

ALAMANCE COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
Thursday, February 13, 2020
7:00 p.m., Board of County Commissioners Room

Members Present

Andrea Cheek
Lee Isley
Bill Poe
Ray Cobb
Edgar Pritchett
Ashley Harris
Vaughn Willoughby
David Spruill
Danielle Walker
Amy Galey

Members Absent

Dennis Arthur Hall
David Wyatt
Debra Hyder

Staff Present

Tonya Caddle, *Planning Director*
Taylor Perschau, *Planner*

I. CALL TO ORDER

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

II. ROLL CALL

Mr. Cobb took roll.

III. Approval of Planning Board Minutes

February 13, 2020: Board voted to approve January 13, 2020 minutes.

Motion: Ms. Harris

2nd: Mr. Spruill

Vote: Unanimous

IV. PUBLIC COMMENTS*

Mr. Tyler Caror representing Carolina solar energy spoke to the Board regarding the potential Solar Farm ordinance. He thanked the Board for the updated HIDO. He then discussed that pulling the solar farm use out of the HIDO and make a separate ordinance just for solar farm use. His request to

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go along with the new ordinance is for the County to not impose a moratorium while the new ordinance is being drafted.

BOARD/COMMISSIONER RESPONSES

The Board responded with a discussion about whether the ordinance should be handled at the subcommittee level like the HIDO was done.

V. NEW BUSINESS

1. Solar Farm Ordinance Discussion

The Board discussed the need to have a separate ordinance for solar use and that should be something to happen relatively soon. They discussed that having a subcommittee draft the ordinance like the Planning Board handled the HIDO could be an option instead of the whole Board. The Board then discussed the subcommittee and that three members should represent the subcommittee. The Board decided to have the subcommittee handle the ordinance.

Motion: Mr. Isley

2nd :Ms. Harris

Vote: Unanimous

The Board discussed which members would make up the subcommittee. Mr. Isley recommended Gene Brooks and Eric McPherson as potential members. Mr. Con asked about adding Ms. Harris as the third member.

Motion: Mr. Isley

2nd :Ms. McPherson

Vote: Unanimous

VI. OLD BUSINESS

1. Review of Planning Board Bylaws and Ordinance

The Board reviewed the draft bylaws as amended at their previous meeting. No changes were suggested.

Motion to approve the Board Bylaws changes.

Motion: Mr. McPherson

Second: Mr. Willoughby

Vote: Unanimous

VII. ANNOUNCEMENTS/DISCUSSION

Staff announced that state law has changed and that the County will need to make some changes in response to that. The state law has changed the general statute that gives the County the authority to have regulations. The ordinances of the County will need to be updated to address the statute change.

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The County has approximately 60 ordinances that will need to change by January 2021. Staff let the Board know we are at a crossroads. We have two options. We can update each ordinance individually or we can work to pull all of our ordinances into one document and create the first Unified Development Ordinance the County has had. Staff told the Board if the county were to ever move to a regulation similar to zoning, the UDO would be the first step to organize the County regulations and allow for those types of regulations to be addressed. The Board decided to move forward with the UDO and that they would like to see it as we go along not just the summation at the end and final product.

VIII. ADJOURNMENT

Motion to adjourn at 7:17.

Motion: Mr. Isley

Second: Mr. McPherson

Vote: Unanimous

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