**Caswell County Planning Board Meeting**

**July 28, 2020**

**Members Present:**

*Chairman,* Russell Johnston, *Vice-Chairman,* Michael Poteat, Ray Shaffner, Don Swann, Ron Richmond, Steve Harris, and Jason Daniel. Also present: Matthew Hoagland, *Planner,* and Ashley Kirby Powell, *Administrative Assistant.*

**Members Absent:**

Commissioner William Carter, and Keith Blalock.

**Called to Order**

Mr. Johnston called the meeting to order at 1:00p.m.

**Approval of the Agenda**

Mr. Harris motioned to approve the agenda, seconded by Mr. Daniel. The motion carried unanimously.

**Public Comments**

Mark Zimmerman, Leasburg, NC. We are excited to see the heavy industrial development regulation on your agenda today. As you know, Caswell County currently has no protections against polluting industries. It is surrounded by other counties that do provide their citizens with protections. Caswell County is also right in the middle of the fast growing Triangle and Triad areas. That means all the undesirable land uses coming from the high growth will land right in our rural, environmentally clean, agricultural based county. It’s time for you to provide the Planning Department with your comments today so the Commissioners can begin their process to adopt an ordinance to preserve our way of life. Thank you for your service on this Board. Please do not further delay this important work.

**Approval of May and June Minutes**

Mr. Daniel made a motion to approve the minutes for the May and June Planning Board meeting, seconded by Mr. Harris. The motion carried unanimously.

**Public Hearing Wireless Communication Tower**

Mr. Hoagland introduced Doug Barker from HK Consulting Services LLC. Mr. Barker stated that the proposed tower would be 225ft, designed by Virtual Bridge Development. The proposed tower will be located adjacent to HWY 29 in Pelham, NC; the service offered on this tower will be Verizon Wireless. There will be a chance for other carriers to have a chance to co-locate on this tower. It meets all requirements of the ordinance with the exception of the 1-mile radius separation requirement. There is an existing tower that is located .82 miles away from the proposed tower. The existing tower is outdated and no longer able to handle any more equipment due to the age of the tower. The proposed tower does not make any noise, it produces no smell, it has no guide wires; it is a self-supporting tower. The structure is designed, so if it collapses it will fall within 100ft of its self.

**Public Comments for Wireless Communication Tower**

Teresa Roberts, 114 Germantown Road, Pelham, NC 27311. I am writing to express my support of a new Verizon Wireless communication tower in Pelham, NC. I am a Verizon customer of many years and currently have poor cell signal at my home. I live close to the site and this new tower will help me and those who live nearby have better access for communication. Thank you.

Erik Neuendorf, Pelham, NC. I am all in favor of the tower for possible future internet and because it will be safer for everyone to use in an emergency by 911.

Michael Henderson, 40 Mount View Dr. Pelham, NC. If the tower looks like it might cause cancer in any way, then I would hope someone would oppose it. I have lived in this neighborhood for about 40 years, I am concerned because some of my family members have had cancer.

*\*Public Comments were left open for 24 hours, if any are received they will be on the August minutes.*

**Approval for Proposed Wireless Communication Tower**

After a brief discussion, including the recognition that the purpose of the ordinance is to provide a range of locations for cell towers throughout the county, Mr. Poteat made a motion to approve the proposed wireless communication tower application with conditions per Article 9, Part 3, Section 9.28.2.3.3 of the UDO. The condition is that the applicant provide engineering plans and propagation studies to the Planning Department within 30 days that detail the necessity of a new tower to be located less than a mile from an existing tower. The motion was seconded by Mr. Harris. The motion carried unanimously.

**Old Business**

*Zoning Consistency Determination*

Mr. Hoagland stated that the Board of Commissioners has requested that the Planning Board make a determination of consistency. Mr. Hoagland briefly reviewed the Southeastern Zoning Proposal that the commissioners reviewed as well as the existing Hyco Lake Zoning Area and the draft zoning proposal that he and the county manager had created.

After much discussion the Board made no motions.

*Heavy Industrial Ordinance Review*

Chairman Johnston stated, earlier in the year the Board of Commissioners requested that the Planning Board look into putting a Heavy Industrial Ordinance in place and to use Alamance County’s Ordinance as a reference.

Mr. Hoagland presented the Board with potential elements of a Heavy Industrial Ordinance. The list was as follows:

* Create definition/classification of what constitutes “Heavy Industrial”
* Institute fee schedules and review process by Planning Department
* Create setback from all property lines and/ or operational setback from any regularly occupied building (whichever is greater)
* Create minimum lot size for heavy industry inside a watershed
* Create separate minimum lot size for heavy industry outside of watershed
* Require earthen berm and vegetable buffer along all property lines abutting a road
* Require fencing around the entire property perimeter
* Require signs along fencing similar to existing Shooting Range Ordinance
* Create greater minimum setback from all perennial streams and waterways
* Add provision to County Code of Ordinances Chapter 22 similar to construction hours (7am to 9pm)

After a brief discussion the Board suggested that they look at other rural counties and bring it back at the next meeting. They instructed Mr. Hoagland to look at Rockingham and Person counties to see how they regulate heavy industry and bring that info before the Board at the next meeting.

*Electronic Gaming Facility Regulations*

The Board moved this item to next month’s agenda.

**New Business**

*UDO Article 4 160D Compliance*

Mr. Hoagland presented the Board with the draft of proposed changes.

*UDO Article 5 160D Compliance*

Mr. Hoagland presented the Board with the draft of proposed changes.

*UDO Article 6 160D Compliance*

Mr. Hoagland presented the Board with the draft of proposed changes.

**Planning Department Updates**

Mr. Hoagland asked how the Board would like to handle the review of Article 9 changes for 160D compliance since it is composed of seven different parts. Mr. Johnston asked Mr. Hoagland if the changes were so substantial that he thought it needed to be looked at in sections but Mr. Hoagland replied that the changes are not more substantial than what they just reviewed for Article 4. Mr. Johnston instructed Mr. Hoagland to bring up all Article 9 draft changes for the next meeting.

**Adjournment**

Mr. Harris made a motion at 2:57p.m. to adjourn the July 28, 2020 Planning Board meeting. The motion carried unanimously.

*Ashley Kirby Powell, Administrative Assistant recorded the minutes above.*