

CASWELL COUNTY BOARD OF COMMISSIONERS
MEMBERS PRESENT

SEPTEMBER 27, 2021
OTHERS PRESENT

David J. Owen, Chairman
Jeremiah Jefferies, Vice Chairman
Nathaniel Hall
Rick McVey
Steve Oestreicher
John Dickerson (Joined Remote)
William Carter (Joined Remote)

Bryan Miller, County Manager
Carla R. Smith, Clerk to the Board
Debra Ferrell, The Caswell Messenger

The Board of Commissioners for the County of Caswell, North Carolina, met for a Public Hearing on Zoning in Southeast Caswell County on Monday, September 27, 2021, at 6:30 pm in the Historic Courthouse. Chairman Owen thanked everyone for coming out tonight. Then Chairman Owen asked that the County Manager review the Public Comments policy and give information about the topic for tonight.

The County Manager read from the Caswell County Public Comments Policy passed by the Board of Commissioners.

The Caswell County Board of Commissioners is committed to allowing members of the public an opportunity to offer comments and suggestions for the efficient and effective administration of government. In order to balance the need and desire for such citizen input with the necessity of disposing of its regular business in the course of the meeting, the Board does hereby establish the following Public Comments Procedures:

1. The Public Comments period will be limited to a maximum of thirty (30) minutes, which the Chairman may waive at his discretion.
2. Persons who wish to address the Board during the Public Comments period will register on the sign-up sheet located on the back table in the Commissioner's Meeting Room. Sign-up sheets will be available thirty minutes (30) minutes before the start of each meeting.
3. Each speaker will have three (3) minutes to make his/her remarks which may be extended by the Chair at his/her discretion. The designated timekeeper will be the Chairman, or other staff member designate by the Chair, who will begin timing the speaker and will announce by stating their name and address.
4. Speakers will be acknowledged by the Board Chair in the order in which their names appear on the sign-up sheet. Speakers will address the Board from the podium at the front of the room and begin their remarks by stating their name and address.
5. It is recommended that groups or delegations select their spokespersons in advance of the meeting.
6. Individuals shall avoid repetitive remarks and topics for which an opportunity for public comment has already been afforded to the public in another forum such as a public hearing. To avoid remarks which repeat those of a previous individual, a speaker shall concisely express his or her agreement and then go on to other points. The Chairman reserves the right to limit repetitive comments from speakers.
7. Speakers will address all comments to the Board of County Commissioners as a whole and not to one individual commissioner or to any individual County staff member. Discussion between speakers and members of the audience is not allowed.

8. Speakers will be courteous and respectful in their language and presentation and must refrain from personal attacks and the use of profanity. Willfully interrupting, disturbing or disrupting a meeting and then refusing to leave when directed to do so by the Chair is a criminal offense.
9. If the time period runs out before all persons who have signed up to speak, those names will be carried over to the next Public Address period. The Chair in its discretion may extend the time for Public Address.
10. Speakers who have prepared written remarks or supporting documents are encouraged to leave a copy of such remarks and documents with Clerk to the Board.
11. It is the policy of the Board that no response in reference to comments made during the Public Comments period of the meeting will be made by the Board during the same meeting.
12. Copies of these Rules and Procedures will be available on the table located at the back of the Commissioner's Meeting Room as well as online located at www.caswellcounync.gov.

County Manager Miller also wanted to relay to the Board that we are here tonight to receive public comments regarding zoning in the Southeast portion of Caswell County. The public comment period will be extended for 24 hours from the conclusion of tonight's meeting. Public Comments may be sent to the Clerk to the Board via email. After the public comments period concludes those public comments will be emailed to the Board of Commissioners. Because the public comments period will be extended for 24 hours, there will be no vote on zoning tonight. You will see on the Board of Commissioners October 4th agenda Zoning Southeast Caswell County as an action item.

Chairman Owen said everyone will get an opportunity to speak so we will go beyond 30 minutes. You will get to speak and those at the library will get an opportunity to speak. Chairman Owen apologized in advance if he mispronounces anyone's name or cannot read the names. He will do the best he can. Commissioner Oestreicher asked if the people speaking would give their name and address before speaking.

PUBLIC HEARING-ZONING IN SOUTHEAST CASWELL COUNTY:

A **motion** was made by Chairman Owen and hearing no objections entered into the Public Hearing on Zoning in the Southeast corner of Caswell County.

The following individuals appeared before the Board to make public comments:

Tim Hudson: Resides at 295 Hudson Road. Mr. Hudson said the Board had a hard job to do. You are representatives of government and represent us. The point Mr. Hudson wanted to make tonight is that whenever we get together and vote on something, there are 4 kinds of voters. First kind is the party line voter. If you are Democrat or Republican, you use that and vote for the whole thing. That is a straight-line ticket. The second is the kind who gets their information from the gossip organization. The third kind is no vote, and that's the people that don't vote at all. That's the kind that don't care. Then there is the informed voter. The informed voter makes the best decision based on the facts not their emotions. They go to the facts and what is best for the county. That's why y'all are here. To protect us. There are two categories of people here. There's the no zoning and the pro zoning. No zoners want to be left alone, and the pro zoning wants to be protected. Mr. Hudson is pro zoning. He lives about 2000 feet from the Burlington and 62 plant that is going to be there. Air pollution, noise pollution, and environment pollution is going to be

part of it. He wants the Commissioners to base their decision on the people that's represented here. Another thing that needs to be done is we need to be educated. We need to have civil meetings where people can voice their opinions and ask questions. The no zoners think there is going to be an inability to do what you want with your property. Is that true? Mr. Hudson don't think it is. The pro zoners want to be protected from polluting company coming in. they tell you they going to be friends with you, but then they wind up suing you.

Lindsay Page asked Chairman Owen if it would be permissible for the speakers to remove their mask. Chairman Owen said if you are comfortable removing your mask at the podium you are separated enough to do so. That will make it easier for everyone to hear.

Karen Tate Gray: Resides at 948 Union Ridge Road in Burlington. This is the Anderson community. Mrs. Tate Gray is requesting that you vote yes to zoning. During the 2020 elections, the majority of the Anderson precinct voting in favor of zoning. There is a lot of different ideas about zoning. Zoning is not a HOA that will tell you how to mow your grass. Zoning doesn't tell you who you can sell your land to, and it doesn't prevent you from hunting on your land. It doesn't negatively impact the trucking business two doors down from her house or other businesses that are near Mrs. Tate Gray. She doesn't see it about control. She sees it as about protection for our community and our future generations. Mrs. Tate Gray said it is her understanding that with zoning very little will change other than criteria you put in place to protect our community from polluting and other unsafe businesses that might want to come into our community. Mrs. Tate Gray is a lifelong resident of Caswell. She chose to come back here after college for its rural nature and clean air and water. She hopes to remain here through her retirement years, but her hundred plus year old home sits across from a 300-acre cattle farm. In the past 16 years this farm has been sold three times and never to a resident of Caswell County. Always to outsiders. Now fortunately she is blessed because the current owners are very responsible cattlemen and farmers. But her concern is what might happen should these owners decide to sell. Will the next owners be responsible? Will it still be used as a farm or will the person who buys it possibly try to put polluting industries or unsavory businesses across from her house. So, Mrs. Tate Gray asked the Board to please vote yes to zoning. Please protect our community for future generations.

Billy Kirby: Resides at 352 Brooks Road in Prospect Hill. Mr. Kirby is asking that the Board voting no against zoning. He bought his land with his 401K plan and would like to spend his 401K plan as he sees fit. If the Board wants to zone Mr. Kirby's land, he thinks everyone in Caswell County should be zoned.

Mark Langan: Owns land where they plan to build a home at 1077 Wilson Road in Hurdle Mills, which is in the Southeast area of Caswell County considered for zoning. Mr. Langan has lived in North Carolina for over 30 years and in Caswell County, he feels fortunate to be here the last two years. We are landowners and many of us in this room are homeowners. Ordinances are to protect our health, safety, and welfare allowing individual rights, property. Mr. Langan sympathize with those that express concerns about zoning. We all want to make our own decisions about our property without interference or others telling us what we can or can't do with our land. Mr. Langan is here to tell you that district zoning is the best way to give us this freedom. We've heard from others that this proposed district zoning won't allow us to sell to

anyone we wish, but this isn't true. As a case now exist in the county ordinances, you'll be able to sell to anyone you wish with district zoning in place. We have also heard that the zoning referendum was for County wide zoning. Why is this ordinance being discussed? The referendum was clearly labeled as nonbinding for countywide zoning. With over 11,000 votes cast. The vote was very close with a difference of only 512 votes or 4.2% of the total vote. One of the purposes of the referendum was to engage the receptivity for district and conditional zoning like Caswell County already has in three other districts. The area proposed of Southeast Caswell County opened strongly in favor of zoning. Zoning can protect us. Zoning can improve economic diversity and development. Zoning has been known to raise home values. Zoning will allow us to continue our businesses and to grow our businesses. Zoning will keep us safe and away from the polluting industries. Existing businesses, homes, and farms as well as new businesses, homes and farms in southeast Caswell belonging in this district. Farming is exempt from zoning regulations. High impact polluting industries do not belong in this district. Please adopt district conditional zoning for Southeast Caswell.

Kay Kirby: Resides at 352 Brooks Road in Prospect Hill. Mrs. Kirby asked all to please uphold the no zoning vote that you already made, that the people of Caswell County has already made. Please, we do not need zoning. We need to bring new tax revenue to this county, and zoning is not going to help do that. Please no zoning.

Ed Dougherty: Resides at 2685 Ridge Road in Prospect Hill. On September 2 after a lengthy review of the county's district zoning proposal, the Caswell County Planning Board sent a letter to the Board stating that during the August 24th regular meeting the Planning Board approved a motion which confirmed that the Southeast Caswell zoning plan is consistent with the Caswell County Comprehensive plan and recommended the adoption as amended. On September 17th the same Planning Board held a hastily planned special meeting with short notice to the public. To anyone that attended that meeting, the real intent was obvious. As was demonstrated be a small Group of landowners, who expressed opposition to the plan that had already been passed back to this Board for public comment and for final consideration. The result was their letter on September 20th rescinding the motion of August 24th. Now this is very undemocratic and it's a partisan hack with a vocal minority attempting to derail the process, because the result was not to their liking. Frankly it stinks and it's a shameful display. At this time, Mr. Dougherty calls upon this Board to reject the inappropriate Planning Board letter of September 20th. Instead, please consider the original determination of consistency. As well as the passion and persuasive comments that he and the fellow residents in favor of zoning have been making in the past several years since zoning was introduced. Mr. Dougherty close his comments with the following, which is taken directly from the zoning overview, as presented to the Board of Commissioners on December 2, 2019, and can be found readily on the county's website. What is zoning? The primary purpose of zoning is rooted in protecting and promoting the health. In North Carolina zoning also helps preserve property values. Importantly zoning helps ensure that incompatible land uses are separated from each other, and compatible land uses are grouped together.

Dawn Dougherty: Resides at 2685 Ridge Road in Prospect Hill. Please do the right thing. Mrs. Dougherty trust that you will do the right thing and zone Southeast Caswell County as was promised. As you are aware parts of this county are currently already zoned. Studies show that

zoning raises property values and protects citizens from polluting industries. With zoning sustainable healthy growth for the long term good of the county is encouraged not denied. Property owners know that real estate is more valuable with zoning not less. As you know, zoning also does not threaten people trying to make a living here and own businesses. Mrs. Dougherty is a business owner also asking for zoning. Vote yes on zoning. Knowing that she can continue to operate her own business here. If anyone is telling people the opposite, it's a lie. Some of you listening today live in zoned areas of the county currently and are running businesses and watching others do the same with zero problems. Mrs. Dougherty's concern today is the opinions of a few loud angry voices with many political agendas that do not support the sustainability here and not outweigh the needs of the many. There are a handful of people playing dirty politics. Selling out the county they supposedly love. Selling out their neighbors, selling out their children and grandchildren and beautiful land for a bit of financial and political gain. There are a lot of people who have legitimate concerns about all of this, and they're being unduly influenced. These people cannot be allowed to dictate policy that's for the greater good of all the citizens and the environment and the place in which they live. District zoning just makes sense for everyone here. If people have to lie and bully or intimidate to get their way, then their way quite obviously is the wrong way. Sustainable growth depends on reasonable zoning and controlled development that is in the best interest of the citizens here in Caswell County so that we may have the future that we deserve in this really beautiful place in which we live. Preserving the past, embracing the future, which means putting greed and personal agendas aside for the greatest good for all. Please Mrs. Dougherty trusts that you'll do the right thing and zone southeast Caswell.

Earl Nelson: Resides at 11802 Highway 86 South in Prospect Hill. Mr. Nelson brings the same message he brought before. That he is in favor of zoning that is written for Caswell County. Mr. Nelson don't want to see Caswell County become a dumping ground or a catch all for all the undesirable industries that our fellow counties and states will push our way. Mr. Nelson asked that the Board respect the people that have voted for zoning and decide to take their wishing into account. Vote for zoning in this area.

Bruce Pleasant: Resides at 1268 Painter Road in Prospect Hill. Mr. Pleasant is the third generation dated of the Prospect Hill community and cannot be more supportive of zoning for Southeast Caswell. For his friends and neighbors who oppose zoning, he respectfully says they're wrong on this issue. For those that point to the results of last year's resolution on the ballots as a basis for no zoning, let me remind everyone that the majority of the voters of southeastern Caswell voted in favor of the referendum. Southeastern Caswell is the area of the county most vulnerable to polluting industries. New growth from Wake, Orange Durham, and Alamance counties. Mr. Pleasant worked in Orange County for 8 1/2 years and saw the influence Chapel Hill had on the northern part of the county. Zoning for Southeastern Caswell should not be decided by Northeastern Caswell County no more than Cedar Grove should be controlled by Chapel Hill. Zoning is not a one size fits all concept, and more importantly it should not be an all or nothing proposition. As our Board of Commissioners, you do not need to apologize for acknowledging or acting on behalf of the people in southeastern Caswell. Some have said that land values will be reduced if zoning is enacted. Mr. Pleasants experience in financing businesses and industries in rural areas has demonstrated that the opposite is true. Polluting industries are generally non associated with high paying jobs, do not contribute significantly to

the tax base, and do not have a good reputation as stewards of the land. Furthermore, clean businesses that drive high paying jobs will not build facilities near polluting industries. Thoughtful zoning will encourage industries that desire and need clean environments to invest in our communities, create employment opportunities and contribute to our tax base. The Department of Environmental Quality and Regulations are not written to protect landowner rights, so it is up to this county to do what citizens of southeastern Caswell have been asking. Land adjacent to polluting industries will not have the same value as other real estate. Some may scoff at those that say not in my backyard. Personally, Mr. Pleasant doesn't think polluting industries should be in anyone's backyard. They should be located in an area where it will not contaminate the air and water of residents or farms. Heavy industrial polluting is not compatible with our current land and use, and that is why we need your proposed zoning ordinance. Mr. Pleasant is reminded of the old proverb: "It's an ill bird that fouls its own nest." Only a foolish person would ruin the place where they live and their surroundings. Not enacting zoning will propose eminent damage to the place where we live. The state permitting process will not protect us. Please do what we ask and pass this zoning proposal.

Gay Pleasant: Resides at 1268 Painter Road in Prospect Hill. So, the issue up for discussion this evening is, in light of pending growth and development, what should be done. Should southeastern Caswell, which faces growth pressures from counties all around them, regulate the placement of polluting industry. Some believe that if something is not adopted, they retain a degree of freedom as individual property owners. If you think about it, that's all anyone or everyone on both sides is thinking here tonight. That's all we want. We want the freedom to live and enjoy the fruits of our labor. Unfortunately, the saying that no man is an island applies here. It's true and symbolizes our community will grow and develop based on this decision. Homeowners in Prospect Hill and Anderson have learned firsthand that there are some very undesirable industries. Industries that will not enhance tax base but will destroy growth and leave behind dirty air will gladly take advantage of us without zoning in place. As things stand now, the power does not lie with us locally, it lies with the State of North Carolina with the process known as a special use permit. If a business presents the correct paperwork, as you Commissioners well know, you can't refuse them and you can't say no. The Planning Board can't say no Land use law 60D, which has recently been enacted, centralized North Carolina's local city and county regulations regarding land use. That sounds good, but however it made it easier than ever for polluting industries to override local wishes. Special use permits are very difficult for citizens to oppose. Private citizens can only realistically object by hiring expensive attorneys or expert witnesses. In these hearings, they can't speak about traffic, noise, or dust unless they're technical experts about traffic, noise or dust. Those of you who believe zoning takes away your rights, ask your neighbors who adjoin the two proposed asphalt plants about their property rights and how empowered they feel. Ask the neighbors in Anderson about their rights. What about people that buy a house thinking they were buying peace and quiet area in the county only to learn that their water wells may be ruined and everything else that makes living in the country so wonderful will be gone. They will never be made right again if this happens. Mrs. Pleasant said she is one of many people that have appeared before the Board again and again. Before September 19th, she didn't even know who the Commissioners were and never spoke in a public hearing, but here we are again and again. This time Mrs. Pleasant is asking that you please enact zoning for their portion of the country. Mrs. Pleasant will conclude with this statement from Dr. David Owen of the UNC School of Government. The basic premise of land use law is

that no one has the absolute right to use his or her property in the way that may harm the public health, welfare or damage their neighbor's quality of life.

Lynn Pendergraft: 3131 Wrenn Road in Prospect Hill, North Carolina. I have been a citizen of Caswell County since 1994 when we purchased a farm on Wrenn Road. All of the reasons why we chose this area are now threatened because WE AREN'T ZONED. We spent everything we had worked for, for 26 years, to purchase our land. We chose this spot in Caswell County because of its remoteness. It was wide-open space with an abundance of fresh air (not polluted air). We had plenty of land to make pastures for our horses. I love being outside. I walk 2-3 miles every morning on Wrenn Road. I love the quietness of early morning and hearing the birds, owl, whippoorwills-not the sound of machinery running. We have chicken houses that can house as many as 30,000 chickens. They need clean air and thousands of gallons of water a day. We are also very concerned about our wells. Now they say this would have never happened if WE WERE ZONED. Here we are again, pleading for some help with this nightmare! In thinking of what I could say to you that hasn't already been said, I looked up what do county commissioners do? This was the response: "County commissioners are elected officials who oversee county activities and work to ensure that citizen concerns are met." I laughed out loud. Every time I have come before Caswell County Commissioners, I have felt blank stared of disgust. My heart races and my blood pressure rises. Most of you appear to have your ears plugged and show no care or concern for your landowners & taxpayers of the Southeastern corner of Caswell County. You people couldn't care less if our entire environment in Southeastern Caswell County is polluted and/or destroyed. It makes me sick at my stomach. I go to sleep with this horror on my mind and wake with the same thing. Why would anyone think that any part of this was ever a "good idea"? All we have continued to ask for is protection. ZONING IS OUR ONLYPROTECTION! Other parts of our county have benefited from zoning protections- we voted for it-why can't you vote YES for ZONING?

Tim Yarbrough: Resides at 163 Cooper Cemetery Road in Prospect Hill. Speaking on zoning. My family as well as my cell phone server farm in Prospect Hill, we currently use our land for farming purposes. However, his brother and him know as we get closer to retirement that might not always be the case. If it comes time, they want to sell that land, they would like to be able to sell it for the most dollar value. Mr. Yarbrough is sure anyone else would too. If zoning restrictions are in place, that may not be possible. Why are we here? This idea was put before the voters last November as well as before then. Mr. Yarbrough knows it has been voted on one other time. It always comes back no, yet we are still discussing this. This is the second time he has been here, and he also spoke at the hearing at the fire department in Prospect Hill. He was opposed to it then and he is opposed to it now. He has a good mind and hope the majority of you all are. This vote was asking if you want zoning for unzone areas in Caswell County. It did not say do you want zoning in Prospect Hill, Anderson, Leasburg, or whatever. Now the majority of voters in those areas may have voted in favor, but he can't argue that number. But the majority of those voters also voted for Donald Trump and he's not president now. If you go down this route, you are picking winners and losers. A man in Prospect Hill may not have voted for it, if he knew the man in Pelham was not going to be zoned equally as he would be. You are not giving us a level playing field to work with. Like he said picking winners and loser. Speaking with some of you and some county administration, this will not stop that rock quarry or asphalt plant. It may stop another one, but Sunrock, if the stat approves those permits, they are coming

regardless of if you enact zoning tonight. It won't stop that, and Mr. Yarbrough thinks y'all need to tell these folks that. If you haven't done so already. Mr. Yarbrough said he will just leave us with this final thought: I hope you will let them know and end all this and get on with our lives. All of us. But if you see fit to vote in favor of it, voters will remember how you voted. Mr Yarbrough said he won't let them forget.

Allen Haigh: Resides at 2987 Wrenn Road in Prospect Hill. He has been living in Prospect Hill for the past 22 years. Mr. Haigh understands folks are concerned with zoning. They are scared that it will inhibit their ability to sell their land for what they think it is valued at. It's not true. He has seen where it is not put in place, you had the industries come in the city and ask for land. The farms don't go for what they think they should go for because they not given the type of buyer for the land that they want. You end up with a lot of industry. You end up with a lot of polluting industries. He grew up in Concord or right outside of Concord and they put in an asphalt plant and a quarry about two miles from his house. About five years after that, they put in the airport behind his house. About five years after that they started the construction on the Bass Pro shops and Concord Mills shopping center. Mr. Haigh goes back home, and he doesn't even recognize where he grew up. It was beautiful like Caswell County. We would go fish in farm ponds and in rivers. They would hike up and down the river and play in the rivers and in the woods. As a boy growing up that was the perfect place to grow up. They enjoyed nature. One thing he has enjoyed since he came to Caswell County is the abundance of wildlife. There are plants and fisheries that need to be protected. To be able to walk outside during the day and see a group of turkeys, a herd of deer, owls at night, and see the stars at night, you can't put a price on that.

Artie Chapman: Resides at 5634 Rosco Dameron Road. He owns land in a couple of townships and concerned with zoning. Mr. Chapman provided signatures against zoning. He shares a property line with the folks sitting right behind him. He hopes we can all be friends and neighbors after this is all over with. Members of the Board and others in attendance thank you for the opportunity to speak to you today. Before us today is a very important issue zoning. In November of 2020 the residents of Caswell County voted against zoning and now here we are again some 10 months later fighting zoning. As a resident and property owner in southeast Caswell; whose land will be affected by this. I'm a bit confused and very upset with the proposed zoning of this part of the county. Several things have been said recently about zoning from we are helping the farmers to we need to save the farmland, or we need to save the feel of southern Caswell. To these folks I would like to say we can be friends and neighbors, but I do not need you or the government of Caswell County to save me. My wife and I have managed just fine thus far without your help. We worked and paid for our land whether it is timberland or farmland. We alone should be able to determine what happens with or property not the government or the neighbors. I will not be trying to tell you how to use your property so please stop trying to control my property. One major overlooked point here is that I as well as many other landowners here in Caswell have always been self-employed. Land and timber investments are my savings and retirement plan. I am pretty sure by putting zoning in it will limit my ability to sell my property in some manner or another to all those folks that want zoning feel free to turn your 401K pension plans and IRAs over to the county. I am sure they will graciously accept your donation. Personally, I am not willing to take that chance. Here in Caswell, we vote on many things during any election cycle. By these votes we select a myriad of service and people to direct those services. By face value and their statements, we elect the people to be what they say

they are be it conservative, liberal, libertarian, etc. Unfortunately, some that presented themselves as fiscal conservatives were not as they appeared. Moreover, we do not divide services in this county by township vote. It's a majority rule county. This county voted for Tony Durden and now he is sheriff. This county voted no so why are we here again. Zoning should be approached in the same manner. Personally, I believe when a county accepts zoning by vote of the residents, then and only then should zoning be planned, agreed to by a vote of the citizens and only after that it should be implemented. It should not be a haphazard plan that is being considered at this point. It is inconceivable to implement something that you cannot fund and then plan for. Zoning should not limit one landowner of this county while by the width of a road right of way allow another to do as they wish. When they pass this, they are going to open this county up to a plethora of lawsuits. Zoning is of purpose by general statute, not as a preference. It's not the job of this Board to be property owner association.

Dr. Martinelli: Resides at 2235 Gunn Poole Road in Pelham. I hate zoning. I work too hard to have to worry about zoning. If I want to raise my Rhode Island red chickens, I want to be able to do that. I don't want zoning to stop me. I want to be able to sell my property to the people I want to sell my property to. Then I realized it is quite simple. Right here, right now. Tonight, we need to stop any business that pollutes the air that we breathe or pollutes the soil that I raise my chickens on, that we raise our steer on, or that we raise our gardens in. Right her and right now we need to stop any polluting industry that makes it impossible to selling our property to who we want. Right now, we must vote for zoning. It is not too late.

Lindsey Page: Resides on Rascoe Dameron Road. I have lived in Caswell County all his life. I love Caswell County. I stayed and worked at the high school, Bartlett Yancey, for over 50 years. I did so because I like the county. It is unique. However, I do think we need zoning. It is the only sure way that we can protect the environment. Otherwise, you don't know who might come in and be your next-door neighbor. If they own the land, what's your recourse. We want them to see Caswell County. We want manufacturing, but we do not want manufacturing that will cause the environment to be hazardous.

Thomas Hoskins: Resides on Arch cook Road in Pelham. This Board needs to concentrate on education for our children. We have a bedroom community. Everybody sleeps in Caswell and leaves. I have 4 kids, 10 grandkids and 4 great grandkids. All of them work somewhere else. We still own six farms. We farm and still raise kids. Have the county thought what it is going to cost to implement zoning and enforce zoning? Concentrate on educating the children so they will stay here in the schools and jobs. Jobs is what we need. Zoning is not going to help that. Y'all talk about the asphalt plant and rock quarry, I got a rock quarry, asphalt plant, and a train come by every 20 minutes. I don't even hear it. You get used to it, but we need to educate our children so they will stay instead of leaving. We are losing our generations by them leaving.

Jeff Kirby: Resides at 117 Kirby McNair Porter Road in Prospect Hill. My daddy was born in Prospect Hill. He was raised in Prospect Hill. I am for zoning. I am a landowner and developer here in Caswell County. My goal is to enhance property for residential purposes, making building lots, and therefore the tax base will increase here in Caswell County. I have succeeded in doing so. Most recently by building and selling upscale lots and homes around Roxboro Lake. Everyone that owns land in Caswell County is already subject to zoning. The UDO for the

county applies to all property owners. It is restrictive on what properties can be used for but not restrictive enough on polluting industries. If you oppose zoning, you are for polluting industries. It may appear zoning limits your land use, when in fact no zoning restricts your land even more. When a polluting company invades your area, upscale residential housing owned land values drop along with the quality of life, air quality, water quality, noise, and traffic quality. All take a downturn. I have witnessed the negative impact, firsthand. Most recently we had negative feedback on September 10 about somebody cancelling out on a deal that they had already set because they had already got too much negative feedback about the Sunrock quarry. It has been a driving force to scare away potential buyers over 10 times in the past nine months. This is not an isolated incident. No zoning can actually protect your land, your property, and your investment unless you are the one selling to the polluting industry. The neighbors in the community turn out to be the losers. Please give a vote for zoning to protect us all.

Cindie Kirby: Resides at 117 Kirby McNair Porter Road in Prospect Hill. My thoughts and plans go with my husband. My job here tonight is I'm standing in place for Pat Warren. Mrs. Warren is ill, and she asked me if I could read her comments in her absence. Mrs. Warren lives at 36 Main Street in Prospect Hill. Her comments are related to four misconceptions that directly impact her about zoning. Misconception 1: I won't be able to sell my land to anyone I wish. The fact is that zoning cannot stop landowners from selling their land to anyone. Misconception 2: Zoning will impact the way that I farm. Some have said that zoning will stop them from being able to build a chicken house, cut down a tree, or do other things they need to do on their farm. The fact is that North Carolina General Statute 160D-903(a) states the agriculture use plan is exempt from any county zoning regulations. Misconception 3: It is unfair that someone can be zoned in an area while their neighbor across the road is not in a zoned area. The fact is this situation already exist in Caswell County. We have 3 zoned areas, the Hyco Lake Ares, the Town of Yanceyville and the Town of Milton and they have no instances of unfairness. Misconception 4: Is that zoning discourages new business development and lowers property values. The fact is this plan only inhibits heavily polluting industries. At the same time, it urges new businesses and existing businesses throughout the district by safeguarding them from polluting industries from being right beside them. A few examples are nursing homes, childcare centers, healthcare centers, convenience stores and home-based businesses. As for lower property values, you need to ask yourself these two questions. Number 1: Would you want to buy a house beside a heavily polluting industry such as a rock quarry or an asphalt plant. Number 2: How much would you be willing to pay for this piece of land. The decision before you is not about you or me, it is about protecting the land for our children, grandchildren, and the generations going forward. I ask you to listen to the vote of all Caswell County citizens, including majority vote on southeast Caswell County, so they get some zoning before it becomes too late.

Robert Smith: Resides at 128 Lake Front Drive in Hurdle Mills. I live in the North end of the county, but I will be affected. I just want to say that we have already seen what can happen without zoning. We're looking at the prospect of frankly a very ruthless company that's proven themselves to be ruthless through slapping lawsuits against public participation. So many of us are suffering from being slapped. Not in the face but with the law. That's the backdrop. I'm only making the point that we already see what can happen when this kind of industry moves in or proposes to move into an area. Their behavior is just unbelievable. This is just the beginning.

This is just one company. If zoning isn't established, there will be others. We have a cement plant and an asphalt plant, why not something else that will be equally a polluting business. This county will become a magnet for companies that want a free ride without zoning. So, I just encourage you to consider this and to consider the people out here. These companies are not voters. We are. We are the citizens, and we don't want these industries disturbing the community. It can't be like this. Please vote for zoning.

Evangeline Vinson Gaurlette: Resides at 441 Baynes Road in Burlington. I am one of the 55 citizens of Caswell County that is being sued by the company, which shall remain nameless. I'd like to share a point by Sylvia Stults I found relevant to the issue at hand. It's called Warned.

"The sands of time have rendered fear, Blue skies on high no longer clear, Stars were bright whence they came, Now dimmed, obscured, pollution's haze. Crystal clear our waters gleamed, Fish abundant, rivers streamed, Ocean floors sandy white, Now littered, brown, pollution's plight. Trees towered high above, Trunks baring professed love, Birds chirping from sites unseen, Gone, paper joined pollution's team. One can't blame pollution alone, As they say, you reap what you've sown, So let us plant a better seed, Tear out old roots, cultivate, weed. Protect what has been given for free, Our waters, skies, wildlife and trees, For once they're gone, don't you say, Consider yourself warned of that fatal day." We all know what will happen. It has already been done. Without protection, heavy polluting industry will come in and completely ravish our county. These industries do not care about the citizens of this community. They are out to intimidate and bully their way in. You, as elected officials of Caswell County, should care. You should care about preserving this county, and you should care about protecting the members of this community. This means that you should put into place every form of protection against polluting industries that is in your power. Please vote yes to zoning.

Kim Steffan: Resides at 3598 Corbett Ridge Road in Prospect Hill's community, where I have had the privilege of living the past 35 years. I'd like to thank the Commissioners for the excellent work you've done putting together a draft zoning ordinance that is a light zoning ordinance. It is very well suited to Caswell County. No two counties are alike, and therefore no two zoning ordinances should be alike. You've done an excellent job in tailoring one to what we need, and I thank you for doing that. It builds on the zoning ordinances that are already in effect in three parts of the county. It's a logical extension from those three zoning districts. It's a natural extension, because we have found that in the southeastern part of the county, we are facing development pressures that are not shared with other parts of the county. And I respect that other parts of the county may not want zoning, and that is fine. So, the solution that you have crafted, which is one that has zoning where the majority of the people voted for it. If people were to voice this consent, it says we need it. It says it out loud and clear. You responded and we appreciate that very much. So, it's a logical extension here in southeastern part of the county. That's okay because it is not one size fits all. For the folks that are on the other side of this issue, who want to talk about freedom and the right to do as they please with their land, perhaps to sell it for the highest amount of money regardless of the consequences that might bring on their neighbors, I have two thoughts about that. One is that there's freedom on the other side of this issue too. It's freedom to enjoy the land that you bought, place that you built your home, raised your children, place that you love, and in peace and quiet. That's what most of us here accomplished and reason we want to stay here. That's a freedom too. So, freedom is on both sides of this issue, and I ask you to keep that in mind. Second, zoning does not limit who you can

sell your land to. It only limits land uses. The thing is, I am blessed with some really wonderful neighbors. I do not have a worry that the people around me would sell out knowingly to an asphalt plant. I don't think they would do that to me or our neighbors. I don't think they would, but the thing is people don't tell you what they're going to do with your land when they buy it. They don't have to. Especially if you find someone that is not from around here and they were a LLC. Zoning is the only way to protect the citizens of the county, so I will ask that you see this mission through. Vote yes for the ordinance.

John Steffan: Resides at 3598 Corbett Ridge Road in the Prospect Hill area. When I was here in the springtime, I urged the Commissioners that Southeast Caswell County need zoning and they need zoning now. This is to have a controlled group and not total chaos. That's where we are headed if we don't put some zoning and put some restrictions in place. On top of that, everyone is saying we are not going to stop Sunrock with zoning. True, but there is a 160-acre tract of land in Southeast Caswell County that was recently sold to a land speculator outside of the county. There's also a battery refurbishing company that is looking very intently upon Caswell County for three reasons. One is the State law says you as a company must locate in a rural county because you are too dangerous to be in a populated county. Caswell County is number 1. Second reason they are looking at Caswell County is the proximity to the Triad and to the Triangle where a lot of their customers will be. The third reason is we do not have any zoning. So, they can come in and buy a piece of land. What it comes down to is there's not a battery company in this country that has not had some kind of lead poisoning. If they would happen to buy the tract of land that was recently sold, it's less than four miles from South Elementary, and it is up the aquifer from South Elementary. Which means that if lead gets into the aquifer, then it heads right down the stream to South Elementary. Now if we don't have some kind of zoning and some kind of restrictions, more companies other than this one and Sunrock is going to be coming into Caswell County. We need the control. We need it now. I urge you to vote for the zoning of Southeast Caswell County.

Susan Faison: Resides at 885 Dave Smith Road in Prospect Hill. I've been a realtor for 30 years. My husband and I are both disabled military business owners from our house. Three daughters and seven grandkids. We love Caswell County and we have lived here for 5 years. As a realtor, I've spent the last couple of days calling some real estate brokers and asking them what they think about the Caswell County zoning issues. They tell me that buyers are steering clear because they're scared of the polluting companies. A couple of deals have fallen through in each of their offices because you heard the land developer say, people are backing out. That's not good business for our county. I don't think the jobs that are coming through Sunrock are going to stay and be sustainable. I think they are going to ravage the land ravage our property values. As a real estate agent, I can tell you this is affecting our property values every day. I've sold houses in Raleigh for double the prices lately. You are not going to get those prices in Caswell County today because of this. I went to a meeting where Sunrock's own attorney spoke to you, spoke to the community. The attorney told the Community had you had zoning, they wouldn't have been here. Had you had zoning, your property and my property would have been protected. The farms, the land and water would have been protected. Their own attorneys' words were You don't have zoning, that's why we're here. Their own people told you, so I don't have to tell you, your real estate is gone down. Your property values have gone down. Not like Raleigh, Chapel Hill and Charlotte, whose have doubled. I sold my daughter's house in Raleigh the first day I had it on the

market. Do I think I can my own like that? I love in a big, beautiful house in Prospect Hill that I love. I want my property value protected. And for the farmers that think that they won't be able to do with their property what they like, they will. You're already an established property. We're worried about the companies that are going to come in and affect the land and water. Those properties are going to affect my wealth. The rock quarry is going to affect a lot of our water. You need to stand up and help get zoning passed. It may not help them, but it will know we are at their door and we're here to protect our property. I want to see my property values go up just like I want to see every neighbor's property go p. Every farm I want protected. Every animal. That's why I'm here tonight.

Christine Frenzel: Resides at 682 Nicks Road. I run a mobile veterinary clinic and I am currently building a veterinary clinic on my property. My original thoughts about zoning were really scary. I was afraid for my business. My business is my livelihood. If I don't have it, I don't have anything. But then I did some research. Zoning is not trying to take away my business. My business is here to help the citizens. We help the citizens animals, and we help the citizens of this county. Those are the kinds of businesses we need. We need to protect them because that's who we are. We do not need companies coming in here destroying our water and our air. I don't want to breathe this junk. And that's the bottom line. I'm very passionate about this because I plan to live here for the rest of my life. I don't want my children breathing this air. I want to drink from my well. I don't want to buy bottled water in plastic. I want to drink from my hose, have my kids drink from my hose, and my dogs drink from my pond. Zoning will protect us, and I think that a lot of business owners who have businesses on their own property are scared. I think they're scare that zoning is going to hurt us, but it's not going to hurt us. No zoning is going to hurt us. It's going to destroy our businesses, and then we won't be able to sell our property. If we don't have zoning, our property will be devalued. If we have zoning, some people won't be able to sell their property to certain people. I know we're saying you can still sell it to anybody, but we can't sell it to certain people who want to destroy us. That's the bottom line. If you want to sell your land to someone that is going to destroy our county, that's just wrong. We need to stand up for our clean air and clean water. We need to protect the businesses that come here to help us. The businesses that make us who we are, not the businesses that come in here to exploit us and destroy our property. Please vote for zoning because we need it.

Randy Hester: Resides at 752 Tom Bowes Road in Hurdle Mills. We farm both in Person County and Caswell County. When I come to these meetings it always feels a little bit like a contest of who's been here the longest. I'm the 10th generation or maybe the 11th. We came before the Revolution, and we just stayed. We stayed because even though life was not easy, and farming was hard. We stayed because it was a goodly land, and it is still a good land. In looking at the zoning ordinance that is before us, and it seems to be tailor made for our area. It is protective of our farmland, and it is not overly restrictive. I can read it and tell that I can do whatever I darn well please on our farm. It's likely that it is the only way we can protect our farmland for future generations. I urge you to pass what seems to me to be a protective but not overly restrictive ordinance for our area.

Charles Madden: I have been a property owner in Caswell County for 20 years. I grew up in Caswell County and I've always planned to return here. Listening in the last several years to things going on in the county, has kind of discouraged me from the return to what I have always

called home. Maybe it was just me with the blinders on growing up. As far as zoning, if I look at the surrounding counties that have zoning and all of these things in place, 30-40 years ago we had Hanford Brickyard, Duke power, Copeland Fabric, Cone Mills, and Dan River Mills were all within these zoning areas. I don't think it's a person that can hear me that would not agree that there wasn't anything that was safe about any of those facilities today or then other than the paychecks that was needed for people to survive. I don't see it, but everyone else may see something else. I kind of agree with a couple of other people that came before us. If the coting has already been held or determined by the people of Caswell County, I don't understand why we are here again. If we are just continuing to flip what I call or look for the colored rock that everybody wants to see, or the small group of people want to see. Then we can do this forever.

Jimmy Dodson: I was raised in Caswell County and lived here all my life. I'm against zoning. If my daughter can't afford a home and they have zoned my land and she can't afford a trailer. I'm against zoning.

Earl Gurtner: I live at Pine Knoll Acres in Leasburg North Carolina. I'm for zoning. I live on the lake, and we have very little protection on the lake from anybody coming in there and building large scale. We have already turned down two proposals in Person County. I live in Caswell, but I work in Person. I wanted to comment that the Commissioners need to take a look at the acoustics in that building you're at because we can't understand a word you're saying over here. I don't know what you are making out over there. I have one other agreement I would like to propose. Person County has approved voting down the need for the county to have masks appropriate for 100 employees. I hope Caswell County does the same and abolish the mask program for all their employees. The other thing I would like is the extension at the last meeting. That was the first one I had ever come to. I saw a decision being made by the Board without any facts in front of them. Presentation by the County Manager to the effect of a lease or sale of \$240 or \$250, 000 piece of equipment. I would think you would want information before you make a decision whether to lease or buy the equipment. It was all done by word of mouth; I don't think that's the way we run a county.

Landon Woods: Resides at 4810 Old Highway 86 North. I'm the owner of Revision Solar LLC. We started here about 4 years ago. I've hired three employees in the past month and a half. My employees make starting off with no skills concerning the job whatsoever over double minimum wage. So, I'm the type of business most people in Caswell County would want to see move into the area for reasons I'm not going to go into. I will be looking for a place in Southern Caswell County, so this pertains to me. The main concern here is being environmentally friendly. I think my business is the solution to most of those problems that people see. I am against zoning, and the reason is because it's not government's role to tell me where I can place my business or place my shop. If I have to ask them permission, then somethings wrong here. If I'm asking permission to bring jobs to the county something is not right. That being said, I started from home out of our family farm. I've looked at these policies and I would not be allowed to build a shop onto our property without the government's permission. That's not right. John Locke talked about life, liberty, and property. The citizens have the right over that. I'm here to say that if I'm doing something good for the community to stop pollution and to stop these things from happening that everyone's afraid of, I should have full access to use my property to enhance my business, the way that I see fit. I've talked about this several times and I've attended these meetings. We

always hear about the coal plants, the nuclear plants and stuff like that, but the actual demonstration that was given two meetings ago was to stop a contractor from putting a lay down yard in a tobacco field between here and Prospect Hill on 86. That is not the government's role here. That is not what the government is trying to do to protect the citizens. I've convinced dozens of people to change their mind on this issue. My entire family was for zoning before learning these facts because all they ever heard was about the coal plants and nuclear plants, but not what it does to the small business owner. The four largest businesses in America now were all started out of their garages. If these policies were in place that would have hindered their business and economic growth. That's not what we need here in Caswell County. At the end of the day, there's one deity that's over my life and that's God almighty. It's not government.

Kandice Stanfield-Ceparano: Resides at 3295 Dave Smith Road. I am a lifelong Caswell County resident and a tax paying landowner. Me being from southeast Caswell County my entire life and on a multi-generational farm, I am against zoning. I'm also against the rock quarries and asphalt quarries and all that stuff too. I feel that a lot of people are under a misconception that that if we vote yes to zoning, it's going to stop the quarries. It will stop future businesses coming from unwanted places, and I think that's great. But it is not going to stop the current ones that are coming because they have invested interest. I've heard numerous people and even some of our commissioners say that they have 100% support from southeastern Caswell for zoning. That's simply not true. The majority of people speaking here tonight I've listened to a lot of them, and they have lots of great things that they are saying and reasons that I agree with. They also have some things they are saying that I disagree with. I turned in numerous petitions tonight with many, many signatures voting no. I know I'm not the only one, so it's definitely not 100% support from southeastern Caswell. One of the things that concern me the most is owning a large farm in Prospect Hill. It's being farmed right now, but the proposed zoning map has my farm listed as commercial, industrial land. Right now, we're currently actively being farmed. So, I know that I'm exempt from that zone. If for whatever reason I stopped farming, my farm stops being farmed, I'm going to be zoned industrial commercial or commercial industrial. That's going to prevent me from passing it down to my children wanting to build homes on it. Or if I stop farming it and the next generation wants to resume farming. How does that play out? I've been told that once, I've asked at some of these meetings and been told that means that if it ever stops being farmed, then I can't go back to being so. How is that going to help my family's farm, that has been in our family for generations and generations. I don't think that's the local governments position to tell us what we can and cannot do with our land. However, I do feel at the very least you consider voting no to zoning. At the very least reconsider putting it back on the ballot and letting the citizens vote again because the majority did vote no the first time. So, bring it back to the ballot instead of voting on it at the next meeting.

Skip Anderson: Resides at 1827 Wilson Road in Hurdle Mills. I'm a taxpayer in Caswell County. I am a country boy. I had notes here I was going to read, but I just want to say that I have listened to so many opinions about zoning. I would ask the people that do not believe we need zoning to do a little more research, rather than just think about it or ask their friends. Zoning is an American success story. Who of us have not driven into a city and found crummy development on the way into a city? Then you get into the city and it's lovely. Without zoning anything can be built on the outskirts of a city and the same is true of our county. I think for all the reasons so many of us have brought up we love Caswell County, and we love life up here. In

order to maintain that we shouldn't see the government as our enemy. We are the United States, government of the people, by the people, and for the people. I believe in that.

Leslie Zimmerman: Resides at 732 Solomon Road in Leasburg. First thank you to everyone that attended this evening. The southeast Caswell community has been so supportive of zoning protections at so many meetings over the years. And of course, the election results proved broad support for zoning protections. We all hope our elected officials will be responsive to this constant and strong community request. Anti-zoning opponents who have consistently provided false and misleading information about zoning. We know that when someone can't win a debate on the issues, they turn to attack the debater. We now have an actual zoning plan rather than some abstract concept. This plan is very Caswell friendly. It's a proactive way to preserve Caswell's way of life, our small businesses, and protect us from outsiders, who would damage our communities and property rights. Many people have submitted comments asking for zoning to be approved by you. Please take time to read these. They are informative and truthful. We ask the Board of Commissioners to support both this plan and all the voices who have advocated for it for so long.

Kelly Chapman: Resides at 5634 Roscoe Dameron Road. I'm a resident of Caswell County for all of my life by choice. I did not come here again with the intent to speak, but I have a few things I would like to mention to everyone. First and foremost, I would like to say that all sides need to stay away from accusing statements during these hearings of ruthless companies and lying people and so forth. Obviously, each of us have our own view of what is right in this situation and that's framed by your own beliefs and the information you've been given. Somebody said would you live near a rock quarry or asphalt plant. Yes, I ask do you have gravel on your driveway or drive on a paved road or maybe have a paved driveway. So, if we don't want these businesses in our county, does that mean that you expect to reap the benefits of such businesses, but you want them placed in someone else's backyard. That is not a very fair way to be to those who have to put up with something you believe you don't want. And by the way, what about the fact of if I come to you and said, you can buy any car you want, but I'm going to tell you when to put gas in, when to change the oil, who can ride in it and so forth. It's very much the same for land rights. One of the biggest things I urge this group of Commissioners to do is to listen to the people who have very plainly said it. One of the biggest things we can see from both sides is that we need more education and information on the subject. We need for you as Commissioners to go ahead and think about what's the budgetary restraints now, instead of after we have voted this in. What is it going to cost to come up with a real zoning plan that people are for? Also, we need education so that people are not scared one way or another into voting for or against this. I have talked to young people in the area of the southeastern part of the county where we hear that the vote passed. Those young people voted for zoning but had no idea what it really meant. You may say well they shouldn't have voted. You're right, but what that really points to is a lack of education of understanding. Not only the voting rights in America, but also our lack of information to the population on such major issues as we have before us tonight. I am opposed to zoning in this county, and I hope that you will at least abstain from making the decision until the people are better informed.

Graham Zimmerman: Resides at 732 Solomon Road in Leasburg. There's a long history of zoning activity in southeast Caswell County. In April 2019 the Commissioner hosted a meeting

at the Prospect Hill Fire Department for nearby residents and explained the options of zoning. He suggested we could pursue owning 640 acres of land. In response to that meeting in March 2020 residents of southeast Caswell County presented a zoning plan to the Planning Board. They delayed and then dropped it off the agenda. It never made it back to you, instead the Board of Commissioners put a referendum on the ballot. The vote came in. The residents of southeast Caswell voted for zoning. These are the same residents that that Commissioner spoke with in April 2019. These are the same residents that crowded into the Prospect Hill firehouse in February 2020 for a county zoning meeting. These are the same residents who have spoken before at multiple public hearings and public comment periods at your meetings. And here we are again with the future of southeast Caswell in your hands. Other areas of Caswell benefit from zoning protections. We want zoning protections. We've asked you for that time and time again. Many people have submitted comments asking for zoning to be approved by you. Please take the time to read these. They are both informative and they are truthful. Listen to the residents. Do the smart thing and vote yes for zoning.

Chairman Owen thanked everyone for coming out tonight and for their opinions. County Manager Miller said we did receive a number of emailed public comments for tonight's meeting too. They are not to be read, but they will be distributed to the Board. Based on the emails we received by 4:30 pm today, we had 36 that were for zoning and 4 that were against.

Chairman Owen closed the Public Hearing on Zoning for southeast Caswell.

ARTICLE 5. ZONING DISTRICTS

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NOTE: Article 5 applies only to the zoned Hyco Lake area of Caswell County, as depicted on the Hyco Lake Zoning Map, and the area including the Anderson, Hightowers, Leasburg, and Prospect Hill Voting Precincts of Caswell County as depicted on the Southeast Caswell Zoning Map.

ARTICLE 5. ZONING DISTRICTS

SECTION 5.1 ESTABLISHMENT OF ZONING DISTRICTS.

In accordance with the requirements of NCGS 160D-703 that zoning regulation be by districts, (i) the Hyco Lake area, as shown on the Hyco Lake Zoning Map, is hereby divided into zoning districts (the "Hyco Lake Area"), and the unincorporated areas of the County including the Anderson, Hightowers, Leasburg, and Prospect Hill Voting Precincts, as shown on the Southeast Caswell Zoning Map are hereby divided into zoning districts (the "Southeast Caswell Area"), both of which shall be governed by all of the uniform use and dimensional requirements of this Ordinance.

The purposes of establishing the zoning districts are:

- To implement adopted plans;
- To promote public health, safety, and general welfare;
- To provide for orderly growth and development;
- To provide for the efficient use of resources;
- To facilitate the adequate provision of services.

SECTION 5.2 INTERPRETATION.

Zoning districts have uses specified as permitted by right, special uses, and uses permitted with supplemental regulations. Detailed use tables are provided in Section 5.4 showing the uses allowed in each district. The following describes the processes of each of the categories that the uses are subject to:

- **Permitted by Right:** Administrative review and approval subject to district provisions and other applicable requirements only.
- **Permitted with Supplemental Regulations:** Administrative review and approval subject to district provisions, other applicable requirements, and supplemental regulations outlined in Article 6.
- **Special Uses:** Board of Adjustment review and approval of Special Use Permit subject to district provisions, other applicable requirements, and conditions of approval as specified in Section 4.5. Some Special Uses may also be subject to supplemental regulations outlined in Article 6.

SECTION 5.3 PRIMARY ZONING DISTRICTS.

For the purposes of this Ordinance, the Hyco Lake Area is hereby divided into the following primary zoning districts Resort Residential District (RR), Recreation Business District (RB), and Industrial

ARTICLE 5. ZONING DISTRICTS

Park District (IP), and the Southeast Caswell Area is hereby divided into the following primary zoning

districts Residential/Agricultural (RA), Residential Agricultural Conditional District (RA-CD), General Business (GB), and General Business Conditional District (GB-CD).

Residential/Agricultural (RA) refers generally to the zoned area primarily used for single family and two-family residences, bona fide farms, agricultural operations, uses that are supplemental to agricultural operations, and home-based businesses.

General Business (GB) refers generally to the zoned area which excludes residential use and includes commercial, institutional, general business operations, and similar uses.

The regulations set forth in this Ordinance shall apply within the zoning areas designated on the following Official Zoning Maps (i) the Hyco Lake Area as established by the County Commissioners on (DAT), and (ii) the Southeast Caswell Area as established by the County Commissioners on (_____, DATE _____), Caswell County, North Carolina.

SECTION 5.4 ESTABLISHMENT OF CONDITIONAL ZONING DISTRICTS.

Conditional Zoning districts (bearing the designation CD) corresponding to the general purpose zoning districts in the Southeast Caswell Area are permitted as authorized in this ordinance.

5.4.1. Purpose

Conditional Zoning districts are zoning districts in which the development and use of the property is subject to predetermined ordinance standards and the rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property.

Some land uses are of such a nature or scale that they have significant impacts on both the immediate surrounding area and on the entire community, which cannot be predetermined and controlled by general district standards. The review process established in this Ordinance provides for accommodation of such uses by a reclassification of property into a conditional zoning district, subject to specific conditions, which ensure compatibility of the use with neighboring properties. A conditional zoning district is not intended for securing early zoning for a proposal, except when that proposal is consistent with an approved land use plan or the proposal can demonstrate that public infrastructure needed to serve the development will be made available within a reasonable time period.

5.4.2. Conditional Zoning Districts

ARTICLE 5. ZONING DISTRICTS

Residential/Agricultural Conditional District (RA-CD): identical to the (RA) district except that conditional rezoning is required as a prerequisite to any use or development, as provided for in this ordinance.

General Business Conditional District (GB-CD): identical to the (GB) district except that conditional rezoning is required as a prerequisite to any use or development, as provided for in this ordinance.

Section 5.5 General Requirements

Property may be rezoned to a conditional zoning district only in response to and consistent with an application submitted in compliance with this section.

5.5.1. Application. Rezoning to a conditional zoning district shall only be considered upon request of the property owner or the authorized agent of the owner. In addition to the documents specified in subsection 5.6.2.1. below, all applications shall also contain the following information:

1. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.
2. The requested amendment is either essential or desirable for the public convenience or welfare.
3. All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.
4. Information required on the application form received from the Planning Department.

5.5.2. Plans and other information to accompany application.

5.5.2.1. The application shall include a site plan, drawn to scale, with supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to the predetermined ordinance requirements, will govern the development and use of the property. The following information must be provided, if applicable:

- Information showing the boundaries of the proposed property;
- If the entire parcel will be zoned, a GIS or survey map and parcel number of the subject property;
- If only a portion of the parcel will be zoned, a boundary survey and vicinity map showing the property's total acreage, parcel number, current zoning classification(s) and the general location in relation to major streets, railroads, and/or waterways,
- Legal Description of proposed conditional zoning district;

ARTICLE 5. ZONING DISTRICTS

- All existing and proposed easements, reservations, and rights-of-way;
- Proposed number and general location of all building sites, their approximate location, and their approximate dimensions;
- Proposed use of all land and structures, including the number of residential units and the total square footage of any nonresidential development;
- All yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant;
- All existing and proposed points of access to public and/or private streets;
- Stream buffers required through this or other Caswell County Ordinances or Regulations, and other Local, State, or Federal regulatory agencies. Delineation of areas within the regulatory floodplain as shown on the Official Flood Insurance Rate Maps for Caswell County;
- Proposed phasing, if any;
- Generalized traffic, parking, and circulation plans;
- Proposed provision of utilities, including locations of wells and septic system;
- The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old;
- The approximate location of any cemetery;
- Proposed number, location, and size of signs;
- Location and description of any proposed lighting on the project site with a note that any lighting will comply with Section 13; and
- The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations

5.5.2.2. The Zoning Administrator has the authority to waive any application requirement where the type of use or scale of the proposal makes providing that information unnecessary or impractical.

5.5.2.3. In the course of evaluating the proposed use, the Zoning Administrator, Planning Board, or Board of Commissioners may request additional information from the applicant. This information may include, but not be limited to, the following:

- Proposed screening, buffers, and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
- Existing and general proposed topography;
- Scale of buildings relative to abutting property;
- Height of structures;
- Exterior features of the proposed development;
- A traffic impact analysis of the proposed development prepared by a qualified professional. The traffic impact analysis shall follow the NCDOT TIA Analysis

ARTICLE 5. ZONING DISTRICTS

Guidelines, and shall also include consideration for non-motorized and public transportation;

- Any other information needed to demonstrate compliance with these regulations.

5.5.2.4. The site plan and any supporting text shall constitute part of the application for all purposes under this section.

Section 5.6. Uses Within District

Within a conditional zoning district, only those uses listed (or determined to be equivalent uses) as permitted uses or conditional uses in the corresponding zoning district shall be permitted, and no

use shall be permitted except as a conditional use subject to approval of a conditional zoning district rezoning authorized by the Board of Commissioners as provided herein.

Section 5.7. Conditions

In approving a reclassification of property to a conditional zoning district, the Planning Department and Planning Board may recommend, and the Board of Commissioners request, that reasonable and appropriate conditions be attached to approval of the rezoning as permitted by law. Any such conditions should relate to the relationship of the proposed use to surrounding property, proposed support facilities such as parking areas and driveways, pedestrian and vehicular circulation, screening and buffer areas, the timing of development, street and right-of-way improvements, water and sewer improvements, storm water drainage, the provision of open space, and other matters that the Board of Commissioners may find appropriate or the applicant may propose. Such conditions to approval of the rezoning may include dedication to the County or State, as appropriate, of any rights-of-way or easements for roads, water, or other public utilities necessary to serve the proposed development. The applicant shall have a reasonable opportunity to consider and respond to any such conditions prior to final action by the Board of Commissioners.

Section 5.8. Non-Compliance with District Conditions

Any violation of a use or condition included in the approval of a conditional zoning district shall be treated the same as any other violation of this Ordinance and shall be subject to the same remedies and penalties as any such violation. Any violation of such a condition shall be deemed to be the same type of violation as the use of a property for a use not permitted under the district regulations, for the reason that any use permitted in a conditional zoning district is permitted only subject to the specified conditions.

Section 5.9. Procedure

Applications for new conditional zoning districts or expansion of existing Conditional Zoning Districts shall be processed, considered and voted upon using the following procedure. Before filing an application for a conditional zoning district, the applicant(s) is encouraged to meet with the Planning

ARTICLE 5. ZONING DISTRICTS

Department staff to discuss the nature of the proposed reclassification, the standards for development under the existing and proposed classifications, and concerns that persons residing in the vicinity of the property may have regarding the proposed reclassification, if known.

5.9.1. Submittal to Planning Department

5.9.1.1. A completed application and supporting information shall be submitted to the Planning Department at least thirty (30) days prior to Planning Board

consideration. A digital copy of the application and all accompanying materials shall be submitted as well.

5.9.1.2. The Planning Department shall, before scheduling the public hearing, ensure that the application contains all the required information as specified in Section 5.5 above.

5.9.1.3. The Planning Department shall have fifteen (15) days from the date of submittal to notify the applicant that the application is complete and the date which it will be considered by the Planning Board.

5.9.1.3.1. If the Planning Department determines the information is not sufficient for review, the Department shall notify the applicant of the specific information that is required for review.

5.9.1.3.2. The Planning Department shall take no further action on the application until the applicant submits the required information.

5.9.1.3.3. Once the applicant corrects the identified deficiencies, the applicant shall resubmit to the Planning Department at least 30 days prior to Planning Board consideration, and the Department shall have 15 days to review the information and notify the applicant that the information is sufficient for review.

5.9.1.3.4. A determination that an application contains sufficient information for review as provided in this subsection does not limit the ability of other county agencies, the Planning Board or the Board of Commissioners to request additional information during the review process.

5.9.2 Community Meeting

The applicant is required to hold a community meeting prior to the application deadline for a conditional zoning district rezoning. The applicant shall provide mailed notice of the meeting.

ARTICLE 5. ZONING DISTRICTS

- Notice of the meeting shall be provided to owners of abutting property, as listed with the Caswell County Tax Department, and include properties directly across a street, easement or public or private right of way.
- Notice may be sent to additional properties by the applicant.
- At a minimum, the notice shall be sent by standard mail and be postmarked at least fourteen (14) days prior to the date of the community meeting. Additional types of notice may be provided by the applicant.

5.9.2.1. A written report of the community meeting shall be included as part of the application packet.

- The written report of the meeting shall include a listing of those persons and organizations contacted about the meeting and the manner and date of contact, the time, date, and location of the meeting, a roster of the persons in attendance at the meeting, a summary of issues discussed at the meeting, and a description of any changes to the rezoning application made by the applicant as a result of the meeting.
- In the event the applicant has not held at least one meeting pursuant to this subsection, the applicant must file a report documenting efforts that were made to arrange such a meeting and stating the reasons such a meeting was not held. The adequacy of the meeting held or a report filed pursuant to this subsection shall be considered by the Board of Commissioners, but shall not be subject to judicial review.

5.9.2.2. Revisions to existing Conditional Zoning Districts and existing Special Use Permits shall not require a community meeting if the physical boundaries of the district or permit are not proposed to be expanded.

5.9.3. Rezoning Process

Following the Community Meeting, amendments for rezoning shall follow the procedures set forth in Article 4, Section 4.1.

5.9.4. Effect of Approval

5.9.4.1. If an application for conditional zoning is approved, the development and use of the property shall be governed by the predetermined ordinance requirements applicable to the district's classification, the approved site plan for the district, and any additional approved rules, regulations, and conditions, all of which shall

ARTICLE 5. ZONING DISTRICTS

constitute the zoning regulations for the approved district and are binding on the property as an amendment to these regulations and the zoning maps.

5.9.4.2. If an application is approved, only those uses and structures indicated in the approved application and site plan shall be allowed on the subject property. A change of location of any structures may be authorized pursuant to subsection 5.9.5.

5.9.4.3. Following the approval of a rezoning application for a conditional zoning district, the subject property shall be identified on the Zoning Map by the appropriate district designation.

5.9.4.4. Upon completion of the development subject to the conditional rezoning, an as-built site plan shall be produced. This site plan shall include the rezoning conditions and the date of their approval on the face of the plat. The plat shall be at

least 18 inches by 24 inches in size and recorded with the Caswell County Register of Deeds no more than 30 days after a Certificate of Occupancy is received.

5.9.4.5. Any conditional zoning district shall have vested rights pursuant to Section 4.3.

5.9.5. Alterations to Approval

5.9.5.1. Except as provided in subsection 5.9.5.2., changes to the approved conditional zoning district application or to the conditions attached to the approval shall be treated the same as a new application for a conditional zoning district and shall be processed in accordance with the procedures in Section 5.9.

5.9.5.2. The Zoning Administrator shall have the delegated authority to approve an administrative amendment change to an approved site plan. The standard for approving or denying such a requested change shall be that the change does not significantly alter the site plan or its conditions and that the change does not have a significant impact upon abutting properties. Any changes that increase the intensity of the development are limited for nonresidential development to 10% of the approved building square footage or 5,000 square feet, whichever is less or they will be considered significant alternations. For residential development, increases in density are not allowed as an administrative change.

5.9.5.3. The Zoning Administrator shall always have the discretion to decline to exercise the delegated authority because a rezoning application for a public hearing and Board of Commissioners action is deemed appropriate under the circumstances.

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If the Zoning Administrator declines to exercise this authority, then the applicant can only file a rezoning application for a public hearing and Commissioner decision.

Section 5.10 OFFICIAL MAP ADOPTED - DISTRICT BOUNDARIES ESTABLISHED

5.10.1. Zoning Map

The location and boundaries of zoning districts shall be as kept in spatial databases entitled "Zoning" and "Zoning Overlays" that are maintained as part of the County's geographic information system (GIS). This depiction of zoning boundaries along with additional reference data in the GIS shall constitute the Official Zoning Map for the County's zoning jurisdiction, and is adopted into this Ordinance by reference. The County Clerk, as applicable, may upon validation by the Planning

Director, or designee, certify a paper copy of the Official Zoning Map, or portions of the map, as a true and accurate copy of the Official Zoning Map, or a portion thereof, under the authority of G.S. 160A- 79(b) and G.S. 153A-50.

The Planning Director, or designee, shall direct the county's GIS Department to revise the Official Zoning Map when amendments are passed by the governing body in accordance with this section. The Planning Director, or designee, shall also cause a correction of errors in the map as they are discovered.

No unauthorized person may alter or modify the Official Zoning Map. Errors in the Official Zoning Map shall be corrected as they are discovered, and the corrected information shown on the GIS system.

The Planning Director, or designee, may authorize printed copies of the Official Zoning Map to be produced, and shall maintain digital or printed copies of superseded versions of the Official Zoning Map for historical reference.

5.10.2. Interpretation of Boundaries

The Planning Director, or designee, may authorize periodic changes to the boundaries of the Official Zoning Map in conformance with this section. Interpretations of zone boundaries may be appealed to the Board of Adjustment.

5.10.2.1. Boundaries That Follow Lot Lines

A boundary shown on the Official Zoning Map as following a lot line or parcel boundary shall be construed as following the lot line or parcel boundary as it actually existed at the time the zoning boundary was established, as shown on maps submitted or used when the boundary was established. If, subsequent to the establishment of the zoning boundary, a minor property line adjustment is made, such as from settlement of a boundary dispute, the zoning boundary shall be construed to move with the lot line or parcel boundary if the adjustment is less than ten feet.

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5.10.2.2. Boundaries That Do Not Follow Lot Lines

Where the ordinance establishing a zoning boundary identifies the boundary as following a particular natural feature such as a ridgeline, contour line, a river, stream, lake or other water course, or reflects a clear intent that the boundary follow the feature, the boundary shall be construed as following that feature as it actually exists. If, subsequent to the establishment of the boundary, such natural feature should move as a result of natural processes (slippage, subsidence, erosion, flooding, sedimentation, etc.), the boundary shall be construed as moving with the natural feature.

A boundary shown on the Official Zoning Map as approximately following a street or railroad line shall be construed as following the centerline of the street or railroad right-of-way. If, subsequent to the establishment of the boundary, the centerline of the street or railroad right-

of-way should be moved as a result of its widening or a minor realignment (such as at an intersection), the boundary shall be construed with moving with the centerline only if the centerline is moved no more than 25 feet.

A boundary shown on the Official Zoning Map as approximately parallel to, or as an apparent extension of, a feature described above shall be construed as being actually parallel to, or an extension of, the feature.

If a zoning boundary splits an existing lot or parcel, the metes and bounds description, if one was submitted at the time the zoning boundary was established, shall be used to establish the boundary.

If the specific location of the boundary cannot be determined from application of the above rules to the Official Zoning Map, it shall be determined by scaling the mapped boundary's distance from other features shown on the map.

Section 5.11 Bona Fide Farm Exemption

This Article 5 shall in no way regulate, restrict, prohibit or otherwise deter or affect property used for bona fide farm purposes, but any use of farm property for non-farm purposes shall be subject to the regulations of this Ordinance, per NCGS 160D-903. For purposes of determining whether a property is being used for bona fide farm purposes, any of the following shall constitute sufficient evidence that the property is being used for bona fide farm purposes:

- A farm sales tax exemption certificate issued by the Department of Revenue.
- A copy of the property tax listing showing that the property is eligible for participation in the present use value program pursuant to NCGS 105-277.3.
- A copy of the farm owner's or operator's Schedule F from the owner's or operator's most recent federal income tax return.

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- A forest management plan.

A building or structure that is used for agritourism is a bona fide farm purpose if the building or structure is located on a property that (i) is owned by a person who holds a qualifying farmer sales tax exemption certificate from the Department of Revenue pursuant to G.S. 105-164.13E(a) or (ii) is enrolled in the present-use value program pursuant to G.S. 105-277.3. Failure to maintain the requirements of this subsection for a period of three years after the date the building or structure was originally classified as a bona fide purpose pursuant to this subdivision shall subject the building or structure to applicable zoning and development regulation ordinances adopted by a county pursuant to subsection (a) of this section in effect on the date the property no longer meets the requirements of this subsection. For purposes of this section, "agritourism" means any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or

educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities, or natural activities and attractions. A building or structure used for agritourism includes any building or structure used for public or private events, including, but not limited to, weddings, receptions, meetings, demonstrations of

farm activities, meals, and other events that are taking place on the farm because of its farm or rural setting.

SECTION 5.12 TABLE OF PERMITTED/SPECIAL USES.

Zoning District Codes:

Hyco Lake: RR = Resort/Residential, RB = Resort/Business, IP = Industrial Park

SE Caswell: R/A = Residential Agricultural, GB = General Business

Zoning Use Codes:

P = Permitted Use

PR = Permitted with Supplemental Regulations

S = Special Use

SR = Special Use with Supplemental Regulations

NA = Not Allowed

N/P = Not Permitted

Hyco Zoning Districts

Supplemental Regulations

SE Caswell Districts

<i>Uses</i>	RR	RB	IP		R/A	GB
Accessory buildings and uses that are customary and incidental to the permitted uses	P	P	P		P	P
Amusement parks, including outdoor rides, bowling alleys, miniature golf, swimming pools and bathhouses, dance halls		P				P
Bed and Breakfasts Homes	PR			Section 6.20	P	
Church	SR			Section 6.2	P	
Church cemeteries	SR			Section 6.3	P	
Commercial cemeteries	SR			Section 6.4	P	P

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Commercial marinas for the launching, storage, rental, sale and repair of boats		P				P
Community, county, or municipal sewage treatment plants or water treatment plants	SR			Section 6.5	P	P
Community, county, or municipal water or sewage pumping stations	SR			Section 6.6		P
Construction yards			P			P
Country clubs	SR			Section 6.7	P	
Customary home occupations	SR			Section 6.8	P	
Day nurseries and kindergartens	SR			Section 6.9	P	
Dwelling, manufactured home (on individual lot with permanent foundation)	S				P	
Dwelling, single-family (exclusive of tents and mobile campers)	P				P	

Zoning District Codes:

Hoyo Lake: RR = Resort/Residential, RB = Resort/Business, IP = Industrial Park

SE Caswell: R/A = Residential Agricultural, GB = General Business

Zoning Use Codes:

P = Permitted Use

PR = Permitted with Supplemental Regulations

S = Special Use

SR = Special Use with Supplemental Regulations

NA = Not Allowed

N/P = Not Permitted

<i>Uses</i>	Hoyo Zoning Districts			<i>Supplemental Regulations</i>	SE Caswell Districts	
	RR	RB	IP		R/A	GB
Dwelling, two-family and garage apartments	SR			Section 6.10	P	
Electrical products, sales			P			P
Family care home	PR			Section 6.19	P	
Farm machinery, sales			P		P	P
Fire stations	SR			Section 6.11	P	P
Fishing and Hunting Lodges		P			P	
Gasoline or fuel oil storage			S			P
Golf courses, exclusive of miniature golf courses	SR			Section 6.7	P	
Group camp area	SR			Section 6.12	P	
Home-based businesses					P	
Homes for the aged, clinics, sanitariums	SR			Section 6.13	P	
High Impact Industries as "Class III and Class IV" in the High Impact Development Ordinance, Sec. 14-68 "Regulated Land Uses and Exceptions"					NP/NA	NP/NA
Industrial research			P			P
Light Industrial uses not otherwise listed			S			P
Institutional facilities			P			P
Laboratories for testing			P			P
Lakeside camping area	SR			Section 6.14	P	
Machine shops			P			P
Manufactured Home Parks				Article 9, Part II	P	
Motels		P				P

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Outdoor Storage Facilities			PR	Article 9, Part I	P	P
Parks, picnic areas, public swimming areas, and locations for public access and boat launching, provided that no commercial facilities be established	S				P	
Printing establishments			P			P
Public and private schools	SR			Section 6.7	P	P
Public utilities			P		P	P
Radio, television, and microwave towers and relay stations, offices and studios in conjunction with said towers		SR		Section 6.15	P	P
Recreational Vehicle Parks				Article 9, Part V	P	
Repair shops			P			P

Zoning District Codes:

Hyco Lake: RR = Resort/Residential, RB = Resort/Business, IP = Industrial Park

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Zoning Use Codes:

P = Permitted Use

PR = Permitted with Supplemental Regulations

S = Special Use

SR = Special Use with Supplemental Regulations

NA = Not Allowed

N/P = Not Permitted

<i>Uses</i>	Hyco Zoning Districts			<i>Supplemental Regulations</i>	SE Caswell Districts	
	RR	RB	IP		R/A	GB
Restaurants		P				P
Riding stables	SR			Section 6.16	P	
Rural Guest Establishment	SR			Section 6.21	P	
Sale of souvenirs, fishing equipment, food and drinks, sporting goods, and gasoline and oil		P				P
Service stations		P				P
Sexually Oriented Businesses				Article 9, Part IV		P
Outdoor Shooting Ranges				Article 9, Part VII	P	
Shopping centers with retail sales stores, personal services, and offices		P				P
Signs	SR			Section 6.17	P	P
Solid Waste Convenience Centers	PR			Section 6.22	P	P
Storage warehouses			P			P
Swimming clubs	SR			Section 6.7	P	
Temporary camporee (nonprofit youth organization)	SR			Section 6.18	P	
Textile plants			P			
Tobacco warehouses			P		P	P
Welding fabrication			P			P
Wholesale establishments			P			P
Woodworking shops			P		P	P
Wireless Communication Towers	PR	PR	PR	Article 9, Part III	PR	PR

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SECTION 5.5 TABLE OF AREA, YARD, AND HEIGHT REQUIREMENTS.^{1, 4, 5}

District	Lot Area (minimum)	Lot Width (minimum)	Front Yard (minimum)	Side Yard (minimum)	Rear Yard (minimum)	Lot Depth (minimum)
RR Resort Residential	30,000 sq. ft. ²	100 ft.	30 ft.	15 ft.	20 ft. ³	150 ft.
RB Recreation Business	30,000 sq. ft. ²	N/A	100 ft.	100 ft.	100 ft.	150 ft.
IP Industrial Park	5 acres	N/A	100 ft.	100 ft.	100 ft.	N/A

NOTES:

¹ Church steeples, chimneys, belfries, water tanks or towers, fire towers, flag poles, spires, monuments, cupolas, domes, antennas (except satellite dish antennas), and similar structures and necessary mechanical appurtenances are not subject to the zoning height limit regulations contained in this Ordinance.

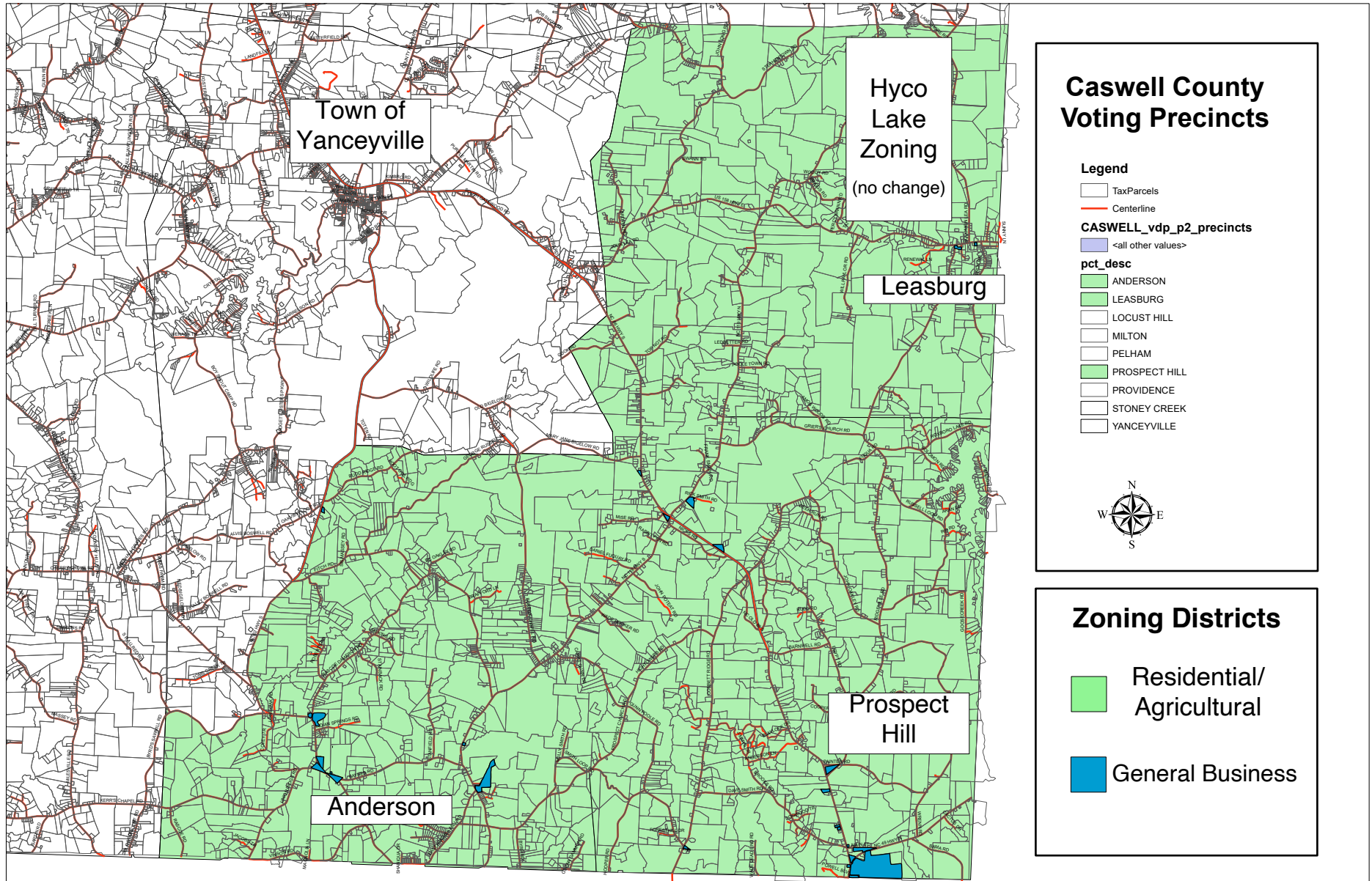
² Lots of 20,000 square feet may be approved by the Caswell County Environmental Health Department provided evidence of satisfactory soil evaluation is submitted with subdivision plats, or individual lot, prior to recording plat or sale of lot.

³ Minimum rear yard zero (0) feet from 420 contour line for lots adjacent to Hyco Lake.

⁴ Section 9.56.19.3.4.5, page 9-71, will apply in the Hyco Lake Zoning District.

⁵ Cluster subdivisions as provided in Section 9.56.24, page 9-72, are allowed in the Hyco Lake Zoning District.

Southeast Caswell Zoning Map



“Home-Based Business” Definition

Home-based businesses may be established in a primary residence provided that no more than 50% of the total floor area of the dwelling be used for the occupation. In addition, home-based businesses such as small engine repair, automotive maintenance, wood and metal crafting, or similar commercial services may be established within residential accessory buildings. These accessory buildings shall be no more than 7,500 square feet of enclosed, heated floor space, and must be located on the same property as the primary residence.

Southeast Caswell Zoning “General Business” Properties:

Anderson	Business Type	Zoning Table
11033 NC HWY 62S	Family Dollar	Shopping / Retail / Offices
55 Rascoe Dameron Road	Dollar General	Shopping / Retail / Offices
64 Rascoe Dameron Road	Piedmont Electric	Shopping / Retail / Offices
10325/31 NC HWY 119S	Auto Repair	Repair Shops
11201 NC HWY 119S	Maverick Gunworks	Shopping / Retail
63 Baynes Road, Burlington NC 27217	AT&T Telephone	
5659 HWY 62S, Yanceyville NC 27379	Oakview Store	Shopping / Retail / Offices
10331, 10325 NC HWY 119S, Mebane, NC 27302	Rudd & Son Garage	Repair Shops
Prospect Hill		
15862 NC HWY 86S	Dollar General	Shopping / Retail / Offices
15645/47 NC HWY 86S	Service Station/Restaurant	Service Station
14426 NC HWY 86S	Service Station	Service Station
15052 NC HWY 86S	Eurofins Agrosience Services, LLC	?
15080 NC HWY 86S	Hillside Sales	Shopping / Retail / Offices
14139 NC Hwy 86 S, Prospect Hill, NC 27314	Eplus Thrift, Inc	Shopping / Retail / Offices
322 Main St, Prospect Hill, NC 27314	Prospect Hill Community Health Center	Healthcare
17 Main St, Prospect Hill, NC 27314	US Postal Service	
4887 Corbett Ridge Rd, Mebane, NC 27302	Corbett Ridge Grocery & Garage	Repair Shops
9849 NC HWY 86	Utlely Investments LLC	Fuel Storage
7834 NC Hwy 86, Yanceyville	Wilson’s Body & Frame Shop	Auto Repair/Maintenance
15925 NC Highway 86	American Legion Post 447	Institutional
Tax ID: 0135.00.00.0111.0000	Storage Building Sales Business	Commercial
Hightowers		
24 Old HWY 86S	Walker Grocery & Service Station	Service Station
Leasburg		
7374 US Highway 158	Leasburg Grocery/US Postal Service	Commercial & Retail
7634 NC Highway 158	Dollar General	Shopping / Retail / Offices



CASWELL COUNTY PLANNING DEPARTMENT

144 Main Street, Yanceyville, NC 27379 | Office: 336-694-9731 | Fax: 336-694-5547 | E-Mail: mhoagland@caswellcountync.gov

September 2, 2021

David Owen
Chairman, Caswell County Board of Commissioners
144 Court Square
Yanceyville, NC 27379

Chairman Owen:

This letter shall serve as the Caswell County Planning Board's determination of consistency and recommendation to the Caswell County Board of Commissioners, in accordance with NC General Statute 160D-604 and Article 4, Section 4.1 of the Caswell County Unified Development Ordinance.

During our August 24th, 2021 regular meeting, the Planning Board approved a motion which confirmed that the Southeast Caswell Zoning Plan is consistent with the Caswell County Comprehensive Plan and recommended adoption of the plan, as amended. The Planning Board's recommended amendments, which are incorporated into the attached documents, include the following:

- 1) Renaming the "Light Industrial" zoning district to "General Business" zoning district.
- 2) Zoning only the properties listed on the "*Southeast Caswell Zoning 'General Business' Properties*" document into the General Business category while leaving the remainder as Residential/Agricultural.
- 3) Accepting the text of the Article 5 draft which includes the county attorney's revisions, the addition of the term "home-based businesses" to the definition of the Residential/Agricultural zoning district, and adding "home-based businesses" and other Article 9 regulations as new categories on the Table of Permitted/Special Uses.
- 4) Including a new definition for "Home-Based Businesses" to the Appendix of the UDO.

The attachments to this letter are labeled as follows:

- 1) "Article 5. Zoning Districts"
- 2) "Southeast Caswell Zoning Map"
- 3) "Southeast Caswell Zoning 'General Business' Properties"
- 4) "Home-Based Business Definition"

Finally, I would like to convey my personal encouragement to the Board of Commissioners that you use the zoning review and public hearing process to gather as much public input as possible. Ultimately, it's the residents of Caswell County who have to work, live, and plan their futures under the new zoning plan if it is adopted. I believe gathering their thoughts and opinions to the maximum extent possible would be an invaluable part of this process.

Sincerely,

Russell Johnston
Chairman, Caswell County Planning Board

Carla Smith

From: Donna Nicholais <dnicholais@gmail.com>
Sent: Friday, September 24, 2021 8:59 AM
To: Carla Smith
Subject: District Zoning

VOTE YES FOR SE CASWELL DISTRICT ZONING

Carla Smith

From: Sharon Williams <saw396@embarqmail.com>
Sent: Saturday, September 25, 2021 2:52 PM
To: Carla Smith
Subject: Zoning in Southeast Caswell County

My name is **Sharon Williams. My husband, Ed, and I reside at 396 John Russell Road in Prospect Hill** and have since January, 2002. **We are 100% in favor of zoning in southeast Caswell County.** When zoning was on the ballot as a county-wide referendum, I know it did not pass. However, it did get overwhelming support in the Prospect Hill district of the county. We are not asking for county-wide zoning again but doing what a commissioner suggested we do, ask for district zoning. It occurs in other areas of the county—Yanceyville, Hyco, and Milton. These zoned areas now have protection against disruptive and destructive uses.

This is not a radical idea but rather a rational request that polluting industries be kept out of southeast Caswell County. Can we do that and not give up our rights as landowners? Sure we can. Since 1966 North Carolina law states that regulation of agriculture is exempt from zoning. Farmers can continue to raise crops and cattle, grow tobacco and strawberries, have chicken houses, and cut down trees. I can still sell my 3.5 acres to whoever I want and with zoning, I know that my property is even more valuable if polluting industries are not moving into an unprotected part of the county.

There is a lot of misinformation about zoning out there. It's hard to remove emotion if you feel that your land is being threatened either by zoning or by a polluting industry, but we must base our opinions on facts. I attended at least two planning board meetings where zoning was clearly laid out, misconceptions addressed, and factual information presented. I came away with an informed decision to support zoning in southeast Caswell County to protect not only our land but the air we breathe, the water we drink, the roads we travel, and the generations who will come after us.

Thank you for allowing public participation in this important issue.

Sharon and Ed Williams

Carla Smith

From: dale.kemper@dwhs-53.com
Sent: Saturday, September 25, 2021 3:01 PM
To: Carla Smith
Subject: Prospect Hill Area Zoning

Importance: High

To: Carla Smith
For: County Commissioner Meeting on 9/27
From: *Dale Kemper*
(480) 390-9660 (Cell)
PO Box 99
802 Russell Loop Road
Prospect Hill, NC 27314
<http://dwhs-53.com/>
email: dale.kemper@dwhs-53.com

I want to express my support for zoning in the Prospect Hill area. I regret that I am unable to attend the Commissopmer's meeting on the subject zoning in SE Caswell County. In a nutshell, zoning will keep future polluting industries out of our community. We know too well why that is so important.

As you have heard from me in the past I believe allowing industrial type development:

- Threatens my quality of life.
- Will possibly destroy the natural resources (potable water sources) that I depend upon for my existence.
- Threaten my health with air pollution.
- Will unduly burden our roadways with heavy trucking.
- Will introduce noise pollution to the area.
- Will lower my property values.

PLEASE SUPPORT PROPERTY USE ZONING IN SE CASWELL COUNTY.

Dale Kemper

Carla Smith

From: Mark Zimmerman <markrzim@gmail.com>
Sent: Saturday, September 25, 2021 3:40 PM
To: Carla Smith
Cc: Bryan Miller
Subject: Zoning Public Hearing comments

Count me as favoring the zoning protection plan.

Those opposed to zoning aren't criticizing the proposed plan. They are objecting to any zoning at all.

Since much of Caswell County's population has been under zoning protection for decades, the debate over whether we should have zoning seems to be settled.

The question is where else should zoning protections be put in place and is the zoning protection plan a good one.

Southeast Caswell County deserves zoning protection:

- It is the closest geographically to the Triangle, which is now the second fastest growing area in the country. That growth will spill over here first. We need to control what kind of growth is good for Caswell.
- The citizens of Southeast Caswell County voted strongly for zoning protections in last year's elections. Those votes deserve to be honored.
- That vote should be no surprise, because the citizens of Southeast Caswell County have been petitioning the BOCC for years to grant zoning protections.
- Bottom line: Southeast Caswell County needs and deserves the extension of zoning protections.

This is an excellent zoning protection plan:

- The plan permits all past and current uses of property. This preserves our communities and recognizes the existing property owners.
- The plan prohibits future uses of property which would change our way of life and communities. We have learned how quickly our property rights can be destroyed by outsiders who operate businesses which aren't compatible with our agricultural, residential and small business way of life. This protects us from undesirable change.

The proposed plan puts current residents in control of Southeast Caswell County's future. Without it, outsiders can determine our future. It respects all current property owners and prevents outsiders from destroying what makes this such a special place to live.

Please support the citizens of Southeast Caswell County and our way of life. Give us the protections we need to build a future for our children and grandchildren.

Thank you.

Mark Zimmerman
919-270-0417

"There is only one way to avoid criticism: do nothing, say nothing, and be nothing." ~ Aristotle

Carla Smith

From: Ann Moss Joyner <annmossjoyner@gmail.com>
Sent: Saturday, September 25, 2021 8:48 PM
To: Carla Smith
Subject: Re: Zoning Caswell

This is what happens when you speak (using voice recognition) rather than type a letter!

I was trying to say:

To whom it may concern:

As a developer who has developed well over 2,000 acres in Caswell, Person, Orange and Chatham Counties, I can attest that:

Zoning protects protruding values, resident and family health and small business viability.

It also helps investors (residential, business and industrial) have faith that their investments are protected.

Thank you for your consideration in this matter.

--

Ann Moss Joyner
919-563-5899 office
919-563-4109 home
919-619-7978 cell

On Sat, Sep 25, 2021 at 8:42 PM Ann Moss Joyner <annmossjoyner@gmail.com> wrote:
Apologies. That first phrase was meant to say "As a developer who...."

On Sat, Sep 25, 2021 at 5:15 PM Ann Moss Joyner <annmossjoyner@gmail.com> wrote:
To whom it may concern:

A safe eloped who has developed well over 2,000 acres in Caswell, Person, Orange and Chatham Counties, I can attest that:

Zoning protects protruding values, resident and family health and small business viability.

It also makes investors (residential, business and industrial) have faith that their investments are protected.

Thank you for your consideration in this matter.

Ann Miss Joyner

--

Ann Moss Joyner
919-563-5899 office
919-563-4109 home
919-619-7978 cell

--

Ann Moss Joyner
919-563-5899 office
919-563-4109 home
919-619-7978 cell

--

Ann Moss Joyner
919-563-5899 office
919-563-4109 home
919-619-7978 cell

Carla Smith

From: Sharon Vinson <skvinson1887@gmail.com>
Sent: Saturday, September 25, 2021 10:27 PM
To: Carla Smith
Subject: Vote YES on Zoning!

Commissioners:

My name is Sharon Vinson. I live at 703 Vinson Rd, Burlington, NC about 3/4 mile from the proposed Anderson asphalt plant site.

Very recently, two very large tracts of land very near the Anderson site have been sold. Farmers will continue to retire, or quit farming, and landowners will die, and their heirs will sell their land, providing opportunity for existing toxic industries to expand, and for brand new damaging industries to move in IF WE HAVE NO PROTECTION from such.

Southeastern Caswell County has been living in a nightmare for two years, terrified of the polluting monster that already has a toehold in the land. Can't you just picture this monster spreading its tentacles out in different directions, creeping closer and closer to the homes of more and more residents, while being joined by other monsters cropping up from all directions?

What did we do to deserve this ?

The residents of southeastern Caswell County DO NOT WANT to CHANGE our county. We want zoning protection to help us to PRESERVE our county, to preserve its rural, agricultural nature. Without zoning to keep out undesirable industry, our county, as we have always known it, will be no more.

I AM MOST DEFINITELY IN FAVOR OF ZONING THE SOUTHEASTERN PORTION OF CASWELL COUNTY.

PLEASE VOTE "YES" ON ZONING!

Thank you.

Carla Smith

From: melanie hester <melaniehester59@gmail.com>
Sent: Sunday, September 26, 2021 10:08 AM
To: Carla Smith
Subject: FOR- Zoning in Caswell County Public Comment

Dear Commissioners

My name is Melanie Hester. I own property and
a home in Southeast Caswell Co. at 1647 Wilson Rd. Hurdle Mills 27574.

I plead with you to make the right decision to vote FOR zoning. We, the people of Caswell County need you to protect us from polluting industries that will cause our quality of life to be severely disrupted. We the people of Caswell County cannot survive in an area where the water, air and land is polluted. We do not deserve to have these industries thrust upon us and we do not want them here. This is our county. We live here. We raise families here. We attend church here. We pay taxes here. We shop here. AND we thrive here. This is what a community is. When a polluting industry comes into our community, the community will die. Figuratively and literally. We need business and industries that will **compliment** our small community and that will help our community thrive-not die. **Save our community and vote YES for zoning.** WE, the people, (MY family) Melanie, Stephen, Brianna, Sammy and Gracie Hester depend on **you** to keep **our** Caswell County free from harmful industries. Do the right thing now. Vote **YES** or zoning Southwest Caswell.
Thank you

--

Melanie Hester
336-504-5753

Live Your Joy!

Carla Smith

From: Stephen Lanier Hester <fanofstatered@gmail.com>
Sent: Sunday, September 26, 2021 10:22 AM
To: Carla Smith
Subject: FOR Zoning in Caswell County

Dear Commissioners,

My name is Stephen L. Hester and I own property and a home in Southeast Caswell Co. at 1647 Wilson Rd. Hurdle Mills 27574.

I plead with you to make the right decision to vote FOR zoning. We, the people of Caswell County need you to protect us from polluting industries that will cause our quality of life to be severely disrupted. We the people of Caswell County cannot survive in an area where the water, air and land is polluted. We do not deserve to have these industries thrust upon us and we do not want them here. No one will want to live here with these polluting industries coming in with NO regulation or county control. This is our county! We live here. We raise families here. We attend church here. We pay taxes here. We shop here. AND we thrive here. This is what a community is. When a polluting industry comes into our community, the community will die. Figuratively and literally. We need business and industries that will **compliment** our small community and that will help our community thrive-not die. **Save our community and vote YES for zoning.** WE, the people, (MY family)Stephen, Melanie, Brianna, Sammy and Gracie Hester depend on **you** to keep **our** Caswell County free from harmful industries. Do the right thing now. Vote **YES** on zoning Southwest Caswell.

Thank you for your consideration and please protect us,

Stephen L. Hester

Carla Smith

From: Daniel Mattox <danielmattox@mindspring.com>
Sent: Sunday, September 26, 2021 10:31 AM
To: Carla Smith
Subject: Support for zoning in SW Caswell County

I am writing to **strongly support the proposed zoning** for SW Caswell County.

The reasons for this support are numerous and varied but all focus on our ability to assume some control over the quality of our environment and the quality of our lives within in and not leaving these open to random development by polluting industries that degrade the health of the population, the health of the environment, the beauty of the environment for us and future generations, all for the economic benefit of those who do not live here and who could care less.

Please pass this proposed zoning proposal.

Carla Smith

From: Stephen Barmann <sbarmann@gmail.com>
Sent: Sunday, September 26, 2021 12:12 PM
To: Carla Smith
Subject: Public Comment for BOCC meeting 27 SEPT 2021
Attachments: BOCC Zoning.docx

I have attached a word document that I would like to distribute to the Commissioners. I will not be able to attend the meeting on Monday as I am out of the state working.

Regards,

Stephen Barmann

Carla Smith

From: William Sharpe <bsharpe57@aol.com>
Sent: Sunday, September 26, 2021 1:45 PM
To: Carla Smith
Subject: Zoning

Zoning is important and needed to keep industries out of residential and rural areas. Most clean industry like to be near other similar businesses so they may share similar parts and products. That's why most counties try to setup industrial parks, to accommodate like minded businesses and industries. Industries that pollute are not wanted anywhere until they clean up their operations, which usually cuts in to their bottom line profits. These companies are driven by profit margin and don't care about being a good neighbor.

Thanks, Billy Sharpe
727 Solomon Road
Leasburg, NC

Carla Smith

From: marcia mcnally <mmcnally@centurylink.net>
Sent: Sunday, September 26, 2021 2:52 PM
To: Carla Smith
Cc: Bryan Miller; Matthew Hoagland
Subject: zoning in southeast caswell county public hearing 9/27/21
Attachments: SE Caswell County Zoning Hester and McNally 9-27-21.docx

TO: Caswell County Board of Commissioners
c/o csmith@caswellcountync.gov

FROM: Randolph Hester and Marcia McNally
752 Tom Bowes Road
Hurdle Mills, NC 27541

CC: Brian Miller, Caswell County Manager
bmiller@caswellcountync.gov

Matthew Hoagland, Caswell County Planning Director
mhoagland@caswellcountync.gov

Adopt Zoning in Southeast Caswell County

DATE: September 27, 2021

We ask that the County Commissioners vote to pass the zoning ordinance for Southeast Caswell County.

Our farm is partly in Caswell County and within the sphere of influence of land uses in the area being considered for zoning (Southeast Caswell County). Our land consists of actively managed pasture, forest, row crops and fruit trees, creeks, ponds. It abuts Lake Roxboro. Like other operating farms in the area, we require a healthy environment – clean water, unpolluted land and air, and the freedom to keep farming.

The zoning you are considering takes into account all of the things we were initially concerned about. It does not restrict any of the things we need regarding our cattle operation or timber management.

As farmers, zoning seems to be the best way to protect our farmland and to sustain our business. In sum it reads exactly right: protective but not restrictive, and in fact supporting of farming and small businesses. This zoning ordinance has been carefully considered. We urge you to adopt it.

Randolph Hester

Marcia McNally

Carla Smith

From: Barbara Yearley <barbarayearley@yahoo.com>
Sent: Sunday, September 26, 2021 5:01 PM
To: Carla Smith
Subject: Zoning

Dear Commissioners, I am respectfully asking that you vote for zoning in SE Caswell. We just built a new home by the lake and are praying it is not ruined by the air, noise & water polluting quarry & asphalt plant. You must feel a responsibility to preserve our homes and livelihood. People have been looking at properties close to us but waiting for the outcome of this situation. With the prospect of polluting air, noise, and water industries moving in I advise them to wait. Wouldn't you rather have longterm residential taxpayers than this quarry and asphalt plant? It will not only destroy the environment but also the reputation of Caswell County. If other parts of Caswell county like Hyco and Yanceyville have zoning I think we should have it also. Zoning will not take away any land rights of owners but protect us from undesirable industries. Thank you, Barbara Yearley

[Sent from Yahoo Mail on Android](#)

[Sent from Yahoo Mail on Android](#)

Carla Smith

From: Janet Lea <womanoffire58@yahoo.com>
Sent: Sunday, September 26, 2021 5:23 PM
To: Carla Smith
Subject: Zoning

Dear Caswell Co government,

We want it to be documented that we are FOR zoning in our county. We all want to protect our beautiful unspoiled county and protect it from those industries wanting to take that away from us.

Thank you

Bert and Janet Lea

1365 Wilson Road

HurdleMills, NC 27541

(this IS in Caswell Co!)

[Sent from Yahoo Mail for iPhone](#)

Carla Smith

From: Ahmad Hariri <ahmad.hariri@gmail.com>
Sent: Sunday, September 26, 2021 6:53 PM
To: Carla Smith
Subject: YES TO ZONING

To whom it may concern:

We write as concerned citizens to urge you to vote yes to zoning for SE Caswell.

Zoning is necessary to:

Protect our land.

Protect our homes.

Protect our families.

Protect our future.

Please vote yes to zoning and save our beautiful county.

Ahmad Hariri, Anna Craig, James Hariri, & June Hariri
Roxboro Lake

Carla Smith

From: STEPHEN STANFIELD <stanfieldst@bellsouth.net>
Sent: Sunday, September 26, 2021 6:54 PM
To: Carla Smith
Subject: Zoning

We definitely need some type of zoning in our county that has been carefully planned. Twice this county has said NO to zoning. However, no planning was made or explained ahead of time. Citizens are not just going to vote for zoning without knowing what they are voting for. Not only am I concerned about our air quality but I'm equally concerned about our water tables. When industry is brought in with no access to lakes or rivers, how can we be assured our water table will not be affected. Please help us keep County's air and water clean. We need carefully planned zoning!

Steve and Tommie Stanfield

Get [Outlook for iOS](#)

Carla Smith

From: K L TATE <tategrk@bellsouth.net>
Sent: Sunday, September 26, 2021 7:16 PM
To: Carla Smith
Subject: Public Comment--Zoning

Karen Tate Gray--948 Union Ridge Rd. Burlington—Anderson Community

I am requesting that you vote YES to zoning for the Anderson community. During the 2020 election, a majority the Anderson precinct voted in favor of zoning. Much misinformation has been shared about zoning. Zoning does not say who you can sell your land to. It does not prevent you from hunting on your land or negatively impact present businesses. I have heard it called government control. I do not see it as control but see it as protection for our community. From the community meeting that I attended last year, very little would change other than criteria put in place to protect our community from polluting or unsavory businesses moving into our community.

I am a lifelong resident of Caswell returning to live here after college. I hope to remain here through my retirement years. My 100+ year old home is across from a 300 acre cattle farm. In the past 16 years, this farm has been sold three times to people who are not residents of Caswell. Fortunately, the present owners are very responsible cattlemen and farmers. My concern is what might happen should these owners should decide to sell. Will the next owners be so responsible? Will it still be used as a farm or will the person possibly try to put a polluting or unsavory business on the land?

Please vote YES to zoning. Please protect our community for future generations.

Thank you

Carla Smith

From: jamihaigler@aol.com
Sent: Sunday, September 26, 2021 8:28 PM
To: Carla Smith
Subject: Zoning Prospect Hill

Jami and Barry Haigler
Blaylock Drive
Prospect Hill, NC 27314

We need zoning. Zoning will protect Caswell County from polluting industries that are standing in line to deplete our natural resources. The water will be our greatest loss. There are many areas in the USA that are experiencing severe drought conditions. The time for zoning is now. Let's plan out our county in an organized fashion. Thank you for your time.

Carla Smith

From: Stephen Pietsch <spietsch5@yahoo.com>
Sent: Sunday, September 26, 2021 8:31 PM
To: Carla Smith
Subject: Zoning

Dear Caswell County Board of Commissioners:

My name is Stephen Pietsch and I own property on Goose Creek Road in Prospect Hill. I would like to express my support for zoning in Southeast Caswell County.

Thank you.
Sent from my iPhone

Carla Smith

From: Stephen Pietsch <spietsch5@yahoo.com>
Sent: Sunday, September 26, 2021 10:41 PM
To: Carla Smith
Subject: Zoning

Dear Caswell County Board of Commissioners:

My name is Virginia Pietsch. I have owned property on Goose Creek Road in Prospect Hill for 30 years.

I am in favor of zoning in Southeast Caswell County if it is approved by Protect Caswell.

Originally, being notified of the quarry and distribution center in such close proximity to a "protected" location was Alarming. I could not understand how it could possibly be allowed by our State and Local Government.

I am one of 'the 55' being sued for expressing concerns.

The stress has been devastating to my family and has become unbearable at times. I imagine that is true for many other neighbors as well.

I respectfully request and pray that you and everyone involved with this project Strongly consider all of our community's concerns and any you would have.

Please keep Public Health and Safety your TOP Priority.

I also want to express my Deepest Appreciation to those who have stepped up to help with efforts to Protect Caswell and Our Precious Environment.

Thank you,

Virginia Pietsch

Carla Smith

From: Kim Drye <mad3millie@gmail.com>
Sent: Monday, September 27, 2021 6:36 AM
To: Carla Smith
Subject: Zoning

To The Board of Commissioners,

We are Charles and Kim McLamb. We live at 3638 Ridgeville Road, Prospect Hill.

We are asking you, once again, to vote YES to the zoning of our area of the county!! We are very much in favor of this zoning to keep destructive businesses, such as quarries and asphalt plants and others like these, out of our community!! To protect the farmlands, people, animals, water, air, etc from the harm these types of businesses can cause. We ask you to give careful consideration to your vote...to please remember the damage these businesses can cause not only to the land, but to the very health and well being to all who live here (human and animal).....now and for generations to come.

We love this beautiful area that we live in. We do not want to see it destroyed.

Thank you for your time and consideration.

Charles and Kim McLamb

Carla Smith

From: Earl Wrenn <earlwrenn@gmail.com>
Sent: Monday, September 27, 2021 9:31 AM
To: Carla Smith
Subject: zoning SE Caswell meeting

Hi my name is Earl Wrenn I live at 2927 Egypt Rd Prospect Hill,
I would like to ask that we be able to vote on zoning SE Caswell. We need protection for our area! Like other concerns that come up before you this concern was started not from local folks living here but from property owner and a business not from here in Caswell! We like to see our area stay a nice place to live. If it is put up for us to vote zoning SE Caswell we can vote it up or down. Why not give us that right? It's not like we don't already have zoning in other areas of Caswell because we do! We do not need anything coming into our area causing a division between the good folks of Caswell!!! Keep this in mind if we don't have protection what will be next? I know you tried to have meeting about zoning and I know Covid stopped you from being able to complete this and we now have some incorrect information out there! So let us have the right to vote zoning SE Caswell.
Thanks Earl Wrenn

Carla Smith

From: Caroline Long <carolinelong@bellsouth.net>
Sent: Monday, September 27, 2021 10:42 AM
To: Carla Smith
Subject: YES TO ZONING
Attachments: 6.21.20 PDF Confidential- Anderson Potential IHR 6.19.2020.pdf

Please enter into Public Comments:

Caroline Laur
Richard Dean Long
12671 NC HWY 62
Burlington, NC 27217

We are requesting that the County Commissioners vote YES to zoning. Due to health reasons we will not be able to attend the meeting this evening, but **STRONGLY** support Zoning to save our way of life, property values, and health. And for 101 of us with series pre-existing illnesses, possibly our very lives.

Each ID is not just a number, but documented a human beings!

ANDERSON COMMUNITY GROUP - PRE-EXISTING HEALTH RISK ASPHALT CEMENT CHEMICALS

Estimated 250 ft to 1 Mile Radius from Proposed Pollutant Industry

ID: ICB & X is in Black Community
ID: N is north of facility; white community

ID # Underlying Illness

Form

ICB 1	Born with 1 bad kidney. Kidney Transplant at 8 yrs old. Only have 1 kidney On Anti rejection medication for life. Take 15 pills a day. Nervousness and Depression also	Yes
ICB 2	Insulin dependent Diabetic. Type 1 & Type 2. Asthma	Yes
ICB 3	Severe Rett's. Unable to walk. Causes behavioral, cognitive and physical handicaps. Need a Calming Support area with a hyperactivity relief. Respiratory issues including episodes of no breathing, rapid breath and shallow breath. Extremely sensitive to Loud Noises, fire trucks, fire crackers, Loud noises. Seizures, tremors, etc. Unable to speak or understand. Over 11 pills a day. More info. reported	Yes
ICB 4	COPD and High Blood Pressure	Yes
ICB 5	Cancer (kidney). Kidney removed. Tumor behind Left eye Unable to have tested for Cancer because of COVID 19) High Blood Pressure and Thyroid	Yes
ICB 6	High Blood Pressure, Kidney Failure, Diabetes	Yes

ICB 7	High Blood Pressure, Diabetes	Yes
ICB 8	COPD, High Blood Pressure	Yes
ICB 9	Diabetic, Cancer, High Blood Pressure	Yes
ICB 10	Breast Cancer, Heart Murmur, COPD, Wear a stomach bag, High Blood Pressure	Yes
ICB 11	High Blood Pressure and Heart Disease	Yes
	Asthma and Epilepsy	Yes
ICB 12	Asthma & Allergies (18 yrs)	Yes
ICB 13	High Blood Pressure	Verbal
ICB 14	High Blood Pressure	Verbal
ICB 15	Asthma and ADHD	Phone Survey/ Rev. Shoffner
ICB 16	Heart Disease, High Blood Pressure (Congestive Heart Failure told me verbally)	Yes
ICB 17	Heart Disease/Condition (series), High Blood Pressure. COPD, Gall Bladder, Anxiety, Depression, PTSD (42 yrs old)	Yes
ICB 18	Epilepsy & Asthma	Yes
ICB 19	(Minor) 6 yrs - Asthma	Yes
ICB 20	(Minor) 14 yrs.- Severe Asthma	Yes
ICB 21	High Blood Pressure, Anxiety, Depression, Skin Allergies, Eczema, Possible onset for Alzheimers.	Yes
ICB 22	Diabetes and High Blood Pressure	Yes
ICB 23	Arthritis, High Blood Pressure, Borderline Diabetes, Allergies	Yes

1

ICB 24	Asthma and High Blood Pressure	Yes
ICB 25	Heart Disease and Breathing Issues	Yes
ICB 26	Diabetes, High Blood Pressure	Yes
ICB 27	COPD, High Blood Pressure, Diabetic, Sleep Apnea, Chronic Neck and Back Pain	Yes
ICB 28	Stroke	Yes
ICB 29	Cardiovascular Disease and High Blood Pressure	Yes
ICB 30	Thyroid Disease and High Blood Pressure	Yes

ICB 31	Arthritis Right Leg	Yes, on back of sheet for ICB 29
ICB 32	COPD, Asthma, Bronchitis	Yes
ICB 33	Cardiovascular Disease, Pacemaker, Over active Immune System, Psoriasis, Cant be near high tension wires, Electrical Generators, etc.	Yes
ICB 34	Heart Disease, Diabetes, High Blood Pressure, Virdigo, Blind on Right Eye, Arthritis, Allergies, on & off Depression.	Yes
ICB 35	High Blood Pressure, Mental Illness Depression, Low Platens (forgot name of disease)	Yes
ICB 36	Thyroid Disease & High Blood Pressure	Yes
ICB 37	High Blood Pressure	Yes
ICB 38	Asthma (MINOR)	Yes
ICB 39	Anxiety Disorder & Depression, High Blood Pressure, High Cholesterol	Yes
ICB 40	High Blood Pressure Sister lives with her w/ eczema	Yes
ICB 41	COPD, High Blood Pressure, Heart Disease	Yes
ICB 42	I stay with sister Rachel Jones. She take care of me. I can't see good, I don't smell, or hear good. 75% of my body got burned as a child. I get very scared of things. I suffer from Depression, and development delay. The plant will be bad on my health and noise making.	Yes
ICB 43	Asthma (MINOR)	Yes
ICB 44	Asthma (MINOR)	Yes
ICB 45	High Blood Pressure	Yes
ICB 46	High Blood Pressure	Yes
ICB 47	Allergies & Asthma (MINOR)	Yes
ICB 48	Asthma (MINOR)	Yes
ICB 49	High Blood Pressure, Breathing Illness Can't Remember name of illness. Prescribed Inhaler.	Yes
ICB 50	Asthma (MINOR)	Yes
ICB 51	Asthma (19 yrs old)	Yes

2

ICB 52

1 premature baby (3 months old) MINOR

Yes

ICB 53

Chronic Asthma (MINOR)

Yes

ICB 54

Asthma (MINOR)

Diabetes and High Blood Pressure

High Blood Pressure

Yes

ICB 56

Yes

ICB 57

Diabetes, High Blood Pressure, COPD

Yes

ICB 58

High Blood Pressure & High Cholesterol

Yes

ICB 59

High Blood Pressure, Borderline Diabetic, High Cholesterol , Bronchitis

Yes

ICB 60

High Blood Pressure/COPD

Yes

ICB 61

High Blood Pressure (35 yrs old)

Yes

ICB 62

Asthma (MINOR)

Yes

ICB 63

High Blood Pressure & Asthma

Severe Allergies, Diabetes, Arthritis, High Blood Pressure

Yes

ICB 64

Yes

ICB 65

Asthma

Yes

ICB 66

Thyroid Disease

Yes

ICB 67

Asthma

Yes

ICB 68

Bronchitis, High Blood Pressure, COPD, Allergies, and Very noticeable Tremors that have not been diagnosed yet.
Parkinson???

Yes

ICB 69

High Blood Pressure (very bad), Allergies, and other severe health issues.

Yes

ICB 70

Allergies

On sheet ICB 69

ICB 71

Allergies

On sheet ICB 70

ICB 72

High Blood Pressure

Yes

ICB 73

sleep APNEA, arthritis, cardiovascular

ICB 74

Asthma

ICB 75

hypertension and glaucoma

ICB 76

Thyroid Disease

Asthma

Signed Petition

ICB 77

Seizures, Breathing, & handicapped

Verbal

ICB 78

COPD

Yes

ICB 79

High Blood Pressure, Ulcers, Arthritis, Back and knee Pain

Yes

ICB 80

Yes

ICB 81

Breathing Problems

Yes

ICB 82

Asthma

ICB 83

Breathing Problems

Yes

ICB 84

Asthma

Yes

ICB 55

Yes

3

ICB 85	Asthma	Yes
X 86	Series health issues but does not want to disclose name DPS/Xty	Yes
X 87 (x1)	Cardiovascular Disease and High Blood Pressure	Verbal
X 88	Cancer	Verbal
ICB 89	Asthma (MINOR)	Yes
ICB 90	High Blood Pressure	
N 91	MGUS , PTSD, ADHD, Anxiety Disorder. MGUS - pre-malignancy that can turn into Multiple Myeloma. Sensitive to toxins and chemicals.	Yes
N 92	Double Lung Transplant, Anti Rejection blockers for life	Petition
N 93	High Blood Pressure, High Cholesterol, Anxiety, Extreme Exczema,and skin allergies.	Yes
N 94	Lymphoma	Petition
N 95	Diabetes, Emphysema, Upper Respiratory Infections/Allergies, BILD Clits Hypertension, Gout, Cardiac Arrhythmias, Compromised Immune System.	
N 96	Cancer	Verbal
N 97	Parkinsons	Petition
N 98	RA	
N 99	Lupus	Petition
N 100	Lung Problems, Cardiovascular Disease, High Blood Pressure, Arthritis	Petition
N 101	Upper Respiratory Infections/Allergies, Sleep Apnea, Recent Brain bleed requiring surgery, Compromised Immune System	
ICB 102	Asthma (MINOR)	Phone Survey/ Rev.
ICB 103	Asthma (MINOR)	Phone Survey/ Rev.

ICB 104	High Blood Pressure Sister lives with her w/ eczema	Go back p/u form.
	And Counting	

Carla Smith

From: Joyce <joycernc@earthlink.net>
Sent: Monday, September 27, 2021 11:31 AM
To: Carla Smith

To Our Commissioners and all concerned citizens of Caswell County:

We are Art and Joyce Miller. Our address is 12011 NC Hwy 62 South, Burlington, NC 27217.

We have enjoyed peaceful living at this address for 44 years and would like to continue for many more. Having an Asphalt/Cement Plant as a neighbor is not a path for peacefulness...Nor is a Quarry. The ugly appearance of these huge structures with their noise making, pollution and destruction of beautiful land are what will greet persons traveling into our county from Alamance and Orange Counties. Also, the tremendous effect on the health and well-being of Caswell County Citizens is at risk both young and older.

PLEASE STOP THEM AND OTHERS WITH A "YES TO ZONING" VOTE.

Thank You!

Carla Smith

From: Connor, Jennifer <Saundej@LabCorp.com>
Sent: Monday, September 27, 2021 11:41 AM
To: Carla Smith
Subject: Public Comment for Hearing on 9/27

Jennifer Saunders Connor
1321 Vinson Rd, Burlington, NC 27217

My husband and I live in my Grandfather's old farmhouse on Vinson Rd. We also own 51 acres on Vinson Rd in Southeast Caswell County. I am the sixth generation on my mother's side to live in Caswell County and most of my family is still in Caswell County. I have lived on the same road my entire life which is almost 43 years. We plan on building a house on our land so I had planned on staying here until I die. My land also joins my parents (Homer and Sylvia Saunders) property where they have lived for almost 50 years.

We love our land in Caswell County. We enjoy hunting, fishing, and teaching our grandson about the nature and wildlife on our land. We have a beautiful 7 acre pond that we enjoy daily. We have many family and friends who also enjoy coming over to our pond for cookouts and fishing. We had also planned to build a wedding venue on our property one day.

It is painful to think that if polluting industries come to the county, we will have to move from the only place I've ever lived and give up on our dream of building a house and wedding venue. We would have to move because my husband had a double lung transplant four years ago and has to take immuno-suppressant medication for the rest of his life. I also know other family members and friends with health issues who would have to move from their homes that they've worked hard for their entire lives.

Caswell County is one of the most beautiful counties in North Carolina. Please act now to protect the people, our homes and land, and the future of Caswell County.

Thank you,
Jennifer Saunders Connor

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Carla Smith

From: Sylvia Saunders <sylvia.homer.saunders@gmail.com>
Sent: Monday, September 27, 2021 11:57 AM
To: Carla Smith
Subject: Comment for Public Hearing on 9/27

Sylvia Saunders
386 Vinson Rd, Burlington, NC 27217

My husband and I live and own land in Southeast Caswell County, 3/4 of a mile from the Anderson plant site.

I am 71 years old and have lived in Caswell County my entire life and had planned to live in the house we built almost 50 years ago until I die. I am the 5th generation of my family to live in Caswell County and most of my family is still here.

I love the peaceful country setting of our home. I love being outside, walking in nature, and growing our own garden. It is such a peaceful county and we would like it to stay that way.

I am very concerned about the health of our family, friends, and neighbors if a polluting industry comes to the county. I am also worried about the air and water quality. So, please act now to protect the Caswell County that we love!

Thank you,
Sylvia Saunders

Carla Smith

From: Elizabeth Norman <emn3@mindspring.com>
Sent: Monday, September 27, 2021 12:13 PM
To: Carla Smith
Subject: Please VOTE FOR ZONING!!!

To the Commissioners:

Thank you for valuing the opinions of the people who will actually be affected by your zoning decisions.

Zoning is so important to establish an attractive quality of life for potential residents and businesses, the existing ones as well as the small businesses that zoning will encourage. Only with zoning will we be protected from the destruction and disruption of large polluting industries, and zoning can help secure that our property will remain attractive and unique, increasing and maintaining our property values. Lake Roxboro in particular is an area valued as an ideal recreation retreat, and we hope to pass on our property there to our grandchildren; that property will be irredeemably ruined and lost without the protection of zoning.

We sincerely hope you will not sell out our historic and beautiful county so it becomes just another rural wasteland. There is so much at stake with your decision, and we are trusting you to step up and show your care for this land we have entrusted to you all.

Thank you,

Elizabeth Norman
1811 Wilson Rd
Hurdle Mills, NC 27541

Carla Smith

From: Krystal Sheppard <kirbyfarms464@gmail.com>
Sent: Monday, September 27, 2021 12:29 PM
To: Carla Smith
Subject: NO Zoning

Hello my name is Krystal Sheppard I reside at 464 Brooks Rd, Prospect Hill, NC 27314, I was born and raised and still live in prospect hill, NC. I would just like to say I am Against Zoning, Please vote No to zoning. I do not like it and I do not want any one to tell me what I can and cannot to with my property. I am one of the few that is for the quarry always wanted the quarry.. just wanted to make that clear. AND NO TO ZONING

Carla Smith

From: Bergeron, David <dbergeron@rti.org>
Sent: Monday, September 27, 2021 12:43 PM
To: Carla Smith
Cc: katiebergerondesign@gmail.com
Subject: Proposed Zoning in Prospect Hill

Good Afternoon,

I am a landowner in both Orange and Caswell County on Bama Road. I am writing to log my opposition to the proposed Article 5 zoning district draft and the addition of sections 5.6 through and including section 5.13 as well as the southeast Caswell Zoning Map, southeast Caswell zoning (general business properties and home based business definition document) regarding public hearing notice.

The environmental impact including air quality, land, and water (for humans and water) coupled with the destruction of our property value is of great concern.

Thank you,

David Bergeron
Program Manager, Division for Research Services
RTI International
3040 East Cornwallis Rd
Research Triangle Park, NC 27709
Email: dbergeron@rti.org
Phone: (919)219-1111 (cell)
www.rti.org
delivering the **promise of science** for global good

Carla Smith

From: Belinda Layne <hoot6000@gmail.com>
Sent: Monday, September 27, 2021 12:49 PM
To: Carla Smith
Subject: SE zoning public hearing comments

I was a surprise witness recently as to why we need zoning in Prospect Hill. My name is Belinda Layne and I live at 1540 NC Highway 49 N which is only $\frac{1}{4}$ of a mile from the proposed asphalt facility of SunRock and not more than a mile from the proposed quarry.

We have lived in our home for almost 12 years now and the traffic on NC 49 has tripled in that time. What used to be a quiet country highway has become a very busy and noisy connector route for the light industries, logging operations, and working public plus the farmers who need to get to their fields.

A couple of weeks ago I was in my house preparing to make a meal when I heard what I thought were a couple of helicopters or military planes flying overhead. I went outside to see what they might be but saw nothing coming from the direction they normally fly. The noise was getting louder and was coming not from the sky but from up the hill on NC 49 from Roxboro.

Just coming over the rise was a red dual wheeled pick-up truck leading one of the biggest tractor-like pieces of machinery I have ever seen on a two lane highway. Behind it were a couple of white pick-up trucks (logo Carolina Sunrock) followed by three huge cement mixers (asphalt mixers?) and three enormous dump trucks (also logo SunRock)! They were moving at a very slow rate of speed (having just climbed the hill) and backing up afternoon traffic as they came.

The noise was deafening and it took some time for them to pass my house and then Wrenn Road on their way to where ever. I wish I had been able to video this with sound but where is my phone when I need it?

This scenario is difficult to describe unless one was there to see it (and hear it) for themselves, but as I watched this bright, shiny, new equipment pass my house I realized that in a few months it could be a normal occurrence. Only instead of new clean equipment, it would be covered in dirt, dust, and particulate matter and instead of a once-a-day parade, the trucks would be passing up and down the road SEVERAL TIMES PER DAY, EVERY DAY, ALL YEAR LONG!

Please pass zoning laws that prohibit bringing this type of heavy industry into our peaceful and quiet agricultural community.

Sincerely,

Carla Smith

From: cbroadhe <cbroadhe@comcast.net>
Sent: Monday, September 27, 2021 1:09 PM
To: Carla Smith
Subject: Zoning for Southeast Caswell public comment to BOCC

We are in favor of light zoning of the Prospect Hill area. We support this in order to protect the area from the air and soil and water pollution, noise, lowered property values, potential health problems, extra truck traffic, and general disruption that will come to the community if it is allowed to be exploited by harmful businesses such as polluting industry.

We understand that such zoning will not interfere with farming in the zoned area, but will help protect the clean air and soil and water needed for farming operations. It will help preserve Prospect Hill farms for future generations.

We urge you to get the zoning ordinance in effect as soon as possible.

Sincerely,
Sandy and Carol Warren
Purley and Prospect Hill communities

Carla Smith

From: Belinda Kirby <belindakirby@embarqmail.com>
Sent: Monday, September 27, 2021 1:10 PM
To: Carla Smith
Subject: Zoning

Kay Kirby
352 Brooks Rd
Prospect Hill, NC 27314

Commissioners of Caswell County, please vote NO ZONING. Do not restrict usage of property in Caswell County. We are one of the poorest counties in the state. We need new tax revenue. The residents of this county can not be expected to keep forking out tax money for unnecessary projects. NO ZONING NO ZONING NO ZONING

Carla Smith

From: Skip Anderson <skip@skipandersondesign.com>
Sent: Monday, September 27, 2021 2:27 PM
To: Carla Smith
Cc: Karen Anderson
Subject: Vote Yes on Zoning!

Dear Commissioners,

As property owners and taxpayers in Caswell County, my wife and I intend to enjoy our retirement in the country. We don't want to worry about heavy, polluting industry moving into our community.

This means we need zoning. It will keep our property, air and water protected from pollution. It will put the decision about how to best locate manufacturing and other business interests in the hands of municipal government. This will keep them away from neighborhoods that would be damaged by industries located too close for the health and enjoyment of residents.

Other areas nearby (Hyco, Yanceyville and Milton) have benefited from zoning protection and now it is time for us to join them.

Zoning can be amended or revised, if appropriate. But without zoning, we simply lack any ability to protect our homes, neighborhoods and communities. Anything goes. That is not a safe plan for the future.

Let's look after ourselves and our future by voting yes on zoning.

Thank you,
Robert L. Anderson

Carla Smith

From: denisefuehrer createnc.org <denisefuehrer@createnc.org>
Sent: Monday, September 27, 2021 2:39 PM
To: Carla Smith
Subject: Comments Regarding Zoning for Tonight's Meeting

Dear Caswell County Commissioners,

I am writing to you today to strongly encourage you to vote in support of zoning for Southeast Caswell County. The residents of this community have continually expressed their concern about polluting industries coming in and destroying their clean air, water, and peace of mind. The proposal for zoning of this community asks for light zoning which will not hinder farms or small businesses, but instead will create restrictions only for high polluting industries. If someone came into our community and was robbing from our homes or stealing from our farms, the commissions would certainly do all in their power to protect us. We ask that you please do the same now, as we are being robbed of something that is irreplaceable, our health. These high polluting industries have no business being built in residential communities where we live and raise our families. Please show us that our health and well-being is a priority, and that you will protect the people who choose to make Caswell County their home. Thank you for your time and service.

Sincerely,

Denise Burnette
Prospect Hill, NC

Carla Smith

From: Karen Anderson <kazola@mindspring.com>
Sent: Monday, September 27, 2021 2:49 PM
To: Carla Smith
Subject: YES to Zoning

Caswell Board of Commissioners
Yanceyville NC 27379

We are property owners in Caswell County and are in favor of zoning.

Zoning is a protection to property owners as towns grow. It is necessary to be mindful of the sort of businesses that request permission to set up shop in any locale. It is a form of managed growth because municipal areas are sought after by a wide range of businesses. Zoning is an organizational tool that protects residential populations, commercial businesses and industry. Each type of development is assigned an appropriate place to carry out their living or business.

I know that Caswell is on the cusp of very strong growth, but without zoning, developers are reluctant to move forward. There is no plan in place to artfully manage the growth, so that each segment of the county has an appropriate place to call its own. Without zoning heavy and noisy industry can locate next to a hospital or school or church. Zoning does not turn all business away. It encourages growth because each tax-paying entity feels placed with others like themselves. It cuts down on disruptive public discourse and destructive use of land.

Zoning does allow a community to turn away businesses such as heavy, polluting industry that the community feels is not an asset to already established business.

Zoning puts Caswell County Development Planning in the driver's seat.

Please vote YES for zoning.

Karen Anderson
1827 Wilson Rd.
Hurdle Mills NC 27415

Carla Smith

From: Sylvia Saunders <sylvia.homer.saunders@gmail.com>
Sent: Monday, September 27, 2021 3:22 PM
To: Carla Smith
Subject: Public Comment for Hearing on 9/27

Homer Saunders
386 Vinson Rd, Burlington, NC 27217

My wife and I live and own land in Southeast Caswell County, 3/4 of a mile from the Anderson plant site.

I am 72 years old and have lived in Caswell County my entire life and had planned to live in the house we built almost 50 years ago until I die. I am the 3rd generation of my family to live in Caswell County.

I love being outside with clean air and peace and quiet. I enjoy taking walks, hunting, fishing, raising hay, and growing our own garden on our land.

We also have land on the Hughes Mill Creek, 1/2 of a mile from the Anderson plant site, and I am concerned about what would happen with the water quality if a polluting industry comes.

I am also very concerned about the health of our family, friends, and neighbors. Please act now to protect Caswell County!

Thank you,
Homer Saunders

Carla Smith

From: Bryon Shoffner <shoffnerb@ymail.com>
Sent: Monday, September 27, 2021 3:29 PM
To: Steve Oestreicher 2; Steve Oestreicher; David Owen; David Owen; Jeremiah Jefferies; Nate Hall; William Carter; Ricky Mcvey; John Dickerson; Bryan Miller; Matthew Hoagland; Carla Smith; Jennifer Eastwood; Mandy Cohen
Subject: Public Comment Anderson Community Environmental Quality/Health Survey
Attachments: Report on Anderson Community Environmental Quality and Health (3).pdf; Air Quality Anderson.docx

Hello Commissioners,

Please add this to the public record for the commissioners meeting tonight 9/27/2021. Below you will find the completed Anderson Community Health survey that was conducted by the University of North Carolina at Chapel Hill. This survey states and shows how sickly this community is as well as why this community should not be considered for light industrial zoning. For any type of pollution that is allowed into this community will have a Hugh cumulative health impact which would have a more devastating blow than ever.

Cumulative impacts are real and the Anderson Community are faced with many different types such as (Lions, Tigers, Chickens, Oder's, Air Pollution, Noise from all the logging that is happening). So noise pollution is the new cumulative impact for the residents whom live out here. Anderson Community is worst than all of Caswell county based upon UNC School of Global Public Health Anderson Community Health survey which is attached below.

Enclosing based upon the science if we have to have any type of zoning let the people in the community decide and we want Plan Unit Development (PUD) which will give us the most flexibility and control over our Property.

Also below you will find the readings from a air monitor that is located in the Anderson Community along with the data at the bottom of the page. This scale will help you understand how dangerous light industrial will be for the Anderson Community

AQI	Air Pollution Level	Health Implications	Cautionary Statement (for PM2.5)
0 - 50	Good	Air quality is considered satisfactory, and air pollution poses little or no risk	None
51 - 100	Moderate	Air quality is acceptable; however, for some pollutants there may be a moderate health concern for a very small number of people who are unusually sensitive to air pollution.	Active children and adults, and people with respiratory disease, such as asthma, should limit prolonged outdoor exertion.
101-150	Unhealthy for Sensitive Groups	Members of sensitive groups may experience health effects. The general	Active children and adults, and people with respiratory disease, such as asthma,

AQI	Air Pollution Level	Health Implications	Cautionary Statement (for PM2.5)
		public is not likely to be affected.	should limit prolonged outdoor exertion.
151-200	Unhealthy	Everyone may begin to experience health effects; members of sensitive groups may experience more serious health effects	Active children and adults, and people with respiratory disease, such as asthma, should avoid prolonged outdoor exertion; everyone else, especially children, should limit prolonged outdoor exertion
201-300	Very Unhealthy	Health warnings of emergency conditions. The entire population is more likely to be affected.	Active children and adults, and people with respiratory disease, such as asthma, should avoid all outdoor exertion; everyone else, especially children, should limit outdoor exertion.
300+	Hazardous	Health alert: everyone may experience more serious health effects	Everyone should avoid all outdoor exertion

Carla Smith

From: Susan Hester <susanh610@gmail.com>
Sent: Monday, September 27, 2021 3:50 PM
To: Carla Smith
Subject: zoning

My name is Susan Hester. I currently reside at 610 Newton Pleasant Loop Road in Person County, but my husband and I own 4 acres in Caswell County where we plan to build a primary residence, and my family has owned land in Caswell County for several generations. Our family property is on both sides of Hyco creek, just south of Lake Roxboro.

We are not against development, but we are in favor of zoning that will provide oversight of how a property is developed. We feel such zoning will protect us and our neighbors, by preventing polluting industries from spoiling our beautiful landscape and causing hazards to the health for the citizens of Caswell County. Thank you

Carla Smith

From: Jane Smart <mjanie541@yahoo.com>
Sent: Monday, September 27, 2021 4:21 PM
To: Carla Smith
Subject: zone

Jane Smart and Charles Smart 7215 US HYW. 158 E Leasburg, NC

We are **against** the REZONING of Leasburg!!!!!! This is not good for home owners and other reasons.

Thank You:
Charles and Jane Smart

Carla Smith

From: barry bolton <humanitiesprofessor1966@gmail.com>
Sent: Monday, September 27, 2021 4:30 PM
To: Carla Smith
Subject: Proposed Asphalt Plant

Hello. My name is Barry Lynn Bolton and I had the great and privilege of growing up in Caswell County, NC, in the Anderson community. I attended the nearby elementary school from 1972-1979.

Growing up in this beautiful and close-knit community was the single-best experience of my life. Everyone knew each other and loved one another, irrespective of race, gender, and socio-economic differences.

As a visual artist(painter), photographer and writer, the natural scenic beauty of the area still inspires and uplifts me to this day. I live in a nearby county now, but I still travel back to area to take photos and to visit my family members who still reside there.

I don't want to see the gorgeous bucolic charm of this community altered and destroyed by this proposed development. The lives and futures of so many people that I know and love deeply will be forever changed and altered by this plant.

The air quality and natural environment can not withstand such a disastrous imposition nor does it deserve to be. Children, elderly people and lifelong citizens of this beautiful county will face serious health issues as a result. I beg you not to build this plant.

Carla Smith

From: Patrick Tighe <ptighe86@gmail.com>
Sent: Monday, September 27, 2021 4:31 PM
To: Carla Smith
Subject: Zoning for Caswell

Good afternoon Mr. Smith !

My name is Patrick Tighe. My wife Diane and I moved to the Caswell area several years ago. And honestly if we'd known that SunRock had plans to locate nearby, we would have moved elsewhere.

Without proper controls in place that zoning provides, who's to say what's next... it won't be you or me saying anything because we won't have a voice without zoning.

Zoning provides a balanced equal playing field for current residents and businesses. And newbies will comply with a proper set of rules and regulations that zoning facilitates.

This is not a backwards approach to control the future development of Caswell , it's the only reasonable approach to keep the public and future businesses in healthy check.

No downside only ups :)

Thank you ,

Patrick and Diane Tighe
Caswell tax payer

Sent from my iPhone

Carla Smith

From: Theresa Newman <newman@law.duke.edu>
Sent: Monday, September 27, 2021 4:32 PM
To: Carla Smith
Cc: Charles Clotfelter
Subject: Comment for Tonight's Public Hearing on Zoning SE Caswell

Good afternoon. My name is Theresa Newman, and my spouse, who is copied here, is Charles Clotfelter. Together we own a home in Caswell County, the address of which is 560 Solomon Road, Leasburg, NC, 27291. We both support zoning Southeast Caswell County.

We know that some people worry that zoning will affect the resale prospects of their properties, but it is our sincere belief that, without zoning, our properties will be encumbered in a way that's much more detrimental than any limitations imposed by reasonable zoning laws.

To begin, without zoning, potential buyers will avoid our Caswell County properties, understandably fearing the known and unknown consequences of the kinds of operations that can become their neighbors, even right next door. One of my sisters was moving from New York to North Carolina, seeking a property with a small house and acreage. She excitedly found what she described as "the perfect property" on Russell Loop Road in Southeast Caswell and was prepared to make an offer the very day her husband toured the property. Curiously, one of the first things the realtor told them was that the area was unzoned, so they could do anything they wanted with it, though, heading into their retirement, all they wanted was a little piece of paradise. Sadly, when my sister called me, I had to tell her about the plans for the quarry, which her own research showed was abutting the property she loved. They didn't make an offer and ended up buying in a different county.

Without zoning, this will happen again and again. Please do the right thing and help protect us, our properties, and our way of life in SE Caswell County. Thank you.

Theresa A. Newman
Charles S. Rhyne Clinical Professor of Law Emerita
Duke University School of Law
210 Science Drive
Box 90360
Durham, NC 27708
919/613-7133
newman@law.duke.edu

Carla Smith

From: Anita Foust99 <anitafoust99@gmail.com>
Sent: Monday, September 27, 2021 4:38 PM
To: Steve Oestreicher; Steve Oestreicher 2; Nate Hall; Jeremiah Jefferies; John Dickerson; William Carter; Ricky Mcvey
Cc: Carla Smith; AnitaFoust99@gmail.com; David Owen
Subject: 9.27.21 Public Comments for Zoning Public Hearing - We Want UD Zoning
Attachments: Air Quality Anderson.docx; Report on Anderson Community Environmental Quality and Health (3).pdf

Anita Foust
2501 Hughes Mill Road
Burlington, NC 27217

Dear Caswell County Commissioners

I hope that you are well.

I hope that it is not true that you want to plan our area
"industrial."

My understanding is that some Caswell County staff members
are recommending that you plan the Caswell properties
industrial zoning in the Hughes Mill Road Anderson
Community area.

The reason I hope this is not true is due to the well documented
facts that human health is in jeopardy in our area and, if we
have to have zoning, we asked for planned unit development
(PUD) at the public hearing months ago. We asked for PUD
because it would offer us, the property owners, the most control
and flexibility of any other zoning.

Documentation that Human Health Is In Jeopardy

Please find attached:

1. the 2021 Anderson Community Environment and Health Study completed by the UNC School of Global Public Health, and
2. the air monitoring report that shows that our air quality is already dangerous to human health of people who are already sick.

50	Good	Air quality is considered satisfactory, and air pollution poses little or no risk	None
51 - 100	Moderate	Air quality is acceptable; however, for some pollutants there may be a moderate health concern for a very small number of people who are unusually sensitive to air pollution.	Active children and adults, and people with respiratory disease, such as asthma, should limit prolonged outdoor exertion.
101-150	Unhealthy for Sensitive Groups	Members of sensitive groups may experience health effects. The general public is not likely to be affected.	Active children and adults, and people with respiratory disease, such as asthma, should limit prolonged outdoor exertion.
151-200	Unhealthy	Everyone may begin to experience health effects; members of sensitive groups may experience more serious health effects	Active children and adults, and people with respiratory disease, such as asthma, should avoid prolonged outdoor exertion; everyone else, especially children, should limit prolonged outdoor exertion
201-300	Very Unhealthy	Health warnings of emergency conditions. The entire population is more likely to be affected.	Active children and adults, and people with respiratory disease, such as asthma, should avoid all outdoor exertion; everyone else, especially children, should limit outdoor exertion.
300+	Hazardous	Health alert: everyone may experience more serious health effects	Everyone should avoid all outdoor exertion

2 Attachments

The Environmental Protection Agency (EPA)

According to the EPA, our community is designated as an environmental justice (EJ) community not only because we are predominately Black. The majority of us are low-income with chronic health issues. We bear the brunt of other people's pollution.

You have been informed of the large number of elderly sick people in this area.

You have been informed that the air quality in this area is already at dangerous levels for our sick people.

Please, if you must zone, zone our area as planned unit development for us, the property owners, rather than industrial, for people who don't own our property.

Sincerely,

Anita Foust

Carla Smith

From: william Compton <comptoncountry@me.com>
Sent: Monday, September 27, 2021 5:03 PM
To: Carla Smith
Subject: SE Caswell Zoning- Public Comments

Caswell County Commissioners, et-al,

My name is - William Compton
I live at 12068 S. NC Hwy 62, Burlington,NC, which is in the Anderson community.

I am in favor of Zoning our community, and I remind you all that the voters in our community voted In Favor of Zoning at the last election, even in light of so much false information that was distributed.

I would like to see Planned Use Development Zoning to be put in place.
That would protect our current way of life and to allow us all to control future heavy industrial and pollution to protect our families' health and our homes.

As a recent health study shows, the residents located in our community already have very high incidents of serious illness, including myself.

It is obvious that we need, and we want, zoning in place to protect ourselves and our families.

Please help us by putting PUD Zoning into place in our community.

Thank you,
Respectfully,
Bill Compton

Sent from my iPhone

Carla Smith

From: Cooper Harris <cooper@cooperharris.com>
Sent: Monday, September 27, 2021 5:59 PM
To: Carla Smith
Cc: Lynden Harris; Richard Lonon; Noah Cooper-Harris; Xavier Monks-Corrigan; Ann Moss Joyner
Subject: Comments to VOTE YES on zoning

I'm a resident of Hurdle Hills, and am writing to request that you please **vote yes** on zoning.

We - your constituents and neighbors - believe ZONING WILL PROTECT THE SAFETY AND QUALITY OF OUR FARMS AND SMALL BUSINESSES. **PLEASE VOTE YES!**

There are a number of facts that show why zoning is important:

- Numerous studies show that properties adjoining polluting industries have **reduced property values. This is one reason we need zoning**
- Realtors say that good zoning is a great selling point for buyers. **They know their investment will be protected.**
- If we allow polluting industries and have no zoning, we will not set Caswell up for a happy future. In fact, we will be voluntarily opting into a lower quality of life ... a quality of life that **will drive away higher-tax-paying residents.** This is not something the county can afford.

Let's prepare the County for an amazing future – not set her up to be the pollution armpit of NC.

Thanks for championing a profitable, healthy, forward-looking Caswell!

Carla Smith

From: Xavier Monks-Corrigan <x.monkscorrigan@gmail.com>
Sent: Monday, September 27, 2021 6:02 PM
To: Carla Smith
Subject: Please protect our property – Vote Yes! 🙏

Hi – ZONING WILL PROTECT THE SAFETY AND QUALITY OF OUR FARMS AND SMALL BUSINESSES. PLEASE VOTE YES!

There are a number of facts that show why zoning is important:

- Numerous studies show that properties adjoining polluting industries have reduced property values. This is one reason we need zoning
- Realtors say that good zoning is a great selling point for buyers. They know their investment will be protected.
- If we allow polluting industries and have no zoning, we will not set Caswell up for a happy future. In fact, we will be voluntarily opting into a lower quality of life ... a quality of life that will drive away higher-tax-paying residents. This is not something the county can afford.

Please do the right thing

Thanks
Xavier

Carla Smith

From: Billy Sharpe <billyrsharpe@gmail.com>
Sent: Monday, September 27, 2021 9:41 PM
To: Carla Smith
Subject: Need for Zoning

My husband and I both work in industries that pollute, his worse than mine. His company polluted the air, water and soil around their operations in many different states, for over 50 years and do you know how many times someone from the EPA or local, state or federal agency visited or fined them....ZERO.

Environmental departments are under staffed, under funded and can only handle large problems. This allows thousands of companies to pollute and the only ones watching are the citizens next door. The only way to manage polluting industries is with zoning and industrial parks.

Vote YES for zoning and protect Caswell county for the future...

Gwen Sharpe
727 Solomon Road
Leasburg, NC 27291

Carla Smith

From: JOHN BIANCO <pjnjbianco@aol.com>
Sent: Tuesday, September 28, 2021 2:00 PM
To: Carla Smith
Subject: Zoning

Please stop the polluting industries from ruining our neighborhood vote yes to zoning Hurdle mills John Bianco Briggs Place

Sent from my iPhone

Carla Smith

From: lharris@hiddenvoices.org
Sent: Tuesday, September 28, 2021 2:59 PM
To: Carla Smith
Cc: 'Graig Meyer'
Subject: Request to vote YES on zoning southeastern Caswell
Attachments: September 28 2021 letter to Commissioners.docx

September 28, 2021

To the Commissioners,

I attended the hearing last evening, and while it was extremely difficult to understand some of the speakers (we were sitting at the library), I did hear a few points I wanted to emphasize.

While the vast majority of speakers addressed the powerful protection zoning would offer, a few speakers said things I found pretty shocking. Our family has been in North Carolina since the late 1600s, and my grandfather would roll over in his grave at someone saying they wanted to be able to sell their land to the highest bidder, regardless of the buyer's intended use and how that might affect others. The idea that someone would confess publicly that they were willing to throw their neighbors and community under the bus to make an extra buck really took my breath away. I sincerely hope his sentiments are not shared by anyone on the commission. Additionally, every single study ever commissioned (and there are MANY) shows that zoning protects property values. And makes properties easier to sell. We live on a farm, and I most certainly want to know that others around me will not be allowed to sell to some heavy industrial plant that will make my property worthless.

Secondly, I want to point out another statement: that if zoning is NOT put in place immediately, southeastern Caswell will become the dumping ground for other counties who have already protected their citizens with appropriate zoning. There is NO going back. We should all let that sink in. That is the most troubling truth of all. This decision cannot be undone in 5 years or 10 years when people look at the devastation and want to figure out a way to undo the damage. This decision will either keep Caswell a livable, welcoming county or it will set us on the path of no return. Once the first heavy industrial polluter moves in, there is no way to keep others at bay. We have seen this scenario play out again and again across the state, as one man so vividly described at the hearing.

I also wondered how there could still be such a lack of education around what zoning is and isn't? I suppose it's due to Covid and the inability to gather the past 18 months, but it was also startling to hear zoning so misrepresented by some of the speakers. I am guessing they are not intentionally trying to mislead but simply don't understand the facts of the matter.

In any case, I thank you for your time in reading this letter and for recognizing the gravity of this decision. Please follow your constituents' request and vote YES to protect Caswell.

Respectfully,



Carla Smith

From: Charles Madden <prvckm@icloud.com>
Sent: Wednesday, September 29, 2021 12:20 AM
To: Carla Smith
Subject: Take 2

Hello

My names is Charles Madden of 127 Highrock school Rd. Owner/manager of several rental properties throughout the Caswell County. I grew up here and have always planned to return and retire. As for zoning decreasing or increasing properties values for home owners, businesses and other industries within the county in my opinion value is determined by the owners. If this land or home is truly Home it's priceless. If you are looking at zoning to help resale values in properties within Caswell county you are as hazardous as any facility looking to build here. For the Board of commissioners. With this being put to a vote by the members and of the tax payer of the county then voted against by the majority of the county this issue should not be open for discussed again. A recount of votes maybe but opening a public discussion meeting so like a redo. Surely each you has other issues within your district that voters would love to have some attention given. We could be discussing to current business growth and residents safety of Caswell County.

For those of you who can remember these facilities: Dan River Mills, Hanford Brick Yard, Copland Fabric, Cone Mills ,Duke Power or Burlington Industries each of these companies who were started in surrounding countries with or without zoning in place. Visit either of these areas some 30 years later or check the surrounding properties values today. If we are truly looking for clean air and water areas for our kids and grandkids zoning does not offer that in from what I've seen. Caswell county boards, committeeman or whoever has or was committed to keeping Caswell County for the residents who were looking for home no property values.

With this issue or any other that had been discussed with the county voters. Then voted on upon by residents pass or fail, should not be reintroduced in search of the outcome of the group who didn't like the outcome . If any one thinks all are always going to see things as everyone around us or we have the right answers to all issues for all people your island of control will become small real soon.

Take a note from the Caswell County Board of Commissioners Public Comments Rules and Procedures #6

Individuals shall avoid repetitive remarks and topics for which public comments has already been afforded to the public in another forum such as a public hearing.

Regard
Charles Madden

Sent from my iPhone