

Chair

Ray Cobb

Planning Director

Tonya Caddle



Commissioners' Meeting Room

124 W Elm Street

Graham, NC 27253

May 11, 2023 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD

AGENDA

Virtual-

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

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF PLANNING BOARD MINUTES**
 - 1. April 13, 2023
- IV. PUBLIC COMMENTS***
- V. BOARD/COMMISSIONER RESPONSES**
- VI. NEW BUSINESS**
- VII. OLD BUSINESS**
 - 1. Minimum Lot Sizes
- VIII. ANNOUNCEMENTS/DISCUSSION**
- IX. ADJOURNMENT**

**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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Members Present

Ray Cobb, *Chair*

Rodney Cheek

Vaughn Willoughby

Ernest Bare

Blake Cobb

Arthur Hall

Eric McPherson

Stephen Dodson

Bill Poe

Sandy Ellington-Graves

Amie Perkins

Members Absent

Anthony Pierce

Stephen Dodson

Julian Doby

John Paisley

Staff Present

Tonya Caddle, *Planning Director*

Ian Shannon, *Planner I*

Rik Stevens, *County Attorney*

Brian Baker, *Assistant County Manager*

Rob Snow, *Environmental Health Program Specialist*

I. CALL TO ORDER

Called to order at 7:01 PM

II. ROLL CALL

Staff handled roll call through in-person roster.

III. APPROVAL OF PLANNING BOARD MINUTES

1. March 9, 2023

Motion: Rodney Cheek

Second: Bill Poe

Vote Unanimous

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IV. PUBLIC COMMENTS*

V. BOARD/COMMISSIONER RESPONSES

Rodney spoke to the Planning Board about the Board of Commissioners appointing voluntary board members. He recognized that Alamance County is different from most places in that there is language in the bylaws of the Planning Board that has them vote and make recommendations to the Board of Commissioners to appoint new members. The Board of Commissioners can choose to appoint those members or not but historically they have aligned with the Planning Board's recommendation. Recently they had chosen not to appoint the last two recommended Planning Board members so Planning and Legal staff are working on changes to the bylaws to be more in line with what the Commissioners want to do.

VI. NEW BUSINESS

1. Article 8 Appendix A- Certificate of Wastewater Disposal Systems permitted by The Authorized On-site Wastewater Evaluator.

Tonya Caddle gave a brief overview of the amendment, letting the Planning Board know that this would be implemented to address changes made at the state level. Rob Snow with Environmental Health confirmed this and said this amendment would be necessary to keep up with changes to permitting procedures.

Motion to approve this amendment including the consistency statement: Rodney Cheek
Second: Vaughn Willoughby
Vote Unanimous

This will now go to a public hearing with the Board of Commissioners.

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VII. OLD BUSINESS

1. Article 6 - Section 6.1.5 Temporary Residence Text Amendment

Tonya Caddle stated that there was a lot of discussion on this proposed amendment at last month's meeting and that Legal had worked to provide this new proposed language based on that discussion. Rik Oakley provided a few additional comments, telling the board that the purpose of the three allowed conditions was to tolerate temporary residence for different periods of time under different contexts. He also mentioned that there was currently legislation similar to this amendment being discussed at the state level.

Motion to approve the amendment, striking the last line of the last paragraph referencing receiving a certificate of occupancy: Sandy Ellington-Graves

Second: Vaughn Willoughby

Vote Unanimous

2. Minimum Lot Sizes

Vaugh Willoughby presented a proposal for a new minimum lot size for the county. His proposal would be to increase the minimum lot size from 30,000 square feet to 65,000 square feet per home site. He told the board the reasons behind this proposal were to create more open space, address concerns with wells and septic systems, and offer a more affordable compromise to the 5-acre lot size proposal.

There was some discussion on this proposal. Sandy Ellington-Graves brought up a question on public input and how the board should try to see what the public opinion on lot sizes was. Bill Poe talked about how changing lot sizes could potentially impact county revenue and how he wanted to look at reducing density but also promoting industry so the county can still grow. He also pointed out that there were conversations as a part of the zoning proposal over how to better control the direction of growth. Sandy agreed that 5 acres would be restrictive

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for a lot of people in the county and that they were aiming to protect the quality of life but also manage growth.

Amie Perkins brought up some other lot size standards that she had found looking at surrounding counties. She told the board that Alamance was the most permissive when it came to lots without public water and sewer. She also mentioned that a lot of counties allowed for smaller lot sizes if open space was reserved. Sandy asked the board about the possibility of putting a lot size proposal out for public feedback, saying that before they sent it to Commissioners they would need to be confident that it would pass. Vaughn asked if they should consider adding an open space incentive option as well.

There was discussion on the Toyota plant and the amount of development that it was going to be bringing to the county. Bill mentioned that another thing discussed with the zoning proposal was using setbacks and land spacing to help manage residential development and that could become another piece of the proposal. Rodney Cheek discussed his original proposal, telling the board that he did not want it to be possible to develop 135 houses on 100 acres of land. He addressed the concerns over affordability by mentioning that there are some people that do not have their own house regardless of the price. He also agreed with the idea of sending a proposal out for public feedback.

Ray Cobb told the board that with the number of qualified people in the construction and home business on the board it should not be that hard to come up with a proposal that would be good for the public. In regards to affordability, he told the board that it was something they should seriously consider. He said that city living and apartments were fine, but not everyone wants that.

There was a question on lot sizes and watersheds, and Tonya Caddle clarified that under current regulations you could have one dwelling per acre in a Balance of Watershed area and one dwelling per two acres in a Watershed Critical area. She also mentioned that there was a 1-acre lot size minimum for lots off of a private road.

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Rodney asked about the possibility of gathering public input on this proposal. Tonya said that the county could hold a public meeting and mail out material or seek public input digitally if need be.

Motion to start a public outreach process for discussion and feedback on minimum lot sizes:

Arthur Hall

Second: Amie Perkins

Vote Unanimous

VIII. ANNOUNCEMENTS/DISCUSSION

Rodney Cheek gave the Planning Board some information on the Technical Review Committee meeting that he had been part of that morning. He told the board that there was an 80-foot-tall observation tower being put on Bass Mountain, there were some concerns with the ability for families to widen roads, and that the board might want to look into potential regulations on shipping container communities. Tonya Caddle confirmed that there were concerns with shipping container housing and having multiple units on one piece of property. She also told the board that private road standards needed to be looked at in conjunction with fire code.

IX. ADJOURNMENT

Motion: Amie Perkins

Second: Ray Cobb

Vote Unanimous

Adjourned at 7:47 PM.

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LOT SIZE MINIMUMS

TO: Alamance County Planning Board

FROM: Tonya Caddle, Planning and Inspections Director

DATE: June 2, 2022

Following you will find the existing ordinance language that regulates lot size as detailed in the Alamance County Unified Development Ordinance. For discussion purposes, we have included all language that applies to lot size, not simply those found in the subdivision section. This information is being presented for consideration at the June 9, 2022 the Planning Board meeting.

1. Heavy Industrial Development Standards

6.5.3 REGULATIONS AND STANDARDS

Prior to issuance of any permit under this section, the regulated land use must demonstrate compliance with the applicable regulations and standards imposed.

Classification	Minimum Lot Size	Building Height	Land Use Spacing	Operations Setback	Stream Setback
Class I	10 acres	40 feet	--	150 feet	100 feet
Class II	10 acres	40 feet	150 feet	150 feet	100 feet
Class III	40 acres	40 feet	1200 feet	500 feet	100 feet

2. Solar Energy Systems Standards

6.8.2.A. Minimum Lot Size

No SES shall be situated on a tract of land less than ten (10) acres in size. Multiple parcels of land may be joined together to comprise the tract of the SES, but all parcels so joined must be contiguous and under the ownership and/or control of the same person or corporation at the time of application.

3. Subdivision Standards

6.9.4.E.i. Private Roads

Private roads may be allowed in any development in which a tract of land is divided into no more than fourteen (14) parcels along the private road and each parcel shall not be less than one (1) acre in size...

6.9.4.G.v.b) Marginal Land

Land subject to flooding or land which may aggravate the flood hazard or increase the danger to life or property if developed, and land uninhabitable for other reasons, shall not be considered in determining the minimum lot area or maximum lot depth as herein specified.

6.9.4.G.x. Minimum Lot Area for Residential Lots

Minimum lot area for residential lots with on-site facilities shall be determined by the result of soil analysis and investigations, and other appropriate criteria test, but in no case shall a lot with on-site systems be smaller than specified below:

Watershed Critical Area (WCA)*

<u><i>Facility Provided</i></u>	<u><i>Minimum Lot Size</i></u>
<i>Septic System & Well</i>	<i>2 acres</i>
<i>Public Water & Sewer</i>	<i>2 acres</i>

Balance of Watershed (BOW)*

<u><i>Facility Provided</i></u>	<u><i>Minimum Lot Size</i></u>
<i>Septic System & Well</i>	<i>1 acre</i>
<i>Public Water & Sewer</i>	<i>1 acre</i>

Non-Watershed Areas (NWA)*

<u><i>Facility Provided</i></u>	<u><i>Minimum Lot Size</i></u>
<i>Septic System & Well</i>	<i>30,000 sq. ft.</i>
<i>Community/Public Water & Septic System</i>	<i>20,000 sq. ft.</i>
<i>Community/Public Sewer & Well</i>	<i>10,000 sq. ft.</i>
<i>Community/Public Water & Sewer</i>	<i>8,000 sq. ft.</i>

**NOTE: Additional acreage may be required by the Alamance County Health Department.*

On lots which are not suitable for on-site subsurface wastewater systems for individual dwelling units or other uses, off-site disposal systems may be approved by the Health Department. Off-site systems may be provided by the use of easements or ownership of land designated for subsurface wastewater systems. A sewage easement of a minimum width of twenty feet (20') in width must be provided between the house location and the designated system area. Minimum easement area sizes for property utilizing off-site disposal systems shall be no smaller than 5,000 sq. ft. Additional area may be required by the Alamance County Health Department.

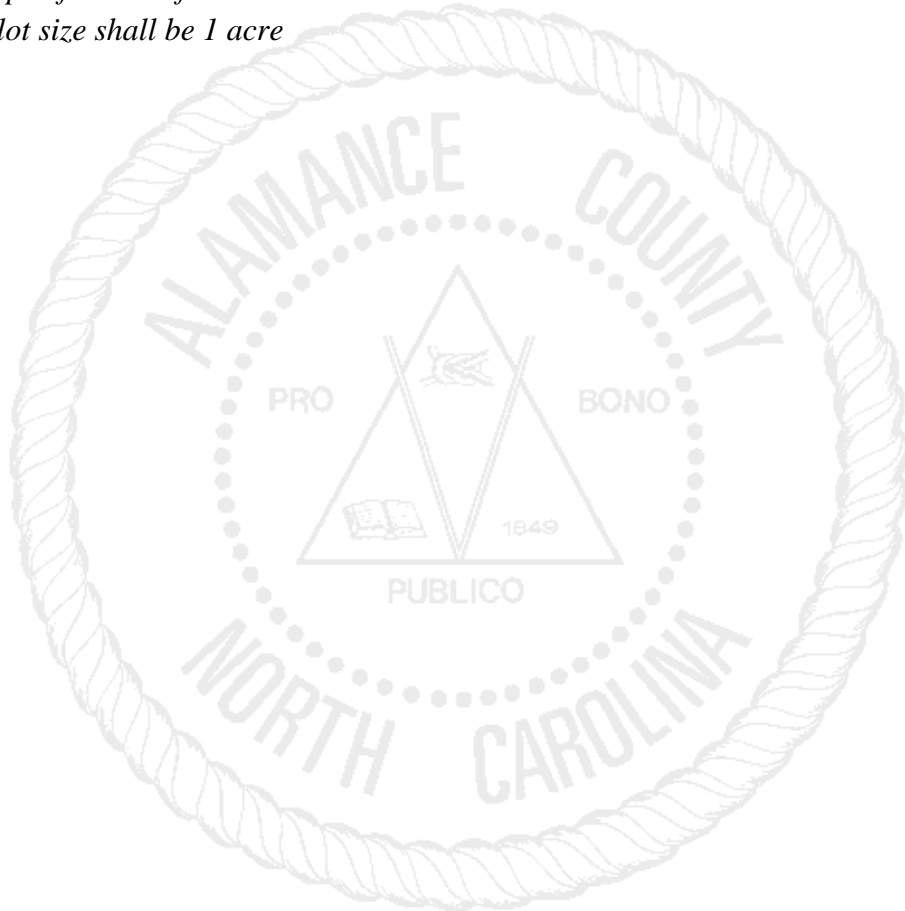
6.9.4.G. xi. Minimum Lot Area for Non-Residential Lots

Minimum lot area for non-residential lots shall at a minimum meet the standards set out above for lots in 6.9.4.G.x above.

4. Exclusive Access Easement Specifications

Appendix N Specifications for Exclusive Access Easements

c) Minimum lot size shall be 1 acre



1. INTRODUCTION

Public Involvement

Overview

The engagement process includes residents from both the rural and the urban edges of the County's municipalities, business owners, staff, and County decision makers. The project team designed outreach activities to be transparent, accessible, and understanding of differing visions of the future. Review of relevant plans and studies, among them Vision Alamance 2018-2023: Alamance County Strategic Plan, provided insight into residents' values. Thoughtful engagement allowed diverse voices to be heard and give clear, not always unified, feedback for what should be included in the plan.

Data Driven Engagement

The project team used demographic data including population growth, age, and median income in conjunction with Geographic Information Systems (GIS) land use data to design the outreach. The data also informed the need to more effectively target audiences by geographically boosting Facebook posts or holding an event in a particular locale to ensure input received was balanced and representative. Data collection revealed necessary insights into issues, challenges, and changes throughout the County over the last thirteen years.

Demographic Highlights

- ▶ **30% population growth since 2000 with 30% in the unincorporated areas**
- ▶ **24% of housing built since 2000**
- ▶ **40% of land devoted to agriculture**
- ▶ **40% rural residential or vacant**
- ▶ **\$44,281 median household income (similar to the 2007 LDP)**
- ▶ **56% work outside of the study area**
- ▶ **15.7% increase in renting**

Source: U.S. Census Bureau



Engagement Plan

The project team developed an engagement plan to establish target audiences, methods, and schedules for outreach. It is natural for public engagement plans to transition and evolve to meet community needs. March of 2020 brought a national pandemic and subsequently a statewide stay-at-home order. The ability to engage with the community in an interpersonal way face-to-face shifted. Virtual workshops and steering committee meetings replaced public workshops, open houses, and participation in festivals and events. The activities described below helped the project team maintain momentum and deliver the plan by the original planned date.

Stakeholder Interviews

On October 17th, 2019, the team held one-hour sessions with groups of stakeholders including residents, farmers, business owners, employers, County, and regional agency representatives, educators, staff, and county officials to identify the issues to be addressed in the plan. The project team presented the following common interview themes at the first steering committee meeting.

- ▶ Preservation of community character (rural, low density, etc.)
- ▶ Protection of farmland, tradition, and history
- ▶ Concern about heavy industrial development
- ▶ Business environment where industry can grow and provide better quality jobs
- ▶ Development pressure in southern portion of the County
- ▶ Recreation as an important asset

PUBLIC EVENTS

6

Steering Committee Meetings

10+

Stakeholder Groups

1

Alamance Community Summit

2

Virtual Workshops

2

Public Open Houses

Compliant with NC reopening guidelines



ALAMANCE COUNTY

LAND DEVELOPMENT PLAN UPDATE

IT'S NOT TOO LATE!

Help shape the County's future land use, growth, economic development, transportation, agricultural preservation, recreation, and MORE!

- ☒ **THIS MONTH**
Take the online survey at www.SurveyMonkey.com/r/AlamanceCoSurvey.
- ☒ **TODAY**
Sign-up for email updates and learn more about the project at www.AlamanceCountyPlan.com.
- ☒ Follow Alamance County Planning at www.Facebook.com/ACPlanning/.
- ☒ **COMING SOON**
Stay tuned for upcoming online and in-person public workshops!



A flyer encouraging resident involvement

1. INTRODUCTION

Steering Committee

The Alamance County Board of Commissioners appointed a thirteen-member steering committee of staff, community leaders, and residents representing schools, agricultural preservation, parks, land development, and more, to guide the project team throughout the yearlong process. The steering committee met six times, reviewing documents; encouraging participation from neighbors, colleagues, and friends; and providing direction and feedback.

Alamance Community Summit

Ted Abernathy of Economic Leadership presented and led a discussion for an invitation-only morning event at Impact Alamance in Burlington. Mac Williams from the Alamance Chamber also presented. Topics of the morning included growth and economic opportunities and challenges in the County. Questions and comments during the interactive portion ranged from:

- ▶ Overlooked value of agriculture
- ▶ Utility capacity for growth
- ▶ Keeping rural and natural areas nearby
- ▶ Balance housing types considering market, policy, financing
- ▶ Breaking point at which residential pays for itself
- ▶ Leveraging infrastructure in extraterritorial jurisdiction (ETJ) extensions
- ▶ Better development standards
- ▶ Defined growth areas

These issues are further explored in the chapter on economic development and used to inform recommendations throughout the Land Development Plan.

Surveys

With the state stay-at-home order taking effect in mid-March, one week before scheduled in-person public workshops, surveys rose from a supplemental tool to a primary tool to reach out to the general public. The project team prepared notices for the virtual workshops, and distributed flyers encouraging people to take

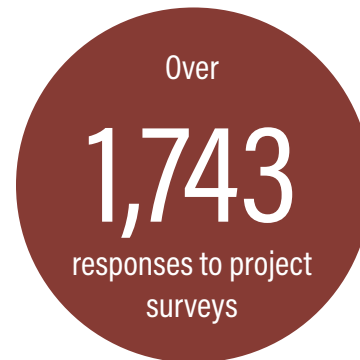


Ted Abernathy of Economic Leadership presenting at the Alamance Community Summit on January 23, 2020

the online surveys. Staff distributed information online via email, Nextdoor, and Facebook. In addition, paper copies were available at some Dollar General stores at rural crossroads.

The first survey was open during spring 2020 and asked respondents questions about their goals and vision for the County. Answer formats ranged from multiple choice, ranking, and open response. The second survey, available in early July, asked for respondents to state a preference for one of three land use scenarios.

During the survey window, the project team checked respondents' zip codes to ensure balanced geographic representation. This helped them consciously reach traditionally underrepresented groups.



The graphic below shares some of the key themes and comments generated by the survey.

What do you appreciate most about Alamance County?



Farmland/Rural Character
51%



Cost of Living
42%



Access to Parks, Trails,
Rivers, and Lakes
47%

What potential impacts of growth are you most concerned about?

Lack concerned Alamance County Cost many New development
Poor growth many apartments increase Increased crime
overcrowding county people Safety schools
housing need built community way quality law enforcement
Crime rural areas areas apartments built housing developments
services