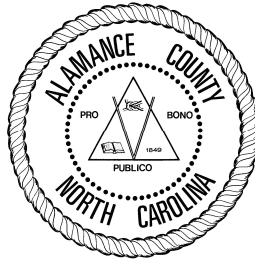


Board Chair:

Rodney Cheek

Planning Director:

Matthew Hoagland



Commissioners' Meeting Room

124 W Elm Street

Graham, NC 27253

August 14, 2025 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD

August Meeting Minutes

Livestream: <https://tinyurl.com/22kb3exe>

I. CALL TO ORDER

The Alamance County Planning Board met in regular session in August 2025. The meeting was called to order by Chairman Rodney Cheek at 7:00 PM.

II. ROLL CALL

Present:

- Ernest Bare
- William Henry Vines
- Rodney Cheek
- Lee Isley
- Richard Tom King
- Henry Chandler
- Amie Perkins

Absent:

- Stephen Dodson
- Amie Perkins

III. APPROVAL OF PLANNING BOARD MINUTES

August 14, 2025, Regular Meeting

Mr. Isley made a motion to approve the minutes; seconded by Mr. Vines and approved unanimously.

IV. PUBLIC COMMENTS*

None

V. BOARD/COMMISSIONER RESPONSES

None

VI. OLD BUSINESS

None

VII. NEW BUSINESS

1. Consideration of Draft UDO Section 6.10 Amendments

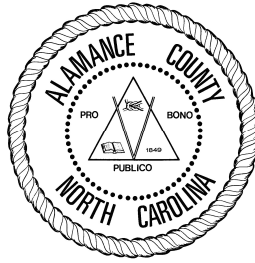
Planning Director Matthew Hoagland provided a review of draft updates to the UDO. He noted that the Board had recently completed review of subdivision ordinance amendments and would

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now continue with Section 6.10- Watershed Protection Standards and Section 6.11 – Wireless Communication Facilities. He summarizes changes to each with the following:

Part 10: Watershed Protection Ordinance

Index: New index added to match the formatting of the other UDO articles.

Section 6.10.2. Item 4: spelled out “250” to match the numbering format of the rest of the drafts.

In general: There was basically no change to this document since so much of it is a copy of the state’s model ordinance. However, I would like to add a section on Watershed appeals and variances and to make the Board of Adjustment the Watershed Review Board. Also, I would like to create a new section in the UDO for “Environmental Regulations” to house watershed, flood zone, and Jordan Lake regulations.

2. Consideration of Draft UDO Section 6.11 Amendments

Part 11: Wireless Communication Facilities

Index: Formatted the same as all other draft ordinance changes.

6.11.1 Applicability: Relocated the sentence on the date of applicability from Section 6.11.3 to this section.

6.11.2. Exceptions: renamed as “Exceptions to Applicability.”

6.11.3 Location Requirements: Reorganized this section to divide where towers may be located followed by where they may not be located. Currently, the ordinance basically mixes the two; this format separates them into their own categories. The substance of the regulations is not changed.

6.11.4. Development Standards:

Sub. 6.11.4.1. Height Limits. we formatted the numbering and referenced the approval procedures of Section 6.11.10, which is later in the ordinance.

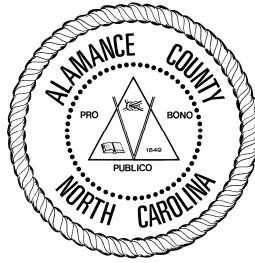
Sub. 6.11.4.2 Setbacks, we introduced a new term for *Regularly Occupied Structures*. The current ordinance only requires spacing from residential structures. This change to regularly occupied structures would make the same spacing requirements apply to homes, commercial buildings, churches, and similar structures. We also clarify that the same spacing will not apply to accessory structures like storage buildings or barns.

Under “Fall Zone,” we clarify that the measurement of the fall zone shall be 360 degrees from the center of the tower equal to 100% of the height of the tower.

Removed the section on “Roads” because it would be redundant given the changes to the Fall Zone section.

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Under “Power Lines” and “Airports,” we simply reworded the numbering for consistency.

Sub. 6.11.4.3 Landscaping and Aesthetics, we simply formatted the numbering in the 5th bullet point, inserted the term “Planning Director, or the designee,” and added a note that a site in section may be required in order to approve existing vegetation as visual screening.

Sub. 6.11.4.4 Fencing introduced the term “equipment shelters or cabinets” in lie of accessory structures. I feel this better defines the equipment used to support a tower than accessory structures. Also formatted numbering.

Sub. 6.11.4.5. Lighting, corrected the spelling for “lens” and formatted numbering.

Sub. 6.11.4.6. Signage, formatted numbering.

Sub. 6.11.4.7. Structural Integrity, use of term “equipment” again instead of accessory structures.

Sub. 6.11.4.8. Power Output and Emissions, no change.

Sub. 6.11.4.9. Access to Wireless Facility, only numbering formatting.

6.11.5 Collocation and Shared Facilities, simply changes the section reference on the last sentence.

6.11.6 – 9, no change other than renaming 6.11.8 to simply “Permit Requirements.”

6.11.10 and 6.11.11, no change other than renaming them to “Planning Board Review” and “Board of Commissioners Review” respectively.

6.11.12, no change.

VIII. ANNOUNCEMENTS/DISCUSSION

1. Follow up on Staff Recommendation Policy Proposal
2. BGMPO 2050 Pedestrian Transportation Plan Map

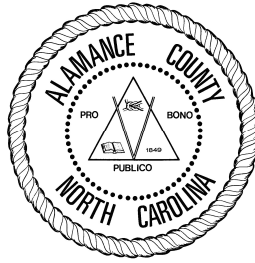
Mr. Hoagland concluded the meeting by updating the Board on the 2050 BGMPO Pedestrian Map. He explained that while cities such as Burlington, Graham, and Mebane have had sidewalk systems in place for decades, much of the county lacks pedestrian infrastructure altogether. The Pedestrian Map is designed to identify where gaps exist and to provide a framework for prioritizing and funding future sidewalk projects. Mr. King mentioned that the long-term implication of sidewalks in Saxapahaw may prove complex since NCDOT will not own or

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maintain them. Mr. Hoagland acknowledged that is an issue but hopefully it would be something the county would not have to address for many decades to come.

IX. ADJOURNMENT

The Meeting was adjourned at 7:38 PM.