

**ALAMANCE COUNTY PLANNING BOARD**  
**REGULAR MEETING MINUTES**  
**Thursday, July 23, 2020**  
7:00 p.m., -Virtual

**Members Present**

Ray Cobb  
Gene Brooks  
Lee Isley  
Bill Poe  
Ashley Harris  
Vaughn Willoughby  
David Spruill  
Danielle Walker  
Debra Hyder  
Eric McPherson  
Amy Galey

**Members Absent**

Dennis Arthur Hall  
David Wyatt  
Andrea Cheek  
Ashley Harris

**Staff Present**

Tonya Caddle, *Planning Director*  
Taylor Perschau, *Planner II*  
Ben Pierce, *Assistant County Attorney*  
Sherry Hook, *Assistant County manager*

**1. CALL TO ORDER**

Mr. Cobb called the meeting to order at 7:02 pm.

**2. ROLL CALL**

Mr. Cobb took roll by verbal roll call.

**3. Approval of Planning Board Minutes**

July 23, 2020: Board voted to approve June 13, 2020 minutes.

Motion: Mr. Willoughby

2<sup>nd</sup>: Mr. Isley

Vote: Unanimous

**4. PUBLIC COMMENTS\***

**Ms. Carson Harkrader** representing as CEO Carolina solar energy submitted by email to the Board regarding the potential Solar Energy System ordinance.

Ms. Harkrader wanted to let the Board know that her company shared Strata Solar's two comments of concern.

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*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.*

**Mr. Michael Fox** representing Strata Solar Development, LLC a North Carolina Company submitted by email to the Board regarding the potential Solar Energy System Ordinance. Mr. Fox wanted to let the Board know that they have reviewed the proposed ordinance and believe it is a significant improvement from the Heavy Industrial Development Ordinance. They do have two concerns with the proposed ordinance: 1- Requirement to Renew the permit, 2-Bond requirement for landscaping requirement. The concern related to the renewal requirement is explained that acquiring financing could be more challenging with this renewal requirement. They believe that the requirement can be taken care of through no renewal and with the current enforcement in the ordinance as written. The second concern is about the landscaping bond requirement. The ordinance requires plantings on site or a bond posted for the landscaping. Mr. Fox suggested that language be added that landscaping be installed at the time of permit issuance. This would provide clarity for that requirement. The additional concern for that section of the ordinance is that the proposed ordinance states that landscaping must be installed within eight months of the permit issuance; he is proposing that the time line be extended to 12 months. Then if the landscaping isn't in within twelve months the county can take the bond monies and install the required landscaping.

## **5. BOARD/COMMISSIONER RESPONSES**

The Board responded with a discussion about the items being proposed for modification in the draft ordinance.

## **6. NEW BUSINESS**

1. Manufactured Home Park Review – Cranmore Meadows -3147 NC 54, Haw River Staff introduced the request for Cranmore Meadows review through the Mobile Home Park ordinance. This review is a request to vary from the requirements of setbacks and lot sizes within the proposed mobile home park ordinance.

Callie Brauel and Nathan Heuning as owners of the property presented their application for Cranmore Meadows Mobile Home Park. Their engineer Bobby Tucker presented the technical side and design requirements of the project to the Board.

Upon completion of both presentations, the Board had questions for the applicants and discussion among themselves. The items that were discussed are:

- a) Questions on the disturbed area for the septic system for the park
- b) Concerns for the septic system being in the floodplain
- c) The septic system has already been reviewed by the Environmental Health Dpt.
- d) Concern on how the public hearing process works for the commissioners meeting

The board finalized the discussion with this project being a positive influence on the County.

Motion to approve.

Motion: Mr. Brooks

Second: Mr. Willoughby

Vote: Unanimous

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## 2. Solar Energy System Ordinance Final from subcommittee

Staff introduced the Draft proposal of the Solar Energy System Ordinance. Mr. Brooks spoke about the draft as he sat on the subcommittee and how they addressed the landscaping concerns from the previous discussion at the last Planning Board meeting. Mr. Willoughby added to that where he joined the subcommittee at their last meeting and offered information to help formulate the landscaping as it is being proposed in the draft ordinance.

The Board discussed the draft ordinance prepared by the subcommittee. Mr. Gene Brooks lead the discussion to go through the ordinance for the Board. Items that were discussed are:

- Having a public hearing is a good thing
- Addressing the idea of moving from 8 to 12 months for landscaping. The Board agreed to make that change.
- The concern of the renew requirement brought during public comments. The board discussed that the comment included concern that the renewal process is a challenge when trying to get projects financed. The Board had discussion and decided to keep that language as is in the draft with no additional challenges.
- The access road for projects was also discussed and the board decided since that road is used very little, it would be okay to allow the access road inside the setbacks.

## 7. OLD BUSINESS

## 8. ANNOUNCEMENTS/DISCUSSION

Staff announced the continued efforts on the Land Development Plan. The project is being scheduled to finalize late fall this year as the seated commissioners have birthed this project and should be the Board to finalize the project.

## 9. ADJOURNMENT

Motion to adjourn at 8:52.

Motion: Mr. Brooks

Second: Mr. Willoughby

Vote: Unanimous

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