

ALAMANCE COUNTY PLANNING BOARD
REGULAR MEETING MINUTES

Thursday, December 13, 2018

7:00 p.m., Board of County Commissioners Room, 124 W. Elm St, Graham, NC 27253

Members Present

Rodney Cheek
Gene Brooks
Edgar Pritchett
Debra Hyder
Lee Isley
Arthur Hall
Amy Galey
Ashley Harris
David Spruill
Melissa DeBerry
David Wyatt

Members Absent

Ann Meletzke
Ray Cobb

Staff Present

Tonya Caddle,
*Planning
Director*

CALL TO ORDER

Mr. Cheek called the meeting order at 7pm.

ROLL CALL

APPROVAL OF PLANNING BOARD MINUTES

Minutes of August 9, 2018. Mr. Isley moved to approve the minutes.

Motion: Isley

Second: Brooks

Vote: Unanimous

PUBLIC COMMENTS*

Several people signed up for public comments. The concerns brought to the Board were in reference to the Snow Camp Rock Quarry that had been approved. They were concerned about the Heavy Industrial Development Ordinance. Specifically they had concerns that:

- There is no public notice section in the ordinance
- There needs to be a moratorium on applications for the ordinance while the ordinance is being changed
- There is biased and outside influence on staff and the submission of applications
- This project is an injustice to everyone and there needs to be a new ordinance.
- One of the parcels involved in the new Quarry is in a subdivision with covenants and restrictions. The public wanted to have the county enforce those restrictions that no business can operate in the neighborhood. The Board referred to staff and staff stated that the County doesn't enforce private covenants and restrictions
- There is a bee keeper, elderly care home, and a vineyard in the area of the project and they are concerned that this project will create problems for them

Vision: The Planning Board works to provide prudent guidance in land planning issues to reflect the values of the community.

Mission: The Mission of the Alamance County Planning Board is to respond to needs of its citizens by providing leadership and guidance for the comprehensive, thoughtful, and orderly growth and development of our land based upon respect for our rich history, culture, and fairness to our citizens.

- Were there Environmental Studies completed for the quarry and that a geological study in Pleasant Grove showed these types of businesses affect the water table and dry up wells
- The County should require a background check on companies applying for permits

BOARD/COMMISSIONER RESPONSES

Ms. Galey- Asked about the covenants and restrictions and a moratorium

Mr. Pierce – Replied to Ms. Galey that Covenants are enforced by Home Owners Associations and for this business in the neighborhood. The moratorium would be based around the 60 day mark. There are different requirements depending on whether you do less than or more than 60 days.

Mr. Cheek – Reminded everyone that we were there to look at what changes need to happen with the ordinance and we aren't there to complain about the ordinance. So he understands that there is a requirement to add a requirement for public notice.

NEW BUSINESS

Mr. Pierce- Responded that the addition of the public notice really wasn't too much good if you can't do anything about it. If the approval of the applications comes to the Board, then rules need to be set and standard for the board to review for approval.

Mr. Cheek – Stated his concern to balance property rights and that the County being open for business and not wanting to shut down Alamance County for new business.

Mr. Brooks-Supported adding the notification element to the Heavy Industrial Ordinance

Mr. Isley suggested staff use the cell tower ordinance language.

Motion: Brooks
Second: Isley
Vote: Unanimous

Mr. Harris – Staff should bring the new language back to the Board at the January 2019 meeting.

Motion: Harris
Second: Brooks
Vote: Unanimous

Mr. Brooks – Continued the discussion on the moratorium and making a recommendation of approval for the Commissioners to implement a 59 day moratorium.

Mr. Pierce – Explained there are certain things that have to be answered by the board in order to move forward with the moratorium. There are multiple things the law requires before you can implement one.

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The board then discussed the question of what other options they have with the ordinance. What do other counties do with these types of uses, and what about the old buildings on the property and getting them designated as historic properties? The Board asked staff to look at other counties and what they are doing, and it was explained that the property owners ask for the historic designation and even if the Historic Properties Commission puts it on the County list, there are no requirements to do anything specific to the property to keep it on the County list. The Commission has no funding to acquire or maintain historic properties.

Mr. Cheek – The moratorium would not be looked at until January by the Board of Commissioners due to public notice requirements.

Motion: Brooks
Second: Isley
Vote: Unanimous

OLD BUSINESS

ANNOUNCEMENTS/DISCUSSION

1. The Watershed Ordinance that was approved summer of 2018 has been sent to the State for review. They have asked for the Board Action showing the approval. That has been sent and staff is awaiting any additional Comments.

AJOURNMENT

The Board unanimously moved to adjourn the meeting at approximately 8:21 pm

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