

Chair
Ray Cobb

Planning Director
Tonya Caddle



Virtual -
<https://www.youtube.com/channel/UCdav77c1nQtsM1tnx5rr0yQ>

124 W Elm Street
Graham, NC 27253
December 9, 2021 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD AGENDA

Members Present

Ray Cobb
Rodney Cheek
Gene Brooks
Bill Poe (virtually)
John Paisley
Vaughn Willoughby
Eric McPherson
Lee Isley (virtually)
Sandy Ellington-Graves
Debra Hyder
Arthur Hall

Members Absent

Danielle Walker
Blake Cobb
Debrah Hyder

Staff Present

Tonya Caddle, *Planning Director*
Taylor Perschau, *Planner II*
Ian Shannon, *Planner I*
Sherry Hook (virtually), *Assistant County Manager*
Patrick Scott (virtually)

I. CALL TO ORDER

Chair Cobb called to order at 7:01pm

II. ROLL CALL

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

III. APPROVAL OF PLANNING BOARD MINUTES

1. October 14, 2021

Motion to accept: Vaughn Willoughby
Second: Rodney Cheek
Vote unanimous

2. November 10, 2021

Motion to accept: Eric McPherson
Second: Vaughn Willoughby
Vote unanimous

**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*

Chair
Ray Cobb

Planning Director
Tonya Caddle



Virtual -
<https://www.youtube.com/channel/UCdav77c1nQtsM1tnx5rr0yQ>

124 W Elm Street
Graham, NC 27253
December 9, 2021 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD AGENDA

IV. PUBLIC COMMENTS*

Max Morgan, Philip Morgan here about RV/MHP ordinances asking the Board to come up w workable ordinance. Develop projects

Ron Spinhoven asking when draft will be available, will public workshop be same date as Commissioners meeting; coal ash dumping considered part of mining?; starting a petition asking for those interested in removing class III heavy industrial from ordinance

V. BOARD/COMMISSIONER RESPONSES

Comm. Paisley agrees good idea not to hold public meeting same day as BOC. Caddle clarifies Jan 5 public meeting, draft available next week to public. BOC and PB currently have draft ordinance

Chair Cobb responds to coal ash comment to acknowledge that their our state level regulations addressing air and water quality that are not suited to be addressed by a planning/zoning regulation at County level.

Commissioner Paisley also brings up estate dealing being exempt from subdivision ordinance in addressing Ms. Caddle's comments on family subdividing

VI. NEW BUSINESS

VII. OLD BUSINESS

1. Review of Unified Development Ordinance text amendment with updated section 6.7 Draft Manufactured Home and Recreational Vehicle/Travel Trailer Parks

The Board discussed concerns of the RV park land spacing and newly proposed tiered structure

Mr. Brooks moved to accept the amendments and consistency statement

Second: Ms. Ellington-Graves

Vote: unanimous

VIII. ANNOUNCEMENTS/DISCUSSION

**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*

Chair
Ray Cobb

Planning Director
Tonya Caddle



Virtual -
<https://www.youtube.com/channel/UCdav77c1nQtsM1tnx5rr0yQ>

124 W Elm Street
Graham, NC 27253
December 9, 2021 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD

AGENDA

End of year dinner 12/15, attendance and guests:

John Paisley (2)
Ray Cobb (2)
Gene Brooks (No)
Vaughn Willoughby (2)
Arthur Hall (2)
Eric McPherson (2)
Debra Hyder (2)
Sandy Ellington-Graves (2)
Lee Isley (No)
Bill Poe (2)
David (No)
Danielle (No)

January public workshop, final draft at 1/13 PB meeting; discussing setup and location of public workshop Sylvan? 6:30-8:30pm; giving as much opportunity to get PB/BOC/public to attend accommodating for jobs

IX. ADJOURNMENT

Motion: Mr. Brooks
Second: Mr. Cheek
Vote unanimous

Adjourned at 7:55pm

**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*