

At a special called meeting of the Charlotte County Board of Supervisors held in the Administration Building of said county on October 30, 2019 at 7:00 p.m.

Present: Garland H. Hamlett, Jr. Chairman
Robert L. Shook, Jr. Vice Chairman
Gary D. Walker
Kay M. Pierantoni
Crystal S. Shepherd
Royal S. Freeman

Absent: Donna Fore

Chairman Hamlett called the meeting to order.

Gary D. Walker gave the invocation.

After due notice was given, the Charlotte County Board of Supervisors and the Charlotte County Planning Commission held a joint public hearing to receive comments regarding a Conditional Use Permit application for Elam Stoltzfus for a Building Supply Store to be located on Butterwood Road, Charlotte Court House.

Chairman Hamlett for the Board of Supervisors and Deborah Haskins, Chairman for the Planning Commission called the hearing to order.

Monica Elder, staff representative for the Planning Commission addressed the Board with the following staff report:

Owner: Elam A. Stoltzfus & Rebecca S. Stoltzfus

Planning Commission Review: September 24, 2019

Tax map: #14-A-62

Address: 506 Butterwood Road, Charlotte Court House, VA

Zoning District: General Agricultural District

Proposed Use: Retail Business for the sale of building materials. Proposed facilities include a storage building with office area and an open lot. Proposed building measurements are approximately 34' X 104' with an attached 34' X 18' lean-to.

Water Supply & Disposal System: Existing Private Well & Existing Private Septic

Acreage: 11.43 Acres

Acreage Proposed Use will Occupy: Roughly 3 to 4 Acres

Current Use: Single Family Dwelling – Mobile home that will be removed

Adjacent landowners:

<u>Tax Parcel</u>	<u>Owner</u>	<u>Description</u>
14-A-28	Elnor Hancock	63.8 Acres / Timber and Open land with barn
14-A-62A	Linda Hicks	2.25 Acres / Single Family Dwelling
14-A-62B	Amos & Susie Stoltzfus	44.3 Acres / Single Family Dwelling with outbuildings, timber and open land
14-A-63	William & Penny Childress	71.2 Acres / Single Family Dwelling with sheds, timber & open land

Setbacks: The front setback for principal structures in the General Agricultural District shall be 125' or more from the center line of any state-maintained road. Side yards for principal structures shall be a minimum of 50' and rear yards shall be a minimum of 70'. The proposed location meets all required setbacks.

Access: Per VDOT, the entrance located adjacent to the property boundary with Tax Parcel 14-A-62A is acceptable for use as a commercial entrance. (The entrance that

currently serves the existing residence is not acceptable for use due to sight distances.)

Comp Plan Future Land Use Map Designation: Agricultural, Forestry & Rural Uses

Conditions Proposed by Staff:

1. The applicant 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. 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.

Public Comment:

Being no comments, the Public Comment Period was closed.

Chairman Hamlett called the meeting back to order.

Deborah Haskins, Chairman of the Planning Commission addressed the Board with the Planning Commission's recommendations for approval of the Conditional Use Permit for Elam Stoltzfus for a Building Supply Store to be located on Butterwood Road, Charlotte Court House with the conditions as presented.

Motion was made by Crystal S. Shepherd, seconded by Royal S. Freeman and carried with Donna Fore absent and all other members present and voting yes to approve the Conditional Use Permit Application for Elam Stoltzfus for a Building Supply store to be located on Butterwood Road Charlotte Court House with the conditions as presented.