconded the motion. There being no additional nominations, nominations were closed and the motion carried with all members present voting yes.

Chairman Carwile called for nominations for the 2021 Secretary.

David Watkins made the motion to elect Monica Elder as Secretary. The motion was seconded by Cornell Goldman. There being no additional nominations, nominations were closed and the motion carried with all members present voting yes.

Motion was made by Gladys Reid to adopt Robert's Rules of Order for Small Groups amended to require a second for all motions, subject to modification from time to time by a vote of simple

majority of the Commissioners in attendance, and with the following standing modification: That the Charlotte County Planning Commission in whole or as individual Commissioners, and at the discretion and approval of the Chairperson, or upon a vote of simple majority of members present, may, during the course of public meetings, solicit input from persons other than the members present at the meetings, including posing specific questions, where such input is limited to an orderly discussion of an approved agenda item, with the order, timing and duration of such questions, discussion and input at the discretion of the chair. David Watkins seconded the motion and the motion carried with all members present voting yes.

Eugene Wells made the motion to set the regular meeting date for the fourth Tuesday of each month at the Charlotte County Administration Office with meetings beginning at 7:30 pm during daylight savings time (March through October) and all other meetings beginning at 7:00 pm. Kenny Howard seconded the motion, and the motion carried with all members present voting yes.

Motion was made by Gladys Reid to approve the December 15, 2020, minutes as presented. David Watkins seconded the motion and the motion carried with all members present voting yes.

Public Comments:

P.K. Pettus addressed the Commission, referencing King William County's requirement for solar applicants to advertise and hold a public meeting to provide community awareness of solar projects and stressing the value of early notification. Ms. Pettus also expressed satisfaction with the 100' buffer provided for the Quarrier's property in the Court House Solar conditions, but stated that she felt the Early's property also needed a 100' buffer. Ms. Pettus then expressed concerns about erosion & sediment control issues that occurred on the Grasshopper solar site in Mecklenburg County and inquired about the County's ability to address these types of issues.

Commissioners discussed advantages of requiring that applicants conduct a public meeting; meetings that had been held by previous solar applicants; and the importance of proper timing for such meetings. Commissioners then requested staff provide examples of zoning regulations that required these types of public meetings.

Staff reported that the public hearing for the Kunath conditional use permit application had been delayed to provide the landowner additional time to complete their land acquisition. Staff then noted that three additional solar applications had been received for projects under five megawatts. However the applications were not complete and the applicant was working to address the deficiencies. An update on Courthouse Solar was provided with staff reporting that the Board of Supervisors met on January 25th to review revenue options and staff would be advertising a hearing for a siting agreement for Courthouse Solar and an ordinance for revenue sharing related to solar.

Staff reported that the comprehensive plan review and update would need to begin soon. However, the possibility of hiring a consultant to assist with the review and update was being discussed. As funds for hiring a consultant would need to be budgeted, staff noted that it would likely be July before a contract could be awarded if a consultant was hired.

Clark Poindexter made the motion to adjourn, Eugene Wells seconded the motion and motion carried.