

**Board Chair:**

Ike Holt, III

**Planning Director:**

Matthew Hoagland



Commissioners' Meeting Room

124 W Elm Street

Graham, NC 27253

July 17, 2025 at 5:30 PM

# **ALAMANCE COUNTY BOARD OF ADJUSTMENT**

## **Meeting Minutes**

### **I. CALL TO ORDER**

The meeting was called to order at 6:30 p.m.

### **II. OLD BUSINESS**

Board members approved the minutes from the June 19, 2025, meeting. The Board also approved the official decision for Variance 2025-001.

### **III. NEW BUSINESS**

This meeting served as a training session for the Board of Adjustment rather than a regular hearing. Planning Director Matthew Hoagland presented a mock appeal scenario for the Board to act out as a trial exercise. In the scenario, an appellant ("Mr. Bertrand") appealed the Planning Director's denial of a subdivision request.

The mock appellant argued that the proposed plat met all county subdivision requirements, including road frontage and lot size, and was prepared by a licensed surveyor with prior approved work in the county. Mr. Hoagland, acting in his real-life role for the exercise, explained that the denial was intended to prevent complications similar to a previous case.

Board members participated in the mock trial, discussing the facts as they would in a real case, and ultimately voted to overturn the Planning Director's decision and instruct county staff to process the subdivision. During the exercise, the roles and responsibilities of Board of Adjustment members were incorporated into the process, with members asking, clarifying questions and engaging as they would in an actual hearing.

### **IV. ANNOUNCEMENTS/DISCUSSION**

### **V. ADJOURNMENT**

The meeting concluded at 8:28 p.m.