

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 MINUTES

Virtual-

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

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

Also Present

Ed Priola, *County*

Commissioner

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