

MINUTES – MARCH 1, 2021

The Caswell County Board of Commissioners met in regular session at 9:00 a.m. on Monday, March 1, 2021. The meeting was held electronically using Zoom Webinar software. Members present: David J. Owen, Chairman, Jeremiah Jefferies, Vice Chairman, William E. Carter, John D. Dickerson, Nathaniel Hall, Rick McVey, Steve Oestreicher. Also, present: Bryan Miller, County Manager, Brian Ferrell, County Attorney, and Debra Ferrell representing The Caswell Messenger. Paula P. Seamster, Clerk to the Board, recorded the minutes.

WELCOME MOMENT OF SILENT PRAYER

Chairman Owen read a card from Providence Fire and Rescue. “Dear Caswell County Government. Providence Fire and Rescue thanks, you for the recent donation in memory of Patsy Everett. The thoughtfulness and generosity in her honor are greatly appreciated.” He also stated that for the school children that will start back today he hoped that everything goes well.

Chairman Owen opened the meeting with a moment of Silent Prayer.

PLEDGE OF ALLEGIANCE

The Board of Commissioners and all the guests in the attendance recited the Pledge of Allegiance.

PUBLIC COMMENTS

The clerk read the public comments received:

“Good morning Board of County Commissioners. After your November 20, 2020 meeting concerning the statues on the Square, I contacted Commissioner McVey to inquire why this issue had been brought back up after this board voted 5-2 on July 6, 2020 to leave all the monuments in place. I was told a group had presented a petition of approximately 325 names wanting only the Confederate monument removed and Commissioner McVey said that no one had spoken up in favor of leaving all the statues where they are. Obviously, people had not spoken out because they thought the issue was settled and the Board would stand by its decision. After my conversation with Commissioner McVey and Commissioner Owen, I wrote a letter to the Caswell Messenger. I received dozens of calls from people wanting to make their voices heard in opposition to removing the Confederate monument. Today, we are presenting to the board the first installment of our signed petitions (approximately 1000) who want all the monuments to stay on the Square, as they are today. Many more petitions will be presented at a later date. We decided to deliver these today, because we didn’t want to take a chance Commissioners would take a vote without the citizens knowledge. We believe these are not just statues as some people say, rather they are historic monuments. They are a memorial monument to those who fought and or died in the War between the States, a memorial to our Caswell soldiers who died during World War 1 & 2 and a memorial honoring a leader Caswell County education. You need to remember the County motto that was passed in 2005, with the support of Commissioners Battle, Jeffries and Hall that says, “Preserving the Past & Embracing the Future”. These monuments all

represent part of our past and we should honor them. Thank you, R. David Wrenn.” The petition read “Please support and sign our petition to let the Commissioners of Caswell County know that we oppose the removal of the historical memorial in our town square dedicated to those individuals who fought during the Civil War. We would like all monuments to be left as they are, including but not limited to the aforesaid statue as well as the memorials honoring the soldiers in World War I, World War II, and N.L. Dillard. Thank you for your support and signature.

“Hello this is Jonathan Watlington. First I would like to say that these types of issues should be handled with face to face meetings not on computer because a lot of people can't express their concerns because they don't have the knowledge or the computer access. I would like to ask why is a nonresident group that pays no county taxes have any say what my tax money is spent on or not, they sound like troublemakers. The monument is a historic monument along with the respect of the WW1 and WW2 monument and also the NL Dillard monument is a historic monument. Issues for the high taxes that we pay now our county taxes is higher than any other county around us and for the ones that promised the trusting tax payers that they would not vote to have the monuments removed to get votes is not public servers that should have their positions on the council and probably will not get revoted in next election but that's on your lying to your voters. I would also like to say if you ignore the true tax payers asking to keep the monument where it is than the ones that asked for it to be moved or taken down should have to pay all removal expenses, not the tax payers money. The county wastes enough of the tax money anyway and one other issue I have is the way our trash is handled I pay taxes to be able to throw trash away but then have to pay again by weight to throw anything else away at the dump that to me is double paying for the same thing. Thank You.”

“President Reverend Bryon Shoffner. Dear Caswell County Commissioners: Please include this public comment as an appeal of the Watershed Protection Permit by the Thomas Day – Caswell Holt Branch (#54AH-B) of the NAACP. According to § 160D-1402. Appeals in the nature of certiorari, the NAACP has standing on this issue because at least one member has standing.”

“Jonathan Watlington. I would like to say that these meetings should not be conducted or decided on because the members know and have been told that half the county doesn't have access to the internet and the older people may not even know how to use a computer to send an email. The meetings should be held in a face to face meeting in the evening and open to the public. I don't think the monuments should be removed because of an outside group that doesn't even pay taxes in the county should have a say in what goes on in this county, they are just starting racial problems in the community. I'm not threatening anyone, but this is probably not a can of worms you won't to open, history is history. The reason people say they have a problem with things is because they don't have the right education and knowledge to understand history. It seems to me that the community wants to pass stuff by not having say by the community and blaming it on Covid. If I can go in Walmart with a thousand other people with a mask and stand 6 ft apart and it's safe help me understand what the problem is with having a meeting under the same circumstances.”

“Sharon & Ed Williams, 396 John Russell Road, Prospect Hill. Dear Mr. Carter, My husband and I live in your district and ask that you please support zoning. Nearly every day we walk Russell Loop Road and sometimes Flint Ridge Road. We take plastic shopping bags with us to pick up litter and most days we fill those bags. Why would anyone throw litter out their vehicle windows, ruining the beauty of this rural setting? I would hope that none of your constituents support the "freedom" to litter, to pollute the environment. It appears, however, that some do. Without zoning, this county is issuing an invitation to do just that--pollute our air and water, clog

our rural roads with heavy equipment, replace peace and quiet with constant noise. There isn't a bag big enough to hold all of that. I understand that there are families in this county that own hundreds if not thousands of acres of land. I suggest that there are many more of us that own only a few acres or even just a yard. The fact that we own less land doesn't mean that we are any less impacted by the environmental threats of polluting industries or that we value our property any less...though it will literally lose value without the protection of zoning. Thank you for taking the time to read and consider our concerns.”

“Susan Faison, Caswell County Property Owner. Dear Commissioners. As a property owner in Prospect Hill, and as a retired Realtor, I want to implore you to consider Zoning for Caswell County. As a Realtor, I've personally seen the effects of Zoning, and also the effect NO Zoning. We as property owners want to see our property values RAISE, not LOWER! No Zoning allows all kinds of property disrespect! It gives no recourse to many issues, such as, Blight, pollution, water and well contaminations, and Air pollution with large industrial companies. It disrupts farmers' fields and animals and livestock. There are so many issues that Zoning could protect property owners from, I can't begin to list them all. Agricultural Zoning could protect the Farmers! Residential Zoning would protect our home values, and Industrial Zoning would protect those companies' rights. It would give each categorization the protection it currently does NOT have! I volunteered at the voting center at the Prospect Hill Fire Dept on Nov 6th. I volunteered,

(as many others did) to help answer the questions that the community might have regarding Zoning. Many people were uneducated regarding their rights, and exactly what Zoning would do for them! Several people told me they couldn't support the Zoning because they owned a small machine shop, or car repair shop, on their property! I assured them that they could indeed keep their shops! They would be grandfathered, and a small shop does not disrupt the neighbors, and would not be stopped. Some people had been told, by others, that it would be shut down! These people that are spreading false information, are trying desperately to stop the Zoning, because they are afraid of change, I'm thinking. Caswell County desperately needs Zoning! Even SunRock's own Attorney told you that at the meeting in Yanceyville. If there were Zoning in Caswell County, he said, they wouldn't have been able to come do what they are doing.

The Commissioners need to recognize their importance in protecting those in this County that aren't able or willing to protect themselves. That is exactly your role as a Commissioner! The BENEFITS of MANY outweigh the benefits of the FEW! We need to educate the public to what protections Zoning could provide them, and maybe they wouldn't be so hesitant regarding the change. When it comes to Zoning, just remember, it is to protect YOUR HOME AND MINE, in Caswell County!”

“Jami Haigler, 249 Blaylock Drive, Prospect Hill. We need bold executive action in order to preserve Caswell County. Zoning protects our property values; it gives us an extra layer of protection for ill-advised neighbors that would put profit over the health of the community. I live in the south east section of Caswell County. We need our district to be zoned. For years parts of Caswell county has enjoyed district zoning. There has been no problem. There are more pros than cons for zoning. Thank you for your time.”

“Glenn Coble. I own property in the Southeastern Corner. Here are some important points to

consider: Zoning will: keep me healthy and safe. Because without zoning Caswell will become the place where big business will want to put its toxic operations polluting my clean air and water. My wife already has lung problems due to environmental impacts. Keep bad neighbors away from my property. Because without zoning my next-door neighbor could be an asphalt plant or some other heavy industry infringing on my way of life with its stinky air, heavy truck loads, 24/7 noise and lights. Which is already happening on Wrenn Road. Preserve my property values. Because without zoning my neighbor's activities could destroy my largest asset, my land. Preserve our community values and our way of life. Because without zoning my neighbor could infringe on my outdoor enjoyment of this rural county, I have chosen to live in. What will happen to my farming, my hunting, my day to day peace? In addition, the current infringement of Sunrock in which the county has permitted them to establish an asphalt junk yard which serves no purpose other than inviting neglect and the accumulation of garbage alongside the roadside of Wrenn Rd. It is apparent the county is willing to allow these dump sites even though the land is zoned agricultural."

"Barry Haigler, 249 Blaylock Drive, Prospect Hill. I live in the southeast section of Caswell County. We need zoning. Zoning protection is needed for the survival of the community. Zoning preserves our property values, our land, air, water, and wildlife. These things are important and should not be compromised for profit over the health of the citizens and the environment. Thank you."

"Lynn Pendergraft. Please, please zone Southeastern Caswell County. My husband & I sold everything we had worked for during our 26 years of marriage to buy this 350-acre farm in Caswell County. That was in 1994. We thought we were moving to a peaceful place where we had plenty of pasture for our horses & privacy for the rest of our life (something we had lost in our life in the growth of the Research Triangle Park area in Durham, NC.). We, of course, never dreamed what is now happening in our area of Caswell County - we live on Wrenn Road. We are extremely concerned about our air quality, our water in our 8 wells, our family (our daughter & husband & our grandchildren- who also live on our farm), well-being of our horses, detrimental effects to our two chicken houses. Our chickens are the livelihood for us & the family of 10 that has them leased (husband, wife & 8 young children). All of us are vulnerable to the detrimental effects of asphalt plants & quarry right under our nose. And, of course, what all this would do to our property value. WE NEED YOUR HELP! We cannot defend ourselves."

"Dale Kemper, 802 Russell Loop Road, Prospect Hill. Please support zoning for my area of the our county. The threat by Carolina Sunrock to install a quarry near my home has caused me to realize the value of zoning. I want zoning to protect my way of life, my ability to continue living in the area and prevent the loss property values. I truly fear their planned operations will threaten my potable water supply. I think the risk of their dynamiting will threaten the physical foundations of my buildings and that the air pollution will cause damage to the health of me and my family. My experience with quarries in Oklahoma and Arizona cause me to also think that once it is no longer profitable to extract minerals from our county the abandoned quarry most likely will become a garbage dump with it associated filth and insects. Thank you for supporting me. PS: Here are the points that support zoning. Zoning will: Keep me healthy and safe. Because without zoning Caswell will become the place where big business will want to put its toxic operations polluting my clean air and water. Keep bad neighbors away from my

property. Because without zoning my next-door neighbor could be an asphalt plant or some other heavy industry infringing on my way of life with its stinky air, heavy truck loads, 24/7 noise and lights. Preserve my property values. Because without zoning my neighbor's activities could destroy my largest asset, my land.

Preserve our community values and our way of life. Because without zoning my neighbor could infringe on my outdoor enjoyment of this rural county, I have chosen to live in. What will happen to my farming, my hunting, my day to day peace?"

"Peter Christopher, 1181 Wilson Road, Hurdle Mills. I live on Lake Roxboro and support zoning protections that will not allow heavy industry or polluters ruin our environment. Without zoning we will always have a target on our backs as a place for businesses to come to pollute with impunity. Without protections we willingly allow pollution we can never change back. Protect the rural character of our area."

"My name is Bert Lea, and my wife and I live in the southeastern corner of Caswell County. Our address is 1365 Wilson Road, Hurdle Mills, NC. This is just a quick note, not to beat the reasons, but ask you take a strong major stance toward zoning. There is no way to protect the environment unless rules through zoning place barriers in place to make sure requesting industries, that promise county growth, have dotted all the i's and crossed all the t's guaranteeing progress and not harm. Once destruction enters, well, it's too late. Thank you for considering the importance of zoning, our future generations will see you all as a hero."

"My name is Cornelius Jones. I live at 1630 East Hughes Mill Rd, Burlington NC. I am for zoning in order to keep out polluting industries. We already have one polluting conservator right down the road from where I live. The noise early in the morning and the stink in the summer months. I can smile and hear this pollution. The asphalt and ready-mix plant that you'll want to let in my community. The polluting air coming from the plant will cause cancer. I just want to let Commissioner Carter and the other County Commissioners that I am for district zoning if the is what we need to keep the air somewhat clean in my area. I want to thank all of you for hearing what I have to say."

"Ahmad Hariri & Anna Craig, 5 W Lakefront Drive, Leasburg. Commissioner Carter: We wanted to let you know we live in the Southeastern Corner of your district and we want you to support zoning for our area. Zoning will: Keep our family healthy and safe. Because without zoning Caswell will become the place where big business will want to put its toxic operations polluting our clean air and water. Keep bad neighbors away from our property. Because without zoning our next-door neighbor could be an asphalt plant or some other heavy industry infringing on our way of life with its stinky air, heavy truck loads, 24/7 noise and lights. Preserve our property values.

Because without zoning our neighbor's activities could destroy our largest asset, our land. Preserve our community values and our way of life. Because without zoning our neighbor could infringe on our outdoor enjoyment of this rural county, we have chosen to call home. Thank you for your time and consideration."

"Susan & Jay Chandler, 1566 Alvis Boswell Road, Yanceyville. It is imperative that we pass zoning laws to keep polluters from entering into our neighborhoods for the following reasons:

Zoning will: Keep our family healthy and safe. Because without zoning Caswell will become the place where big business will want to put its toxic operations polluting our clean air and water. Keep bad neighbors away from our property. Because without zoning our next-door neighbor could be an asphalt plant or some other heavy industry infringing on our way of life with its stinky air, heavy truck loads, 24/7 noise and lights. Preserve our property values. Because without zoning our neighbor's activities could destroy our largest asset, our land. Preserve our community values and our way of life. Because without zoning our neighbor could infringe on our outdoor enjoyment of this rural county, we have chosen to call home. Thank you for your time and consideration."

"Pat & Diane Tighe, South Hyco/Roxboro Lake residents. Hello! Although not generationally from this area, we moved in 1997 to NC. And in 2015 we became empty nesters and moved to hopefully our last home on South Hyco Creek / Roxboro Lake. We moved out to the country like many people do... a cleaner lifestyle with less air/ noise pollution. We need to protect wildlife, all types of water areas and care about the people and the environment many have chosen to live in. Responding with Responsible Zoning is needed to protect all these assets mentioned. In no way does a 50-year mining operation of any kind provide benefits to the area. If it does why not sing the benefits to the heavens so all can hear? 50 jobs is not the benefit either. Please make the right decision and take a stand to do the right thing. Doing the most \$\$\$ popular thing is shortsightedness and will leave stains on your actions of today in a historical legacy with your signature on file. Do well so we can all live well!!!"

"William & Jody Kowalski. Zoning in Anderson Township. Commissioner Carter. I am one of the residents in the area they wholeheartedly SUPPORTS zoning in the county or at least in the area of Anderson Township. I bought property and built a home here because of the rural setting and lack of heavy industry. I moved from an area in another state, close by were both an Asphalt Plant and a Concrete plant... Some of what we have heard from a few people who state they do not want zoning stems from IGNORANCE of what zoning is about or being fed false information about zoning. In hindsight, which is always 20/20, I regret I was unaware that there was absolutely no zoning in Caswell County. For I now regret buying and building a residence here. I would implore the commissioners to educate residents on what the benefits of zoning could be instead of letting misinformation rule. I support zoning for the following reasons: Keep our family healthy and safe. Because without zoning Caswell will become the place where big business will want to put its toxic operations polluting our clean air and water. Keep bad neighbors away from our property. Because without zoning our next-door neighbor could be an asphalt plant or some other heavy industry infringing on our way of life with its stinky air, heavy truck loads, 24/7 noise and lights. Preserve our property values. Because without zoning our neighbor's activities could destroy our largest asset, our land. Preserve our community values and our way of life. Because without zoning our neighbor could infringe on our outdoor enjoyment of this rural county we have chosen to call home. Thank you for your time and consideration."

"Robert & Karen Anderson, Caswell County residents. Dear Caswell County Board of Commissioners, Please know that my family and my neighbors are strongly in favor of zoning in Caswell County. Zoning can help protect us from environmentally unfriendly industries. These businesses look for unprotected areas to locate polluting industry...noise, unsafe drinking

water, air pollutants come along with that industrial development. With Zoning, our neighborhoods will remain safe as well as our property...our largest single asset financially and what we hold most dear. Isn't this true for you as well? Protecting your family and assets? My single question is: "Why would any responsible county commissioner be AGAINST zoning?" It concerns me and my neighbors greatly. My 97-year-old next door neighbor raised a good point: are the commissioners against zoning because they have something to gain? She has been around a long time and seen many things. We will all be watching this closely and noting who stands for what. Please don't disappoint your constituents...we depend upon you."

"Dear Mr. Carter. My name is Thomas Lagrassa and I live at 587 Blake Drive, Hurdle Mills, NC. I am a resident in the Southeastern Corner of Caswell County. I've lived at this address for over 20 years. Living the majority of my life on Long Island, New York, I've experienced the nightmares of living in a community without zoning protection. The county I lived in was a farming community predominately growing potatoes, grapes, and various fruit. The nightmare first started when a small auto salvage business bought 100 acres of land and began storing wrecked vehicles on the property. We had no zoning laws to prevent this. Within three years, the nearby farms were experiencing a major decrease in production of their crops (it was later learned that the gasoline and petroleum left in the wrecked vehicles were seeping into their groundwater.) Without zoning laws in place, the residents had to wait years of litigation to stop the pollution and any additional industrial growth. Within the first year that the auto salvage business moved into our community, additional companies started buying properties. An automobile brake producing plant, a company building cinder blocks for cesspools and building foundations, and a company making plastic parts for GE washing machines. Once the door was opened, the floodgates began to flow. The farmers, after losing their crops were forced to sell their farms, the residents began to sell their properties because of the air, water, and noise pollution. The influx of businesses overtaking their neighborhoods became unbearable for everyone. The additional traffic, deforestation, increase in taxes to pay for the repair of roads spiraled out of control. The community I've described in the above paragraphs is Hauppauge, Long Island, NY. There's been a few books written about this town and how the lack of zoning laws (along with greed and corruption) desecrated a beautiful farming town into a mega industrial cesspool. Fortunately, neighboring towns, after seeing the impact of having no zoning laws and regulations, have established their own zoning boards to ensure that their residents will not have to endure these heartaches. This is why I am TOTALLY in favor of zoning laws and regulations to protect people and property."

RECESS

The Board took a brief recess.

PUBLIC COMMENTS (Cont'd)

"Pat Warren, 36 Main Street, Prospect Hill. My family and I own about 130 acres of land in Prospect Hill where I was born and bred and have chosen to spend my life. I am speaking in strong support of zoning southeastern Caswell County. As you are aware, Prospect Hill and Anderson are now suffering the consequences of the majority of Caswell County not being zoned

considering the proposed quarry and the three proposed asphalt plants. If these highly toxic polluting industries do locate in southeastern Caswell, they will, if allowed, grow and invite other polluting industries to locate in the same area. Without zoning, we will absolutely be helpless to stop this growth from occurring. Not only will our health suffer but the value of our land will crash. The very reason that the zoning referendum was placed on the 2020 General Election ballot was because southeastern district citizens submitted a zoning proposal to the Board of Commissioners. After that, the majority of citizens in southeastern Caswell proved, with their vote, that they are for zoning in the precincts of Anderson, Prospect Hill, Leasburg, and Yanceyville which makes up southeastern Caswell. I ask you to follow through with the original zoning proposal as well as honor the will of the people of southeastern Caswell by implementing zoning in southeastern Caswell County. It takes courage to implement changes, however, I truly believe that once the citizens of Caswell County understand the positive impacts that light conditional zoning offers, even more citizens will support zoning. Thank you for all that you do to help Caswell County prosper in the most positive ways.”

“My name is Molly Harrison and I live at 501 Bridle Path Dr in Raleigh. Though not a current resident of Caswell County, my family owns land in the southeastern district of the County, so I have a vested interest in its future. I am writing to show my very strong support for zoning in southeastern Caswell. I fervently believe it will be an effective protective measure for its citizens and stakeholders.”

“Ted Harrison. Zoning for appropriate uses is not an infringement. It is a protection. We have one Earth and only one. It is necessary to protect it from misuse.”

“Stephen & Jane Long, 2924 John Oakley Road, Prospect Hill. To BOCC Members, We need zoning to protect our way of life in Caswell County: Clean Water, Clean Air, Health and Safety, Property Values, Undeniable Beauty and Peacefulness Enjoyed by Community. I am a 4th Generation Caswell County Resident living on our family farm with 2 daughters, ages 29 and 25, respectively, making plans to raise their families here on this land. BUT, without much needed zoning laws to protect Caswell County lands against toxic or unhealthy industry/business coming in, their (and others in our community) future plans to raise their families here (and others seeking this beautiful Caswell County way of life) will no longer be. I am not against progress, but zoning laws are desperately needed to bring in healthy and safe companies willing to be GOOD neighbors. EVERYONE working together for the GREATER GOOD OF ALL. So much potential. OUR beloved County of Caswell has so much potential. We are perfectly situated for the RIGHT growth, the RIGHT opportunities. But this vision for our county is being clouded/ threatened by polluting industries that will most assuredly follow if proper zoning laws are not established to protect us. Thank you for your service to our county. Thank you for your service to our citizens to protect our special way of life.”

“Mark Zimmerman. Commissioners, Thank you for listening to the will of the voters by voting to consider district zoning protections in those precincts in which a majority of citizens voted in favor of adopting them. You have started an appropriate process in response to those wishes. Now is certainly not the time to change course. It is premature to make a judgement on zoning protections until we see how actual plans can protect us. Everyone should keep an open mind as the process plays out. Planning staff is preparing alternate plans in consultation with you.

Afterward there will be ample time for citizen education and input. Then you will be able to decide which way forward Caswell County will go. Will we continue to be vulnerable to those outsiders who will take advantage of its lack of protections? Or, will we, through you, take control of our future so we can preserve what everyone who lives here loves about life in Caswell County? The world around us is closing in on us. Let's honor the majority of voters who want to protect the goodness of Caswell by finishing the process you voted to start. Let's look at how zoning protections would actually affect the way we live here by seeing actual plans. Only then can we, and you, make a judgement on the best way forward. Thanks for your service. By considering zoning protections you are rendering a great service, indeed."

"Leslie Zimmerman. It's time. If you search back through the last four decades of Caswell Commissioners meetings, a pattern emerges. Every few years citizens raise legitimate concerns about changes in Caswell County that interfere with their way of life. Issues around dangerous businesses, businesses making disruptive noise, and most recently businesses polluting our air, water, and land. Every time, the County Commissioners listen with sympathy, but have no way to help. Each time the question of zoning arises, because zoning offers protections to property owners. It is obvious that without zoning, Caswell County will continue to experience undesirable businesses in unwanted neighborhoods. Each instance, it was decided the time wasn't right to pursue zoning. This time is different. Now, the time is right. A majority of voters in four precincts have asked you for zoning protections. By respecting their voices, you can finally help. You can put in place protections against those who threaten to take away what is special about Caswell. Take the time to listen and learn. Educate the people and yourselves, learn the facts, not the assumptions and have the hard discussions. Don't miss this opportunity. Create a supportive plan that preserves how we live here. Please be the Board of County Commissioners that finally passes measures to ensure that our future will be as good as our past."

"Herman & Jean Roberts. The zoning proposed for Caswell County would protect us, the people, from toxic air & water contamination from the large industries that would choose to relocate here. We are speaking particularly about the Asphalt plant proposed for our Southeastern corner of Caswell County. We need this zoning to protect our current way of life for future generations to come. These industries would bring environmental issues such as potentially toxic air & contamination of our water supply that no sane person would want in their own back yard. Please reconsider your stance on this important matter & Vote FOR this zoning recommendation. Thank you!"

"Commissioners, My name is Evangeline Vinson Gaudette. I live at 441 Baynes Rd. Burlington NC. I am asking that you move forward with district zoning for the Southeastern corner of Caswell. I live in Anderson, which as you know, voted in favor of zoning, despite misinformation that was spread intentionally through direct phone calls and social media. Anderson also voted in favor of zoning despite the cancellation of efforts to educate the community about zoning via community meetings. Think of how the vote would have turned out with proper education and the absence of purposeful deceit. Thank you for your consideration."

"Phil Barfield, 910 Melvin Wrenn Rd, Yanceyville. I support your efforts to develop a plan to zone the southeast portion of Caswell County and present the plan to the public for comment.

From what has been presented so far by the County Manager and Planning Director, zoning will keep the four townships' rural residential and agricultural setting intact and will allow citizens in those areas a voice in how they want their communities to be developed. As noted previously, Caswell already has zoning in other areas of the county. This effort now gives these communities the opportunity to have the same benefits and protection that has been afforded to other county residents. Please work together in a respectful, professional manner on this plan."

"Stacey Long, Owner, Oak Grove Farm (i.e. the Long family farm on Ridgeville Road in Prospect Hill), Co-Owner, Caswell Mercantile. Members of the BOCC, As a landowner in southeastern Caswell and a new small business owner in the county, I would like to express to you the importance of enacting district zoning to enable members of the community to have some control over their own destiny. Without such community-based controls, there is no mechanism the local population can employ to prevent undesirable entities from entering the area. Such undesirable industries will hurt surrounding property tax values, irreparably harm the environment, damage the local infrastructure, and prevent other desirable industries from ever considering to locate in southeastern Caswell. In other words, southeastern Caswell will become a future "dead zone" in many respects if community zoning is not enacted. I have heard arguments about "Zoning takes away a landowner's freedom" or "Your property taxes will increase without certain industries". These are misleading arguments in my view. Zoning gives the local community a voice in the decision making about its area, whereas now it has little power to directly influence such decisions - i.e. zoning gives the community more freedom and control over the use of its land, not less. Zoning can't be used to take away farming or hunting rights, which seems to be a fear that some people have - perhaps due to deliberate misinformation efforts. Property values for wide areas around undesirable industries will also plummet, so gains in the tax base from the industry will be offset by decreased property tax revenue from the surrounding area. Please consider these arguments when making your decision on district zoning for southeastern Caswell."

"Kim and Jr. Merritt. Dear Caswell County Board of Commissioners, We are writing to you and asking that you please VOTE for ZONING PROTECTIONS in the ANDERSON COMMUNITY and to PROTECT US from the UNWANTED Proposed Industry that is trying to come into our community and ruin it forever. Our family lives in the Anderson community, less than 8/10ths of a mile from where the proposed asphalt is to be located on a family farm that was purchased by my grandparents over 60 years ago. We built on this farm because we were born and raised in Caswell and the rural way of life is how we also wanted to raise our children, so an option of just packing up and selling my home that is in middle of a family farm is not an option for us... It is very concerning to me for the sake of my children and future generations and because I have cancer and am currently taking treatments myself. Our questions for you are; If you had a toxic plant set to come into your community, possibly the one that your children or grandchildren live in, would you want that even remotely near them to damage their health and possibly god forbid shorten their lifespan? For the health and well-being protection of your family, I don't think that anyone who has one ounce of compassion in their heart would want that for their family's health or for anyone else's family, do you? If you were in our shoes on this side of the county, would you not want some type of regulation to prevent that from taking place? We are NOT trying to prevent industry/businesses from coming into this county, just the industries that want to come in and cause more harm than good to the people of Caswell County and cause irreparable damage to this beautiful rural county. We are only trying to protect our families, future generations, and

our community from toxins and to maintain the healthiest community possible. The IRREPARABLE DAMAGE that an industry like this will have on health, environmental impacts, well water, property values, noise pollution and wildlife and much more, is so large! PLEASE VOTE FOR ZONING FOR OUR ANDERSON COMMUNITY, if for any reason, but for the children of this community and their health. ALL CHILDREN should be able to have the freedom of going outside and playing in their own yards without having to breathe in toxic dust or roll around on grass or climb trees that are covered in it. Or be able to eat vegetables from a family garden that is not covered by toxins. Please take this to heart and put yourself in our shoes and how would you feel then. The health and well-being of everyone that could be forced to live around this industry is in your hands... Please vote as if you or your children or grandchildren were being forced to have it as your or their unwanted toxic neighbor. Thank you for your time and consideration. PLEASE PROTECT US AND PLEASE VOTE FOR ZONING IN THE ANDERSON COMMUNITY.”

“Dr. James Vail. My wife and I built our house in Caswell County almost 2 decades ago. Little did we envision that our bucolic way of life would be threatened by the arrival of heavy industry. Of course, we want zoning! We need zoning to help protect our way of life and we need it NOW!”

“Robert Yarbrough. I live outside of Yanceyville. I want to use my public comments to praise my Representative Commissioner Bill Carter because Commissioners don’t hear thank you in public enough. In December Bill Carter voted to give us zoning here which was the right thing for him to do since that’s the same way we voted. But someone this weekend said to me that Mr. Carter might change his mind. I said not our Bill Carter! He’s a man of his word. He’s not one of those flip-flopping politician types. When he votes to do something, he sticks to it. They said he might vote with other parts of the county that didn’t want zoning. I said not our Bill Carter! He knows he represents our district and our district voted for zoning and that’s what his vote was for. He knows that’s his job. He would never turn his back on his people to support other people. So, thank you Bill Carter for doing the right thing by your district even when some people criticize you for standing up for us. The majority of your folks here who voted for zoning will certainly remember that when you run for re-election next year.”

“Good Morning. My name is Dr. Martinelli and I live next to Prospect Hill. For our community to continue to be the wonderful place to live, we need zoning. Make it happen., we are watching.”

“Richard Long. Whatever it takes, please stop this asphalt plant from coming into our county. Thank you.”

RECOGNITIONS

Commissioner Hall recognized and acknowledged the fire departments. He stated that during the last couple of meetings other commissioners had done this as well but during the last ice storm in his community shortly after daybreak the fire department was there, most likely Anderson Fire Department, and cleared the road of trees but about a half an hour or so the road was closed again. Commissioner Hall stated that the fire departments did a good job and he wanted to acknowledge that.

Commissioner Carter also recognized the fire departments and DOT workers. He stated that there were a lot of trees down during the ice storm. Commissioner Carter stated that all the fire departments opened their stations for residents to come and get warm and to charge their cell phones and anything else they needed. He stated this was a great help to the residents of Caswell County. Commissioner Carter recognized all the volunteer fire departments, first responders, and DOT workers. He stated that trees were across 158 and the deputies had to reroute traffic down the Hatchett Road and Badgett Sister Parkway to get to Yanceyville. Commissioner Carter stated that the fire departments did a tremendous job with helping to clear the roads and opening the fire departments. He stated that we owed them a great recognition for doing all this during the ice storm.

Chairman Owen stated that he that the Board and every resident of Caswell County and those that pass through the county owe the fire departments a great debt of gratitude.

Commissioner Jefferies recognized the Semora fire department for doing an excellent job with keeping trees out of the road and for opening their fire department to allow residents to come in to get warm.

Commissioner Dickerson recognized the fire departments for doing an excellent job.

Commissioner Oestreicher recognized the fire departments, DOT, and all the other county employees that participated in, working, and during the storm and doing everything they could to keep the wheels turning and for providing the citizens with whatever infrastructure was needed.

ACTION ITEMS APPROVAL OF AGENDA

Commissioner Carter stated that in lieu of public comments, phone calls, he requested that the Board take a vote on considering partial zoning or not, if this could be added to the agenda. Commissioner Dickerson seconded the motion. Chairman Owen responded that this could be added to the end of the Zoning Discussion. Commissioner Carter stated that he understood the frustration from a lot of people on zoning and he understood the need for zoning but last fall the Board decided to put it on the ballot for the voters to decide not for partial zoning but for all or none and the majority of the people in Caswell County said they did not want zoning. He stated that elections have consequences and even though a commissioner may be for zoning the will of the people was against zoning and his position was to support the will of the people. Chairman Owen asked Commissioner Carter if this could be placed as #10 after Zoning Discussion. Commissioner Carter responded that it would fine.

Commissioner Jefferies moved, seconded by Commissioner Carter to approve the agenda as amended. After a roll call vote the motion carried unanimously. (Commissioners Carter, Dickerson, Hall, Jefferies, McVey, Oestreicher and Owen voted in favor.)

BOARD MINUTES

Chairman Owen asked if there were any corrections to the Board Minutes of February 1, 2021

Regular Meeting and February 11, 2021 Special Meeting.

Commissioner Oestreicher stated “On page 33 of the pdf that was sent out in the agenda packet, the first full paragraph on my remarks, it starts ‘Commissioner Oestreicher stated that the referendum did in fact say countywide zoning’... the fourth sentence down it says ‘was speechless as far as he was concerned.’, that’s not the word I used, the word I used was specious, its s-p-e-c-i-o-u-s and I would like that changed in the minutes please. Chairman Owen asked the clerk if she received the correct wording. The clerk signified yes.

He stated with no other corrections the Minutes stand approved as amended.

BARTLETT YANCEY HIGH SCHOOL PROJECT UPDATE

Mr. Bill Powell thanked the Commissioners, Chairman, Staff and Public for allowing him to be in the meeting. He stated that the presentation was given to the Board of Education on February 8, 2021.

Mr. Powell stated that the project budgeted amount was \$29 million, and the contract was for \$23 million. He stated that the contract is significantly under budget. Mr. Powell stated that since the award of the project \$5,847 has been used out of the contingency. He stated that the project completion date remains the same for August 2, 2021 and August 1, 2022.

Mr. Powell stated on September 3, 2020 there were some foundations in for the building pad.

Mr. Powell stated on October 22, 2020 it went from footers to walls, foundations, block work, pipes, electric, plumbing. He stated that there is a compactor on the lower left of the pictures preparing for the slab on grade.

Mr. Powell stated there was quite a bit of weather during the month of November. He stated that walls are built in the rear going up strong, halfway up for the second floor. Mr. Powell stated that the crane on the right was a mason’s crane. He stated that there were also foundations in the office area.

Mr. Powell the office area foundation is where the crane is sitting. He stated that there is block to the roof, metal deck on the second floor which covers the first floor. Mr. Powell stated on the left the walls are ready for steel.

Mr. Powell stated on January 15, 2021 where there was metal deck is now a concrete slab, so the floors are down. He stated that steel has been installed in the front and the block work is continuing to be done.

Mr. Powell stated that in January the building was blue, and this was blue vapor barrier seal that goes on to lock out the moisture prior to the insulation and the brick. He stated that the bottom picture shows the brick work up and scaffold is being removed.

Mr. Powell stated that as the building gets the two levels manpower can increase which is huge to get the project completed on time. He stated that manpower had increased in January through February.

Mr. Powell stated on February 7th there was more steel at the front and more block in the rear. He stated that as of today the contractor is striving to get the roof on the building and with the roof installed it will start the process of finishes and interior trades.

Mr. Powell stated that the red box was the main focus of the building which would be the two-story building. He stated that this would not include the kitchen, dining or connecting corridors.

Mr. Powell stated that the highlighted purple oval on the left connects the east wing to the VOCAT building (400 and 500 buildings). He stated that currently there is a canopy in that area and that will be demolished and then the corridor can be built which consist of foundation, walls, steel, and roof. Mr. Powell stated that on the right there are two connecting corridors highlighted in green which will go through the 200 and 300 halls. He stated that these connecting corridors will not start until after the demolition of the 200 and 300 building, but this could not be done until after the completion of the two-story.

Mr. Powell stated that the read area is where construction is currently taking place. The blue area

will be the next phase of construction for the dining.

Mr. Powell stated that the weather is causing some issues and has affected the project. He stated that the challenges will be to try to work the weather, get the building dry, and keeping production up.

Commissioner Oestreicher thanked Mr. Powell for a very thorough presentation, for the pictures, and for monitoring the progress. He stated that the main reason the Board wanted a project manager on the project was to make sure that everything was going as planned, all the permits were being followed, and he wanted to know how many change orders had been issued on the project. Mr. Powell responded that the contingency adjustment of \$5000 and added that they found a couple of duplicate like showers in the science room so there were a few credits and a few adds but there have been 7 approved to date within Change Order 1. He stated that he thought there was a Change Order 2 in the works with another 7 and are small items in nature. Mr. Powell stated that the project is moving along and there is a good contractor and if it would stop raining so they could work the project could go a long way. Commissioner Oestreicher stated that there was one change order that had multiple components and another change order coming up shortly and the funds have been provided through contingency. Mr. Powell responded that this was correct. Commissioner Oestreicher asked how the in-progress inspections were going, have they been completed as required, up to code, moving along correctly, and if Mr. Powell was following this. Mr. Powell responded that the architect and himself attend the inspections regularly, one, two, or more times a week. He stated that the engineering trades are coming and doing inspections but the most important are the special inspections which are soil, steel, etc. and these are going great, if anything is found it is fixed immediately, and then move on to stay on track. Mr. Powell stated that the most important inspections now have to do with structure. Commissioner Oestreicher thanked Mr. Powell for his continued work, and he expected future project updates as well.

Commissioner Carter thanked Mr. Powell for his thorough presentation and asked if there would be a fence that would extend around the perimeter of the school. Mr. Powell asked if Commissioner Carter was referring to during construction or after completion of the project. Commissioner Carter stated after complete. Mr. Powell responded that the campus would be enclosed and there will be a fence, gates, and connecting corridors as part of the safety and the bond. Commissioner Carter thanked Mr. Powell.

Chairman Owen stated that he saw Mr. Powell's previous presentation when it was presented to the School Board and everything seems to be online to finish the project on the projected date. Mr. Powell responded that it had been raining a lot over the last month, a little ice and weather, but it is getting very close but if it continues to rain like it has over the last 3 months the completion date may be expended out because the contractor has his back against the wall and

there need to be alternate plans due to the weather if it continues.

Mr. Miller asked Mr. Powell for clarification that approximately \$1.2 million was in the contingency fund. Mr. Powell responded that this was correct. Mr. Miller stated that after change order #2 about \$12,000 will be expended out of this contingency fund. Mr. Powell responded that \$5,000 has been expended out of the \$1.2 million and there may be another \$50 spent in change order #2 for some plumbing and piping surprises but this was very minor.

Chairman Owen thanked Mr. Powell for his update.

COVID-19 UPDATE

Ms. Jennifer Eastwood, Health Director, stated that Caswell had dropped down to an orange county which was really good but yellow is the county's goal. She encouraged everyone to continue to practice the 3 W's and to limit gatherings of people who are not members of the household. Ms. Eastwood stated that Caswell's case county is 1946, 24 deaths and many of these deaths are due to outbreaks at the Bryan Center and Caswell House, and an estimate of 20 to 30 people in active isolation. She stated that the weather had affected several things with the COVID response, testing in the county has slowed down due to the weather. Ms. Eastwood stated that the company that runs the testing sites in Pelham and Yanceyville have protocols that do not allow them to test under certain weather conditions and this may continue to be a problem and the logistics team is looking into a way to have a more fixed site especially in Yanceyville to allow for testing regardless of the weather. She stated that vaccine delivery had also been affected by the weather. Ms. Eastwood stated that since December 31st 3400 first doses have been administered, 1761 second doses and looking at the demographic breakdown that is 62% white, about 36% suppressed population, and 2% other population. She stated that 73% of the vaccines have been administered to people 65 and up, 55% female, 45% male and North Carolina has been named the #1 state in the nation for vaccination of 65 and up. Ms. Eastwood stated that the week of February 15th weather across the country delayed the shipment of vaccines to the county so nobody in the state received first doses but second doses were administered that were due that week which meant that the past week everyone in the state received double their allotment and have until March 8th to empty the shelves of those doses received. She stated that four weeks ago other providers in the county started receiving vaccines and prior to that only the health department had been receiving the vaccine. Ms. Eastwood stated that North Village Pharmacy, Caswell Family Medical Center, and Prospect Hill Community Health Center are receiving their own vaccine allotments. Ms. Eastwood stated that all of these are trying to work together to try to strategize the best way to administer vaccines to the groups that need them and part of this was to share a waiting list. She stated that a vaccinating pod was set up at Caswell County Parks and Rec. and they vaccinate there on a weekly basis by appointments only and this past week the Caswell Family Center joined the health department at the pod to administer their vaccines as well and by the end of the day they had administered about 900 doses. Ms. Eastwood stated that to get this many people vaccinated the health department had been using county employees from other county departments to help with this but the health department may have to start looking for volunteers because county employees cannot continued to be pulled from their job duties. She stated that the county is continuing to

vaccinate 65 and up and healthcare workers right now and added that on February 24th K-12 school staff and childcare workers became eligible to be vaccinated and then on March 10th all of the other front line essential workers will be eligible. Ms. Eastwood stated that this did not mean that these additional workers can be put in front of the line, they can be added to the waiting list just like everyone else. She stated that they are finding out that the demand for the vaccine for 65 and up had been declining but she did not think the majority of the county had been vaccinated yet. Ms. Eastwood stated that the health department worked with the school system to hold a vaccine clinic on Friday, February 27th and approximately 147 school staff were vaccinated. She stated that at the last Board meeting several suggestions were made to the health department to help to disseminate information to the public and since that time the auto attendant and message had been updated to provide a mechanism for people to get vaccine information through the phone system as well as creating a link on the health department website's for people to sign up on a waiting list. Ms. Eastwood stated that the waiting list had been reduced from 2300 to 1800 but the health department is still 2 to 3 weeks behind from when someone signs up on the waiting list until they can get an appointment but they are working to get to everyone as quick as they can.

Commissioner Carter congratulated Ms. Eastwood and her department for the fine job they are doing with trying to get the vaccines in the arms of the people.

Commissioner Dickerson asked about the status of the companies with the new vaccines, he wanted to know if the vaccines with these companies would be better. He stated that he understood that there was one vaccine coming through that would be a one dose shot. Ms. Eastwood responded that the one dose shot was the J & J vaccine or Jansen, this vaccine was just approved over the weekend and she does expect to see doses coming into North Carolina but it would be limited in the beginning and these will most likely be used for special populations such as transient populations, people in county jails, people in homeless shelters, those that you will only have one shot to get them vaccinated. She stated as far as effectiveness the one shot vaccine is not as effective as the two shot vaccine but it would only be one shot and a lot of people would rather get that one shot than to have to come back to get a second dose. Ms. Eastwood stated that the county has been receiving the Moderna vaccine exclusively, but more information will be coming about the new vaccines within the next couple of weeks from the state. Commissioner Dickerson thanked Ms. Eastwood for the information, and he thanked the health department for the job that they are doing for the community.

Commissioner Hall stated that when Ms. Eastwood gave the Board the percentage of race by people being vaccinated she used sixty some percent for white and then thirty some percent for suppressed and he wanted to know why she used the word suppressed. Ms. Eastwood stated that the State is using the word suppressed on the Dashboard which would include those historical marginalized populations that are talked about frequently and that would be African American and LatinX and the other category would be for more than one race or a difference race or undisclosed. Commissioner Hall stated that he would like to just keep it simple.

Commissioner Jefferies thanked Ms. Eastwood for the job she was doing as well as her staff.

Commissioner McVey thanked Ms. Eastwood and her staff for the job they are doing.

Commissioner Oestreicher thanked Ms. Eastwood, all the health department as well as the people working with the health department, the pharmacies, the medical centers, and other county employees for their professionalism that had been exhibited on this and their ability to manage a very complex situation. He was greatly appreciative of the work that had been done.

Chairman Owen thanked Ms. Eastwood.

RECESS

The Board took a brief recess.

ZONING DISCUSSION

Mr. Miller stated that as staff to the Board of Commissioners they do not have an official position whether the county or certain parts of the county should be zoned or not zoned and that this was a decision for the Board. He stated that North Carolina does not allow local governments to put certain things on the ballot and as this Board already knows the county had to request special permission from legislature to put this on the ballot and the Board did receive permission to put this item on the ballot. Mr. Miller stated that the State believes that local governments should make these types of decisions on behalf of the people because the State realized that these are complex issues and the State also realizes that the residents as a whole does not have staff to wade through these issues, don't have legal counsel to help them wade through these issues, and he thought that was the reason why the State expected local governments and the elected officials for the local government to make these kinds of decisions on behalf of the residents that they serve. He stated that the referendum that was held was really an informational gathering exercise, a non-binding referendum, it was for the Board to gather information and to use it for whatever purpose it chose to. Mr. Miller asked the county attorney to add to his comments.

Mr. Ferrell stated that he agreed with the county manager's statements and added that there are some instances in which the legislature has provided authority and requires local governments to go through a voter referendum process but those instances are limited and specific and added that there is no specific authority for a referendum on zoning but the county received local legislation to ask the question that was put to the voters on the referendum. He stated that there are certain instances in North Carolina where a voter referendum is called for by the legislature but they are limited so the elected officials have discretion to make decisions on behalf of their constituents rather than delegating those questions to voters in a referendum process.

Chairman Owen asked if anyone had any questions.

Mr. Miller stated that over the last 18 months a majority of the members of the Board had approached him or the county attorney or the planning director, and in certain cases all 3, sometimes privately and sometimes publicly asking the following questions or statements: can we stop this type of development, why do businesses develop vested rights before the Board ever hears about the development, the Board should be notified before this type of development begins, how do we protect our residents, why can't we stop this type of development, can large

landowners sell their land to whomever and we still have the ability to regulate what businesses locate on that land, doesn't it matter what our residents want in their community, if we can't who can stop this type of development, the Board of Commissioners needs to be able to regulate or control types of businesses that come into the county and we need to be able to decide where they locate. He stated that the plan that would be presented today would allow for all these things to happen. Mr. Miller stated that proper zoning with conditional rezoning overlay provides all these things to occur. He stated that large landowners can sell their property to developers but the only requirement would be that the landowner or developers would need to be approval for this type of development before development can begin and approval would be given by the Board of Commissioners after the determination that the business or development fits within the scope of the community development. Mr. Miller stated that the Board of Commissioners has the control to make that determination, not the courts, not the attorney, no the judge, not the business or the developer, the Board of Commissioners has the control and authority to rezone the property or not. He asked Matthew Hoagland, Planner Director, to run the Board through a couple scenarios on how these things may play out.

Mr. Hoagland stated that after the meeting last week, he and the county manager spoke briefly and thought it may be good to put together a few scenarios especially based on the recent developments that have come into the county that have caused concern from a lot of the citizens. He stated that under the proposed Southeast Caswell zoning plan Scenario A question: what would happen if a new Dollar General came into Caswell County. Mr. Hoagland stated that the first option for Dollar General would be to locate in an area of the county that does not have zoning and if this was done they would follow the current review process that is already in place. He stated Dollar General could also located in the highway/business zone which are the red areas on the map and there would be no additional appearance standards. Mr. Hoagland stated that the third option for Dollar General would be to locate in a rural community zone and they would need to follow appearance standards to match the existing neighborhood. He stated that the final option for Dollar General would be if they chose a location in the residential/agricultural zone they would have to apply for conditional rezoning and it would go through the process to be rezoned highway/business which means there would be a county review, there would be a public hearing, the county could come to conditions with the property owner prior to final development, and then it would be approved ultimately as a map amendment by the Board of Commissioners. Mr. Hoagland stated that Scenario B contemplated another hot mix asphalt plant coming into the county and their first option would be to go into an unzoned area of the county and to follow the review process as well as the High Impact Development Ordinance (HIDO) process. He stated that option two would be to location in a heavy industrial zone in the southeast area and again they would still have to follow the HIDO process. Mr. Hoagland stated that option three would be the conditional rezoning option where they could choose a parcel and petition to have it rezoned industrial which would require county review, a public hearing, and the conditions would be imposed prior to final development. Mr. Hoagland stated that Scenario C would be a rock quarry and the quarry would basically undergo the same process as the asphalt plant so their first option would be to locate in an unzoned area of the county and to follow the HIDO process. He stated that option two would be to locate in a heavy industrial zone and follow the HIDO process. Mr. Hoagland stated that option three would be to petition to have a residential/agricultural or highway/business parcel rezoned into heavy industrial and this would require county review, a public hearing, and conditions would be imposed prior to final approval. Mr. Hoagland stated that the county wanted to protect predominately rural landscape and protect the

residents. He stated that Scenario D would be a new single family home, they could be located in an unzoned area of the county, the Hyco Lake area, the residential/agricultural zone or the rural community districts and the set back regulations would apply. Mr. Hoagland stated that there would be no appearance standards, no color requirements, nothing of that nature for any single-family home under the proposed zoning plan. He stated that he was happy to answer any questions regarding these scenarios.

Mr. Miller asked Mr. Hoagland if most business types would be allowed under the proposed zoning plan and would not be required to come before the Board. Mr. Hoagland responded yes sir churches, nurseries, business such as small engine repair would be allowed in the residential/agricultural. Mr. Miller stated that this would only impact the businesses found in the High Impact Development Ordinance that would be required to come before the Board to see conditional rezoning. Mr. Hoagland responded that it would depend on the definitions that are set forward, the use table that would be established, but yes the business would have to petition the county for rezoning which would go before the Board of Commissioners.

Mr. Miller stated that staff did not have an opinion one way or the other on whether the county should be zoned or certain parts should be zoned but the Board asked the questions and he hoped the questions had been answered by the options Mr. Hoagland presented. He stated that he was happy to answer any questions the Board may have about zoning and/or conditional rezoning. Mr. Miller stated that the maps presented at the last meeting were not of the best quality and added that the entire map should not be green. He stated that the county should stop using the term townships when referring to areas proposed to be zoned and to use the term voting precincts.

Commissioner McVey stated that under conditional zoning a landowner could sell his land to whoever he chose to sell it to. Mr. Miller responded that this was correct. Commissioner McVey stated that the seller or the landowner would have to come before the Board to have it rezoned. Mr. Miller responded yes, and he stated that a business would prefer before they purchase the land to have the landowner to approach the commissioners to go through the process. He stated that he did not think the developer would purchase the property before being sure that conditional rezoning could occur. Commissioner McVey stated that a landowner would be able to sell his land regardless. Mr. Miller responded yes.

Mr. Miller asked Mr. Hoagland if a developer were to purchase land the company's name would be made public. Mr. Hoagland responded that this was a good question and asked the county attorney to weigh in on this. He stated that the conditional rezoning required the property owner to consent to the rezoning and no other third-party developer can come in and apply on the property owner's behalf. Mr. Miller asked Mr. Ferrell if he had anything to add. Mr. Ferrell responded that the key in the conditional district context would be by consent of the landowner for conditional rezoning. He added that the Planner stated it correctly.

Commissioner McVey stated that this would be the difference between conditional zoning and regular zoning and added that regular zoning did not afford the opportunity for these businesses. Mr. Ferrell responded that Commissioner McVey was right the commissioners establish the districts and this would be done through a public hearing process so the public is able to participate but the initial zoning districts does not require the consent of each individual

landowner that would be subject to the new regulation.

Commissioner Oestreicher asked what would happen if a prospective business leased the land, would the lessor apply for the rezoning or the lessee. Mr. Miller responded that the responsibility falls on the property owner so it would require the landowner and the developer to work in conjunction with each other to make this type of development happen in concert with the County. He stated that the landowner, the developer, and the community would all get the chance to weigh in.

Commissioner McVey stated that the conditional zoning would give the Board the opportunity to know what was coming before it comes in like the last situation that occurred. Mr. Miller responded that this was correct because it would have to go through a process.

Chairman Owen thanked the county manager and planning director for the presentation.

VOTE ON ZONING

Commissioner Carter stated that he made a motion early on whether to continue with partial zoning. He stated that there had been a lot of good information presentation on zoning and that there was a need for zoning but the Board made the decision to put this on the ballot for the voters of Caswell County to decide if they wanted all zoning or none and the majority of the people voted no.

Commissioner Carter moved to continue partial zoning or not.

Chairman Owen stated that Commissioner Carter needed to make a motion one way or the other, to continue or to discontinue zoning. He asked Commissioner Carter to restate his motion.

Commissioner Carter moved to continue all zoning or no zoning.

Chairman Owen asked Commissioner Carter if his motion was for the Board to stop looking at district zoning. Commissioner Carter responded that this was correct.

Commissioner Carter moved, seconded by Commissioner Jefferies to stop any further investigation into district zoning.

Commissioner McVey stated that he thought everyone was getting this confused, it was voted to not implement countywide zoning, but this would be a separate issue. He stated that people in the county need to have an open mind and he had not jumped ship like he has been accused of and he had tried to have an open mind to both sides of this issue.

Chairman Owen stated that he wanted to correct one thing, the referendum stated countywide zoning, and nothing was added to that, it did not say countywide zoning or no zoning at all.

Commissioner Oestreicher stated that over the last 18 months or so the Board has had hundreds of public comments in support of some zoning, some form of property protection, and zoning protection. He stated that Caswell County has had zoning for 30 years without issues in the

Yanceyville, Milton, and Hyco Lake area. Commissioner Oestreicher stated that over 2100 citizens, 54% of the voters in the southeast quadrant voted for zoning via the advisory referendum regarding countywide zoning. He stated that this concept was initiated back in April of 2020 by a very large number of citizens that wanted the county to provide protection of their rural agricultural lifestyle that conditional zoning can provide. Commissioner Oestreicher stated that was why the Board was investigating the process to address this and to develop a proposal for each property owner's current practices and activities unaltered while providing protection from polluting industries and to allow landowners to request specific exemptions. He stated the recent calls he had received all want to know why some want to deny the citizens of the southeast quadrant of the county the protections they want to have and would not impose on the areas that do not want this protection.

Commissioner Dickerson stated that there had been a lot of talk complicating a very simple issue and he understood that both sides were passionate and then he asked why zoning was put on the ballot if the Board was not going to abide by the outcome of the vote. He stated the voters voted no and the issue was settled in November when the voters voted no to zoning. Commissioner Dickerson stated that he would respect the will of the voters that put him in office in the County and he would vote no to any further efforts regarding zoning.

Upon a roll call vote on the motion, the motion failed by a vote of four to three. (Commissioners Carter, Dickerson and Jefferies voted in favor. Commissioners Hall, McVey, Oestreicher and Owen voted no.)

Chairman Owen stated that the county would be pursuing district zoning in the southeast part of Caswell County. He stated that this was not a vote to make it happen but a vote to proceed with the plan.

COUNTY MANAGER'S UPDATES Whisker's Stitching

Mr. Miller informed the Board that Whisker's Stitching just open today behind CoSquare and he encouraged the Board members to stop in and to say hello. He added that the ruritans were doing a hot dog lunch there.

Thank You

Mr. Miller thanked all the different departments and the Board of Commissioners for the support he has been offered over the last weeks while he was dealing with some very difficult family situations. He stated that it has been a blessing to have the support that he had received, and he really appreciated it.

Solid Waste Scrap Metal

Mr. Miller stated that the Board had discussed selling some old scrap metal that consisted of some old container boxes used for solid waste that is no longer being used and during that time of the discussion the Board had said that the price of metal was very low and to wait until the price of metal went back up. He stated that the solid waste director had informed him that metal

prices had increased, and he believed that the county should sell the metal before the prices begin to fall again. Mr. Miller asked the Board for approval to surplus the scrap metal and to authorize it to sell based on the recommendation of the solid waste director. He thought the price for metal was around \$7.00 per ton.

Commissioner Oestreicher asked how much scrap metal was out there. Mr. Miller responded that he did not know but he knew that the scrap metal was being placed in the scrap metal containers. He added that with the additional storm debris the scrap metal needed to be disposed of and because of state regulations the county is not supposed to store items like scrap metal on the landfill.

Chairman Owen asked if the Board needed to take action due to the Board stating the last time to proceed once the metal prices went back up. Mr. Miller responded that this was his recollection.

Commissioner McVey stated that if the solid waste director thinks it is a good time to sell the scrap metal move forward. Mr. Miller responded that since it was discussed at a Board meeting before and the Board said to hold off, he wanted to make the Board aware before moving forward.

COMMISSIONER COMMENTS

Commissioner Oestreicher reported on his attendance of the Planning Board meeting in February. He stated that it was a good meeting and there was a quorum. Commissioner Oestreicher stated that he was pleased to report that there were 8 articles that were being looked at for revisions to comply with 160D. He stated that he suggested that the Board would welcome getting these revisions resolved and the Planning Board concurred. Commissioner Oestreicher stated that he informed the Planning Board that presenting 8 revisions during a public hearing would be a little too much and the Planning Board agreed that they would divide them up into two meetings. He stated that the Planning Board approved the wording on UDO Articles 1, 2, 3, and 6 and will be brought before the Board for a public hearing and Board approval at the next meeting. Commissioner Oestreicher stated that the remaining articles 4 and 5 would be acted on at the next Planning Board meeting and then would be brought before the Board for a public hearing and approval.

Commissioner Oestreicher stated that he offered the Planning Board on behalf of the Board of Commissioners the training on the quasi-judicial training. He stated that Mr. Hoagland responded that there was actual planning board training and he suggested on behalf of the Board that he would ask the county manager to move that training forward. Commissioner Oestreicher stated that the Planning Board was very receptive of this and would like to do the training.

Commissioner Carter reminded everyone that the Library was reopening today and asked the county manager to give an update. Mr. Miller stated that today, March 1st, the Gunn Memorial Public Library would reopen with limited hours and limited capacity. He stated that the computer area would be open, but he thought there would be a time limit of 30 minutes for computer use. Mr. Miller stated that the staff at the Library would be more than happy to relay the times that the computers are available. He stated that the drop off and pick up service will

continue at the Library while easing into reopening.

Commissioner Jefferies asked the county manager about the \$50,000 to the school system. He stated that at the end of the year the Board voted to approved the budget which was a motion and the \$50,000 was supposed to be for one person to go to school and to come back to Caswell County to teach. Commissioner Jefferies asked what the county manager meant when he said it fell between the cracks because there were other Commissioners even though Sterling Carter was gone. Mr. Miller responded that the Board approved the \$50,000 to be appropriated to the Board of Education to create this scholarship. He stated that he knew there was supposed to be a committee that was supposed to meet to determine how the scholarship fund would be set up. Mr. Miller stated that Commissioner Sterling Carter was the representative for the Board and he was doing most of the leg work for setting up those meetings and he subsequently resigned and the thought the Board of Education decided to move forward, requested the funds, and moved on. He stated that he did not necessarily remember, but it could have been, that it was that specific for one individual but he was happy to research it if Commissioner Jefferies would like for him to. Chairman Owen stated that he looked at the minutes and he could not find any directions that it was just for one student and that it would be a scholarship offered to any student at the high school who was interested in pursuing education but he would have the county manager research it again. Mr. Miller stated that he would be happy to investigate it and give the Board a presentation. Commissioner Jefferies stated that it said the scholarship was for one person and not to go the School Board for scholarships and that meant that one person should have been picked to give the \$50,000 to come back and teach in Caswell County. Chairman Owen responded that he would have the county manager to look for that information where the Board specified one person. Mr. Miller stated that he would be happy to research that. Commissioner Jefferies stated that the clerk read that it said one at the last meeting. Mr. Miller responded that he would get those minutes from the clerk. Commissioner Jefferies stated that \$50,000 is going into a full to draw interest on taxpayer money and that was not what the Board decided to do. He stated that Sterling and Commissioner Hall brought this up before the Board and it was voted on. Chairman Owen responded that he would have the county manager to investigate it.

Chairman Owen stated that he wanted to make the Board aware that he was going to be asking the county manager and staff to resume the plan to get the Board back into the Historic Courthouse. He stated that he did not think the contractor has finished the setup of the meeting room, but the Board did want to make the move back into the courthouse as soon as possible. Chairman Owen stated the governor had eased some of the restrictions to 25 people so he was going to ask staff to look into a possible plan for people to be able to attend in person especially when dealing with public comments. He asked Mr. David Norris about the issue of evening meetings. Chairman Owen stated that an evening meeting was held to see what problems would happen, he added that he knew more people are online at night so there would be a greater pull on the broadband in the evenings. He asked Mr. Norris if some of the attendees were dropped during the evening meeting. Mr. Norris responded that this was correct and that it was due to some security settings at the library, he stated that he was not aware that the meeting would occur at the library and some of these settings exist at the courthouse and those will be reviewed prior to nighttime meetings. Mr. Miller asked Mr. Norris if anyone had problems connecting or staying connected due to broadband limitations, capabilities, bandwidth, etc. He did not think the Chairman was talking about the internet cutting off at the library at 8:00. Chairman Owen

stated no, and he asked the clerk if she could share the information that she shared with him about those that were knocked off at some time. The clerk stated that she, Commissioner Hall and Commissioner Carter was knocked off the meeting and she also knew that 8 or 10 residents or viewers were knocked at the same time as well but she was not sure if this was due to internet in the county or the location where they were located but at one point in time there was a large group that dropped the meeting at the same time. Chairman Owen stated that this was an issue that would need to be dealt with if the virtual meetings are held in the evenings because this could be an issue.

Commissioner Carter stated that at the last work session the Commissioners at the library were knocked off the meeting and the work session was not completed and he had 5 items that he sent in to the clerk to be discussed, he knew that several were discussed but the county manager was discussing the county airport and the assessment study when he got knocked off the meeting and asked if the county manager could continue that discussion. Mr. Miller responded that he would be happy to discuss that at the next meeting. Chairman Owen stated that he would put it on the agenda for the next meeting. Commissioner Carter asked if all the items that the commissioners sent in were discussed during the work sessions or was there a need for another work session. Chairman Owen responded that he checked off all the commissioners' questions as they were covered during the two work sessions except for Commissioner Hall's item about housing because he was knocked out of the meeting during that discussion. He stated that this item would be added to an agenda during one of the Board's regular meetings if that was okay with Commissioner Hall. Commissioner Hall was fine with that. Chairman Owen stated that as far as he knew all the issues were discussed but if Commissioner Carter knew of an issue that was not discussed to please let him know so that it could be worked into a regular Board agenda.

ANNOUNCEMENTS AND UPCOMING EVENTS

Commissioner Carter asked if there was any interest in having a joint meeting with the Town of Yanceyville and the Town of Milton. He stated that there had not been a quarterly meeting in a while. Chairman Owen responded that staff could get with the Towns to see if they are interested in meeting. He stated that virtual meetings are difficult, but a joint meeting could be investigated.

ADJOURNMENT

At 11:40 a.m. Commissioner McVey moved, seconded by Commissioner Hall to adjourn. After a roll call vote, the motion carried unanimously. (Commissioners Carter, Dickerson, Hall, Jefferies, McVey, Oestreicher, and Owen voted in favor.)

Paula P. Seamster
Clerk to the Board

David J. Owen
Chairman
