

Town of Charlotte Court House  
PLANNING COMMISSION  
Monday, April 25, 2022, 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, Rhonda Algeier, Austin Algeier

Andy Carwile called the meeting to order and declared a quorum present. Bobby Howard provided the invocation.

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 Dan Michaelson to approve the minutes for April 11, 2022. All members listed as present voted yes.

The Commission discussed action taken by Town Council on October 28, 2014, to rezone a 22 acre parcel (tax map 038-A4-A-43) from Agriculture to Light Business which had been inadvertently omitted from the current zoning map used by the Commission in their deliberations. Discussion included current zoning district boundaries described in Section 4-2-2 Districts Maps and Boundaries of the proposed zoning ordinance and map define boundaries using a specified number of feet from a public road. This methodology does not provide for zoning by parcel. Terry Ramsey discussed adding a new Appendix E to allow exceptions to the Section 4-2-2 methodology. The suggestion included adding the following new Appendix E with references to this appendix added in Section 4-2-2, Appendix A, and Appendix B:

Appendix E – Exceptions to Section 4-2-2 Zoning Boundaries

The properties listed below are exceptions to Section 4-2-2, Appendix B Zoning District Boundaries, and Appendix C Zoning Districts Virtual Pins; and are zoned under the district in which listed.

Business District North and South

- Business District North
  - Parcel of approximately 22 acres per survey recorded in circuit court of Charlotte County in plat book 15, page 74, slide 240 by confirmation of plat deed recorded October 10, 2014, in deed book 428, page 289 (tax map number 038-A4-A-43). Reference town council minutes dated October 28, 2014, for prior rezoning from Agriculture to Light Business.
- Business District South
  - No exceptions.

Village Center North and South

- No exceptions.

General Residential

- No exceptions.

Rural Residential+

- No exceptions.

Historic District North and West

- No exceptions.

The Commission discussed the requirement for a public hearing and notification of adjoining property owners required prior to the Commission voting on whether to recommend to Town Council such change in the proposed zoning ordinance and map approved April 11, 2022.

Bobby Howard motioned with second by Jim Watkins to move forward to add the Appendix E and references as described above with corresponding changes to Appendix D Zoning Maps; to ask the Town Clerk to advertise for a public hearing on this change for Monday, May 16, at 6 p.m. in the Town Hall and to notify adjoining property owners as required by State law. All members listed as present voted yes.

The Commission agreed to cancel the meeting scheduled for May 9, 2022.

Terry Ramsey informed the Commission he discussed at the April Town Council meeting the Historic District Review Board (HDRB) and Council members indicated they would appreciate the Planning Commission providing suggestions of qualified persons willing to serve on the HDRB. The Commission discussed contacting potential members for the HDRB.

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

Respectfully submitted,

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Terry Ramsey, Secretary