**Caswell County Planning Board Meeting**

**August 24, 2021**

Members Present*:*

Chairman Russell Johnston, Antonio Foster, Scott Oakley, Jason Daniel, Steven Harris, Planning Director Matthew Hoagland, Commissioner Steve Oestreicher, Development Services Coordinator Amy Lyle.

Members Absent:

Michael Poteat, Ron Richmond.

**Called to Order**

Chairman Johnston called the August 24, 2021, Planning Board to order at 1:00 p.m.

**Approval of the Agenda**

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

**Public Comments**

There were no public comments.

**Approval of July 2021 Meeting Minutes**

Mr. Russell made a motion to approve the July 27, 2021, Planning Board minutes with the amendment of adding Mr. Swann’s name to the absent member’s section. The motion carried unanimously.

**New Business**

1. Gentry Special Use Permit

Mr. Hoagland presented a Special Use permit application from Mr. Gerald Gentry of Leasburg, NC in the Hyco Lake community. He was present at the meeting. He submitted the permit to request the placement of a mobile home on a parcel of land located more or less across the street from the Leasburg Post Office. Mr. Hoagland let Chairman Johnston know that Mr. Donnie Powell, Caswell County Environmental Health Director was present for the meeting. Mr. Johnston asked Mr. Powell if he had seen the property. Mr. Powell stated that the property currently had a well and septic tank, even though it was a tight fit because the property is less than one acre. Mr. Oakley asked Mr. Gentry if he was planning to be the primary resident. Mr. Gentry said that he was. Mr. Harris made a motion to approve the permit as presented with no additional recommendations. The motion carried unanimously. Mr. Johnston asked Mr. Hoagland if this now goes before the Board of Adjustment and he confirmed this will be on their meeting agenda for September 7th, 2021.

1. Southeast Caswell Zoning Plan Review

Mr. Hoagland presented the Southeast Caswell Zoning plan revisions, including the county attorney’s changes to Article 5, the addition of “Home-based businesses” to the description of Residential/Agricultural, and the addition of Article 9 regulations to the table of uses. He also presented an updated list of all properties within the Light industrial zoning category. Mr. Johnston asked Mr. Hoagland if the following properties could be added to the light industrial property list: American Legion building, 1592 Hwy 86 South, Prospect Hill, the storage building business located next door to the American Legion building, the intersection of Highway 86 & 49 in Prospect Hill, Highway 158 East & Highway 119 in the Hightowers community, and Highway 86 & Highway 158 in Southeast Yanceyville. Mr. Harris asked Mr. Hoagland about making a determination of consistency. Mr. Hoagland replied that a determination of consistency is what the Board is tasked with making. This isn’t a question of how a person may or may not feel about zoning, this was a review of consistency against the county’s Comprehensive Plan. Mr. Hoagland also noted that the UDO requires the Planning Board to review & make a recommendation on this type of proposal with 45 days of the initial consideration. The initial consideration date was July 27. The 45-day window will expire on September 10, 2021.

Mr. Oakley made a motion to declare that the plan was in fact consistent with the Comprehensive Plan and to recommend the following changes: Renaming the “Light Industrial” zoning district to “General Business” zoning district, zoning only the properties listed on the *“Southeast Caswell Zoning ‘General Business’ Properties”* document into the General Business category while leaving the remainder as Residential/Agricultural, accepting the text of the Article 5 draft which includes the county attorney’s revisions, the addition of the term “home-based businesses” to the definition of the Residential/Agricultural zoning district, and adding “home-based businesses” and other Article 9 regulations as new categories on the Table of Permitted/Special Uses, and including a new definition for “Home-Based Businesses” to the Appendix of the UDO. The motion carried unanimously.

**Planning Department Updates**

**Adjournment**

Mr. Harris made a motion to adjourn the August 24, 2021, Planning Board Meeting. The motion carried unanimously.