

**Board Chair:**

**Planning Director:**  
Matthew Hoagland



Commissioners' Meeting Room  
124 W Elm Street  
Graham, NC 27253  
January 11, 2024 at 7:00 PM

# ALAMANCE COUNTY PLANNING BOARD

## MINUTES

Virtual-

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

### **Members Present**

Rodney Cheek  
Vaughn Willoughby  
Ernest Bare  
Bill Poe  
Amie Perkins  
Stephen Dodson  
Anthony Pierce  
Lee Isley  
Henry Vines

### **Members Absent**

John Paisley

### **Staff Present**

Matthew Hoagland,  
*Planning Director*  
Ian Shannon, *Planner II*  
Janet Moreno, *Planning Technician*  
Rik Stevens, *County Attorney*  
Michelle Horn, *Assistant County Attorney*  
Brian Baker, *Assistant County Manager*  
Rob Snow, *Environmental Health Program Specialist*  
Ryan Langley,  
*Environmental Health Program Specialist*

## **I. CALL TO ORDER**

Called to order at 7:00pm

## **II. ROLL CALL**

Staff handled roll call through in-person roster.

## **III. ELECTION OF OFFICERS**

### **1. Chair (Planning Director)**

Nomination for Rodney Cheek: Vaughn Willoughby  
Second: Ernest Bare  
Vote: Unanimous

### **2. Vice-Chair (Chair)**

Nomination for Lee Isley: Vaughn Willoughby  
Second: Anthony Pierce  
Vote: Unanimous

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## **ALAMANCE COUNTY PLANNING BOARD MINUTES**

### **IV. APPROVAL OF PLANNING BOARD MINUTES**

1. November 9, 2023 Regular Meeting
2. November 30, 2023 Special Meeting

Motion to accept Nov 9 meeting minutes: Anthony Pierce  
Second: Bill Poe  
Vote: Unanimous

Motion to approve Nov 30 meeting minutes: Anthony Pierce  
Second: Lee Isley  
Vote: Unanimous

### **V. PUBLIC COMMENTS\***

### **VI. BOARD/COMMISSIONER RESPONSES**

### **VII. NEW BUSINESS**

1. Planning Board 2024 Meeting Calendar

Motion to approve as amended to say "2024": Vaughn Willoughby  
Second: Ernest Bare  
Vote: Unanimous

2. Consideration of Clarifying UDO Article 1 Amendments

Matthew Hoagland gave the board an overview of the initiative to revise and add more clarity to the UDO. The intention was to make the document more useful for the board, staff, and residents of the county. He told the board that he wanted to start by bringing articles before the board individually for consideration and then gather all proposed changes into one overall amendment. When asked about what started the initiative, Matthew stated that he and other planning staff had run into a few instances where the interpretation of the UDO isn't completely clear, so this aimed to highlight and add clarity to those parts of the ordinance. He told the board that there would be no need for immediate action, that for now he would just like them to consider Article 1 and the proposed changes brought before them.

There were some questions from the board about conducting additional business alongside this initiative. Matthew reassured the board that any business as normal can continue because

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it is ultimately up to the planning board what initiatives they want to take on, including the ongoing discussion on minimum lot sizes. This would not require any policy changes, only changes to add clarity to existing policy.

It was suggested that proposed changes be kept in an open and ongoing document that the planning board would vote on at the end of the process. Amie Perkins commented on the fact that some articles have a lot more substance or none at all. Matthew confirmed and said that article 6 would take the most time and would need to be broken up. Amie suggested looking at more than one article at once to work through those with less policy, suggesting articles 5 and 7 would be a lot easier to look at together. Matthew said that he would be happy to prepare proposed edits for any article the board wanted to consider but would start preparing to look at article 2 for the next meeting.

### VIII. OLD BUSINESS

#### 1. Minimum Lot Size Subcommittee Update

Rodney Cheek stated that since Sandy Ellington-Graves was no longer on the planning board they would need to replace her roll in the subcommittee as well.

Recommendation for Henry Vines to replace Sandy Ellington-Graves for the subcommittee:  
Bill Poe

Second: Anthony Pierce

Rodney mentioned that Sandy had 2 roles, both the subcommittee and as an alternate to the Technical Review Committee, and suggested Henry should fill that role as well. He also stated that the subcommittee did not have anything to report on now and would have to push back their report to March. Matthew gave a summary of the last meeting, stating that members wanted him to look into two things. For the first, a new drinking water source, he stated that he reached out to DEQ and they were not aware of any new plans. For the second, data on lot sizes between 2013 and 2018, he had been working with IT but would not be able to pull up data from that time. He noted, however, that staff was keeping a log of any approved lots from September of last year onward.

Vote on previous motion: Unanimous

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### IX. ANNOUNCEMENTS/DISCUSSION

Rodney talked to the board about how the board was going to work on managing growth in the county. He stated that development would take the path of least resistance, which made Alamance look very viable compared to its neighboring counties. Bill Poe agreed and suggested that stopping discussion around zoning two years ago might have been premature. He stated that he had been hearing from people who had been opposed in the past that zoning should be part of the discussion again. Stephen Dodson agreed and said that the discussion should be county-wide this time. He stated that they needed to discuss a plan that actually addressed the county, not just something that was copied from other ordinances.

Henry Vines spoke to the board about serving on the advisory committee for zoning and how he pleaded with the commissioners. He stated he thought it was a mistake to split it up and only consider a portion of the county. He told the board that they needed to think about how they could make ordinance to best preserve the county and protect the citizens. Bill agreed stating that there was a lot of pushback for considering only one area and that people are reconsidering now because they are realizing the kind of change and development that is coming without it. Rodney talked about how he initially joined the board thinking zoning was a bad idea but now over the years he has realized that the only thing worse than zoning is no zoning. Henry stated that he stood before the commissioners 25 years ago asking for zoning to protect agricultural land and Vaughn told the board that both he and Henry had served on the advisory committee for the extension service and voiced similar concerns.

Bill asked about John Paisley since he had not been at many meetings lately. Rik and Brian Baker answered saying that he has had some recent health issues but was looking to be back soon. Anthony asked about revisiting the bylaws for the planning board. Matthew said it would be worth a look to make changes to align with the new ordinance. Matthew also announced that he was hoping to have the board members take an oath of office during the next meeting or at least sometime soon. He also introduced Janet Moreno, the new Planning Technician for the Planning Department.

### X. ADJOURNMENT

Motion to adjourn: Amie Perkins  
Second: Anthony Pierce  
Vote: Unanimous

Adjourned at 8:11pm