

**Board Chair:**  
**Rodney Cheek**

**Planning Director:**  
Matthew Hoagland



Commissioners' Meeting Room  
124 W Elm Street  
Graham, NC 27253  
September 12, 2024 at 7:00 PM

# **ALAMANCE COUNTY PLANNING BOARD**

## **MINUTES**

Virtual-

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

### **Members Present**

Rodney Cheek  
Vaughn Willoughby  
Anthony Pierce  
Henry Vines  
Stephen Dodson  
Bill Poe  
Lee Isley  
Amie Perkins  
Ernest Bare

### **Members Absent**

John Paisley

### **Staff Present**

Matthew Hoagland,  
*Planning Director*  
Ian Shannon, *Planner II*  
Janet Moreno, *Planning Technician*  
Brian Baker, *Assistant County Manager*  
Michelle Horn, *Assistant County Attorney*

## **I. CALL TO ORDER**

Called to order at 7pm.

## **II. ROLL CALL**

Roll call was handled through in-person roster.

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

### **1. July 11, 2024 Regular Meeting**

Motion to accept: Vaughn Willoughby  
Second: Anthony Pierce

Vote: Unanimous

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

None at this time.

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

None at this time.

## **VI. OLD BUSINESS**

### **1. Consideration of Clarifying UDO Article 6.1 Amendments**

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### **2. Consideration of Clarifying UDO Article 6.2 Amendments**

Matthew Hoagland highlighted some of the other organizational changes made including consistent numbering of sections within both articles, elimination of duplicate language, and proper references to other sections of the UDO.

## **VII. NEW BUSINESS**

### **1. Consideration of Clarifying UDO Article 6.3 Amendments**

Matthew outlined some of the grammatical changes to 2 sections of the article and then opened up discussion to the board on the classification of manufactured homes in the UDO as classes 1, 2, and 3. There were no definitions in the article and he was unsure how those classifications came to be in the first place. The board discussed other codes that used a and b classifications based on the year of construction and considered adopting those as replacements.

### **2. Consideration of Clarifying UDO Article 6.4 Amendments**

Matthew outlined the changes made from providing a table of contents, correcting references to other parts of the UDO and FEMA forms, and eliminating old placeholder page text. There were also some general grammatical edits.

### **3. Consideration of Clarifying UDO Article 6.5 Amendments**

Matthew outlined other grammatical and organizational edits as well as some clarifications to variance procedure and stream buffers. He asked the board if there was any changes they would like to see to the land spacing requirements. Bill Poe added that the original land spacing intent was to create distance between heavy industry and other uses, to better control where some of that development could go in the county. Vaughn Willoughby raised the idea that a developer could just buy more land to serve as their own perimeter, and Bill agreed saying that that would be in compliance if that is something they wanted to do. The board discussed other developments coming in after a heavy industrial development, and Brian Baker added that the land spacing requirement would only be a factor at the time of permitting for the heavy industrial use.

### **4. Consideration of Clarifying UDO Article 6.6 Amendments**

Matthew outlined some more numbering and format changes.

## **VIII. ANNOUNCEMENTS/DISCUSSION**

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Matthew brought up that some board member terms were expiring at the end of the year and that staff would need new applications for those eligible to re-apply.

Rodney Cheek brought up potential plans for the Christmas Party with the Historic Properties Commission. He asked the board if they would prefer holding the party at a restaurant or at a local church. After some discussion he said that he would look into some options.

Matthew brought up the recent Board of Commissioners meeting and the recommendations made by the Planning Board and how the Commissioners wanted to look at other options for a more comprehensive plan. Brian added that the intent seemed to be for staff to put a few different plans together and take a look at zoning for the county and what that might look like. Matthew added that revisiting some of the previous ideas like a cluster subdivision option might be good to work with as well. Vaughn added that the major issue with the previous main plan was the 2-acre proposal and that the board should work to get this next plan right. Stephen Dodson told the board that it was a good sign that the Commissioners were making this request and asked what the timeline for all of this might look like. Matthew said that he had already been working on a draft proposal. Amie Perkins added that one of the major initial obstacles was educating the public but she believed the county knew a lot better now.

Matthew told the board that he was planning on having them look at Sections 6.7, 6.8, and 6.9 next month but could bring back subdivision and stormwater if the board wanted to do more there.

### **IX. ADJOURNMENT**

Motion to adjourn: Vaughn Willoughby  
Second: Bill Poe  
Vote: Unanimous  
Adjourned at: 8:17 pm.