**Caswell County Planning Board Meeting**

**March 28, 2019**

**Members Present:**

Russell Johnston *Chairman*, Keith Blalock, Jason Daniel, Steve Harris, Ray Shaffner, Ron Richmond, and Commissioner W. Carter. Also present: Matthew Hoagland, Planner, and Ashley Kirby Powell.

**Members Absent:**

Michael Poteat *Vice-Chair*, and Don Swann.

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

**Approval of the Agenda**

Mr. Harris made a motion to approve the agenda, seconded by Mr. Blalock. The motion carried unanimously.

**Public Comments**

There were no public comments

**Approval of Minutes**

Mr. Blalock made a motion to approve February 26, 2019 Planning Board Minutes, seconded by Mr. Harris. The motion carried unanimously.

**New Business**

***Proposed Wireless Communication Tower***

Mr. Hoagland stated that he had received an application for a 199ft cell tower that is located on Stoney Creek School Road, Cherry Grove, NC; From an administrative stand point it has met all the requirements.

**Public Hearing for the Proposed Cell tower on Stoney Creek School Road**

Mr. Blalock made a motion to go into The Public Hearing for the proposed cell tower on Stoney Creek School Road, Cheery Grove, NC, seconded by Mr. Richmond. The motion carried unanimously.

Josh Rotenstrich, Attorney representing Verizon Wireless, 1801 Colonial Ave, Greensboro, NC. Stated the property that they are seeking approval on is located at 3815 Stoney Creek School Road owned by Charles and Rudy Blackwell. We are proposing a 199 ft. tower which is just below the 200 ft. threshold that requires lights. They have met all guidelines required by the ordinance. The purpose of this tower is to offer services to 911 and EMS for the surrounding areas. Currently Caswell County has 3 emergency services towers. This tower will be equipped with 5 different antennas to allow other providers to collocate and they have completed a survey through a real estate company that is willing to testify that the tower will not affect any property values of surrounding land owners.

Sam Patel, Design Engineer, 8921 Research Dr. Charlotte, NC. Stated they have designed this project to help emergency services and there are only three towers in Caswell County that offer these services.

Commissioner Carter questioned the location of the existing towers. Mr. Patel replied 3 miles east of the proposed location, and north of Yanceyville. They are planning on at some point later in the year, proposing another cell tower.

Mr. Hoagland questioned if the 3 towers are LTE towers. Mr. Patel replied yes, they are, and going forward they will be.

Mr. Rotenstrich stated that the board has approved towers that have yet to start construction.

Mr. Blackwell stated that the tower will be great for the community to provide better cell coverage.

Marilynn Corbett, Stoney Creek School Road, stated her concerns against the cell tower and concerned about the radiation from the tower and the value of the property rates decreasing.

Thomas Matthews, 3876 Stoney Creek School Road, stated his concerns about radiation.

Rebecca Graves, Stoney Creek School Road, stated her concerns about radiation and well water contamination.

Mr. Rotenstrich stated that there has been no scientific evidence that shows any radiation contamination and that they met all FCC regulations and guidelines. There is also an affidavit stating that it will not affect property values.

Mr. Blalock made a motion to close the public hearing, seconded by Mr. Harris. The motion carried unanimously.

Mr. Daniel made a motion to approve the proposed wireless tower, seconded by Mr. Harris. The motion carried unanimously.

***Manufactured Homes Skirting and Foundation Policy Changes***

Mr. Hoagland presented the board with the proposed changes, and stated that after speaking to the County Manager he suggested leaving out the metal skirting because the last time it was presented to the Caswell County Board of Commissioners metal was an issue.

**Section 9.21   Standards for Individual Manufactured Homes.**

***9.21.1.  Types of Manufactured Homes Permitted.***

No manufactured home older than 1976 shall be allowed to move into Caswell County.  Manufactured homes which, at the time of construction, were not built to the standards of the National Manufactured Housing Construction and Safety Standards Act of 1974 (effective 1976) are prohibited within Caswell County under this article.

***9.21.2.  Set-Up Requirements for Manufactured Homes.***

All manufactured homes, whether on individual lots or within a manufactured home park, shall be provided with tie downs and stands or blocks that provide a firm base and stabilize the unit on the site.  Any stairs, porches, entrance platforms, ramps, and other means of entrance to and exit from the home shall be installed consistent with the North Carolina Department of Insurance Regulations for manufactured housing, including any amendments thereto.

***9.21.3.  Foundation and Related Structural Requirements.***

***~~9.21.3.1.~~*** ~~Continuous permanent masonry foundation or masonry curtain wall constructed in accordance with the standards of the NC Uniform Residential Building Code for one- and two-family dwellings, unpierced except for required ventilation with access installed under the perimeter, and no visible exposed concrete block, shall be required for all manufactured homes to which this article applies.  In addition, tongues and axles shall be removed from such manufactured homes.~~

***9.21.3.1.*** Any masonry style foundation wall constructed in accordance with the State of North Carolina Regulations for Manufactured Homes Chapter 3, Section 3.6, unpierced except for required ventilation with access installed under the perimeter, and with no visible exposed concrete block, shall be required for all manufactured homes to which this article applies. Furthermore, all footing and foundational construction shall be built in a way to comply with all necessary provisions of the State of North Carolina Regulations for Manufactured Homes. In addition, tongues and axles shall be removed from such manufactured homes.

***9.21.3.2.***For cases where individuals set up a manufactured home for temporary use while in the process of constructing a stick built home, or for a direct family member, ~~the continuous permanent~~ a masonry style foundation is not required given that the following conditions are applied:

***9.21.3.2.1.***  The term for the temporary placement of the manufactured home is to be a maximum of three years from the date of approval or no longer than 30 days past the date the Certificate of Occupancy is issued for the site built home to be constructed on the same parcel, whichever is the lesser of the two.  At that time the manufactured home is to be disconnected from the power, sewer and water system and removed from the property or be brought into compliance with the masonry underpinning requirements of Section 9.21.3, and all other applicable Federal, State and Local regulations.

***9.21.3.2.2.***Should, under extenuating circumstances, additional time be required, the applicant shall be required to come back before the Planning Board and the Board of Commissioners and present their argument for an extension of time.

***9.21.3.2.3.***  During the temporary time period that the manufactured home occupies the site it shall be underpinned with the type of skirting material entered into evidence at the public hearing.

***9.21.3.3.***Any additions to a manufactured home (such as a porch roof, additional rooms, raised porches, carports, cabanas, or enclosed porches) shall require a building permit.  The additions shall meet the requirements of the State building code.

Mr. Daniel questioned if there were any changes to the skirting for farmer’s migrant homes. Mr. Johnston replied there are no changes.

Mr. Blalock suggested still presenting the metal skirting.

Mr. Johnston stated, from his understanding the concrete fiber board would still require a foundation. Mr. Daniel agreed.

Mr. Harris suggested not to present the metal skirting; instead bring it back at a later date. Mr. Blalock agreed.

Mr. Johnston questioned Commissioner Carter, as to how he felt about the metal skirting. Commissioner Carter replied that he thinks the masonry board will be sufficient.

Mr. Daniel questioned if masonry board is approved would you have to use some type of concrete footing. Mr. Harris replied, if you place it about 6-8 inches in the ground inside and out, it should be sufficient.

Mr. Shaffner questioned the age of a manufactured home and he thought it had been removed or changed from the UDO. Mr. Hoagland questioned the board about if the language needed to be changed or removed. Mr. Shaffner replied it was changed and questioned when does a manufactured home becomes deeded property and stated that he wants to review the state regulations. Mr. Hoagland replied ok, he did not have those with him today but he would send Mr. Shaffner the information.

Mr. Johnston stated we are not changing Chapter 3 Section 3.6 and it has been in place all along. Mr. Hoagland replied, it has been in place since the changes have been made to the UDO. The North Carolina Manufactured Home Code Chapter 3 Section 3.6 is the entirety of their provisions regarding skirting no matter the material, we narrow that by saying any masonry style foundation wall in accordance to what is in Chapter 3 Section 3.6.

Mr. Harris questioned the installation requirements for the masonry board. Mr. Shaffner replied, use metal tracking. Mr. Richmond stated that masonry board is very durable.

Mr. Johnston stated, if you remove the tongue and axles from a manufactured home it would become real property. Mr. Harris agreed. Mr. Hoagland agreed, once a home goes from road ready it is considered real property.

Mr. Daniel suggested to get Mark Jones opinion on the foundation. Mr. Hoagland replied he did show the proposed changes to Mark Jones and he did approve.

Mr. Harris questioned if the board approves the changes, will Mark Jones will inforce Chapter 3 Section 3.6 code. Mr. Hoagland replied correct.

Mr. Blalock questioned if the board approves the changes a foundation will be required and suggested to get Mark Jones opinion.

Mr. Johnston stated, if Mark Jones can no attend the next meeting maybe he can give some feedback. Mr. Hoagland replied ok, and he would try to get some samples of skirting to bring back to the next meeting.

 Mr. Daniel stated that a representative from Clayton Homes came before and brought samples and suggested reaching out to him again to come back.

Commissioner Carter stated that if it is the state standard he does not see why the Caswell County Board of Commissioners will not approve it.

Mr. Hoagland questioned the board if they would like him to amend the language and bring the NC Manufactured Home in for reference, bring samples, and have Mark Jones attend the next meeting. Mr. Johnston replied, get feedback from Mark Jones if he cannot attend the next meeting on what he would require for the concrete fiber board to be place in the ground.

***Planning Department Updates***

Mr. Hoagland stated at the January Planning Board Meeting the Board asked him to reach out to the County Manager and the County Attorney and get their feedback on Article 9 Part 3. The County Attorney is reviewing it and hopes to have his feedback for the April Planning Board Meeting. Sometime in April no later than the 30th, they will announce the winner for the grant fund for broadband. The Caswell County Board of Commissioners asked him and the County Manager to come up with a draft time line of a couple different zoning options. 1. Expand the Hyco Lake Zoning area to encompass the Leasburg area which would take 4-6 months. 2. County Wide Zoning which could take 8-12 months. This is if the Board approved it.

Mr. Daniel questioned the benefits of zoning. Mr. Hoagland replied the number one benefit would be to enhance economic development. Mr. Daniel questioned how would that benefit economic development. Mr. Hoagland replied, if done correctly it would steer commercial and industrial businesses outside of Yanceyville.

Commissioner Carter stated, it will be hard to pass.

Mr. Shaffner stated zoning is the same thing as the UDO Land Ordinance.

Mr. Johnston questioned, for economic development purposes would it help if we loosen some of the regulations. Mr. Hoagland replied possibly. Mr. Johnston questioned changing the Watershed Regulations. Mr. Hoagland replied they are enforced by the Department of Environmental Quality; it is State mandated.

Mr. Shaffner stated, that at one of the zoning meetings they discussed that zoning is so restrictive in neighboring counties, businesses will come to Caswell; if you don’t want that you need zoning.

Mr. Hoagland state that Dollar General has submitted preliminary plans for one at the intersection of 86 and Parks Springs Road.

**Adjournment**

Mr. Harris made a motion to adjourn the meeting at 2:19pm. The motion carried unanimously

*Ashley Kirby Powell recorded the minutes above*.