

Board Chair:

Rodney Cheek

Planning Director:

Matthew Hoagland



Commissioners' Meeting Room

124 W Elm Street

Graham, NC 27253

September 11, 2025 at 7:00 PM

ALAMANCE COUNTY PLANNING BOARD AGENDA

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

I. CALL TO ORDER

The Meeting was called to order at 7:00 PM

II. ROLL CALL

Present: Rodney Cheek (Chair), Lee Isley, Amie Perkins, Henry Vines, Henry Chandler, Tom King

Absent: Stephen Dodson, Mac Jordan, Smoky Bare

III. APPROVAL OF PLANNING BOARD MINUTES

August 14, 2025, Regular Meeting

IV. PUBLIC COMMENTS*

V. BOARD/COMMISSIONER RESPONSES

VI. OLD BUSINESS

1. Second Consideration of UDO Article 6.10 Amendments

UDO Article 6.10 – Watershed Protection Ordinance

The Board reviewed revisions to Article 6.10. A new Section 6.10.9 on “Existing Development” was added, mirroring the state’s model ordinance to protect existing development and its maintenance from watershed regulations. Section 6.10.12 on the Watershed Management Plan was relocated but unchanged in wording. Section 6.10.13 formally designates the Board of Adjustment as the Watershed Review Board, establishing its powers, duties, and

**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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variance/appeals procedures. Section 6.10.14 was added to outline procedures for amending the ordinance, duplicating the state model language.

Mr. Cheek questioned whether the proposed changes would create any new restrictions for existing property owners. Mr. Hoagland clarified that the intent was to ensure existing development, and its maintenance remains protected, with no additional burden. Ms. Perkins commented that consistency with the state's model ordinance helps reduce confusion for both staff and property owners.

2. Second Consideration of UDO Article 6.11 Amendments

UDO Article 6.11 – Wireless Communication Facilities

The Board reviewed revisions to Article 6.11. In Section 6.11.3.1, wording was clarified to require adequate spacing between towers and structures rather than exempting residences owned by the property owner. Section 6.11.4.2 was clarified regarding fall zones, and the previously omitted section on roads was restored. Section 6.11.4.3 requires further discussion on the use of “should” versus “shall” for landscaping buffers, as this may affect whether such buffers are mandatory. Section 6.11.5 was replaced with state law language on collocations and shared facilities, nearly identical to NCGS 160D-934. Questions were raised in Section 6.11.7 (Item 6) about whether requiring a bond for tower removal is appropriate. Section 6.11.8(b)(4) was removed in accordance with NCGS 160D-933(b). Section 6.11.9 eliminated the administrative authority to impose conditions on approvals, as state law does not permit this unless specifically defined. Section 6.11.10 revised the Planning Board's review process to a straightforward pass/fail system to avoid quasi-judicial hearings. Section 6.11.11 was removed, as the Board agreed Commissioners should not review tower permits or conduct evidentiary hearings.

Mr. Cheek questioned if fall zone requirements applied to accessory structures. Mr. Hoagland clarified that the home or any other structure must be outside the fall zone. Ms. Perkins commented that the landscaping buffer language needed clearer directions on whether it is required.

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- Board members also discussed the appropriateness of requiring a removal bond.

VII. NEW BUSINESS

1. Consideration of Draft UDO Article 6.12 Amendments
2. Consideration of Draft UDO Article 6.13 Amendments

UDO Articles 6.12 and 6.13 – Abandoned, Junked, and Nuisance Motor Vehicles

The Board considered revisions to Articles 6.12 and 6.13, which were consolidated since both deal with junked vehicles and their storage. Current ordinance language leaves a gap between regulation of three and six vehicles; the revisions close this gap by covering all cases of junked car storage. Sections were reformatted for clearer layout and flow. Major changes include creating specific fence standards for automobile graveyards and junkyards, such as requirements for height, placement, and materials, while still allowing landscaping as an alternative.

- Board members noted the importance of closing the gap in regulating junked vehicles.
- Ms. Perkins asked how fencing standards would be enforced, and staff responded that the ordinance provides clear requirements for compliance.

VIII. ANNOUNCEMENTS/DISCUSSION

1. Follow up on Staff Recommendation Policy Proposal
2. October meeting

Staff provided a follow-up on the Staff Recommendation Policy Proposal and discussed scheduling for the October meeting.

IX. ADJOURNMENT

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The meeting was adjourned by Chairman Rodney Cheek at 8:36 PM.

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