

Town of Charlotte Court House
PLANNING COMMISSION
Monday, March 27, 2023, at 6:00 p.m. at the Town Hall
MINUTES

Members Present: Andy Carwile (Chair), , Bobby Howard, Dan Michaelson, and Terry Ramsey

Members Absent: Jim Watkins (Vice-chair)

Others Present: Robert Hendrick, Zoning Administrator, and Karen Price, Town Clerk

Andy Carwile called the meeting to order, and Bobby Howard provided the invocation.

Dan Michaelson motioned with second by Bobby Howard to approve the agenda with addition under updates re horses in the rural residential district. All members listed as present voted yes.

Bobby Howard motioned with second by Dan Michaelson to approve the minutes for March 13, 2023. All members listed as present voted yes.

The Commission reviewed the revised zoning application by Total Image Solutions (TIS) for a LED two faced free standing price sign and two new canopy signs at 147 Thomas Jefferson Highway (Red Barn) and discussed via phone with Jason Dawson of TIS. Discussion included the location of the free standing sign including protective cement posts around the sign. Considerations included the best location for traffic flow to the gas pumps and a location minimizing lighting from sign close to residential properties. Mr. Dawson agreed to mark on pavement the proposed locations of free standing sign to help all better understand the location "on the ground." Mr. Dawson agreed to revise the application to meet the 160 square feet maximum sign area per Sec. 6-9 of zoning ordinance.

Updates were provided to the Commission on the following, no action was taken and if applicable notes are beside each item:

- a. Historic District Review Board meeting March 20th
- b. Town's search for Town Manager
- c. Non-conforming vacant lots on Carey Drive (Zoning Ordinance Sec. 8-3-3.3 allows one single family detached dwelling on a vacant non-conforming lot provided other zoning requirements met)
- d. Town transfer-station lot right-of-way
- e. Results of BZA hearing
- f. Town's grant application for water system upgrades
- g. Horses in rural residential district (by definition a minimum of 2 acres is needed for each horse to not to be prohibited as agriculture, intensive (i.e., maximum of .5 horses per acre equates to 1 horse for 2 acres). Robert Hendrick provided an email to Lonneta Layne on 3/28/2023 explaining the zoning requirements.

Based on motion by Terry Ramsey and second by Bobby Howard, to revise the Commission's meeting schedule for balance of 2023 beginning in May to meet once a month on the fourth Monday of each month with the exception of no meetings in the months of July and December. The Commission will meet as scheduled on April 10th and 24th. All members listed as present voted yes.

Due to time, discussion of Comprehensive Plan deferred to next meeting on April 10, 2023.

At 8:05 p.m. Terry Ramsey motioned with second by Bobby Howard to adjourn. All members listed as present voted yes.

Respectfully submitted,
Terry Ramsey, Secretary