

Town of Charlotte Court House
PLANNING COMMISSION
Monday, August 28, 2023, at 6:00 p.m. at the Town Hall
MINUTES

Members Present: Andy Carwile (Chair), Jim Watkins (Vice-chair), Bobby Howard, Dan Michaelson, and Terry Ramsey

Members Absent: None

Others Present: Robert Hendrick, Zoning Administrator; David Watkins, Mayor

Andy Carwile called the meeting to order.

Bobby Howard motioned with second by Dan Michaelson to approve the agenda. All members listed as present voted yes.

Bobby Howard motioned with second by Jim Watkins to approve the minutes for the June 20, 2023, meeting. All members listed as present voted yes.

The Commission discussed the results of the March 16, 2023, Board of Zoning Appeals (BZA) hearing and the legal advice the Town received that the BZA had not acted and that starting the process over seemed to be most prudent. Robert Hendrick indicated to restart he needed the Town to provide him with support from an attorney who specialized in land use and he could provide suggestions of attorneys with whom he had experience. Mayor Watkins agreed to put on the October 16, 2023, Council agenda for Robert Hendrick to attend and update Council on ways to proceed and the support he needed.

The Commission reviewed the file with the zoning ordinance amendments Council approved June 20, 2023, and there were no suggestions for change and Terry Ramsey agreed to provide file to the Town Clerk for posting on the Town's website. The Commission agreed no changes were needed to the Overview or Historic District West maps as they are clearly marked "For Representative Purposes Only" and the changes did not materially affect the map presentation.

The Commission discussed the inquiry on zoning requirements for a produce and meat cutting store in the Village Center North. There was agreement this is covered in the Use Matrix under Non-Residential Uses: Retail and a conditional use permit would be required. Terry Ramsey agreed to relay this information to the person inquiring.

Jim Watkins and Terry Ramsey informed the Commission concerning the appeal re the painting of the Moses Hall Building and that Council supported the HDRB decision.

Due to time, discussion of Comprehensive Plan deferred to next meeting on September 25, 2023, at 6 p.m..

At 7:50 p.m. Terry Ramsey motioned with second by Dan Michaelson to adjourn. All members listed as present voted yes.

Respectfully submitted,



Terry Ramsey, Secretary