

**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 MINUTES**

Virtual-

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

**Members Present**

Rodney Cheek  
Tom King  
Amie Perkins  
Henry Chandler  
John "Mac" Jordan Jr.  
Stephen Dodson

**Members Absent**

Ernest Bare  
Lee Isley  
Henry Vines  
John Paisley

**Staff Present**

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

**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. February 13, 2025 Regular Meeting

Tom King pointed out a few corrections to the minutes.

Motion to approve as amended: Henry Chandler

Second: Stephen Dodson

Vote: Unanimous

**IV. PUBLIC COMMENTS\***

None at this time.

**V. BOARD/COMMISSIONER RESPONSES**

Rodney Cheek mentions to the board that John Paisley is out due to recovering from surgery but Kelly Allen was sitting in on the meeting in his place.

**VI. OLD BUSINESS**

1. Draft Land Use Districts and Map Review

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## **ALAMANCE COUNTY PLANNING BOARD MINUTES**

Matthew gave an overview of the new map to the board, with changes made to make more informed decisions about the rural centers. Tom raised some questions on some current parks and open spaces and also brought up Elon's growth plan for consideration. There was some discussion on the mill villages, particularly Glencoe, as well as the area north of Mebane that was discussed during the last board meeting. Mac asked about looking at more crossroads along 49 as possible rural centers. Matthew and Brian said that some areas had been considered but did not seem the best fit at the moment.

### **2. Draft Table of Land Uses Review**

Matthew told the board that one of the major changes to the table of uses was the inclusion of home-based businesses and some definitions for different uses. The board discussed how it was hard to exactly define what a home-based business really was and agreed that there should be some sort of threshold for determination. Matthew talked about how certain things like home-based offices would likely be exempt, that this would focus more on exterior activities or businesses that generated more public traffic. He mentioned that there would still be some criteria like a TRC review and other permitting for these businesses and asked if the board wanted a distinction between interior and exterior businesses.

The board moved on to discussion on cluster subdivisions and if they should be permitted in agricultural areas. Henry Chandler told the board that he believed the wording of cluster subdivisions clashed with the intent of the AG district. The board discussed that the goal was on conservation but the higher density might not be the best match for AG areas. Henry also brought up manufactured home parks and how they didn't necessarily fit with the AG district purpose either. Rodney agreed, and Matthew brought up how the county has to allow them somewhere. He mentioned that there was a lot of conversation on affordability and a lot of available land in the agricultural areas but he could look at adding more required buffers or preserved space.

The board went through the rest of the table to determine if other uses should be excluded from AG districts. They determined that banquet halls and admin services should be permitted but with additional regulations, that special use food services should be permitted with additional regulations or a special use permit, and that shooting ranges should require a special use permit. There was a question on if recycling centers should be allowed but Stephen argued that it would be beneficial to have more of those more spread out through the county.

### **3. Draft Table of Land Uses Definitions**

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### **VII. NEW BUSINESS**

### **VIII. ANNOUNCEMENTS/DISCUSSION**

Matthew asked a few questions for the board on minimum lot sizes and densities and potential allowances for smaller lots with conservation or larger lots elsewhere in a development. He asked the board to consider some options on that as well as road standards.

### **IX. ADJOURNMENT**

Motion to adjourn: Amie Perkins

Second: Stephen Dodson

Vote: Unanimous

Adjourned at 9:13 pm.