

Caswell County Planning Department

Planning Board Meeting Caswell County E-911 Building August 22, 2017

Members Present: Jason Daniel, Steve Harris, Michael Poteat, Don Swann, Ray Shaffner, Leon Richmond, Russell Johnston, Keith Blalock

Members Absent: William Carter

Call to Order

Mr. Russell Johnston called the meeting to order at 1:00 pm.

Approval of Agenda

Mr. Steve Harris motioned to approve the agenda as presented. Mr. Keith Blalock seconded the motion. The motion carried unanimously.

Public Comments

There were no public comments.

Approval of June 2017 Meeting Minutes

Mr. Russell Johnston asked an amendment be made to the June 2017 minutes. Mr. Johnston recommended that the following sentence be changed from "Mr. Russell Johnston did not accept the document as evidence" to "Mr. Russell Johnston did not accept the document as evidence due to lack of expert testimony and authenticity of documentation presented." Mr. Don Swann motioned to approve the June 27, 2017 minutes with that amendment. Mr. Steve Harris seconded the motion and it carried unanimously.

New Business

Mr. Russell Johnston asked if the Board would be ok with rearranging the order of the agenda because of the presence of the Conditional Use applicants. With no members against the rearrangement, Ms. Catesby Denison proceeded to give an overview of the application from Clayton Homes. Ms. Denison said that Clayton Homes had applied to place two manufactured homes in the Hyco Lake Zoning area. Ms. Denison said manufactured homes used as dwellings on an individual lot with permanent foundation could be permitted as a Conditional Use. The applicant, Mr. Roger McCarter of Clayton Homes, came before the Planning Board and gave some background on the project. Mr. McCarter also introduced the Board to the property owners Mr. and Mrs. Jimmy Parsons. Ms. Denison said they would in compliance they received the Conditional Use Permit from the Board of Adjustment and met the requirements of proposed conditions. Mr. Michael Poteat motioned that the Planning Board recommend to the Board of Adjustment that they approve the proposed conditional use permits including the conditions and a consistency statement (included below). The motion to approve these statements and recommendations was seconded by Mr. Steve Harris. The motion carried unanimously.

The Caswell County Planning Board recommends to the Caswell County Board of Adjustment that they approve the proposed Conditional Use Permits in the Hyco Lake Zoning Area for Clayton Homes of Roxboro.

The proposed development is consistent with the Caswell County Comprehensive Plan because the development lies within the “rural” classification (Page 99 and 100) and is within an area whose highest use will still be agriculture, forestry, and wildlife habitat.

The Caswell County Planning Board recommends that the following conditions be included in the zoning approval of this Conditional Use Permit:

1. The property must be subdivided so that each home may be placed on an individual lot. The new lots must be in compliance with the Caswell County Unified Development Ordinance’s regulations on subdivisions.

Old Business

Proposed Amendments to Article 6 and Appendix A

Ms. Catesby Denison gave an overview of the proposed amendments to Article 6 and Appendix A which were based on previous discussions of the Planning Board. Mr. Ray Shaffner motioned that proposed amendments to Appendix A and Article 6, as well as the proposed consistency statement be approved (included below). Mr. Steve Harris seconded the motion and it carried unanimously.

The Caswell County Planning Board recommends to the Caswell County Board of Commissioners the following text amendments to Article 6 and Appendix A of the Caswell County Unified Development Ordinance.

The proposed amendments to the Unified Development Ordinance regarding the Hyco Lake Zoning Area and recreational vehicles are consistent with the adopted Caswell County Comprehensive Plan. These amendments align with the strategies for promoting outdoor recreational amenities as tourist attractions (Section 4.13)

New Business (continued)

UDO Review – Article 9, Part III (Wireless Communication Facilities)

Ms. Catesby Denison gave an overview of the proposed amendments regarding site plan size for Wireless Communication Facilities. Ms. Denison said that she had received feedback from developers that the current requirements could be cost prohibitive based on the printed copies size. Mr. Steve Harris motioned to accept Ms. Denison’s recommendation for the amendments and consistency statement (included below). Mr. Ray Shaffner seconded and the motion carried unanimously.

The Caswell County Planning Board recommends to the Caswell County Board of Commissioners to amend the size requirements in Section 8.6.3 of the Caswell County Unified Development Ordinance. The Planning Board recommends that just one copy of the site plan must be 18” x 24” and that the additional 10 copies must be submitted in a size no smaller than 11” x 14.” The Planning Board recommends this change to prevent unnecessary expenses for developers that may prevent future economic development. This proposed amendment is consistent with the Caswell County Comprehensive Plan’s Economic Development Vision by potentially making it easier for developers to potentially diversity the economy and eventually increase the per capita income.

Planning Department Updates

Ms. Catesby Denison stated that she recently attended a Flood Insurance Rate Map class and it consisted of updated information from FEMA. Ms. Denison also said that a representative from the State would be coming

to Yanceyville would be performing an audit next week. This wasn't a concern but the County needed stay in compliance and so the County wouldn't be liable for any incidents.

Other Business

Mr. Russell Johnston asked about the status of Benshae Metals. Ms. Catesby Denison stated that they had been cleaning the area but due to the limited work power and working on another facility that they were still in the process. The question was asked had the soil test been performed and Ms. Catesby Denison stated that she would follow up with Benshae.

Ms. Catesby Denison was also asked about the DOT upgrades on Highway 86. Ms. Catesby Denison stated that the plans where to begin within the next two years. Ms. Catesby Denison stated that she would give updates on the process as she became aware.

Adjournment

Meeting was adjourned at 1:44 pm – motion by Mr. Jason Daniel and seconded by Mr. Keith Blalock.

Angela Wilson, Administrative Assistant, prepared the minutes above. They represent a brief description of those matters that were addressed at this meeting.