

Board Chair:
Rodney Cheek

Planning Director:
Matthew Hoagland



Commissioners' Meeting Room
124 W Elm Street
Graham, NC 27253
February 13, 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. John "Mac" Jordan, Jr.
- IV. APPROVAL OF PLANNING BOARD MINUTES**
 - 1. January 9, 2025 Regular Meeting
- V. PUBLIC COMMENTS***
- VI. BOARD/COMMISSIONER RESPONSES**
- VII. OLD BUSINESS**
 - 1. Draft Land Use Districts and Map Review
- VIII. NEW BUSINESS**
 - 1. Draft Table of Land Uses Review
- IX. ANNOUNCEMENTS/DISCUSSION**
- X. 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

Rodney Cheek
Richard Tom King
Amie Perkins
Henry Vines
Ernest Bare
Henry Chandler
Stephen Dodson
Lee Isley

Members Absent

John Paisley, *County*
Commissioner

Also Present

Ed Priola, *County*
Commissioner

Staff Present

Matthew Hoagland,
Planning Director
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

7:00 pm

II. ROLL CALL

Staff handled roll call through in-person roster.

III. OATHS OF OFFICE

1. Stephen Dodson, Henry Chandler, Richard "Tom" King

All members beginning new terms are sworn in by Ernest "Smokey" Bare who is qualified to administer oaths as the Mayor of Ossipee. Mr. Hoagland noted that Mr. Bare had his oath administered by the Ossipee town clerk earlier in the week.

IV. ELECTION OF OFFICERS

1. Chair (Conducted by Mr. Hoagland)

Mr. Hoagland opened the floor for nominations. Lee Isley makes a motion to nominate Rodney Cheek

Second: Ernest Bare

Vote: Unanimous

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2. Vice Chair (Conducted by Chairman Cheek)
Rodney Cheek opens the floor for nominations
Henry Vines nominates Lee Isley
Second: Ernest Smokey Bare
Vote: Unanimous

V. APPROVAL OF PLANNING BOARD MINUTES

1. November 14, 2024 Regular Meeting

Henry Vines makes a motion to approve the November meeting minutes.
Second: Lee Isley
Vote: Unanimous

VI. PUBLIC COMMENTS*

Phillip Morgan- Introduced himself and spoke about the lot size discussion that has been going on. He also asked the board to take into consideration the current land owners and the future land owners and the plans that people have made and invested in.

Comments close at 7:07 pm.

VII. BOARD/COMMISSIONER RESPONSES

None at this time.

VIII. OLD BUSINESS

1. Consideration of Clarifying UDO Article 6.7 Amendments

Matthew Hoagland gave a brief summary of the progress and reasoning for the changes being made to the ordinance. There are no additional changes made to section 6.7 from the previous Planning Board meeting.

2. Consideration of Clarifying UDO Article 6.8 Amendments

Matthew explained there was a change in Section 6.8 of the Ordinance from the previous meeting. Matthew brings up the discussion from the previous planning board meeting over Solar
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energy systems dealing with onsite or offsite Sophisticated Battery Storage. Matthew explained he had added a brief note on operation setbacks measurement and what features/situations these setbacks would apply to.

Stephen shares some research he found on a Battery Energy Storage System that was approved in the town of Nightingale. Matthew says he will research and review and see if there is anything

in their ordinance that Alamance County can find useful. Stephen states that he will send the document over to Matthew so it can be looked into. Stephen explains the difference between on-site and off-site stations.

Lee Isley brings up an energy storage facility site in Randolph County and recommends also looking into their ordinance.

The board continues to discuss the storage facilities and how popular they are becoming and substations and how Alamance County can regulate them properly.

Lastly, Matthew explains the format for the changes being made in the ordinance and explains that it will go up to the commissioners once it is completed.

IX. NEW BUSINESS

1. Planning Board 2025 Meeting Calendar

Ernest Smokey Bare makes a motion to approve the 2025 calendar

Second: Amie Perkins

Vote: Unanimous

X. ANNOUNCEMENTS/DISCUSSION

Matthew asked Chairman Cheek if he would mind moving the announcements to this portion of the meeting so that they would have uninterrupted time to work on the maps. Mr. Cheek asked the county attorney who said that unless there is an objection there should be no problem amending the agenda.

Matthew started by explaining to the board that there are currently eight board members tonight as opposed to nine. During the December 16th meeting the commissioners appointed five individuals for the five upcoming terms. One of the individuals turned down her appointment to

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the board so it has to go back to the commissioners at their next meeting on Tuesday, January 21st.

Matthew also informed the board that the UDO amendment that the Planning Board approved and recommended at the last meeting for the new Environmental Health certificate was also approved by the commissioner at their December 16th meeting and the ordinance has since been amended.

Finally, Matthew speaks on a change on the state level that may affect the land use and districts and map discussion they will get into. Matthew explained that there was a small component to Senate Bill 382, which seeks to limit something known as “down zoning” and non-conforming uses. County Attorney Rik Stevens added that his interpretation is that zoning is effectively closed for the immediate future, but it is likely to be overturned soon based on legislative action. He thinks that local governments all over the state are concerned about this and also want to see it overturned. Mr. Vines said that he is familiar with this change and he has talked to Alamance County’s representatives. He sees it as the state coming in and overriding local rules and taking the jurisdiction out of the local government and putting it in the hands of the state. Mr. Stevens added that he thinks the board should continue working on the land use map and other plans. However, they may have to wait until there’s a change in state law in order to implement them.

NEW BUSINESS CONTINUED

1. Draft Land Use Districts and Map Review

Matthew told the board he thinks it is best to start off where they left off during the November meeting. In particular, that is to discuss what they are seeing and why. He said the goal of the map before them is to create something that is in harmony with existing land uses and protect what people already love in Alamance County. Matthew clarified that the map displayed tonight is a refined next step of what was presented to the board at the last meeting.

Mr. Isley asked where the general ideas for this map came from. Matthew explained that the first map was created using the previous using the 2020 Land Development plan as a starting point. That map had similar districts and similar names for most of the current districts. He explained that they then took into account future development projections, survey results, Planning Board member feedback, and a number of other factors to refine the map into the draft version before them today. He stated that they also want to make sure the finished map is easy to understand, broadly applicable, easy for property owners to understand, and easy to administer. He said one

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example of that is that this map doesn't split properties into different districts like the November map did.

Matthew asked for the Board to look over the map and to add any notes or comments for staff to take a look at and to further refine the map. They can even draw on the maps if they would like to.

Mr. Vines and Mr. Dodson had some questions about how agricultural properties would be affected by this map and any type of new regulations. Mr. Stevens clarified that farms are exempt from zoning type regulations and protected by state law. Matthew explained that the districts on the map are really made to anticipate future development and would not require a farm to change and become something else.

Matthew read the following summary and descriptions for each land use district:

“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.

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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 future non-residential 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.”

The Board split into small groups to discuss the map and procedures, and ask staff questions.

The Board and staff regroup after roughly 40 minutes to look over the map and to write comments on it. Chairman Rodney Cheek reminds the Board members that the presentation presented tonight was directed by the Commissioners to staff. Mr. Rodney Cheek has asked staff to provide individual maps for board members to take home to continue to study until the next meeting where they should come back with specific ideas for modifying the map. Matthew said he can print large maps for those who want to come by the Planning Department to take one home. He can also email PDF versions to other members who would prefer that.

The board continues to discuss the Land Use Map. At the next meeting, they will go through the table of uses and pass the maps out to take a look at them once again.

XI. ADJOURNMENT

Mr. Ernest Bare takes the time to thank Mr. Anthony Pierce for the time that he dedicated to the Planning Board and Alamance County.

Motion to adjourn: Ernest Bare
Second: Amie Perkins
Vote: Unanimous

Adjourned at 8:58pm

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5.6.1 PRINCIPAL USES AND TABLE OF USES KEY

The following land use districts are represented by the corresponding abbreviations.

- (AG) Agricultural District
- (EC) Employment Centers
- (MV) Mill Village Districts
- (RC) Rural Community Districts
- (RR) Rural Residential Districts
- (ST) Suburban Transition Districts

The following describes the processes of each of the categories that the uses are subject to:

- (P) Permitted by Right: administrative review and approval subject to district provisions and other applicable requirements only.
- (PA) Permitted with Additional Regulations: Permitted by right subject to additional regulations as outlined elsewhere in this Ordinance.
- (SU) Special Use Permits required: Administrative processing followed by Planning Board review and recommendation. Final approval or denial comes only after a quasi-judicial hearing is conducted by the Board of Adjustment.
- (X) Not Permitted: Use types which are not permitted in the particular district.

5.6.2 Table of Uses

Principal Use Table							
Use Type	AG	RR	ST	EC	RC	MV	Additional Regulations
Residential Uses, Household Living							
Dwelling, Single-Family Detached	P	P	P	X	P	P	
Dwelling, Cluster Subdivisions	PA	PA	PA	X	PA	PA	Article 6, Part 9
Dwelling, Duplex to Fourplex	X	P	P	X	PA	PA	Pedestrian connections
Dwelling, Multifamily (5 Units+)	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Dwelling, Manufactured (Single Home)	P	P	P	X	P	X	
Dwelling, Manufactured Home Park (3+)	PA	PA	PA	X	X	X	Article 6, Part 7
Residential Uses, Group Living							
Adult Care Home/Nursing Home	X	SU	P	X	P	PA	Section 5.5
Family Group Home	P	P	P	X	P	P	N.C. Gen. Stat. 160D-907
Retirement Home	X	SU	P	X	SU	PA	Section 5.5
Rehabilitation Center	X	SU	P	X	SU	X	
Agricultural & Animal Related Uses, Agriculture							
Farm	P	P	P	P	P	P	
Community Garden and Urban Agriculture	P	P	P	X	P	P	
Forestry	P	P	P	P	P	P	
Garden Center/Greenhouse/Nursery	P	P	P	P	P	PA	Section 5.5
Agricultural & Animal Related Uses, Agriculture Support Service							
Equestrian Facility	P	P	SU	X	PA	X	Landscape buffers
Grain Storage Facility	P	P	P	P	P	P	
Sawmill	PA	PA	X	P	X	X	Article 6, Part 5

Principal Use Table							
Use Type	AG	RR	ST	EC	RC	MV	Additional Regulations
Agricultural & Animal Related Uses, Agriculture Support Service							
Indoor/Outdoor Kennel	P	P	P	X	P	PA	Section 5.5
Stables	P	P	P	P	P	PA	Section 5.5
Veterinary Clinic/Hospital	P	PA	P	X	P	PA	Landscaping; Section 5.5
Institutional Uses, Community & Government Services							
Clubs, Lodges, and Banquet Halls	P	P	P	X	P	PA	Section 5.5
Community Centers/Cultural Centers	P	P	P	X	P	PA	Section 5.5
Place of Worship and Cemeteries	P	P	P	P	P	P	
College, University, or Vocational School	X	P	X	SU	SU	PA	Section 5.5
Elementary, Middle, or High School	P	P	P	X	P	PA	
Day Care Center	P	P	P	X	P	PA	Section 5.5
Correctional Facility	SU	X	X	SU	X	X	
Government Services, Administrative	P	P	P	P	P	PA	Section 5.5
Government Maintenance, Storage, or Distribution Facility	P	P	P	P	SU	X	
Public Park or Recreation Facility	P	P	P	X	P	PA	Section 5.5
Emergency Services	P	P	P	SU	SU	PA	Section 5.5
Institutional Uses, Health Care							
Hospital	X	P	P	X	PA	PA	Ped. connections; Section 5.5
Urgent Care Facility	X	P	P	X	PA	PA	Ped. connections; Section 5.5
Office, Medical/Dental	X	P	P	X	P	PA	Section 5.5
Office Park, Medical/Dental	X	P	P	X	P	PA	Section 5.5
Institutional Uses, Transportation, Communication, & Utility Uses							
Park and Ride Terminal	X	X	P	P	X	X	
Airport Facilities	PA	X	PA	PA	X	X	Min. Lot Size; Landscape buffer
Transit Station	X	P	P	P	PA	PA	Ped. connections; Section 5.5
Broadcasting Station and Studio	X	X	P	P	PA	PA	Ped. connections; Section 5.5
Railroad Yard	X	X	P	P	X	X	
Solar Energy System	PA	PA	X	X	X	X	Article 6, Part 8
Telecommunications Facility	PA	PA	PA	PA	PA	PA	Article 6, Part 8; Section 5.5
Utility Facility	PA	PA	SU	SU	X	X	Landscape; fencing
Commercial Uses, Eating and Drinking Establishments							
Restaurants	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Specialty Food Service	X	X	P	SU	PA	PA	Ped. connections; Section 5.5
Bar or Nightclub	X	X	P	SU	PA	PA	Ped. connections; Section 5.5
Commercial Uses, Offices							
Office Building	X	X	P	SU	PA	PA	Ped. connections; Section 5.5
Office Park	X	X	P	P	PA	PA	Ped. connections; Section 5.5
Adult Establishment and Sexually Oriented Business	X	X	PA	PA	X	X	Article 6, Part 2
Commercial Uses, Recreation & Entertainment							
Country Club	P	X	P	X	X	X	
Golf Course	P	P	P	X	X	X	
Fairgrounds	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Theater, Indoor	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Theater, Outdoor	X	X	P	X	P	PA	Ped. connections; Section 5.5
Shooting Ranges, Indoor	P	X	P	P	SU	X	

Principal Use Table							
Use Type	AG	RR	ST	EC	RC	MV	Additional Regulations
Shooting Ranges, Outdoor	PA	X	X	X	X	X	Landscape; buffering
RV Park	P	P	PA	X	PA	X	Article 6, Part 14
Private Recreation/Entertainment Facility, Indoor	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Private Recreation/Entertainment Facility, Outdoor	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Commercial Uses, Funeral Related Uses							
Funeral Home	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Crematorium	X	X	PA	PA	X	X	Landscaping
Commercial Uses, Retail Sales & Professional Sales							
Retail Sale	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Convenience Store	X	PA	P	X	PA	PA	Ped. connections; Section 5.5
Farmer's Market	P	P	P	X	P	PA	Section 5.5
Shopping Center	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Commercial Uses, Vehicle Service, Sales, & Related Uses							
Automobile Repair	AP	X	PA	PA	PA	PA	Article 6, Part 13; Section 5.5
Automobile Sales or Rental	X	X	PA	PA	PA	PA	Article 6, Part 13; Section 5.5
Automobile Graveyard/Junkyard	PA	X	PA	X	X	X	Article 6, Part 13
Car Wash and Detailing	X	X	P	X	P	PA	Section 5.5
Commercial Uses, Lodging							
Bed and Breakfast	P	P	P	X	PA	PA	Ped. connections; Section 5.5
Hotel/Motel	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Industrial Uses, Industrial & Services Uses							
Industrial Park	X	X	X	P	X	X	
Manufacturing Facility	X	X	P	P	X	X	
Industrial and Large Equipment Sales & Rental	X	X	P	P	PA	X	Pedestrian connections
Commercial Storage Facility	X	X	P	P	PA	X	Pedestrian connections
Research Laboratory	X	X	P	P	X	PA	Section 5.5
Warehousing and Distribution	X	X	P	P	X	X	
Wholesale Food Preparation	X	X	P	P	P	PA	Section 5.5
Wholesale Establishment	X	X	P	P	P	PA	Section 5.5
Industrial Uses, Manufacturing, Extraction, Landfill, & Recycling							
Brewery	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Distillery	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Winery	P	X	X	X	PA	PA	Ped. connections; Section 5.5
Recycling Drop-off Station	P	X	P	P	P	PA	Section 5.5
Landfills, Inert Debris	PA	X	X	PA	X	X	Article 9, Part 5
Landfills, Non-Inert Debris	PA	X	X	PA	X	X	Article 9, Part 5
Fuel Bulk Storage	X	X	X	PA	X	X	Article 9, Part 5
Ready-Mix Concrete Suppliers	X	X	X	PA	X	X	Article 9, Part 5
Soft Mining/Resource Extraction	X	X	X	PA	X	X	Article 9, Part 5
Chemical Manufacturing	X	X	X	PA	X	X	Article 9, Part 5
Race Tracks	X	X	X	PA	X	X	Article 9, Part 5
Hard Mining/Resource Extraction/Quarrying	X	X	X	PA	X	X	Article 9, Part 5
Asphalt Plants	X	X	X	PA	X	X	Article 9, Part 5
Fossil Fuel Generation Facilities	X	X	X	PA	X	X	Article 9, Part 5