

Board Chair:

Ike Holt, III

Planning Director:

Matthew Hoagland



Commissioners' Meeting Room

124 W Elm Street

Graham, NC 27253

February 19, 2026 at 5:30 PM

ALAMANCE COUNTY BOARD OF ADJUSTMENT AGENDA

- I. CALL TO ORDER**
- II. OLD BUSINESS**
 - 1. Approval of January 15, 2026 Meeting Minutes
- III. NEW BUSINESS**
 - 1. Lacey Ridge Lot 4 Septic Easement Width Variance (Case# 2026-01)
- IV. ANNOUNCEMENTS/DISCUSSION**
- V. ADJOURNMENT**

Board Chair:

Ike Holt, III

Planning Director:

Matthew Hoagland



Commissioners' Meeting Room

124 W Elm Street

Graham, NC 27253

January 15, 2026 at 5:30 PM

ALAMANCE COUNTY BOARD OF ADJUSTMENT

Meeting Minutes

Members Present: Ike Holt, Michael Wilson, Ray Cobb, Michael Owens, Rena Matthews (Alternate)

Members Absent: Debra Hyder, William Poe (Alternate)

Staff Present: Planning Director Matthew Hoagland, Planner 1 Keyshawn Haith

I. CALL TO ORDER

Planning Director Hoagland called the January 15, 2026 meeting of the Alamance County Board of Adjustment to order at 5:30 p.m. Mr. Hoagland noted that the January meeting serves as the Board's annual organizational meeting in which they will elect a chair and vice chair and approve the annual calendar.

II. OATHS OF OFFICE

Mr. Hoagland explained that NCGS §160D-309 requires all Board of Adjustment members to take an oath of office prior to performing official duties. He noted that Mr. Holt had completed his oath prior to the meeting.

Mr. Cobb then had his oath administered by Assistant County Attorney Michelle Horn.

Mr. Hoagland congratulated both members on the commencement of their new three-year terms, and they briefly discussed statutory requirements regarding staggered terms, board composition, and the role of alternate members in helping to maintain continuity.

III. ELECTION OF CHAIR AND VICE CHAIR

Mr. Hoagland presided over the election of Chair.

- Motion to nominate Mr. Holt as Chair was made by Mr. Cobb and seconded by Mr. Owens.

Vote: Unanimous approval.

Mr. Holt assumed the Chair and presided over the election of Vice Chair.

- Motion to nominate Mr. Cobb as Vice Chair was made by Mr. Owens and seconded by Mr. Holt.

Vote: Unanimous approval.

IV. OLD BUSINESS

1. Approval of July 17, 2025 Meeting Minutes

Motion to approve was made by Mr. Cobb and seconded by Mr. Owens.

Vote: Approved unanimously.

V. NEW BUSINESS

1. Adoption of 2026 Meeting Calendar

Mr. Hoagland presented the proposed 2026 Board of Adjustment meeting calendar, noting that meetings are scheduled for the third Thursday of each month and that meetings would only be held as necessary when business is before the board. Board members discussed the importance of respecting volunteer time and agreed that the proposed schedule was appropriate.

- Motion to approve the 2026 meeting calendar as presented was made by Mr. Wilson and seconded by Mr. Cobb
- Vote: Approved unanimously.

2. Board Member Training/Mock Variance

This meeting served as a training session for the board. Planning Director Matthew Hoagland gave a presentation on standard Board of Adjustment operations and the state general statutes that govern their activity. He also presented a mock variance case involving a hypothetical minor subdivision in which the presence of a flood zone on the property made the front property line measurement narrower than the ordinance's minimum requirement. In this hypothetical exercise, the board voted on all counts to grant the variance.

VI. ANNOUNCEMENTS/DISCUSSION

1. 2026 Board Photo

Mr. Hoagland told the board that one of the Planning Department's goals for 2026 was to update the Planning page of the county website. This will include new pictures of all the boards that the Planning Department works with. Mr. Hoagland then took a photo of the board members present.

Mr. Hoagland then informed the board that an actual variance hearing will likely be scheduled for the February 19, 2026 meeting and to mark their calendars accordingly.

VII. ADJOURNMENT

The meeting was adjourned at 7:25 p.m.

Alamance County Planning Department

Matthew Hoagland, Planning Director
201 W. Elm Street, Graham, NC 27253
Phone: (336) 570-4053 | Email: Matthew-Hoagland@Alamance-NC.com

MEMO

To: Alamance County Board of Adjustment
From: Planning Director Matthew Hoagland
Re: Lacey Ridge Lot 4 Septic Easement Width Variance (Case #2026-001)
Hearing Date: Thursday, February 19, 2026
Memo Date: Tuesday, February 3, 2026

Applicant Mark Dyer of DCI Homes, Inc. is requesting a variance from the provisions of Section 6.9.4 (G.x.) of the Unified Development Ordinance (U.D.O.) which stipulates requirements for Minimum Lot Area for Residential Lots. In particular, the applicant is seeking relief from the following requirement for lots with off-site subsurface wastewater systems:

“A sewage easement of a minimum width of twenty feet (20’) in width must be provided between the house location and the designated system area.”

On the preliminary subdivision plat known as “Lacey Ridge,” Mr. Dyer is proposing a fifteen (15) foot wide private septic system access and maintenance easement (PSSAME) spanning the entire southernmost border of Lot 4. This septic easement is intended to serve Lot 3 by carrying wastewater from the residence on Lot 3 to an offsite containment area labeled 3A within the proposed Lot 9.

A fifteen (15) foot wide sewage easement cannot be approved administratively since the minimum width required by the ordinance is twenty (20) feet. Thus, Mr. Dyer is requesting a variance from this width requirement.

The standards for granting a variance are found in Section 2.3.1 (a) of the U.D.O., below:

When unnecessary hardships would result from carrying out the strict letter of the regulations, the board of adjustment shall vary any of the provisions of this ordinance upon a showing of all of the following:

- (1) Unnecessary hardship would result from the strict application of the regulation. It is not necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.*
- (2) The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance. A variance may be granted when necessary and appropriate to make a reasonable accommodation under the Federal Fair Housing Act for a person with a disability.*
- (3) The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance is not a self-created hardship.*
- (4) The requested variance is consistent with the spirit, purpose, and intent of the regulation, such that public safety is secured and substantial justice is achieved.*

As you deliberate today, please evaluate this variance request on each of these criteria and make a determination on each for the record.

PLANNING DEPARTMENT



**Alamance County
NORTH CAROLINA**

Case # 2026-001

Date Submitted: Jan. 13, 2026

UNIFIED DEVELOPMENT ORDINANCE VARIANCE APPLICATION

A. APPLICANT INFORMATION

1. Applicant: DCI Homes, Inc. - Mark Dyer

Address: Lot 4, Snow Camp Road City: Snow Camp State: NC Zip Code: 27349

Telephone number (w) 336-516-0039 (h) _____ (e-mail) DCIHomes96@gmail.com

2. Will an attorney, consultant or other person represent the applicant in this matter? No

Representative: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Telephone number (w) _____ (h) _____ (e-mail) _____

B. PROPERTY LOCATION & DISCRPTION

Township: Patterson

Tax Parcel ID: 8-25-2

Road/Street Name: Snow Camp Road (Public, State Road #): SR 1004 or (Private): _____

C. EFFECTED ORDINANCE SECTIONS

1. SECTION & STANDARD(S):

[Please list all ordinance sections that you are seeking relief from and any specific standards that affect your request(s).]

6.9.4 (G.x) Sewage Easement minimum 20' in width

Requesting a variance on required 20' setback to 15' because of property line and location of well.

(Add additional sheets if needed)

2. BRIEFLY EXPLAIN THE PURPOSE & INTENT OF THIS REQUESTED VARIANCE *(i.e. what is to be accomplished by granting this variance and why your property is unable to comply with the ordinance requirements.)*

See above... Decreasing by 5' the setback requirement makes it possible for the septic line to fulfill all laws and rules set forth by the Health Department and Planning Department which in turn allows the property owner to legally use the property as intended.

(Add additional sheets if needed)

3. PLEASE LIST ANY HARDSHIPS RELATED TO YOUR PROPERTY

Existing well and septic and in front of that rock that makes digging to required depth difficult.

(Add additional sheets if needed)

D. SUPPLEMENTAL INFORMATION

1. Alamance County does not produce a verbatim transcript of the hearing proceedings. If a verbatim transcript is required, the applicant or party requesting said transcript shall be responsible for arranging, producing and payment of all expenses for the production of said transcript. Alamance County shall in no manner be responsible for providing a verbatim transcript of hearings. Signing this application indicates the applicant's understanding and acceptance of this policy.
2. Application Withdrawal:
 - a) This application may be withdrawn by written request from the applicant, if such request is received prior to submission of the Board of Adjustment hearing notice. In this case, any filing fee will be refunded.
 - b) After proper notice of the hearing, an application may only be withdrawn by action of the Board of Adjustment at the hearing pursuant to the applicants written or in-person request. After the hearing has been properly noticed, the application fee will not be refunded.

All of the items required by this application must be turned in to the Planning Department, FULLY COMPLETED, by 5:00 p.m. of the prescribed deadline. Incomplete applications will not be accepted. Applications submitted after the deadline will be held until the next deadline for processing.

E. SIGNATURES

Signature of Applicant:

I/we the undersigned, do hereby certify that all information given above is true, complete and accurate to the best of my/our knowledge, and do hereby request the Alamance County Board of County Commissioners to take action as sought by this application.

Mark S. Dyer

(Applicant Print Name)

Mark S. Dyer

(Applicant Signature)

1/13/2026

(Date)

(Applicant Print Name)

(Applicant Signature)

(Date)

OFFICIAL USE ONLY –DO NOT WRITE BELOW THIS LINE.

Background and Justification (Staff Comments):

Received By Staff: Jonathan Grace (Planner II)
(Staff Signature)

1/-13-2026
(Date)

1. BACKGROUND AND JUSTIFICATION

Applicant is building a single family home with off-site septic field. Large amounts of rock and
Environmental Health requirements for spacing from drinking water wells prevent the applicant from
adhering to UDO Section 6.9.4 (G.x) easement width requirements.

(Add additional sheets if needed)

2. SITE CONDITIONS

Existing well location on proposed Lot 4 and a particularly rocky soil condition constrain the
placement of and width of the off-site septic easement.

(Add additional sheets if needed)

3. CASE HISTORY

Applicant reported to Planning staff that he was unaware of the large quantities of rocks in the soil on the property when the project began. In working with Environmental Health, the applicant exhausted the option of digging through the rock and became aware of the variance request as an alternate option.

(Add additional sheets if needed)

4. STAFF RECOMMENDATION

Board of Adjustment should hold a quasi-judicial hearing on Thursday, February 19th at 5:30 p.m. in order to adjudicate the variance request.

(Add additional sheets if needed)

Hearing Date: February 19, 2026

Tuesday, Feb. 3, 2026

Posting Date for Sign at Property: February 3, 2026

Friday, Jan. 30, 2026

Date of Written Notice to Applicant & Surrounding Property Owners: _____

By action of the Alamance County Board of Adjustment this Variance Request has been:

Approved _____ Denied _____

Chairman, Board of Adjustment:

Print: _____ Sign: _____ Date: _____

Planning Director: (by signing below confirms that a written summary of the board decision has been transmitted to the property owner/applicant and anyone requesting such decision.)

Print: _____ Sign: _____ Date: _____

LINE	BEARING	LENGTH
L-1	N16°52'52"E	19.14'
L-2	N19°00'15"W	73.48'
L-3	N48°11'22"E	15.35'
L-4	N66°48'16"E	23.90'
L-5	S78°33'52"E	61.27'
L-6	N89°36'30"E	62.76'
L-7	N52°38'23"E	23.93'
L-8	S77°48'27"E	34.78'
L-9	S37°04'18"E	12.89'
L-10	N67°17'11"E	64.67'
L-11	N43°49'34"E	41.55'
L-12	N17°34'36"E	34.52'
L-13	N26°27'56"W	21.09'
L-14	N14°47'22"W	16.75'
L-15	N44°14'35"E	30.19'
L-16	N38°53'27"E	82.14'
L-17	N61°22'13"E	40.13'
L-18	N56°57'58"E	30.11'
L-19	N87°08'14"E	7.61'
L-20	N25°48'25"W	35.25'
L-21	N70°39'05"W	39.90'
L-22	S36°55'57"W	13.34'
L-23	N23°48'03"W	30.51'
L-24	N27°41'32"E	33.02'
L-25	N25°08'50"W	43.56'
L-26	N27°43'43"W	18.10'
L-27	N06°43'45"E	54.99'
L-28	N45°44'57"E	9.41'
L-29	S58°00'14"E	5.25'
L-30	N10°23'43"E	21.43'
L-31	N36°21'07"E	10.00'
L-32	N13°47'05"E	9.46'
L-33	S88°20'05"E	11.73'
L-34	N31°10'50"E	26.94'
L-35	N00°23'24"W	11.46'
L-36	N78°08'01"E	6.87'
L-37	N58°12'51"E	16.42'
L-38	N75°07'57"E	38.26'
L-39	S12°14'48"W	49.61'
L-40	N53°28'38"W	39.89'
L-41	N85°40'15"W	106.24'
L-42	S30°19'27"E	8.16'
L-43	S16°25'38"W	15.65'
L-44	S09°30'30"E	10.03'
L-45	S04°19'10"W	33.90'
L-46	S32°17'31"E	16.05'
L-47	S32°17'31"E	20.27'
L-48	S14°52'30"W	26.65'
L-49	S48°11'40"E	11.26'
L-50	S30°50'48"W	23.81'
L-51	S08°05'13"W	4.50'
L-52	S15°56'36"E	19.64'
L-53	S18°15'05"W	6.91'
L-54	S25°01'37"E	15.80'
L-55	S19°19'48"E	8.04'
L-56	N24°43'44"E	9.74'
L-57	S09°40'57"E	15.09'
L-58	S00°34'59"E	10.81'
L-59	S25°48'12"E	9.02'
L-60	S09°06'38"W	37.55'
L-63	N84°53'52"W	65.69'

Certificate of Ownership and Dedication

I (We) hereby certify that I am (We are) the owner(s) of the property shown and described hereon, which was conveyed to me (Us) by deed recorded in Book 882, Page 24, and that I (We) hereby acknowledge this plot and allotment to be my (Our) free and clear and hereby establish the minimum boundary lines, and dedicate to public use of streets, alleys, easements, easements, parks and other spaces forever as shown or indicated. Further, I (We) certify that this property as shown hereon is within the subdivision jurisdiction of Alamance County.

Owner: _____ Date: _____
 Owner: _____ Date: _____
 Attest: _____ Date: _____

Certificate of Approval of Wastewater Disposal System

I hereby certify that all lots are provisionally approved for subsurface wastewater disposal systems, except as noted on the plot, subject to issuance of improvement permits by the Health Department, and in accordance with the North Carolina Administrative Code.

Health Director or Deputy: John B. Link Date: 1/13/2024

Certificate of Approval

This subdivision plot has been found to comply with the provisions of the Subdivision Ordinance of Alamance County and is approved this date for recording in the Office of the Register of Deeds of Alamance County.

Subdivision Administrator: _____ Date: _____
 Alamance County

MICHAEL E. ARNOLD
PENNY L. ARNOLD
DB 561 PG 188

CERTIFICATE INDICATING LOT NOT EVALUATED FOR WASTEWATER DISPOSAL SYSTEMS
 LOTS 6, 7, 8, 9 HAVE NOT BEEN EVALUATED AT THE TIME OF SUBDIVISION FOR INSTALLATION OF A SUBSURFACE WASTEWATER DISPOSAL SYSTEM, PURSUANT TO THE 19A SUBCHAPTER 18B OF NORTH CAROLINA ADMINISTRATIVE CODE. THE SUITABILITY OF THE PROPERTY FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS IS UNKNOWN AND HAS NOT BEEN DETERMINED AS PART OF THIS SUBDIVISION PROCESS.

John B. Link Date: 1/13/2024
 Health Director or Deputy

JOHN B. LINK
ELEANOR S. LINK
DB 499 PG 253

DEBORAH A. SANDERS
DB 3507 PG 518

Certification of E-911 Addressing Compliance

This subdivision plot has been found to comply with the provisions of the Alamance County Addressing Ordinance and all addresses and road names on this plot have been approved.

Addressing Administrator: _____ Date: _____
 Alamance County

Review Officer Certification
 State of North Carolina
 County of Alamance

I, _____ Review Officer of Alamance County, certify that the map or plot to which this certification is affixed meets all statutory requirements for recording.

Review Officer: _____ Date: _____



LINE	BEARING	LENGTH
L-64	N85°28'38"W	24.33'
L-65	S64°21'39"W	63.49'
L-66	S03°02'28"E	86.66'
L-67	S03°02'28"E	150.00'
L-68	S88°20'23"E	47.63'
L-69	N67°48'34"W	78.94'
L-70	S33°13'27"E	23.44'
L-71	S01°50'31"W	44.82'
L-72	S41°11'54"W	23.05'
L-73	S68°27'23"W	40.10'
L-74	S59°27'20"W	33.66'
L-75	N83°06'06"E	42.71'
L-76	N27°03'11"W	109.41'
L-77	N34°08'59"E	75.83'
L-78	N60°31'25"E	35.75'
L-79	S43°21'13"W	27.03'
L-80	N39°48'07"W	96.31'
L-81	N70°40'15"E	21.35'
L-82	N01°08'37"E	45.35'
L-83	N12°59'22"W	44.57'
L-84	N75°13'58"W	143.68'
L-85	S12°33'53"E	94.75'
L-86	N80°44'40"W	21.17'
L-87	S69°40'06"W	60.12'
L-88	N84°20'40"W	51.33'

PAUL A. INMAN
RUBY INMAN
DB 3322 PG 615
PB 64 PG 228

SETBACKS
FRONT 30'
SIDE 10'
REAR 20'

LEGEND
 Existing Iron Pipe: ⊗
 Mathematical Point: ×
 New Iron Pipe: ○

NOTES:

- NO TITLE SEARCH WAS PERFORMED BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS OF RECORD ATTESTING SAME.
- THIS FIRM MAKES NO GUARANTEE AS TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS ON OR ACROSS THIS PROPERTY. ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE AND AVAILABLE INFORMATION.
- THERE ARE NO NCGS MONUMENTS WITHIN 2000' OF SURVEY.
- NO INTERNAL INSPECTION OF THIS PROPERTY WAS MADE BY THIS FIRM DURING THE COURSE OF THIS SURVEY.
- FLAGING ALONG PROPERTY LINES ARE FOR INFORMATIONAL PURPOSES ONLY AND TO SHOW APPROXIMATE LOCATION OF PROPERTY LINES. THIS SHOULD NOT BE CONSIDERED AS THE EXACT LOCATION OF PROPERTY LINES.
- LOTS 3A, 6A, 7A, & 8A ARE OFFSITE SEPTIC AREAS FOR LOTS 3, 6, 7, & 8.

Certificate of Accuracy

I, James H. Lowe, certify that this plot was drawn under my direction from an actual survey made under my supervision (deed boundaries recorded in Book 4208 Page 640, etc.) (other); that the boundaries not surveyed are clearly indicated as drawn from information found in Book 4208 Page 640; that the ratio of precision as calculated is 1:10000; that this plot was prepared in accordance to G.S. 47-30 as amended; I witness my actual signature, registration number and seal this 08th day of NOV, A.D., 2023.

James H. Lowe
 Professional Land Surveyor L-4217

Certificate of Purpose of Plot

I, James H. Lowe, Professional Land Surveyor No. L-4217, certify to one or more of the following as indicated thus: a. That the survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land; b. That the survey is located in a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land; c. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street; d. That the survey is of an existing building or other structure, or natural features, such as a water course; e. That the survey is a control corner; f. That the survey is of another category, such as the recombination of existing parcels, a court ordered survey, or another exception to the definition of subdivision; g. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

James H. Lowe
 Professional Land Surveyor L-4217

OWNERS:
 DCI HOMES INC.
 222 SHADOW RIDGE DR.
 GRAHAM, NC 27253
 DEED BOOK 4708 PG 640

FINAL PLAT
PROPERTY OF
LACEY RIDGE
PATTERSON TOWNSHIP
ALAMANCE COUNTY, NORTH CAROLINA
GRAPHIC SCALE

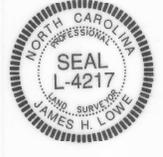
125 0 63 125 250 500
 (IN FEET)
 1 inch = 125 ft.

CAROLINA CORNERSTONE
SURVEYING, INC.
 3028-D ROCK HILL ROAD
 BURLINGTON, NORTH CAROLINA
 (336) 215-2359
 EPHESIANS 2: 19-20 BUSINESS LIC# C-4662 WWW.CAROLINACORNERSTONE.COM

SCALE: 1" = 125' DATE: 11/06/25

SURVEY BY: DEK DWG BY: JHL APPD BY: JHL

TAX PARCEL: _____ JOB# 250316FINAL LOTS11-06-25





2

LACEY RIDGE
PB 86 PG 173
PARCEL ID: 182347

3

1.01 AC.± TOTAL
PB 85 PG 358
DCI HOMES INC.
PARCEL ID: 102677

4

1.61 AC.±

9

7.08 AC.±

VARIANCE REQUEST
LOCATION

SEPTIC
EASEMENT
TO OROZCO
PARCEL. SEE
DB 4653 PG 430

FERNANDO OROZCO

S04°19'17"W 95.16'
L-41
S22°37'09"W 83.06'
S22°37'09"W 31.60'

1.24 AC.±
N86°18'52"W 91.33'
S05°40'17"W 111.98'
N03°41'08"E 114.70'
64.93'
65.06'
75.04'
80.99' *
20' PSSAME

PRIVATE DRIVE
UNBUILT PRIVATE DRIVE
CLASS I UNBUILT PRIVATE DRIVE
EXISTING ACCESS ESMT
30' ACCESS ESMT
S86°43'09"W 121.57'
18.65'
139.78'
S86°44'17"W 214.81'
203.05'
N36°55'20"E 203.05'
20' PSSAME

388.46'
N14°33'15"E
15' PSSAME
204.28'
N84°53'52"W
27.97'
208.39'
20' PSSAME
115.25'
S22°48'21"W 63.94'
L-64 L-40
L-39
L-65
L-66
L-67
L-68
L-69
L-70
L-71
L-72
L-73
L-74
L-75
L-76
L-77
L-78
L-79
L-80
L-81
L-82
L-83
L-84
L-85
L-86
L-87
L-88

30.00'
S31°51'16"W 165.44'
S86°43'09"W 140.22'
L-1
L-2
L-3
L-4
L-5
L-6
L-7
L-8
L-9
L-10

8568 SQ. FT.
L-84
L-85
L-86
L-87
L-88

19647 SQ. FT.
L-77
L-78
L-79
L-80
L-81
L-82
L-83
L-84
L-85
L-86
L-87
L-88
L-89
L-90
L-91
L-92
L-93
L-94
L-95
L-96
L-97
L-98
L-99
L-100
14218
3A
8A