

**Chair**  
Ray Cobb  
**Interim Planning Director**  
José Colón



Commissioners' Meeting Room  
124 W Elm Street  
Graham, NC 27253  
September 14, 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. July 20, 2023
- IV. PUBLIC COMMENTS\***
- V. BOARD/COMMISSIONER RESPONSES**
- VI. NEW BUSINESS**
  1. Member Re-Appointment Applications:
    - a. Amie Perkins: Haw River Township
    - b. Rodney Cheek: Newlin Township
    - c. Sandy Ellington-Graves: Newlin Township
    - d. Blake Cobb: Pleasant Grove Township
  2. New Member Applications:
    - a. David Hadley: Albright Township
    - b. Catherine Dickens: Haw River Township
    - c. Lee Isley: Patterson Township
    - d. Max Morgan: Melville Township
    - e. Henry Chandley: Faucette Township
- VII. OLD BUSINESS**
  1. Minimum Lot Size Discussion
- 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*

**Chair**  
Ray Cobb

**Planning Director**  
Tonya Caddle



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July 20, 2023 at 7:00 PM

# ALAMANCE COUNTY PLANNING BOARD MINUTES

Virtual-

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

## **Members Present**

Ray Cobb, *Chair*  
Rodney Cheek  
Ernest Bare  
Stephen Dodson  
Bill Poe  
Amie Perkins  
Anthony Pierce  
Arthur Hall  
Eric McPherson  
Sandy Ellington-Graves

## **Members Absent**

Stephen Dodson  
Vaughn Willoughby  
Blake Cobb  
Julian Doby  
John Paisley

## **Staff Present**

Tonya Caddle, *Planning Director*  
Ian Shannon, *Planner I*  
Ryan Langley, *Env. Health Supervisor*  
Rob Snow, *Env. Health Program Specialist*  
Brian Baker, *Assistant County Manager*  
Rik Stevens, *County Attorney*  
Jesse Gwynn, *Deputy Fire Marshall*

## **I. CALL TO ORDER**

Called to order at 7:01pm.

## **II. ROLL CALL**

Staff handled roll call via in-person roster.

## **III. APPROVAL OF PLANNING BOARD MINUTES**

1. May 11, 2023

Motion to accept as corrected, changing the word “week” to “month” when discussing Alamance County’s population growth: Rodney Cheek

Second: Anthony Pierce

Vote: Unanimous

## **IV. PUBLIC COMMENTS\***

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## **ALAMANCE COUNTY PLANNING BOARD AGENDA**

### **1. Public Input on Minimum Lot Sizes**

Rodney Cheek addressed the board and those who had come for public comment by talking about the current minimum lot sizes and how this discussion had started with the board in general. He mentioned that land can be more easily developed in Alamance County and his intention in starting this discussion was to have greater control over rapidly growing residential development. He noted that the meeting was a public input session, not a public hearing, and that the purpose was to gather information to be able to make a better decision at a later time.

Ian Shannon went over the procedure for public comments and clarified that there were no proposed changes to the ordinance at this time, that this was an opportunity for the Board to receive public input before making any official proposals.

Max Morgan told the board he believed lot sizes should stay the same, and said that he wanted them to consider cluster developments with smaller lots.

Jason Summers started by saying that he has lived for 20 years in the southern part of the county. He told the board that he has seen wells go dry before, and that he was very concerned with water. He wanted some more information on an approved subdivision near him on Perry Road and said he would like lot sizes to stay the same. He also told the Board that he would hope the county would not feel competition to put in a high cluster of homes in rural areas, noting that there was not enough infrastructure for increased traffic.

Tom Lane talked about a big tract of land sold between Mandale and Highway 87, and another tract near Eli Whitney that might be 100 acres. He also mentioned that he did not hear anything about this meeting. There were no postcards, nothing in the newspaper. He would appreciate giving people near these developments more information. He said he wasn't sure what all of the current regulations were, but he has heard developers talk about there being very few restrictions on land in the county.

Rodney Cheek chimed in and said that they were not trying to limit what people can do with their land, but trying to manage growth to keep up with county resources.

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## **ALAMANCE COUNTY PLANNING BOARD**

### **AGENDA**

Tom said that their concern was water and that he would push for larger lots. He was worried about responsibility for drying up wells. He also mentioned that he didn't want to do disservice for development.

Kevin Sasser told the board that he would like to keep the current standards. He said that he does work in development and owns a farm. He told the board that these decisions impact peoples' livelihoods. He stated that people working in construction and development know this, that there is not much affordable housing in the county right now. He said that development isn't as possible unless you sell land as a large farm.

Jerry Cooper stated that he had a different interest angle. He had spent a career calling on farmers and his decisions impacted their income. He agreed with Rodney over not wanting to stop people from selling their land for the maximum amount they could get but argued that increasing lot sizes does inhibit that. He stated that this was a form of retirement income for many farmers who had spent their lives working their land. He told the board that he was in favor of the current standards.

Jay Burke stated that he was on the planning board for 13 years, and that he is a lifelong resident of the county. He said that the only thing worse than being on the board is not being on the board, and that he appreciates the current board and government. He said that the he has worked with the current rules for 30 years. He has a very small development advisory role right now. He stated that to have a 30,000 square foot lot on septic conditions need to be perfect. For other lots a community water system is necessary and the county does not have public sewer or water. The northern part of the county doesn't perc well, and a small percentage of the south is optimum. He noted that development is a blessing and curse. He operates a junkyard and has 500 houses near him. He told the board that those people have a right.

Jeff Allred stated that the biggest thing he hears about is the money. He said that there are some landowners that can only really give their kids the land itself, and that increasing the lot size minimums would be limiting what they could sell. He told the board that he thinks there might be more pressing issues than just overpopulating, mentioning that it takes 12 weeks for a soil improvement permit right now compared to 4 weeks in other counties.

Ken Walker told the board that as a real estate agent and former board member, this discussion seemed like working backwards. He mentioned the lack of land-use zoning in

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## **ALAMANCE COUNTY PLANNING BOARD**

### **AGENDA**

the county and that lots of different uses can be side by side. He suggested that if the board was going to make a change it needs to be more orderly. He said that it was a struggle enough to develop as it is and that the board also has to consider the infrastructure that goes into these kinds of developments.

Ike Holt said that he is a former board member from when the current 30,000 square foot minimum was put into place. He recounted that the board had a hard time convincing the commissioners to go with it and that they wanted an acre. The argument was affordability, but roads were also a concern. He argued that affordability is something to always remember. He stated that he knew all of the industry coming into the county would strain the housing industry here. He told the board that he would not have problems going up to an acre minimum lot size but said that the board also needs to think about the little guy here. He stated that there are a lot of people in the county who make just above minimum wage and that those people deserve an opportunity to find somewhere to live too.

Nina Allred stated that if her family hadn't given her land then her and her husband could not have afforded it at all. They have 2 acres and a house, and the recent tax increase had hit them hard. She told the board that they could not have afforded to pay for taxes, built a house, etc. off of farm income alone. She said that she wouldn't want a big subdivision near her but it wasn't up for her to decide what other people could do with their own land. She reiterated that people starting out right now would not be able to afford land if minimum lot sizes increased.

Judy Shaver made a point to the board that if you get more people in with more density then that would require more schools and more taxes.

#### **V. BOARD/COMMISSIONER RESPONSES**

Ray Cobb brought up the topic of affordability, arguing that nothing was really truly affordable in this economy. He mentioned the new school and how expensive it was to build but now it would need to be staffed and there was already another new school being discussed. He stated that the county's resources were overburdened. He stated that the intent of this was not to limit people selling their land but to limit larger developers coming in and taking advantage of the county. He said that aren't trying to impact affordability but also want to work with preserving the rural character of the county. There was also some

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discussion on water tables and well failures. Rob Snow commented that there were currently no county level considerations for water tables with well permitting. He mentioned that there were some projects in the north of the county that required multiple drill attempts for wells but he had not seen many major or long-lasting difficulties with wells or well failures in the county.

There was some discussion on current development trends and what some average lot sizes were. A common consensus was that new lots were being done around one or two acres. Jeff Allred made the point that around 25 to 30% of land gets taken up by infrastructure with larger developments as well. Sandy Ellington-Graves talked about her experience as a realtor and that a majority of the lots she worked with were over an acre. She also mentioned the new schools and stated that they were not trying to stop growth in the county because the county needs new schools but rather manage that growth. There was some more discussion on water and consideration for aquifers and a suggestion was made by Ron Spinhoven to have more consideration there. Ryan Langley clarified that setbacks were the primary consideration for wells at the moment under current regulation.

Nina Allred stated that there were a lot of people present with a lot of information about development that most people did not have. She urged the board to take more consideration in their research for these meetings. Amie Perkins asked if there was a way that the board could get some data on septic permits and average lot sizes and also noted that further meetings and more discussion might be necessary. There was also some minor discussion on how a large part of the county is impacted by Jordan Lake watershed rules and some other watersheds. The general consensus was that while the current lot size minimum was 30,000 square feet it is rare to have the right conditions in order to achieve that. The board decided that it needed to gather some more information and come back for further discussion.

#### **VI. NEW BUSINESS**

None at this time.

#### **VII. OLD BUSINESS**

#### **VIII. ANNOUNCEMENTS/DISCUSSION**

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## **ALAMANCE COUNTY PLANNING BOARD AGENDA**

### **IX. ADJOURNMENT**

Motion to adjourn: Bill Poe  
Second: Sandy Ellington-Graves  
Vote: Unanimous

Adjourned at 8:57.

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# Application for Committee Membership

\*Alamance County does not discriminate on the basis of race, color, religion, sex, age, national origin, handicap or disability. Information given on this application is a matter of public record and can be disclosed to third parties.

**Date of Application**

8/25/2023

**Name of Applicant**

Amie Perkins

**Are you 18 years of age or older?**

Yes

**Home Address**

810 Keck Road

**City**

Haw River

**ZIP Code**

27258-9681

**Home Phone Number**

3365784845

**Employer**

Central Builders Inc of Mebane

**Employer Address**

PO Box 400

**Work Phone Number**

3362274551

**E-mail Address**

amiep@centralbuildersinc.com

**Have you ever been convicted of a felony?**

No

**Are you a registered voter in Alamance County?**

Yes

**Educational Background**

College degree--BSBA

**Are you currently serving on any other boards or committees in Alamance County?**

Yes

**If Yes, Please List**

Planning Board



**Please list any qualifications that you possess that would assist your service on this board or committee**

Local resident for numerous years, experienced in building, small business owner

**Please list any volunteer or civic activities that you are involved in**

Haw River UMC Chair Administrative Council

**What impact do you hope to have by serving on this board or committee?**

Help with the review and approval of needed planning approvals and give the commissioners input on the current planning concerns

**Gender (Required by State)**

Female

**Number of Years as an Alamance County resident**

55

**Residence located in which area of county (Township / City / Area)**

Haw River

**Additional Comments**

I have enjoyed filling a seat on the board this year. It's been a great opportunity to share my knowledge while learning from others.

**Board Applied For:**

Alamance County Planning Board

**Date / Time**

Friday, August 25, 2023 15:01

# Application for Committee Membership

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**Date of Application**

01 Sept 2023

**Name of Applicant**

Rodney Cheek

**Are you 18 years of age or older?**

Yes

**Mailing Address**

6771 Whitney Rd Graham NC 27253

**Home Address**

6771 Whitney Rd

**City**

Graham

**ZIP Code**

27253

**Home Phone Number**

336-376-3754

**Employer**

Driveways & More, inc.

**Employer Address**

same

**Work Phone Number**

same

**Have you ever been convicted of a felony?**

No

**Are you a registered voter in Alamance County?**

Yes

**Educational Background**

southern high school

**Are you currently serving on any other boards or committees in Alamance County?**

Yes

**If Yes, Please List**

planning board, historic properties commission

**Please list any qualifications that you possess that would assist your service on this board or committee**

can shed light on and give perspective to decisions made in the last 18 years

**Please list any volunteer or civic activities that you are involved in**

Eli Whitney Ruritan Club

**What impact do you hope to have by serving on this board or committee?**

to allow members of the community to have complete information when making decisions

**Gender (Required by State)**

Male

**Number of Years as an Alamance County resident**

54

**Residence located in which area of county (Township / City / Area)**

newlin

**Board Applied For:**

Alamance County Planning Board

**Date / Time**

Friday, September 1, 2023 15:23

# Application for Committee Membership

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**Date of Application**

09/07/2023

**Name of Applicant**

Sandy Ellington-Graves

**Are you 18 years of age or older?**

Yes

**Home Address**

6349 Whitney Rd

**City**

Graham

**ZIP Code**

27253

**Home Phone Number**

(336)516-2348

**Employer**

Allen Tate Realtors®

**Employer Address**

3315 Garden Rd, Burlington NC 27215

**Work Phone Number**

(336)516-2348

**E-mail Address**

sandy.ellington-graves@allentate.com

**Have you ever been convicted of a felony?**

No

**Are you a registered voter in Alamance County?**

Yes

**Educational Background**

Graduate, Southern Alamance High School 1989;  
Alamance Community College, Real Estate  
Brokerage 2002

**Are you currently serving on any other boards or committees in Alamance County?**

Yes

**If Yes, Please List**

Alamance County Planning Board, Alamance  
Burlington School Board

**Please list any qualifications that you possess that would assist your service on this board or committee**

As a lifelong resident of Alamance County, an elected member of the school board since 2020 and a local real estate broker for more than 20 years, I believe I bring a wealth of knowledge and experience to the Planning Board.

**Please list any volunteer or civic activities that you are involved in**

Alamance Burlington School Board member (elected 2020), State Director of Alamance-Caswell Homebuilders Association, Burlington Alamance County Assoc of REALTORS®, NC Hunt Institute State Policy Fellow, Justice Advisory Council

**What impact do you hope to have by serving on this board or committee?**

I believe my varied engagement across multiple business and civic organizations, my work across the county in real estate, and my elected role on the school board offer much insight to Alamance County and its quality of life. It is important to weigh long term impact of all recommendations of the planning board on the quality of life, economic development, housing opportunities, infrastructure, social services, tax bases, safety of our citizens and more.

**Gender (Required by State)**

Female

**Number of Years as an Alamance County resident**

52

**Residence located in which area of county (Township / City / Area)**

Newlin / Eli Whitney

**Additional Comments**

Thank you for consideration of a second term on the Planning Board. I value the work during my term with the Snow Camp zoning project, the mobile home/RV parks guidelines, the continuing conversation on minimum lot sizes, and various development ordinances. Serving as an alternate member of TRC provides a glimpse into the initial application process of upcoming projects in the county.

**Board Applied For:**

Alamance County Planning Board

**Date / Time**

Thursday, September 7, 2023 21:09

# Application for Committee Membership

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**Date of Application**

11/8/2022

**Name of Applicant**

Catherine Dickens

**Are you 18 years of age or older?**

Yes

**Mailing Address**

809 west main st

**Home Address**

809 west main street

**City**

Haw River

**ZIP Code**

27258

**Home Phone Number**

3365396219

**Employer**

Cathy's Creations and Giftshop

**Employer Address**

809 west main st

**Work Phone Number**

3365396219

**E-mail Address**

maxinedickens69@gmail.com

**Have you ever been convicted of a felony?**

No

**Are you a registered voter in Alamance County?**

Yes

**Educational Background**

High School

**Are you currently serving on any other boards or committees in Alamance County?**

No

**Please list any qualifications that you possess that would assist your service on this board or committee**

I was Elected The District Supervisor of Soil and water in Fayetteville NC in 2016 and I was 3rd vice president for the Democratic women I. Fayetteville NC in 2016

**Please list any volunteer or civic activities that you are involved in**

I volunteer for the Elections here and I worked the voting machines in the early voting

**What impact do you hope to have by serving on this board or committee?**

To bring a new and refreshing ideas to add not to take away the hard work that has already made it Great

**Gender (Required by State)**

Female

**Number of Years as an Alamance County resident**

7

**Residence located in which area of county (Township / City / Area)**

Haw Rivet

**Board Applied For:**

Alamance County Planning Board

**Date / Time**

Wednesday, November 9, 2022 07:16

## Application for Committee Membership

<b>Submission Date</b>	10-05-2022 21:04:02
<b>Date of Application</b>	Oct 4, 2022
<b>Name of Applicant</b>	David A. Hadley
<b>Are you 18 years of age or older?</b>	Yes
<b>Home Address</b>	2950 Boywood Rd.
<b>City</b>	Graham
<b>ZIP Code</b>	27253
<b>Home Phone Number</b>	336-229-1630
<b>Employer</b>	Self Employed - Modern Builders
<b>Employer Address</b>	2950 Boywood Rd.
<b>Work Phone Number</b>	336-260-3508
<b>E-mail Address</b>	phadley@netpath.net
<b>Have you ever been convicted of a felony?</b>	No
<b>Are you a registered voter in Alamance County?</b>	Yes
<b>Educational Background</b>	High School
<b>Are you currently serving on any other boards or committees in Alamance County?</b>	Yes
<b>If Yes, Please List</b>	Alamance-Caswell Home Builders Assoc. - Swepsonville Fire Dept. Budget Comm.
<b>Please list any qualifications that you possess that would assist your service on this board or committee</b>	I have been a home builder - developer in Alamance Co. for over 35 years, and a licensed Home Inspector for 24 years.
<b>Please list any volunteer or civic activities that you are involved in</b>	Swepsonville United Methodist Church Board Member and Trustee committee.
<b>What impact do you hope to have by serving on this board or committee?</b>	To be involved in current and future plans for Alamance Co Land use and development.
<b>Ethnicity</b>	White
<b>Gender (Required by State)</b>	Male
<b>Number of Years as an Alamance County resident</b>	57
<b>Residence located in which area of county (Township / City / Area)</b>	Albright/Graham/Southern
<b>Additional Comments</b>	I was asked to serve by Rodney Cheek and Tonya Caddle.
<b>Board Applied For:</b>	Alamance County Planning Board
<b>Date / Time</b>	10/05/2022 8:54 PM



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**Date of Application**

8/29/23

**Name of Applicant**

Henry Chandler

**Are you 18 years of age or older?**

Yes

**Home Address**

515 Louis Graham Rd

**City**

Burlington

**ZIP Code**

27217

**Home Phone Number**

336-226-8913

**Employer**

Retired

**Employer Address**

N/A

**Work Phone Number**

N/A

**E-mail Address**

h.chandler@att.net

**Have you ever been convicted of a felony?**

No

**Are you a registered voter in Alamance County?**

Yes

**Educational Background**

NC State University Graduate

**Are you currently serving on any other boards or committees in Alamance County?**

Yes

**If Yes, Please List**

Ag Advisory Board and Board of Directors for North Central Vol. Fire Dept

**Please list any volunteer or civic activities that you are involved in**

Ag. Advisory Board  
Board of Directors North Central Vol. Fire Dept.  
North Central Fire District Commission

**What impact do you hope to have by serving on this board or committee?**

Assist in making Alamance County a great place to live and thrive for future generations.

**Gender (Required by State)**

Male

**Number of Years as an Alamance County resident**

61

**Residence located in which area of county (Township / City / Area)**

Faucette

**Board Applied For:**

Alamance County Planning Board

**Date / Time**

Tuesday, August 29, 2023 07:26

# Application for Committee Membership

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**Date of Application**

07/12/23

**Name of Applicant**

Lee Isley

**Are you 18 years of age or older?**

Yes

**Home Address**

8173 Coble Mill Road

**City**

Snow Camp

**ZIP Code**

27349

**Home Phone Number**

336-263-6093

**Employer**

Lamar Advertising

**E-mail Address**

leeisley@bellsouth.net

**Have you ever been convicted of a felony?**

No

**Are you a registered voter in Alamance County?**

Yes

**Are you currently serving on any other boards or committees in Alamance County?**

No

**Please list any qualifications that you possess that would assist your service on this board or committee**

I work in marketing and advertising with various businesses around the county. This has provided me with the opportunity to discuss issues and develop messaging to best meet the different needs. I am also a licensed real estate agent and have from time to time helped clients find or sell a home. This experience can be helpful as our county continues to grow and develop, both from a business and residential perspective.

**Please list any volunteer or civic activities that you are involved in**

I have previously served on the Alamance County Parks Commission as well as on the Planning Board. I am currently serving on the board for my church, New Covenant Fellowship in Graham.

**What impact do you hope to have by serving on this board or committee?**

Alamance County is a wonderful place to live and raise a family. There are great opportunities here, but also challenges. One of the main challenges we face is growth over the next 5-10 years. The Planning Department has and will continue to have a big role in how our County adapts to this growth and I would like to help as we navigate this process. I am very fortunate to live here and want the best for our County's future.

**Gender (Required by State)**

Male

**Number of Years as an Alamance County resident**

49

**Residence located in which area of county (Township / City / Area)**

Patterson

**Board Applied For:**

Alamance County Planning Board

**Date / Time**

Wednesday, July 12, 2023 06:04

# Application for Committee Membership

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**Date of Application**

July 20, 2023

**Name of Applicant**

Max Morgan

**Are you 18 years of age or older?**

Yes

**Mailing Address**

1265 Bonfire Dr.

**Home Address**

1265 Bonfire Dr.

**City**

Mebane

**ZIP Code**

27302

**Home Phone Number**

3362665187

**Employer**

P. Morgan Enterprises

**Employer Address**

810 Trollingwood Hawfields rd. Mebane, NC 27302

**E-mail Address**

rentmebane@yahoo.com

**Have you ever been convicted of a felony?**

No

**Are you a registered voter in Alamance County?**

Yes

**Are you currently serving on any other boards or committees in Alamance County?**

No

**Please list any qualifications that you possess that would assist your service on this board or committee**

Realtor, Knowledge and experience of land development

**What impact do you hope to have by serving on this board or committee?**

I hope to help guide and have positive input on the future growth of Alamance County. I would like to help better shape Alamance County for its people. If I was on the planning board I would like to see us protect property values and connect people to the community.

**Gender (Required by State)**

Male

**Number of Years as an Alamance County resident**

29

**Residence located in which area of county (Township / City / Area)**

Melville Township

**Board Applied For:**

Alamance County Planning Board

**Date / Time**

Thursday, July 20, 2023 13:46

# Subdivision lot sizes 2019-2023 (sample size of 1597 permitted lots)

