**Caswell County Planning Board Meeting**

**October 27, 2020**

**Members Present:**

*Chairman,* Russell Johnston, Keith Blalock, Ron Richmond, Don Swann, Jason Daniel and Steve Harris. Also present: Bryan Miller, *County Manager*, Matthew Hoagland, *Planner,* and Ashley Kirby Powell, *Administrative Assistant,* Scott Oakley, *H.I.D.O. Committee Member.*

**Members Absent:**

Ray Shaffner, Commissioner W. Carter, and *Vice-Chairman,* Michael Poteat.

**Called to Order**

Chairman Johnston called the October 27, 2020 Planning Board Meeting to order at 1:00 p.m.

**Approval of the Agenda**

Mr. Harris made a motion to approve the October 27, 2020 Agenda, seconded by Mr. Blalock. The motion carried unanimously.

**Public Comments**

Caswell County Government is the citizens first line of defense for our health and safety.

The environmental assessment (EA) and environmental impact study (EIS) should be included in the HIDO even if the NC Department of Environmental Quality (NCDEQ) has EA and EIS as requirements.

FIRE

In the case of asphalt plant fires, there are two ways of handling them, to let them burn out or to use the foam that contain PFAS. The HIDO needs to include how fires are going to be handled and how citizens are going to be evacuated and compensated, with timeframes, for the life threatening damages to their homes and environment. Hughes Mill Road has citizens in both Caswell and Alamance Counties. There are two different fire departments that have to be involved in case of a fire. Residents need to be notified of a fire before the fire trucks come due to the toxic fumes. There needs to be an alarm system put in place for the residents to evacuate. The firefighters should be notified of the dangers of PFAS.

WELLS

When the citizens wells are run dry because the industrial wells which go 1,000 feet or more and cause the residents wells to go dry, the HIDO should include how the citizens will be evacuated and compensated with a specific timeframe.

INTERLOCAL AGREEMENT

Also, since Hughes Mill Road runs through Caswell and Alamance Counties, there should be an interlocal agreement to notify tax payers in both counties of public hearings on projects that impact citizens in both counties.

Please add the EA, EIS, the precautions for fire, wells, and the interlocal agreement to the HIDO.

Thank you.

Anita Foust, 2501 Hughes Mill Road

We are all grateful for the time that has been spent by the HIDO committee to protect our entire county. The work is done. Please support the HIDO going forward. Time is of the essence.

Leslie Zimmerman, Leasburg

**Approval of August Minutes**

Mr. Swann made a motion to approve September 22, 2020 meeting minutes, seconded by Mr. Daniel. The motion carried unanimously.

**Old Business**

*High Impact Development Ordinance*

Mr. Hoagland presented a brief slideshow to the board which outlined the most important elements of the High Impact Development Ordinance. The Board discussed the ordinance and asked various questions of Mr. Hoagland, Mr. Miller, and Mr. Oakley. After reviewing and discussing the proposed ordinance, the Board came to a consensus on the following suggestions to possibly be presented to the Caswell County Board of Commissioners. They also agreed to continue discussing the ordinance at the next Planning Board meeting or a possible special meeting.

* Will the ordinance pass legal scrutiny?
* The Board would like to see the County strike a balance between industry and environmental protections, not prohibit industry.
* A 1,800 foot spacing setback would eliminate basically all the parcels within the County.
* Is there a way to allow adjoining property owners to sign an affidavit and waive the land use spacing requirement if they would like.
* The need to protect the environment and protect neighboring property owners.
* In the Table of Classifications: move ‘Race Tracks’ and ‘Ready-Mix Concrete’ to Class III; move ‘Resource Extraction’ and ‘Cement manufacturing’ to Class III or maybe even class II. Also, we need to make sure Renewable Energy Generating Facilities do not apply to small solar panels for residential use or Piedmont Electric Sub stations.
* *Dwelling Unit* definition needs to clarify homes which are uninhabitable vs. vacant homes, which can be inhabited.
* Land Use Spacing and Operations Setbacks: If Land Use Spacing is measured to the property line, it will have the unintended consequence of creating new lots which violate the subdivision ordinance and would not be developable even for a single family use. Operations Setback needs to be measured from the property line in, not the other way around.
* For *Operations Area*: need to clarify what is and is not allowed within the Operations Area.
* Noise provisions seem difficult to enforce. Why not simply have fixed hours of operations.
* The No Fault Well Repair Fund is a great idea for protecting neighboring property owners. However, who is a ‘qualified expert’ based in the ordinance and does the County become liable for anything by holding onto funds.
* In Section 14-72, it seems overly burdensome to require non-conforming properties to pay an annual fee. The County does not currently require a fee for any other non-conforming lots or uses.

**New Business**

There was no new business to come before the Board.

**Planning Department Updates**

There was no Planning Department Updates.

**Adjournment**

Mr. Harris made a motion to adjourn the October 27, 2020 Planning Board meeting at 1:51 p.m., seconded by Mr. Swann. The motion carried unanimously.