Caswell County Planning Board Meeting

April 26, 2022

**Members Present***:*

Russell Johnston, Antonio Foster, Scott Oakley, Steven Harris, Jason Daniel, Ron Richmond, Commissioner Steve Oestreicher, County Planner Matthew Hoagland, Development Services Coordinator Amy Lyle.

**Members Absent**: Don Swann, Michael Poteat.

**Called to Order**

Chairman Johnston called the April 26, 2022 Planning Board to order at 1:02 p.m.

**Approval of the Agenda**

Mr. Harris made a motion to approve the April 26nd Planning Board agenda. The motion carried unanimously.

**Public Comments**

Mr. Carl Hubbard was present at the meeting. He stated that he lives within two hundred feet of a seven day a week sawmill operation that was supposed to be temporary. He stated that Keck Sawmill has three full-time employees, and that the sawmill is a disturbance to him & his family. He wants the Planning Board to take consideration before this sawmill is grandfathered into the county’s existing HIDO nonconforming through the proposed amendment.

**Approval of February 2022 Meeting Minutes**

Mr. Johnston made a motion to approve the March 2022 Planning Board minutes. The motion carried unanimously.

**Unfinished Business**

**A) Watershed Review Board pending appeals**

Mr. Hoagland stated that there was no new information or updates regarding the Watershed Review Board pending appeals. Mr. Johnston read aloud the following motion: “I move to adopt the resolution from the March 22, 2022 Planning Board meeting as written with the following amendment: Now therefore, be it resolved by the Caswell County Watershed Review Board as follows: 1. The WRB hearing with respect to the Sunrock appeals now scheduled on April 26, 2022 shall be and hereby is continued until the next WRB meeting scheduled for 1pm on Tuesday, May 24, 2022.” Mr. Johnston made a motion to continue the watershed appeal to the May 24th, 2022 meeting. The motion carried.

**B) Comprehensive Plan discussion/review**

Bryan Singleton, NC Forestry Ranger for Caswell County, and Hunter Thompson, Assistant County Ranger, were present for the meeting. Mr. Singleton stated that the Forestry department has a bill, the 2005 Right to Practice Forestry law, in place for regulating county forestry activity. He stated that majority of the land that cleared in Caswell County, which is an average of six thousand acres yearly, is replaced by native vegetation or trees are replanted. He stated that he had a copy of the North Carolina 2005 Right to Practice Forestry Law that he could share with the Planning Board. He also stated that he could send in a copy of the bill in a PDF file to be included in the Comprehensive Plan.

Mr. Hoagland presented a slide show that covered analysis for the Comprehensive Plan. The slides covered the goals, progress, recommendations, and updates made initially in the Comprehensive Plan. They also covered some 2020 Census information, and current and pending NCDOT projects.

After some discussion, the board mentioned to Mr. Hoagland that they’d like to see the following changes made to the Comprehensive Plan: add Forestry Service contact information to the Appendix A Resource Page; Incorporate some of the presented data from Census 2020; Remove “Logging Regulations” from the list of Potential Ordinances in Section 4.5. Mr. Hoagland told the board members to contact him before the next meeting if they have additional recommendations for changes and they can be discussed at the May meeting.

**New Business**

1. **Chapoton UDO Amendment Application**

Mr. David Chapoton of Reidsville, NC, has submitted an amendment for the UDO to allow RV parks in flood zones and proposed reducing the time of occupancy allowed for RVs within parks. Mr. Chapoton presented a booklet of information to the Planning Board and explained his proposed amendments. Mr. Johnston asked Mr. Hoagland if the Planning Board had forty-five days to make a decision about the proposed amendment. Mr. Hoagland stated yes, that’s the timeframe given in the UDO. Mr. Hoagland outlined that the board must make a recommendation and has three options before the amendment goes to the commissioners: A) adoption of the amendment as written; B) adoption of the amendment as revised by the Planning Board; or C) denial of the amendment. Mr. Foster asked if the Planning Board needed to have a special meeting for the discussion of the proposed amendment. Mr. Johnston stated that the amendment could be moved to the May Planning Board meeting agenda and that a special meeting is not needed. Mr. Hoagland added that the members could contact him between now and the next meeting if they had thoughts about Mr. Chapoton’s amendments. If they take action on the amendment during the May meeting then a special meeting will not be needed. The board agreed to keep this on the agenda for the May meeting.

1. **HIDO conformance deadline review/recommendation**

Mr. Hoagland explained to the board that the county commissioners have expressed interest in possibly extending the grandfathering deadline for non-conforming properties under the county’s High Impact Development Ordinance. He read aloud the proposed H.I.D.O. draft amendment:

“Sec. 14-72. - Grandfathering and nonconforming uses.

(a)(1) Owners and operators of nonconforming uses shall have ~~a period of one year from the date of adoption of this article~~ until September 15, 2022 to apply, at no cost, for a nonconformance permit which will establish the existing use as a nonconforming use grandfathered under this article. Failure to apply for a nonconformance permit within the ~~said one-year~~ period will constitute a violation of the article as set forth in[section 14-77](https://library.municode.com/nc/caswell_county/codes/code_of_ordinances?nodeId=CD_ORD_CH14EN_ARTIIIHIIMDEOR_S14-77ENVI).”

After some discussion, Mr. Oakley made a motion to change the September 15 deadline to June 1st, 2022 with no other changes to the proposal. The motion carried unanimously.

**Planning Department Updates**

1. **Broadband**

Mr. Hoagland stated that Charter has reported to the county that almost all of the Cherry Grove area should have had fiber optic cable installed and service should be activated by May 6th, 2022. He also stated the County Commissioners recently adopted a resolution which would provide support to the winner of the Great Grant funding up to $250,000. Mr. Oestreicher stated that would cover areas that are not covered by the RDOF program.

1. **Cell towers**

Mr. Hoagland stated that Mr. Doug Barker has submitted two applications for cell tower construction at two sites, and has received the building permits for both sites, one at Highway 158 West near Casville and the other in Prospect Hill right on the Orange County line.

1. **Milton Township RV Park minor site plan**

Mr. Hoagland stated that in the Milton township, an application was submitted for a RV Park on Highway 62. He stated that it has been approved administratively and did not need to come before the Planning Board because it was less than an acre. He wanted to be sure the Planning Board knew about it in case they got questions about a new RV Park being developed.

**Adjournment**

Mr. Harris made a motion to adjourn the April 26, 2022 Planning Board Meeting. The motion carried unanimously.