

ALAMANCE COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
Thursday, August 8, 2019
7:00 p.m., Board of County Commissioners Room

Members Present

Rodney Cheek
Lee Isley
Bill Poe
Ray Cobb
Gene Brooks
Edgar Pritchett
Ashley Harris
David Wyatt
David Spruill
Vaughn Willoughby
Dennis Arthur Hall
Amy Galey

Members Absent

Staff Present

Ben Pierce, *Assistant County Attorney*
Tonya Caddle, *Planning Director*
Sherry Hook, *Assistant Co. Manager*

I. CALL TO ORDER

Mr. Cheek called the meeting to order at 7:00 pm.

II. ROLL CALL

Mr. Cheek took roll.

III. Approval of Planning Board Minutes

August 8, 2019: Board voted to approve July 11, 2019 minutes.

Motion: Mr. Cobb

2nd: Mr. Spruill

Vote: Unanimous

IV. PUBLIC COMMENTS*

Ms. Stephanie Thurman brought to the Board concerns about an existing solar farm that is adjacent to her property. Ms. Thurman expressed concerns about stormwater runoff on her property from the solar farm. She expressed to the Board that she has been trying to get the County to help her with the landscaping and stormwater runoff problems she is having. She told the Board that Ms. Hodges did send her complaint to NCDENR when she talked to her in 2016. She said no one at the state did anything about it. She said the HIDO needs to say something about stormwater in it. She is scared to think how long it will take to get the new rock quarry violations taken care of when it is built since

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she has so many problems with the solar farm next to her. She stated that Teresa from Planning has come out and looked at her situation on July 31st.

Mr. Christopher Jones representing

Carolina solar energy spoke to the Board regarding the update to the HIDO. He thanked the Board for working on the ordinance. He told the Board that they were welcome to reach out to him and his company during this rewrite process. He also said that the State should control the stormwater runoff from the solar farm beside Ms. Thurman.

V. BOARD/COMMISSIONER RESPONSES

The Board responded with suggestions that the State will control the stormwater concerns on properties in the County. And that we should require the other agency permits be up to date before we issue renewals to uses that are regulated by the HIDO. The Board asked for clarification on whether there was a silt fence on the property when they were building the solar farm. They also let the citizens know that sediment control is not regulated by the County and those concerns have to go to the state.

Mr. Cheek then asked that we modify the agenda to include an item to allow Mr. Willoughby to speak to the Board.

VI. NEW BUSINESS

Mr. Willoughby spoke to the Board and let them know he appreciated their recommendation for him to be on the Board. He let the Board know that he didn't have a part in how he was put on the Board but is happy to serve as a member.

HIDO subcommittee recommendation on Heavy Industrial Development Ordinance update

Mr. Isley discussed where the sub-committee is at now. He let the board know that the sub-committee has met multiple times now. He expressed that the committee made progress with balance of good business and balance to citizens. The committee made several trips out to see various industries already in business in the County. The committee wanted to see what impacts these industries have on the community. They were able to visit a soft mine and a concrete batch facility with Chandler. The committee has looked at the classes and how they are broken down. He passed out an example of the setbacks versus land spacing diagram. The committee looked at what the regulations should be for the new classes they created. The committee is looking for a balance for business and citizens. Mr. Isley said that hopefully the next meeting the committee will hopefully have a final draft for the Board. The water source setback will not be looked at and the stream setbacks will stay the same.

VII. ANNOUNCEMENTS/DISCUSSION

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Mr. Jones also asked the Board why there was more buffer from the property line than from the creek. The committee responded that the land spacing has went away, so the setback was increased to try and create that balance. The visual protection is what also increased that setback.

The Board also discussed the bylaws and Planning Board ordinance and that they would like that to be put on the agenda for next month for discussion by the Board.

VIII. ADJOURNMENT

Motion to adjourn at 7:51.

Motion: Mr. Brooks

Second: Mr. Cobb

Vote: Unanimous

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