**Caswell County Planning Board Special Meeting**

**September 17, 2021**

**Members Present***:*

Chairman Russell Johnston, Michael Poteat, Steven Harris, Scott Oakley, Don Swann, Ron Richmond, Jason Daniel, Commissioner Oestreicher, County Manager Bryan Miller, Administrative Assistant Ashley Powell, Development Services Coordinator Amy Lyle.

**Members Absent**:

Antonio Foster, Planning Director Matthew Hoagland.

**Called to Order**

Chairman Johnston called the September 17, 2021 Planning Board Special Meeting to order at 1:00 p.m.

**Approval of the Agenda**

Mr. Harris made the motion to approve the agenda. The motion carried unanimously.

**Public Comments**

Amy Lyle read aloud the following Public Comments:

“Thank you for referring the plan for zoning southeast Caswell County to the Board of Commissioners. We are very much in favor of light zoning to protect our county from problems such as polluting industry and nuisance businesses. Sincerely, Sandy and Carol Warren, Purley and Prospect Hill residents”.

The following residents made public comments:

Landon Woods, owner of Revision Solar spoke against the adoption of zoning.

Tim Yarbrough, Prospect Hill, spoke against the adoption of zoning.

Artie Chapman spoke against the adoption of zoning. He also read aloud a letter from Larry Seal from Corbett Ridge Rd who was unable to attend the meeting. The letter stated that Mr. Seal opposed zoning.

Kenneth Travis from Milesville Rd, Elon, spoke against the adoption of zoning.

Jacob Lynch, Hwy 119 North, Mebane, spoke against the adoption of zoning.

Joey Lynch, Hwy 119 North, Mebane, spoke against the adoption of zoning.

Mac Baldwin, Hwy 86, Yanceyville, spoke against the adoption of zoning.

Leslie Zimmerman stated that the county cannot stop anyone from selling their land to whoever they want to.

Pat Warren, Prospect Hill, stated that she agreed with a lot of the comments made, but thinks something should be done to keep polluting companies from coming into the county & ruining land value & water.

Kim Stephens, Prospect Hill, stated that she agreed with some of the comments, but thinks that we need zoning to keep businesses from taking over.

Kelly Chapman stated that she feels like people need to research & make their own decisions about the zoning information& pollution from plants.

**New Business**

1. Caswell County Zoning

Mr. Johnston then stated that the board will now commence with consideration of Caswell County Zoning.

Mr. Harris made a motion that the Planning Board rescind the motion from the August 24, 2021 Planning Board meeting which confirmed that the Southeast Caswell Zoning Plan was consistent with the Caswell County Comprehensive Plan. Mr. Swann seconded the motion. Mr. Oakley asked that someone state specifically was inconsistent about the plan. Mr. Harris stated that what was sent to the Board of Commissioners appeared to state that the Planning Board was in favor of zoning the southeastern part of the county and that is not what happened. Mr. Oakley stated that he didn’t feel like that is what happened. He stated that the Planning Board is only tasked with making a recommendation of consistency and that the Planning Board doesn’t have jurisdiction over implementing zoning on their own. He also stated that he doesn’t feel like they need to vote to rescind the motion until the Planning Board could clarify what is inconsistent about the plan. Mr. Daniel asked Mr. Johnston if he had a copy of the letter that was sent to the Commissioners. Mr. Johnston then read the following portion of the letter: “During our August 24th, 2021 regular meeting, the Planning Board approved a motion which confirmed that the Southeast Caswell Zoning Plan is consistent with the Caswell County Comprehensive Plan and recommended adoption of the plan, as amended.” Mr. Oakley asked Mr. Johnston if their was any mention at the last meeting about the plan being inconsistent. Mr. Johnston stated that he did not think the minutes from the last meeting were ready yet. Mr. Harris said that his issue was with part of the letter which states: “During our August 24th, 2021 regular meeting, the Planning Board approved a motion which confirmed that the Southeast Caswell Zoning Plan is consistent with the Caswell County Comprehensive Plan.” That much I am in agreement with, Mr. Harris said, then read: “and recommended adoption of the plan, as amended.” Mr. Daniel stated that he feels like the people who came today think that the Planning Board voted in favor of zoning and that is not what happened. He stated that he is not in favor of zoning but that the Planning Board can’t stop what the commissioners want to do. He’d like to clear their name. Mr. Harris said he specifically asked the county planner if they were charged with reviewing consistency with the comprehensive plan not if they were in favor of or opposed to zoning. He says the letter appears that they voted to recommend zoning for that portion of the county. Mr. Oakley stated that he assumed that the county attorney has reviewed the plan, and that it’s not the Planning Board’s responsibility to vote for zoning. He said the Planning Board was only to evaluate the proposal sent to them by the Commissioners, to make a determination of consistency, and to make recommendation to improve the plan and that’s what was passed in the last meeting. Mr. Johnston then asked if there was any more discussion on the motion and asked for a vote. The motion carried with six voting in favor with Mr. Oakley voting against.

Mr. Harris then made a motion that the Planning Board recommendation to the Commissioners to honor the will of the voters from the last election and not adopt zoning. Mr. Johnston asked if anyone wanted to have discussion before voting. Mr. Oakley stated that he didn’t see how this is something in the Planning Board’s jurisdiction. The motion carried with six voting in favor and Mr. Oakley voting against the motion.

Mr. Poteat asked Mr. Johnston if the Commissioners were aware that the Planning Board was against zoning. Mr. Johnston stated that he thought so since the motion just made stated it.

**Adjournment**

Mr. Poteat made a motion to adjourn. The motion carried unanimously.