

**Caswell County Planning Board Meeting  
May 23, 2023  
Caswell County Public Library**

Members Present: Chairman Russell Johnston, Vice Chair Michael Poteat, Scott Oakley, Steven Harris, Stephen Thompson, Ron Richmond

Also present: Planning Director Matthew Hoagland

Members Absent: Antonio Foster, Jason Daniel, Commissioner Tim Yarbrough

**Called to Order**

Chairman Johnston called the meeting to order at 1:00 p.m.

**Approval of Agenda**

Mr. Harris made a motion to approve the agenda, seconded by Mr. Oakley. The agenda was approved unanimously.

**Approval of Meeting Minutes**

Mr. Johnston noted that there were two sets of minutes to approve. First would be the March 28, 2023 regular meeting minutes, followed by the Watershed Review Board Appeals Hearings minutes. Mr. Harris made a motion to approve the March 28, 2023, meeting minutes, seconded by Mr. Thompson. The motion passed unanimously.

Mr. Johnston then asked Mr. Hoagland if the Watershed Review Board minutes date all the way back to October of 2021. Mr. Hoagland confirmed that these minutes include all proceedings in which the Planning Board sat as the Watershed Review Board, beginning in October of 2021 and ending in March of this year. Mr. Harris made a motion to approve the minutes, which was seconded by Mr. Oakley. The minutes were approved unanimously.

**Public Comments**

There were no public comments.

**Unfinished Business**

**A) Consideration of H.I.D.O. Stream Buffer Setbacks**

Mr. Hoagland said that this was really the only unresolved issue currently before the Board. He reminded the Board that during their consideration of the recent Intent to Construct Permit for the Solaris Solar Farm there was a lack of clarity in what the ordinance requires. It boils down to whether the stream buffer setback was intended to be measured simply in one direction or, in cases where a stream runs through the center of a property if it should be measured in both directions. He told the Board that he didn't expect any decisions would be made today. Rather, this was more or less a discussion item and a matter of policy for the Board to consider.

Board member Scott Oakley presented a slide show which included information regarding Caswell County current stream buffer setbacks, other North Carolina counties' stream setbacks, and diagrams of stream banks and related distances.

After some discussion, Scott Oakley made a motion to have Mr. Hoagland draft a change to the H.I.D.O.'s Stream Buffer definition to clarify that the buffer shall be measured in both directions from a stream and that it be measured from the "top of the stream bank" and to change the stream buffer setbacks from Class I and II from 100 to 50 feet and for Class III and IV from 150 to 75 feet. Mr. Richmond seconded the motion and it was carried unanimously.

### **New Business**

#### **A) Temporary R.V. / Mobile Home Permits (discussion)**

Mr. Hoagland informed the board that this is another lingering issue the Planning Department has been dealing with similar to the stream buffer issues just discussed. As things stand today, Mr. Hoagland explained, a property owner may apply to live temporarily in a manufactured home for a period of up to three years when building a permanent residence or under other extenuating circumstances. However, applicants are increasingly seeking to live in a Recreational Vehicle for that period of time while building a permanent residence and the Planning Department has allowed this though it is not explicitly allowed under the ordinance. Mr. Hoagland said he simply wanted to gauge the board's interest in clarifying to changing this policy. He let the board know that the Environmental Health Department had also been in extensive discussions about this issue. Temporary RVs would still need to connect to a well and septic system and then disconnect at the end of three years or once they receive a certificate of occupancy for the permanent residence. Mr. Oakley made a motion to have Mr. Hoagland draft an ordinance amendment for this issue and bring it back before the board during their June meeting. Mr. Poteat seconded the motion.

#### **B) New Meeting Location (discussion)**

Mr. Hoagland explained to the board that there is an available meeting room in the same building as the new location of the Planning Department. The building is shared with the Health Department and is used as a meeting place for the County Board of Health. Mr. Hoagland explained that the room has a smart TV, enough seating for approximately 30, public parking and bathroom access, and would help to avoid scheduling conflicts with other groups that use the library. He told the board he still had some technical issues to work out with the TV but once he did, he will bring the issue back up for their consideration.

### **Planning Department Updates**

#### **A) Broadband**

Mr. Hoagland told the board that Charter Spectrum is reporting that they have connected some 3,000 plus households in the county out of about 10,000 they plan to connect total. Also, Zitel had committee to connect an additional 1,906 households over a two-year build out window from the date the agreement with the county was signed, which occurred some time in April of 2023. Zitel says they do not foresee any problems with fiber and equipment. They plan to start

working within the next 90 days. The county will not pay their end of the agreement until the project is complete and signed off on by NCDIT.

#### **B) Cell Towers**

Mr. Hoagland informed the board that the Casville tower on west Highway 158 has been activated and is providing 5G coverage to the area. He also showed the board a picture of the newly constructed Stephentown Road which is essentially finished except for the network connection. Mr. Hoagland also read from an email he recently received from TowerCom representative George Davis stating that it should be several months before the tower is operational. Also, they have received some interest from T-Mobile and may be applying for sites for that provider within the next 18 months.

#### **C) NCDOT Project Updates**

Mr. Hoagland informed the board of the following NCDOT projects within the county and their corresponding status:

- NC 86 bridge replacement over Hogan's Creek (under construction)
- Caswell Co. Resurfacing (NC 119) (construction not started)
- Caswell Co. resurfacing (NC 49 and 18 other roads) (almost complete)
- Caswell Co. Resurfacing (Old NC 86, Cherry Grove Road and Browns Chapel Road) (construction not started)
- Caswell Co. AST (Tar and Gravel retreatment, 33 roads) (construction not started)

#### **D) Billboards along NC Highway 86**

Mr. Hoagland informed the board that he had recently had a conversation with NCDOT District Engineer Jason Julian. During that conversation, Mr. Julian reported that his staff had recently received an outsized uptick in questions related to constructing billboards along the NC Highway 86 corridor as a result of the pending Danville Casino development. Mr. Hoagland told the board he was simply bringing this to the attention of the board as a discussion item and possible policy issue to address in the future.

#### **E) Flood Insurance Rate Map meeting**

Mr. Hoagland informed the board that representatives from the NC Department of Public Safety will be in the Town of Milton tonight to present information related to updated F.I.R.M. maps. These map updates are required by the federal and state government but should only slightly change some flood zones within the county, mostly along Country Link Creek. He also informed the board that the end result of this map change process will have to result in a UDO amendment that references the most up to date maps in order for the county to remain compliant with flood zone regulations and insurance requirements.

#### **Adjournment**

Mr. Poteat made a motion to adjourn. Second by Mr. Oakley. The vote was unanimous.