

**TOWN OF CHARLOTTE COURT HOUSE  
REGULAR COUNCIL MEETING MINUTES  
Monday May 15, 2023 7:00pm**

A regular meeting of the Charlotte Court House Town Council was held on Monday, May 15, 2023, at 7:00 pm. Mayor Watkins called the meeting to order. Council Members Andrews, Ramsey and Michaelson were present. Council Member Arbogast, Braxton and Haskins were absent. Due to the lack of a quorum no action was taken on agenda items D, E & F.

**Citizen Comments** P.K. Pettus stated that a birthday celebration was being planned for October 8th to celebrate the 200<sup>th</sup> birthday of the old courthouse building. Ms. Pettus stated that the Museum Board still plans to renovate the old school buildings on David Bruce Ave. and recently learned that they may qualify for a brownfield grant.

**Board of Zoning Appeals Motion** Mayor Watkins reported that the action taken by the Board of Zoning Appeals (BZA) did not resolve the purpose of the hearing, which was to either uphold or reject the zoning administrator's decision regarding the property owned by Daryl Spencer. Council Member Ramsey stated his belief that the Town should hire an attorney that specializes in this type of matter and stated that the Town should either enforce the zoning ordinance or amend it. Mr. Carwile stated that the BZA did not expect the Town Council to act until an application for a CUP was submitted. Attorney Gary Elder stated his opinion that the matter is still before the BZA, and the Spencers will remain in violation of the zoning ordinance until/unless a CUP is issued. He stated that if the 90-day deadline for resolution has passed, the process will have to start from the beginning, with the zoning administrator issuing a zoning violation. Mr. Elder agreed to research how to move forward when the BZA doesn't take action on an issue before them. Mayor Watkins stated that if the Spencers haven't heard back from the Town, they are in limbo.

**Wilmouth Property Easement Request** Town attorney Gary Elder stated that he researched the matter and agrees that the issuance of the easement was not handled correctly which left the Wilmouths with a land-locked parcel. He stated his opinion that the easement was only for access to the ten-acre tract. Attorney Tyler Williams stated that the original deed was "botched" and he was simply asking to finish what was started. He stated his opinion that the two parcels (tax map ID 038-A5-A-4 & 038-A5-A-8) were treated as one parcel. Due to the lack of a quorum, discussion ended and no action was taken.

**Proposed Ordinance to Raise the Rate to Connect to the Water System** Tabled until the next meeting due to the lack of a quorum.

**Code Enforcement Officer** Council Member Andrews stated that Tony Mathews would soon be a certified inspector. Gary Elder stated that the next step after the condemnation of a building is demolition, which can be very costly for the Town. Council Member Ramsey stated that the Council had previously been advised that separate updated ordinances would be necessary for weeds and nuisances. Gary Elder offered his assistance with drafting the ordinances.

**Proposed Water Rate Increase** Tabled until the next meeting.

**Historic District Design Guidelines** Tabled until the next meeting.

**FY 23-24 Budget Preview** Tabled until the next meeting.

**Planning & Zoning Report** Council Member Ramsey reported that the Planning Commission was moving forward with a planned zoning ordinance change to include portions of Randolph Henry High School and the Shop building in the Historic District West.

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**Water Operations / Town Maintenance Report** A written report was submitted stating that the green sand filters at Well #7 are still operating properly. Terry and Clay have investigated the green sand vessels and have determined the tanks can possibly be sand blasted and repainted. Bacteriological samples were collected and both samples came back negative for bacteria.

**Committee Reports** Water Committee - Council Member Ramsey reported that the water grant application was submitted. He stated that two paint suppliers have looked at the green sand filter tanks and will provide recommendations on paint and contractors who may be interested in submitting proposals. Personnel Committee – Council Member Michaelson reported that the Town Manager position has been posted.

**Clerk's Report** Karen Price stated that there were five water cut-offs for non-payment. She reported that a business license was approved for MiPa's Table, and a zoning application for the installation of a shed was approved at 867 David Bruce Ave.

**Council Comment Period** Mayor Watkins stated the need to call a meeting to address several items that require a vote. There was consensus to schedule a meeting for either the 30<sup>th</sup> or 31<sup>st</sup> of May. The Clerk will poll the absent Council members and report to all which date is suitable.

With no further business the meeting was adjourned.

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David C. Watkins, Jr., Mayor

ATTEST:

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Karen K. Price, Clerk of Council