**Caswell County Planning Board Meeting**

**February 26, 2019**

**Members Present:**

Russell Johnston *Chairman*, Keith Blalock, Michael Poteat *Vice-Chairman*, and Steve Harris. Also present: Matthew Hoagland, Planner, Mark Jones, Building Inspector and Ashley Kirby Powell.

**Members Absent:**

Commissioner William Carter, Ron Richmond, Jason Daniel, Ray Shaffner, 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**

Rodger McCarter of Clayton Homes Roxboro NC, 338 Roxboro Lake Road, Leasburg NC. He is attending this meeting to present the Board with an engineer letter for concrete skirting. Then spoke about Mark Jones Chief Building Inspector how he is a great asset to Caswell County.

**Approval of Minutes**

Mr. Johnston motioned to amend the January 27, 2019 minutes to add Mark Jones present at the meeting, seconded by Mr. Harris. The motion carried unanimously.

**New Business**

***Variance Request for Ivy Bluff Shooting Range***

Mr. Hoagland presented the Board with a variance petition application from Ivy Bluff Shooting Range and attending the meeting today we have Charles Sams and Matthew Benford from Ivy Bluff Shooting Range. The Planning Department was made aware of an event that is being held at Ivy Bluff Shooting Range in March; the County reached out to them and made them aware of regulations. After doing a walk-through of the property and looking at their site plans he realized that there might be some setback issues. Then proceed by handing out parcel maps of the property and did a brief overview. Ivy Bluff is asking for setbacks of 100ft from the side, 50ft from the rear, and 200ft from the front. Then presented the Board with a letter from a neighboring business who approves of the setback

Mr. Johnston questioned Mr. Hoagland after visiting the site did he approve. Mr. Hoagland replied yes, they use the site for law enforcement and special operations training. Mr. Johnston questioned if the shooting path is away from residential areas. Mr. Hoagland replied yes, in the opposite direction.

Mr. Johnston opened the floor to Mr. Sams and Mr. Benford.

Mr. Sams stated that he was not aware that there was a Planning Department and that they have control over the shooting range. Ivy Bluff is a not open to the general public it is a law enforcement, military, and DOT vender. Then welcomed the Board to come out for a tour of the facility, they have students from different regions from all over the state and the County will benefit from this as well because these students lodge in the County.

Mr. Benford stated they maintained safety first and also we want the County to benefit as well.

Mr. Harris questioned shooting hours. Mr. Sams replied, if we have any training sessions after dark we make sure to notify the Sheriff Department and plan on notifying all the local residents when they do have night trainings. Mr. Charles stated that most trainings sessions are in an enclosed environment and most trainees shoot suppressed.

Mr. Harris questioned the amount of students in a class. Mr. Benford replied, anywhere from 50-60 for DOT training and 20-30 for law enforcement training.

Mr. Johnston stated that he thought this would help economic development for the County and if the residents approve of it and they meet all requirements in the UDO he approves of it.

Mr. Blalock made a motion to approve the variance for the Ivy Bluff Shooting Range, seconded by Mr. Poteat. The motion carried unanimously.

***Manufactured Homes Skirting and Foundation Policy Consideration***

Mr. Hoagland stated that this is a follow up from the last Planning Board meeting; the Board had instructed him to get in touch with Mr. Jones to come up with a change in the regulatory language that would simultaneously maintain a higher beauty standard, but allow more affordable materials.

Then presented the Board with the draft changes as follows.

**9.21.3.1.** Any masonry style foundation wall constructed in accordance with the State of North Carolina Regulations for Manufactured Homes Chapter 3, Section3.6, unplaced 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. Where continuous permanent masonry or masonry curtain walls are not used, a permanent foundation shall be constructed in a way to ensure it can with stand winds up to 115 miles per hour and a letter from a registered North Carolina design professional confirming the durability of such permanent foundation shall also be required. In addition, tongues and axles shall be removed from such manufactured homes.

**9.21.3.2.1.** 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.

Mr. McCarter presented a letter to the Board stating that concrete materials have been approved by an engineer for the materials to be used in Caswell County.

After a brief discussion the Board agreed to bring it back at the next Board meeting after doing more research.

**Planning Department Updates**

Mr. Hoagland gave an update on Connect Caswell 2020; he received over 2,700 surveys and submitted the application on February 1, 2019. The County can receive up to two million dollars for broad band expansion. They will announce the winners sometime in April, up to five counties can win, 19 counties have applied.

Mr. Johnston questioned the number of companies who are interested. Mr. Hoagland replied one, Open Broadband LLC out of Charlotte, North Carolina.

Mr. Harris questioned how this would benefit him and the residents of Caswell County. Mr. Hoagland replied this will give most residents of the County the option to have high speed internet or the residents that have internet a cheaper option.

Mr. Poteat questioned would this help cell phone reception. Mr. Hoagland replied no, this is for internet purposes only. Caswell County has some of the worst internet connection in the state of North Carolina.

Mr. Blalock stated that this is very critical for the County and not fair for the students in the county who need internet for school work. Then thanked Mr. Hoagland for his time and efforts on this project.

Mr. Hoagland stated that if the county did not win the grants, he can take the information to local providers to show them the need for internet in the county.

Mr. Johnston questioned who was in charge of approving the grant. Mr. Hoagland replied, the State Office of Broad Band and I.T. Infrastructure. Mr. Johnston questioned, if the letters of support were submitted with the application. Mr. Hoagland replied, yes.

Mr. Hoagland stated that he had received an application for a 199 foot cell tower at the intersection of Stoney Creek School Road and Cherry Grove Road.

Mr. Harris questioned, if they had started construction on the cell tower in Prospect Hill. Mr. Hoagland replied, no.

Mr. Poteat questioned, the proposed distance between cell towers. Mr. Hoagland replied, one mile.

Mr. Blalock questioned, about construction on the Hughes Mill Road tower. Mr. Hoagland replied, they have started construction and also on the tower on Rudd Ridge Road.

***Mr. Harris made a motion to move the next Planning Board meeting to March 28, 2019, seconded by Mr. Blalock. The motion carried unanimously. Due to Mr. Hoagland’s unavailability on March 26, 2019.***

Mr. Hoagland stated, that there have been concerns about zoning due to the Rock Quarry and the potential Dollar General in Leasburg as result to these issues the County Manager has asked him to hold public hearings on zoning the first meeting of many will be at the Pelham Community Center in Pelham North Carolina on March 6, 2019 at 6:30 p.m.

Mr. Blalock questioned if there were any updates on the Rock Quarry. Mr. Hoagland replied, they are currently digging, but they have not applied for Major Site Plans, Watershed Protection, and there are many other steps they have to go through.

Mr. Johnston questioned do other counties have Ordinances that pertain to Rock Quarry’s. Mr. Hoagland replied, he was sure they do. Mr. Johnston replied, it would be easier option to regulate that area of the County rather than the whole County and this is great growth for the economic development for the County.

**Adjournment**

Mr. Harris made a motion at 2:15p.m. to adjourn the meeting, seconded by Mr. Blalock. The motion carried unanimously.

*The minutes above was recorded by Ashley Kirby Powell, Administrative Assistant*