

Chair
Ray Cobb

Planning Director
Tonya Caddle



Commissioners' Meeting Room
124 W Elm Street
Graham, NC 27253
March 10, 2022 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD

AGENDA

Virtual-

<https://www.youtube.com/channel/UC1QADkhkyUpac9rMs42imjA>

Members Present

Rodney Cheek
Gene Brooks
Bill Poe
Vaughn Willoughby
Eric McPherson
Sandy Ellington-Graves
Arthur Hall
Stephen Dodson
Anthony Pierce
Ernest Bare (virtually)

Members Absent

Ray Cobb
Debra Hyder
Blake Cobb
John Paisley

Staff Present

Tonya Caddle, *Planning Director*
Ian Shannon, *Planner I*
Sherry Hook, *Assistant County Manager*
Marlena Isley, *GIS Director*
Emily Jones, *GIS Specialist*
Natalia Isenberg, *Attorney*

I. CALL TO ORDER

Called to order at 7:04 pm.

Condolences to ray cobb and his father who just passed away
reminder about 3 minutes on public comment, would like to hear different points

II. ROLL CALL

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

III. PUBLIC COMMENTS*

Phillip Morgan: Expressed dissatisfaction with the proposed land spacing rules and how they would place more limits on the parks he manages and make it harder for his residents to live where they want to.

**Meeting Notes:*

- 1. Those wishing to make public comments should sign-in prior to the meeting.*
- 2. In order to be fair and ensure that all citizens wishing to speak may be heard, the Chair may place time limits on public comments.*
- 3. Any further discussion by the public on a given agenda item is subject to the discretion of the Chair of the Planning Board*

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Thomas Mills: A retired vet living in the Clover Creek park. Expressed concern over the proposed land spacing rules and how they might impact the ability of mobile home parks to provide affordable housing.

Gary Story: Told the planning board about how he relocated from central Pennsylvania to Mebane to look for peace, quiet, and affordable housing. Asked the planning board to consider how the proposed ordinance would impact the quality of life.

Linda Lee: Reported more trucks going to/coming from the quarry and urged the planning board to consider public input for approval of an operations permit.

Max Morgan: Inquired about section 6.7.4 of the ordinance and why it had changed, insinuated that planning staff was lying and making changes that were inconsistent with what was presented to the planning board.

Billy Phillips: Asked the planning board if these kinds of ordinance restrictions/regulations would apply to tract developments around Mebane since those seemed less safe than mobile home parks.

Ryan Moffitt: From the Vernon law firm representing Cranmoor Meadows. Asked the board to consider creating some kind of subcommittee for this ordinance to include some kind of public participation.

Jane Majors: Asked the planning board to consider the burden these ordinance changes might place on homeowners and those living in mobile home parks.

Public comment closed at 7:28

IV. BOARD/COMMISSIONER RESPONSES

No response was given at this time.

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V. NEW BUSINESS

1. Discussion - UDO Text Amendment – RV Parks
 - a) Planning Department Presentation

Mrs. Caddle gave a presentation outlining the history of the mobile home park ordinance and how it went from Environmental Health as two separate ordinances for RV and mobile home parks to Planning as a single ordinance within the UDO. She clarified language on non-conforming use under section 3.2.3 of the UDO and outlined recommended changes to the present mobile home park ordinance as well as the recommendation to create a new section of the UDO to address RV parks as a separate entity.

Mr. Cheek recommended lowering the square footage requirement on RV spaces to allow for better park development.

There was some discussion on the proposed land spacing and landscaping requirements for RV parks. The necessity of having both a setback buffer and a landscape buffer along with a land spacing was questioned, especially with the example of a larger park requiring 1,000 feet of land spacing. An idea was proposed to combine the setback and landscape buffers and to reduce land spacing requirements as they would limit the kinds of RV parks that could be developed within the county. The planning board asked staff to produce a few diagrams to show the proposed buffer and spacing requirements so that they could be discussed during the next meeting.

There was discussion on section 3.2 of the UDO and the language surrounding nonconforming use. It was suggested that more language and definitions would be needed to clarify what this meant for RV/mobile home parks in terms of expansion, improvement, or refurbishment. The planning board wanted that language to be clear so park owners wouldn't lose their ability to develop lots or replace/maintain units. There were also some questions surrounding the definition of light-duty truck and how that might limit RV parks. It was brought up that a definition already exists in the UDO, but the planning board discussed potentially changing this definition.

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VI. OLD BUSINESS

1. Public Comment Policy Discussion

There were various questions raised by planning board members in regards to how closely they should follow the current public comment policy used by the board of commissioners. Ms. Isenberg commented that she could not provide legal counsel at this time but recommended that public comment during board meetings should be fair and relevant to the agenda. She noted that she would look into the matter and state requirements more in-depth. There were some proposals on speaker and time limits. Mr. Pierce suggested an overall time limit to public comment and asked if there were ways to make public comment more of a discussion between the board and the public. The consensus of the board was that an overall time limit to public comment felt too limiting, and Ms. Ellington-Graves suggested setting a minimum time limit instead. The board agreed to consider some changes they would like to see for public comment policy and discuss them in two weeks during a special meeting on the 24th.

VII. ANNOUNCEMENTS/DISCUSSION

VIII. ADJOURNMENT

Motion: Mr. Brooks
Second: Ms. Ellington-Graves
Vote: Unanimous
Adjourned at 9:03 pm

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