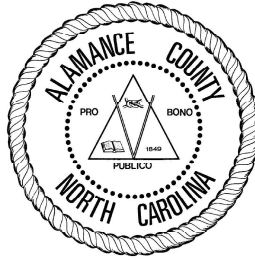


Board Chair:

Planning Director:
Matthew Hoagland



Commissioners' Meeting Room
124 W Elm Street
Graham, NC 27253
January 9, 2025 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD

AGENDA

Virtual-

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

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. OATHS OF OFFICE**
 - 1. Ernest “Smokey” Bare, Stephen Dodson, Henry Chandler, Richard “Tom” King
- IV. ELECTION OF OFFICERS**
 - 1. Chair (Conducted by Planning Director)
 - 2. Vice Chair (Conducted by Chair)
- V. APPROVAL OF PLANNING BOARD MINUTES**
 - 1. November 14, 2024 Regular Meeting
- VI. PUBLIC COMMENTS***
- VII. BOARD/COMMISSIONER RESPONSES**
- VIII. OLD BUSINESS**
 - 1. Consideration of Clarifying UDO Article 6.7 Amendments
 - 2. Consideration of Clarifying UDO Article 6.8 Amendments
- IX. NEW BUSINESS**
 - 1. Planning Board 2025 Meeting Calendar
 - 2. Draft Land Use Districts and Map Review
- X. ANNOUNCEMENTS/DISCUSSION**
- XI. 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*

Board Chair:
Rodney Cheek

Planning Director:
Matthew Hoagland



Commissioners' Meeting Room
124 W Elm Street
Graham, NC 27253
November 14, 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*
Michelle Horn, *Assistant County Attorney*
Rob Snow, *Environmental Health Program Specialist*
Ryan Langley,
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. September 12, 2024 Regular Meeting

Motion to accept: Bill Poe
Second: Vaughn Willoughby
Vote: Unanimous

IV. PUBLIC COMMENTS*

None at this time.

V. BOARD/COMMISSIONER RESPONSES

Motion for the Planning board to vote on applicants before other business: Lee Isley
Second: Anthony Pierce
Vote: Unanimous

Board Chair:
Rodney Cheek

Planning Director:
Matthew Hoagland



Commissioners' Meeting Room
124 W Elm Street
Graham, NC 27253
November 14, 2024 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD MINUTES

VI. OLD BUSINESS

1. Consideration of Clarifying UDO Article 6.3 Amendments

Matthew outlined changed references to classes of manufactured homes. The revised article would use classes a, b, c, and d.

2. Consideration of Clarifying UDO Article 6.4 Amendments
3. Consideration of Clarifying UDO Article 6.5 Amendments
4. Consideration of Clarifying UDO Article 6.6 Amendments

There were no additional changes to 6.4, 6.5, 6.6.

VII. NEW BUSINESS

1. Consideration of Clarifying UDO Article 6.7 Amendments

Matthew went over the proposed changes to the board, including more clarified road standards to keep in line with fire code. A majority of the changes were to keep in line with state law, condense miscellaneous provisions, and add further clarification. The board asked about some of the county's road standards including weather maintenance and asked if there needed to be more mention to DOT standards for roads.

2. Consideration of Clarifying UDO Article 6.8 Amendments

Matthew outlined the proposed changes which included multiple grammatical and numbering updates, adding an intent to construct permit process, and adding more clarification to the permit process as a whole. The board had some discussion on battery storage facilities and how they would fit into current ordinance. Since they would likely fall under this section then there would be setbacks and other regulations applied to them.

3. Environmental Health "Lot Not Evaluated" Plat Certificate Amendment

This was a staff-initiated amendment to the UDO to allow approval of subdivision plats without requiring a soil evaluation but still allowing Environmental Health to make recommendation. The risk would be that a potential buyer could purchase land that wouldn't be developable but having a certificate on the plat would act as acknowledgement of that.

Staff initiated amendment to the UDO. Many requests for subdivisions without requiring a soil evaluation. This is permissible under state law. Agencies like Environmental Health have an opportunity to make recommendations but are not outright required to.

Motion to recommend this amendment to the Board of Commissioners along with a consistency statement: Ernest Bare
Second: Stephen Dodson
Vote: Unanimous

Board Chair:
Rodney Cheek

Planning Director:
Matthew Hoagland



Commissioners' Meeting Room
124 W Elm Street
Graham, NC 27253
November 14, 2024 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD MINUTES

4. Planning Board Applicants Review and Recommendations

Henry Chandler told the board that he has been a lifelong resident of the county and a previous applicant. He said that he wanted to serve the county and make a difference and thinks that this board is a way to do that.

Tom King told the board that he was born and raised in the county, went to Eastern High School, and currently lives in the area. He has 27 years in local government and planning and wants to serve the county using that experience. He told the board that he has gained a lot from living here and wants to give back.

Rodney Cheek mentioned that these two applicants were also appointed as alternates to the Board of Adjustment.

Motion to reappoint Anthony Pierce, Ernest Bare, and Stephen Dodson: Vaughn Willoughby
Second: Lee Isley
Unanimous

Motion to appoint Henry Chandler: Lee Isley
Second: Anthony Pierce
Vote: Unanimous

Motion to appoint Tom King: Bill Poe
Second: Henry Vines
Vote: Unanimous

VIII. ANNOUNCEMENTS/DISCUSSION

1. Staff Presentation: Land Use Policy Proposal

Matthew outlined a rough draft proposal that staff had been working on and wanted Planning Board impact on. Brian Baker added that they were looking at getting a draft in front of the Commissioners for guidance soon. Matthew told the board that this was currently just a general concept. This would eventually take the form of an official ordinance amendment and a corresponding zoning map. Vaughn noted that to some extent this was similar to the farmland protection plan the Commissioners adopted in 2009. Bill also pointed out that this was consistent with the county's land use plan as well. The next steps would be to refine the proposed map while staff continues to work on draft ordinance to bring back to the board.

Motion for staff to refine the proposed draft and bring it back to the board for further discussion: Amie Perkins
Second: Vaughn
Vote: Unanimous

Board Chair:
Rodney Cheek

Planning Director:
Matthew Hoagland



Commissioners' Meeting Room
124 W Elm Street
Graham, NC 27253
November 14, 2024 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD MINUTES

IX. ADJOURNMENT

Rodney told the board that the joint Planning Board and HPC Christmas party would be at at Eastside Baptist Church in Mebane on December 12th at 6:00.

Stephen raised a question on 4-way stop locations and why DOT determines some areas. He mentioned Jeffries Cross and Union Ridge as a particularly bad intersection that they have not added a stop to yet.

Lee brought up that this was Vaughn and Bill's last meeting on the Planning Board. He thanked them a lot for their years of commitment to the county.

Motion to adjourn: Ernest Bare

Second: Anthony Pierce

Vote: Unanimous

Adjourned at 8:33 PM

6.8 Solar Energy Systems Standards

6.8.1 APPLICABILITY

The following regulations are adopted for the purpose of promoting the health, safety, and general welfare of the citizens of Alamance County, and to promote the peace and dignity of the County. These uses by their very nature produce aesthetic, traffic, light impacts upon the lands adjacent to them and often result in conflicting neighboring land uses. These standards shall allow for the placement and growth of such uses, while maintaining the health, safety, and general welfare standards of established and commercial areas in Alamance County.

For the purposes of this Ordinance, Solar Energy Systems are also referred to as "SES."

6.8.2 EXCEPTIONS TO APPLICABILITY

The following are exceptions, by right, from regulations under ~~Section 5.11 Solar Energy Systems Standards~~ this Ordinance:

- a) Agricultural Farming Operations
- b) Residential Land Uses

6.8.3 REGULATIONS AND STANDARDS

Prior to the issuance of any permit under this section, the SES must demonstrate compliance with the regulations and standards imposed by this section.

A. Minimum Lot Sizes

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, including through lease or rental arrangements, at the time of application.

B. Operations Setback.

All SES shall be required at the time of the issuance of a permit to create and thereafter maintain a seventy-five ~~feet~~ (75') foot minimum operations setback from all exterior property lines of the parcel(s) on which they are located. Operations setbacks shall be measured in a straight line without regard for intervening structures or objects from the closest exterior edge of the property line of the parcel(s) on which the area of operations is located to the nearest area of operations of the SES. This setback measurement shall apply to all features of the SES development, including battery storage devices, accessory structures, utility sheds, or similar installations whether on the same parcel as the primary system or on a neighboring property.

Alamance County

PLANNING DEPARTMENT
201 W. Elm Street
Graham, North Carolina, 27253
Tel. (336) 570-4053

2025 Planning Board Calendar

All meetings begin at 7 PM.

Meeting location:
Commissioners Meeting Room
124 W. Elm Street,
Graham, NC 27253

Meeting Date	Agenda Submittal Deadline	Agenda Mail-out/Posting Date
February 13, 2025	1/30/2025	2/7/2024
March 13, 2025	2/27/2025	3/7/2024
April 10, 2025	3/27/2025	4/4/2024
May 8, 2025	4/24/2025	5/2/2024
June 12, 2025	5/29/2025	6/6/2024
July 10, 2025	6/26/2025	7/4/2024
August 14, 2025	7/31/2025	8/8/2024
September 11, 2025	8/28/2025	9/5/2024
October 9, 2025	9/25/2025	10/3/2024
November 13, 2025	10/30/2025	11/7/2024
December 11, 2025	11/27/2025	12/5/2024
January 8, 2026	12/25/2025	1/2/2025

Adopted:

Section 5.4 Primary Land Use Districts

For the purposes of this Ordinance, Alamance County, North Carolina is hereby divided into the following land use districts, represented by the corresponding abbreviations:

- Agricultural (AG)
- Rural Residential (RR)
- Suburban Transition (ST)
- Rural Community (RC)
- Employment Center (GC)
- Mill Village (MV)

For the purposes of this Ordinance, the following districts may be understood to generally accommodate the following types of development and design features:

Agricultural Districts (AG): refers generally to the properties primarily used for structures regulated under the North Carolina Residential Code, bona fide farms, agricultural operations, and uses that are supplemental to agricultural operations. Such uses might include feed and seed shops, rural fire stations, and churches.

Rural Residential Districts (RR): refers generally to properties primarily used for single-family, low-density housing. This area features a larger lot size for residential lots, may include cluster subdivisions, and allows only certain non-residential uses which are both compatible with low-density development pattern and common to rural areas like child care facilities, convenience stores, and cell towers.

Suburban Transition District (ST): refers generally to areas in close proximity to municipalities where high-density residential development, multifamily dwellings, condos, and apartment complexes are encouraged. This area will also feature low-intensity commercial and industrial uses with an emphasis on expanding public amenities like utilities and sidewalks. These areas are most likely to be annexed by one of the county's municipalities in the coming years.

Employment Centers (EC): refers to the properties designed to contain employment-generating, higher intensity commercial and industrial uses like warehouses, manufacturing, and multi-tenant flex spaces with easy access to interstate and highway systems.

Rural Community Districts (RC): refers to rural crossroad communities which feature single family and mid-density residential developments; as well as small scale commercial, institutional, general business operations, and similar uses. These communities will have an emphasis on walkable small-town features like sidewalks, parks, playgrounds, and community centers.

Mill Village Districts (MV): refers to communities which feature existing, and often historic, industrial structures currently or formerly used for the purposes of industrial manufacturing or agricultural processing. These districts will accommodate a wide variety of residential and low-intensity non-residential uses. The regulations here will aim to ensure that certain developments match the historic and/or industrial nature of existing structures. These communities will have an emphasis on walkable small-town features like sidewalks, parks, playgrounds, and community centers.



County

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Guilford County

Orange County

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Date: 12/20/20

Randolph County

Chatham County

1:30,000