

ALAMANCE COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
Thursday, May 13, 2021 and Wednesday, May 19, 2021
7:00 p.m. – Virtual and In-person; 201 W. Elm Street, Graham, NC

Members Present

Ray Cobb
Gene Brooks
Bill Poe
Rodney Cheek
Vaughn Willoughby
Lee Isley
Eric McPherson
John Paisley
Arthur Hall

Members Absent

David Spruill
Danielle Walker
Debra Hyder

Staff Present

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

I. CALL TO ORDER

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

II. ROLL CALL

Staff handled roll call through Zoom log in and in-person roster.

III. APPROVAL OF PLANNING BOARD MINUTES

1. April 8, 2021

Motion to approve April 8 minutes as submitted: Lee Isley

Second: Rodney Cheek

Vote: Unanimous

IV. PUBLIC COMMENTS*

No public comments were received for consideration.

V. BOARD/COMMISSIONER RESPONSES

No responses considering no comments were received for consideration.

VI. NEW BUSINESS

1. Planning Board Membership Applications: Planning Board has two vacant seats

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.

The following applicants appeared before the Board to present their applications for the vacant Planning Board seats:

*Charles Deaton
Sandy Ellington-Graves
Tim Woody
Anthony Pierce
Earnest Bare
Joshua Conzona
Stephen Dodson*

After each presentation, the Board had the opportunity for follow-up questions and discussion with each applicant. Applicant Phillip Cobb was unable to join in person but had previously presented his application before the Board and his application is again presented before the Board for consideration..

Planning Board discussed their concern over how long the appointment process has taken and sought clarity on why the Planning Board's previous recommendations for appointment were not taken up by the Board of Commissioners.

Applicants were considered based on what they could bring to the Board in terms of skills and perspectives. Consideration was also given to Township requirements.

Motion to nominate Blake Cobb as a Planning Board Member: Bill Poe

Second: Rodney Cheek

Vote: unanimous

Motion to nominate Sandy Ellington-Graves as a Planning Board Member: Eric McPherson

Second: Lee Isley

Vote: 5-2

5 minute recess was called at 8:11pm

2. Draft Unified Development Ordinance

Planning Director Tonya Caddle presented the purpose of the UDO and the motivation for making this ordinance consolidation now in response to NCGS 160D requirements. The draft presented to the Board was compiled and edited by Planning and Legal staff over the past several months with the intention of consolidating administrative processes and clarifying discrepancies that previously existed between different ordinances.

Staff and Board discussed how the Snow Camp Zoning Ordinance will fit into the UDO.

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Motion to recess the remaining discussion topics to May 19, 2021 at 7pm: Rodney Cheek

Thursday, May 19, 2021

Members Present

Ray Cobb
Gene Brooks
Bill Poe
Rodney Cheek
Vaughn Willoughby
Lee Isley
Eric McPherson

Members Absent

David Spruill
Danielle Walker
Debra Hyder

Staff Present

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

Chair Ray Cobb called the meeting to order at 7:02pm

3. Draft Unified Development Ordinance (continued)

Planning Director Caddle presented a list of definitions that needed Board review and advisement on how to handle needed revisions. In particular, there were several words or phrases that were defined differently across multiple existing ordinances and the Board determine which definitions provided the most clarity and succinctness. Board members also discussed the issue of whether there were any language additions or omissions to the UDO that caused substantive change to the spirit of the ordinance.

VII. OLD BUSINESS

VIII. ANNOUNCEMENTS/DISCUSSION

IX. ADJOURNMENT

Motion to adjourn at 8:27 pm.
Motion: Rodney Cheek
Second: Vaughn Willoughby
Vote: Unanimous

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