Caswell County Planning Board Meeting

May 24, 2022

**Members Present***:*

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

**Members Absent**: Don Swann, Michael Poteat.

**Called to Order**

Chairman Johnston called the May 24, 2022 Planning Board to order at 1:01 p.m.

**Approval of the Agenda**

Mr. Johnston made a motion to approve the May 24th Planning Board agenda, including moving item C to item A in Unfinished Business. The motion carried unanimously.

**Public Comments**

Mr. Hoagland stated that there were no public comments.

**Approval of April 2022 Meeting Minutes**

Mr. Johnston made a motion to approve the April 2022 Planning Board minutes. The motion carried unanimously.

**Unfinished Business**

**C) Comprehensive Plan discussion/review**

Mr. Hoagland stated that at the last meeting, the Board discussed having the logging information removed from the Comprehensive Plan, and to add the NC Forestry contact information. He stated that he had made these changes to the plan and will presented slides with this information.

Mr. Johnston stated that, if there were no objections, he wanted to hear from Amanda Hodges, the Caswell County Chamber of Commerce Director who was present for the meeting. Ms. Hodges stated that she was here to answer any questions that the Planning Board may have for the Chamber of Commerce. Mr. Oakley stated that he felt that it was important to update the goal section of the different entities working together to achieve goals, and if the goals need to be revised, then that would be an important process of the Comprehensive review. Mr. Foster asked if the Chamber of Commerce could be added to the contacts in the Comprehensive Plan. Mr. Hoagland agreed to incorporate that change.

Ms. Hodges stated that she could find out from the board members for the Chamber of Commerce. Mr. Hoagland asked Ms. Hodges if there was anything that the Chamber would like to see from the Planning Board. Ms. Hodges stated that she thought it would be helpful to be able to answer questions regarding the casino coming to Danville, VA.

Mr. Hoagland then introduced Kamara Barnett, Yanceyville Town Manager. He stated that a couple of the Planning Board members had some questions about the Town’s utilities possibly expanding into unincorporated parts of the county. Ms. Barnett stated that there were old infrastructures that need to be upgraded, and that they needed to be updated before they can be expanded into the county. She also stated that the Town is using an engineering firm to update the town maps of the utility lines. Mr. Hoagland asked if there were any lines extending out to the county. Ms. Barnett stated that there were not any additional lines other than the water lines running to Providence, and an emergency line connecting to Highway 86.

Mr. Foster asked if there were any plans to install a charging station in the town for electric cars. Ms. Barnett stated that there was not a lot of need at the time for a charging station. Mr. Foster asked if the town was involved in broadband & cell tower updates. Ms. Barnett stated that the town is currently working on extending free Wi-Fi throughout the town. She also stated that the town was currently working on their Comprehensive Plan review, and that she would share the information with Mr. Hoagland.

Mr. Hoagland shared slides regarding the recommendations for adding to the Comprehensive Plan, which included: adding the NC Forestry contact information, removing logging regulations from list of ordinances, adding the population data from the 2020 census, implementing a staff recommendation on all planning related items, having joint meetings between the Caswell County, Town of Yanceyville, & Town of Milton Planning Boards to coordinate Comprehensive Plan priorities.

Mr. Oakley recommended removing the list of Potential Ordinances from the Comprehensive Plan. Mr. Hoagland agreed to incorporate that change as well.   
  
Mr. Hoagland then let all board members know that if they had additional recommendations between now and the June meeting then to contact him with those ideas any time.

**B) Chapoton UDO Amendment Application**

Mr. Hoagland shared amendments prepared by Mr. Oakley on screen that detailed recommended revisions to Mr. Chapoton’s UDO amendments. After some discussion, Mr. Oakley made a motion to recommend the following be sent to the County Commissioners per Section 4.1.4. of the UDO:

**Recommended changed are** highlighted in blue

**Appendix A: definition of Recreational Vehicle**

Recreational Vehicle (RV) A vehicle, which is:

(1) Built on a single chassis.

(2) 400 square feet or less when measured at the largest horizontal projection.

(3) Have properly inflated tires and designed to be self-propelled or permanently towable by a light duty truck; ~~and~~

(4) Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use; and

(5) Be fully licensed and ready for highway use. (A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities, and had no permanently attached additions)

**9.41.2.1** Continuous occupancy extending beyond six (6) months in any 12-month period shall be presumed permanent occupancy – Mr. Chapoton proposed changing this to 90-days.

* no change recommended

**9.41.2.4**- Conditions of soil, groundwater level, drainage, and topography shall not create hazards to the property or the health or safety of the occupants. The site shall not be exposed to objectionable noise, odors, or other adverse influences, and no portion subject to unpredictable and/or sudden flooding, subsidence, or erosion shall be used for any purpose which would expose persons or property to hazards. No recreational vehicle park shall be in a floodway. A recreational vehicle park built in a floodplain shall require a Floodplain Development Application, Permit and Certification as specified in **Section 10.3.2**. A recreational vehicle park shall also require the following:

* Site Plan must designate all areas in the park property which are in a flood way and flood plain. No recreational vehicles are allowed in the floodway of a property and no entrances, exits or park roads may exist in the floodway.
* Evacuation routes shall be constructed in a way that allows vehicles to exit the park outside of the flood zone unless no practicable alternative exists.
* Warning sign proposal as listed in Section 9.2.9. Warning signs must be placed at all entrances informing occupants of flood zone and where to find the Emergency Evacuation plan.

The motion carried unanimously.

**A) Watershed Review Board pending appeals**

Mr. Hoagland stated that there were no updates on the pending appeals. Mr. Johnston read the following motion aloud: “I move to adopt the resolution from the April 26, 2022 Planning Board meeting as written with the following amendment: Now therefore, be it resolved by the Caswell County Watershed Review Board as follows: 1. The WRB hearing with respect to the Sunrock appeals now scheduled on May 24, 2022 shall be and hereby is continued until the next WRB meeting scheduled for 1pm on Tuesday, June 28, 2022.” Mr. Johnston made a motion to continue the watershed appeal to the June 28, 2022 meeting. The motion carried.

**New Business**

There was no new business.

**Planning Department Updates**

1. **Broadband**

Mr. Hoagland stated that there have construction delays because of weather in Charter’s deployment under the RDOF coverage areas. He also stated that County Manager Bryan Miller gave the green light for Mr. Foster to be part of Charter’s regular update meetings since he had a particular interest in the issue. He will send an email after the meeting to connect them both on the issue.

1. **Cell towers**

Mr. Hoagland stated that he had received an email from Developer Doug Barker stating that construction would start soon for both the west Caswell and Prospect Hill cell tower sites, and construction should be completed by the end of June pending weather or other delays. He had recently driven by the west Caswell site and saw trucks out on the jobsite prepping the area for construction.

**Adjournment**

Mr. Harris made a motion to adjourn the May 24, 2022 Planning Board Meeting. The motion carried unanimously.