**Caswell County Planning Board Meeting**

**February 23, 2021**

**Members Present:**

*Chairman,* Russell Johnston, *Vice Chairman* Michael Poteat, Ron Richmond, Scott Oakley, and Antonio Foster. Also, present: Matthew Hoagland, *Planner,* Ashley Powell, *Administrative Assistant* and Commissioner Oestreicher.

**Members Absent:**

Keith Blalock, Don Swann, and Jason Daniel.

**Called to Order**

Chairman Johnston called the February 23, 2021 Planning Board Meeting to order at 1:00 p.m.

**Approval of the Agenda**

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

**Public Comments**

There were no public comments.

**Approval of November Meeting Minutes**

Mr. Oakley made a motion to approve the November 24, 2020 Planning Board minutes. The motion carried unanimously.

**Unfinished Business**

***UDO Article 9 Draft Amendments***

Mr. Hoagland did a brief overview of the proposed items that were discussed at the last Board meeting.

**UDO ARTICLE 9 AMENDMENTS FOR DISCUSSION:**

**PART II. MANUFACTURED HOME SITING:**

***9.20.20. Maintenance - Responsibilities of Occupants.***

***9.20.20.1*** Each park occupant shall comply with all applicable requirements of the Caswell County Manufactured Home Siting Regulations (Article 9, Part II).

***9.20.20.2*** It shall be the responsibility of each manufactured home owner to keep their manufactured home in good repair and sanitary conditions. In instances when a manufactured home falls into a state of disrepair, is condemned by the county Building Inspector, or becomes a nuisance, it shall be the responsibility of the manufactured home owner to remedy the violation by repairing, removing, or replacing it. If the manufactured home owner has vacated the property, or is otherwise unable to remedy the violation, the responsibility shall fall to the manufactured home park owner.

***9.21.3. Foundation and Related Structural Requirements.***

***9.21.3.2.*** Skirting requirements shall not apply to manufactured homes used for seasonal farm workers or ~~for a direct family member when placed on existing lots~~ when placed on the existing lot alongside the residence of a direct family member. However, if a future subdivision causes the exempted manufactured home to exist on its own lot, it shall then be made to comply with permanent skirting requirements. For cases where individuals set up a manufactured home for temporary use while in the process of constructing a stick-built home, a masonry style foundation is not required given that the following conditions are applied:

***9.21.5. Manufactured Home Condition***

It shall be the responsibility of each manufactured home owner to keep their manufactured home in good repair and sanitary conditions. In instances when a manufactured home falls into a state of disrepair, is condemned by the county Building Inspector, or becomes a nuisance, it shall be the responsibility of the manufactured home owner to remedy the violation by repairing, removing, or replacing it.

**PART III. WIRELESS COMMUNICATIONS FACILITIES:**

***9.26.2.1.*** Attached Wireless Communication Facilities shall meet the following setback provisions:

***9.26.2.1.1.*** Towers must be set back a distance equal to ~~125%~~ 50% of the height of the tower from any structure, property line, public highway, road, or public gathering place. The setback distance shall be measured from the center of the tower base and radiate out 360 degrees. A professional engineering certification shall be required, which states that the structure's construction will cause the tower to crumble inward thereby mitigating any risk to adjacent structures.

***9.26.2.1.2.*** Any towers over 100 feet in height may not be located within a one half (1/2) mile radius of any other tower described in this Ordinance.

**PART V. RECREATIONAL VEHICLES:**

**Section 9.42 Individual Residential Uses.**

***9.42.1.*** Recreational vehicles on residential lots shall:

***9.42.1.1.*** Only be allowed on a parcel of land for ~~fewer than~~ up to 180 consecutive days. ~~and can only~~ A temporary placement permit must be permitted once every 365 days~~; only one permit may be issued~~ for a single parcel of land ~~every 365 days~~. If an RV remains occupied on a parcel of land for more than 180 consecutive days, or is situated to be used as a permanent residence, then the temporary placement permit shall be revoked and not issued again for a period of 365 days.

Mr. Oakley stated his concerns he had regarding setbacks on cell towers and recommended leaving the language as written or changing it to 100% setback. Chairman Johnston questioned Mr. Hoagland if he knew the approximate height of cell towers with in the county. Mr. Hoagland replied generally 199ft, once they reach over 200ft they require additional lighting per Federal Aviation Administration requirements. Chairman Johnston questioned this would only apply to new construction. Mr. Hoagland replied yes. Chairman Johnston questioned if a tower crumbles into its self what is the radius that it would affect. Mr. Hoagland replied he wasn’t sure but he would assume approximately 50% or less than the height of the tower. Mr. Oakley questioned are cell towers constructed to with stand most extreme weather conditions. Mr. Hoagland replied yes. Mr. Oakley proposed to change the setback requirement to 100% of the height of the tower. Commissioner Oestreicher mentioned that he would be more comfortable with that as well. Mr. Foster seconded the motion. Upon discussion, the board instructed Mr. Hoagland to incorporate that change into the other Article 9 changes and bring that back for final review at the next meeting.

***UDO Articles 1, 2, 3, 4, 5, 6 and 9 160D Revisions***

After a brief discussion Mr. Oakley made a motion to proceed with Articles 1,2,3, and 6 as presented and amended by the County Planner in order to comply with 160D. Mr. Oestreicher questioned Mr. Hoagland if this will have to go through a public hearing and be before the Commissioners by their mid-March meeting. Mr. Hoagland stated that it would have to go through public hearing and should be on the mid-March or early April agenda. The motion carried unanimously.

**Planning Department Updates**

1. Review Article 10 and Appendix for 160D revisions at March meeting
2. Watershed review at April meeting (Sunrock LLC)

**Adjournment**

Mr. Foster made a motion to adjourn the February 23, 2021 Planning Board meeting. The motion carried unanimously.

*Ashley Powell recorded the minutes above.*