

Board Chair:

Rodney Cheek

Planning Director:

Matthew Hoagland



Commissioners' Meeting Room

124 W Elm Street

Graham, NC 27253

March 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. APPROVAL OF PLANNING BOARD MINUTES**
 - 1. February 13, 2025 Regular Meeting
- IV. PUBLIC COMMENTS***
- V. BOARD/COMMISSIONER RESPONSES**
- VI. OLD BUSINESS**
 - 1. Draft Land Use Districts and Map Review
 - 2. Draft Table of Land Uses Review
 - 3. Draft Table of Land Uses Definitions
- VII. NEW BUSINESS**
- 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

Rodney Cheek

Tom King

Amie Perkins

Henry Vines

Ernest Bare

Henry Chandler

Lee Isley

John Jordan Jr.

John Paisley

Members Absent

Stephen Dodson

Staff Present

Matthew Hoagland, *Planning Director*

Ian Shannon, *Planner II*

Brian Baker, *Assistant County Manager*

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. OATHS OF OFFICE

1. John "Mac" Jordan, Jr.

Oath administered by Ernest Bare, Mayor of Ossipee

Mac introduced himself to the board and said he was honored to be part of the board and to work with them. The rest of the board introduced themselves to Mac. Rodney introduced Matthew, Ian, Michelle, and Brian.

IV. APPROVAL OF PLANNING BOARD MINUTES

1. January 9, 2025 Regular Meeting

Tom pointed out a few corrections and typos.

Motion to accept with revisions: Ernest

Second: Henry Chandler

Vote: Unanimous

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V. PUBLIC COMMENTS*

None at this time.

VI. BOARD/COMMISSIONER RESPONSES

VII. OLD BUSINESS

1. Draft Land Use Districts and Map Review

Matthew gave the board a recap on the current proposal and how the board has come to the current draft. He pointed out that the goal of working on this was to protect what people love about the county and to harmonize with the comprehensive plan. He told the board that the new map they were looking at had a farm district overlay as requested.

Tom suggested that the proposed rural centers seemed too large in general and asked if there should be more thought process into the size of those districts. Brian noted that the districts were proposed for anticipated growth. Tom added that 119 and 49 seemed to be overlooked and asked about the municipalities in the county taking up areas like the mill villages and suburban transition districts. He also suggested using natural features and roads as district boundaries instead of just parcel lines in order to avoid splitting up neighborhoods and because parcel lines are likely to change.

Henry Chandler asked what the intent behind looking at some intersections over others was for the rural center districts. He also pointed out that a number of large farms were in proposed rural center districts. Mac agreed that many of the rural center districts were too large and that other intersections could be considered. He said that more smaller spaces should be considered over a few too large spaces.

Amie asked about considering more areas directly around Mebane for suburban transition instead of just rural residential. Brian said that much of the intent there was use but lot size was also considered. Lee said that he had no major notes but agreed with the idea of using roads and physical boundaries. Henry Vines pointed out a few large farms that were in residential districts and asked about separating those out. Matthew told the board that the intent behind this was to guide development over the coming decades. Current land use wouldn't be impacted but new future development would.

Brian told the board that they were thinking about current uses and what the county wanted to encourage. Amie asked if the board should look at the intersection of 70 and 119 more closely and if other development should be encouraged there. Henry Vines asked about looking at the Liberty Road area a little closer. Matthew told the board that staff could take these suggestions and bring another version of the proposed map for comment at the next meeting.

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VIII. NEW BUSINESS

1. Draft Table of Land Uses Review

Matthew gave a summary of the proposed table of uses. He told the board that this was still in the early draft phases but he wanted the board to make some notes and come back next month with suggestions. Tom suggested adding definitions for the uses for interpretation. Mac raised a question on if the county could discern between local businesses and franchises. This would be illegal under state law. Brian pointed out that the draft included ideas to regulate the appearance of businesses in mill districts but it could not discriminate based on if the business was locally owned or not.

IX. ANNOUNCEMENTS/DISCUSSION

Henry raised a question on when the board would be looking at what would take place in each zone. Matthew told the board that a lot of those specifics would be discussed with other revisions to the whole ordinance.

John Paisley thanked the new members of the board.

X. ADJOURNMENT

Motion to adjourn: Ernest Bare

Second: Lee Isley

Vote: Unanimous

Adjourned at 8:20pm



DISCLAIMER:
The datasets and maps available are not survey grade or a legal document. They are a best approximation of what is on the ground. The data are compiled from a variety of sources, including but not limited to, federal, state, and local sources nationally, the state of North Carolina, and here in Alamance County. Alamance County will not be held responsible for the misuse, misrepresentation, or misinterpretation of the data or maps. These maps and data are a service provided for the benefit of Alamance County citizens. We consistently strive to improve the quality and expand the amount of data and maps available.

ALAMANCE COUNTY shall assume no liability for any errors, omissions, or inaccuracies in the information provided regardless of how caused, or any decision made in action taken or not taken by user in reliance upon any information or data furnished hereunder. The user knowingly waives any and all claims for damages against any and all of the entities comprising the Alamance County GIS System that may arise from the mapping data.

Date: 3/20/20

Table of Uses and Interpretation

Land use districts have uses specified as permitted by right, permitted with additional regulations, requiring a special use permit, or not permitted. A detailed use table is provided below showing the uses allowed or not allowed in each district.

The use types represented in the table below are designed to anticipate and provide a process for common and foreseeable developments. Meanwhile, the land use districts established by this ordinance are explicitly designed to be flexible and feature a variety of uses, including those uncommon or unforeseen. Therefore, the Planning Director, or their designee may need to make interpretations from time to time since the available use types within each district are inherently open ended.

Where a use is proposed which does not match any of the uses listed in the table below, the Planning Director, or their designee, shall provide a written interpretation of the use as related to the most applicable use provided in the table. Such an interpretation may be the basis for denying an application or allowing it to proceed based on the proposed use and district. However, allowing a permit to proceed through normal processes after an interpretation is made shall not automatically guarantee final approval. The denial of an application based on a written interpretation may be appealed to the Board of Adjustment in accordance with Article 2, Part 3.

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	P	P	P	X	PA	PA	Pedestrian connections
Dwelling, Triplex or Fourplex	X	X	P	X	PA	PA	Ped. connections; Section 5.5
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 Care 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
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	P	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	X	X	SU	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

Principal Use Table							
Use Type	AG	RR	ST	EC	RC	MV	Additional Regulations
Institutional Uses, Transportation, Communication, & Utility Uses							
Park and Ride Terminal	P	P	P	P	P	P	
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	SU	SU	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 Store/Sexually Oriented Business	X	X	PA	PA	X	X	Article 6, Part 2
Commercial Uses, Recreation & Entertainment							
Country Club	P	P	P	X	X	X	
Golf Course	P	P	P	X	X	X	
Fairgrounds, Temporary	P	P	PA	X	PA	PA	Permitted up to 96 hours
Fairgrounds, Permanent	P	P	X	X	X	X	
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	P	P	P	P	PA	Ped. connections; Section 5.5
Shooting Ranges, Outdoor	PA	X	X	X	X	X	Landscape; buffering
RV Park	P	P	PA	X	PA	X	Article 6, Part 14
Recreation/Entertainment Facility, Outdoor	P	P	P	X	PA	PA	Ped. connections; Section 5.5
Brewery	P	X	P	X	PA	PA	Ped. connections; Section 5.5
Distillery	P	X	P	X	PA	PA	Ped. connections; Section 5.5
Winery	P	X	X	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	PA	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
Home-Based Businesses	P	X	X	X	P	PA	Section 5.5

Principal Use Table							
Use Type	AG	RR	ST	EC	RC	MV	Additional Regulations
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							
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

Table of Uses Draft Definitions

Adult Care Home/Nursing Home – A facility which is advertised, announced, or maintained for the express or implied purpose of providing nursing or convalescent care for three or more persons unrelated to the licensee. Such facilities provide care for persons who have remedial ailments or other ailments, for which medical and nursing care are indicated; who, however, are not sick enough to require general hospital care. Further definition of these facilities can be found in N.C. Gen. Stat. Chapter 131E, Article 6.

Cluster Subdivision – A division of land into developable parcels with the intent to create smaller than average lots and conserve land resources. Specific requirements for the amount of conserved open space shall be based on their land use district category. Open space within these subdivisions shall be reserved for parks, playgrounds, recreational areas, picnic shelters, sidewalks, trails, or similar uses conducive to the environment of the neighborhood.

Family Care Home - A home with support and supervisory personnel that provides room and board, personal care, and habilitation services in a family environment for not more than six (6) resident persons with disabilities. A “Person with disabilities” is a person with a temporary or permanent physical, emotional, or mental disability, including, but not limited to, an intellectual or other developmental disability, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments but not including persons with a mental illness who are dangerous to others as defined in G.S. 122C-3(11)b. A family care home is deemed a residential use of property for zoning purposes and is a permissible use in all residential districts and is further defined in N.C. Gen. State 160D-907.

Home-Based Business – A business which is operated on a property that is primarily used for residential purposes. Such business operations must be on the same parcel as the primary residence and may be located in a garage or accessory building related to the residence but may not be larger than 10,000 square feet. If located within the home, no more than fifty (50) percent of the square footage of the residence may be used for business operations. All home-based businesses must be owned or operated by the owner of the property or an immediate family member of the owner as defined by this ordinance.

Park and Ride Terminal – An outdoor facility, which may also be known as incentive parking or a commuter lot, is a parking lot with public transport connections that allows commuters and other people heading to city centers to leave their vehicles and transfer to an alternate form of transportation or carpool for the remainder of the journey. Permanent features of such uses may include benches, bus terminals, toll stations, or similar transportation related features which are incidental to the development.

Recreation/Entertainment Facility, Outdoor – A property which is commercial in nature and features any combination of land, water, or natural resources that is developed for active and/or passive recreation pursuits with various manmade features that accommodate such activities. Such facilities may include sports-oriented developments and athletic pursuits or entertainment facilities like weddings, concerts, parties, or special events.

Rehabilitation Center – A facility designed for the treatment of persons with functional limitations or chronic disabling conditions who have the potential to achieve a significant improvement in activities of daily living. Alternatively, such facilities may specialize in the treatment of conditions such as alcoholism, drug abuse, mental illness, or antisocial or criminal conduct.

Retirement Center - A facility that provides housing, shared dining and recreational opportunities for individuals of retirement age. Facilities may include occasional medical care, personal services, and significant social facilities to meet the needs of the residents but not the nursing or convalescent care of residents of a nursing home.