Caswell County Planning Board Meeting

January 25, 2022

**Members Present***:*

Chairman Russell Johnston, Michael Poteat, Antonio Foster, Scott Oakley, Jason Daniel, Steven Harris, Ron Richmond, Planner Matthew Hoagland, Commissioner Steve Oestreicher, Administrative Assistant Amy Lyle.

**Members Absent**: Don Swann.

**Called to Order**

Chairman Johnston called the January 25, 2022 Planning Board to order at 1:01 p.m.

**Approval of the Agenda**

Mr. Harris made a motion to approve the January 25th Planning Board meeting agenda. The motion carried unanimously.

**Election of Chair & Vice Chair**

Mr. Harris made a motion to elect Russell Johnston as Planning Board Chair. There were no other nominations for chair. The motion to elect Mr. Johnston carried unanimously. Mr. Foster then made a motion to elect Scott Oakley as Vice Chair of the Planning Board. There were no other nominations for Vice Chair. The motion to elect Mr. Oakley carried unanimously.

**Public Comments**

Mr. Hoagland stated that there were no names signed up for public comments.

**Approval of November 2021 Meeting Minutes**

Mr. Johnston made a motion to approve the November 2021 Planning Board minutes. The motion carried unanimously.

**New Business**

1. **Briar Ridge Major Subdivision**

Mr. Hoagland informed the board that he had received an application for a new major subdivision and briefed the board with the following information:

“The Briar Ridge subdivision before you contains a proposal for 11 new lots along the public gravel street, Paschal Road, which branches northwest from US Highway 158W, in the Locust Hill Township. All major subdivisions, which are categorized as those containing seven or more lots, must receive approval from the Planning Board in accordance with Section 8.7 of the UDO.

As required, the developer and surveyor have conducted a pre-application meeting and submitted a sketch plan to the Planning Department. They have paid the necessary fees associated with review, and they have submitted the necessary number of preliminary plats for the board’s review. For those of you who received this document via email you will now find an 18x24 paper copy on your desk.

In my capacity as subdivision administrator, I have found that all lot size, right of way, plat layout, and other requirements have been met and am recommending approval of the subdivision. As you review, please note that Section 8.7.4.2.3 of the UDO gives the Planning Board of the following options: 1) to approve as is, 2) to approve with conditions, or 3) to disapprove the plan. Any determination must be made within 45 days if initial consideration today. I’m happy to answer any questions you may have about the proposed subdivision.”

Mr. Johnston asked if any of the Board members had any questions. Mr. Foster asked why Duke Power is placing overhead lines instead of in-ground lines. Mr. Hoagland stated that he believes what is reflected on the plat is the mapping and right of way for existing overhead lines. Mr. Oakley asked if there were any public comments regarding this subdivision. Mr. Hoagland stated that there were no public comments and that this is not the type of development which requires a public hearing. Mr. Oakley made a motion to approve the plat as is. The motion carried unanimously.

1. **Watershed Review Board**

Mr. Johnston recognized Mr. Bob Hornik, the attorney for the Watershed Review Board, who attended the meeting via Zoom. Mr. Hornik stated that a request had been made by the attorneys representing the appellants to delay the hearing again beyond today’s scheduled meeting. He added that all other attorneys representing the various parties had agreed to such a delay. He recommended that it would best to continue the hearing for the appeals until the next Planning Board meeting in February. Mr. Hoagland added that if the board votes to delay the hearing that it is best to name a date certain, which would comply with state law and avoid the county from incurring new costs associated with mailing additional notices to all eligible parties. Mr. Johnston made a motion to delay the hearing until the February 22, 2022, Planning Board meeting. The motion carried unanimously.

**Planning Department Updates**

Mr. Hoagland asked the Board members if they wanted to add the Comprehensive Plan to the February 2022 Planning Board agenda. He also informed the board that he would plan to arrange for the meeting to be back in the library if there is another request to delay the watershed appeals. Mr. Johnston stated that he did want to add the Comprehensive Plan to next month’s meeting agenda & that the Board could meet at the library for the next meeting.

**Adjournment**

Mr. Foster made a motion to adjourn the January 25, 2022 Planning Board Meeting. The motion carried unanimously.