

**Board Chair:**  
Rodney Cheek

**Planning Director:**  
Matthew Hoagland



Commissioners' Meeting Room  
124 W Elm Street  
Graham, NC 27253  
November 14, 2024 at 7:00 PM

# ALAMANCE COUNTY PLANNING BOARD MINUTES

Virtual-

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

## **Members Present**

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

## **Members Absent**

John Paisley

## **Staff Present**

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

## **I. CALL TO ORDER**

Called to order at 7:01 pm.

## **II. ROLL CALL**

Staff handled roll call through in-person roster.

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

1. September 12, 2024 Regular Meeting

Motion to accept: Bill Poe  
Second: Vaughn Willoughby  
Vote: Unanimous

## **IV. PUBLIC COMMENTS\***

None at this time.

## **V. BOARD/COMMISSIONER RESPONSES**

Motion for the Planning board to vote on applicants before other business: Lee Isley  
Second: Anthony Pierce  
Vote: Unanimous

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### **VI. OLD BUSINESS**

1. Consideration of Clarifying UDO Article 6.3 Amendments

Matthew outlined changed references to classes of manufactured homes. The revised article would use classes a, b, c, and d.

2. Consideration of Clarifying UDO Article 6.4 Amendments
3. Consideration of Clarifying UDO Article 6.5 Amendments
4. Consideration of Clarifying UDO Article 6.6 Amendments

There were no additional changes to 6.4, 6.5, 6.6.

### **VII. NEW BUSINESS**

1. Consideration of Clarifying UDO Article 6.7 Amendments

Matthew went over the proposed changes to the board, including more clarified road standards to keep in line with fire code. A majority of the changes were to keep in line with state law, condense miscellaneous provisions, and add further clarification. The board asked about some of the county's road standards including weather maintenance and asked if there needed to be more mention to DOT standards for roads.

2. Consideration of Clarifying UDO Article 6.8 Amendments

Matthew outlined the proposed changes which included multiple grammatical and numbering updates, adding an intent to construct permit process, and adding more clarification to the permit process as a whole. The board had some discussion on battery storage facilities and how they would fit into current ordinance. Since they would likely fall under this section then there would be setbacks and other regulations applied to them.

3. Environmental Health "Lot Not Evaluated" Plat Certificate Amendment

This was a staff-initiated amendment to the UDO to allow approval of subdivision plats without requiring a soil evaluation but still allowing Environmental Health to make recommendation. The risk would be that a potential buyer could purchase land that wouldn't be developable but having a certificate on the plat would act as acknowledgement of that.

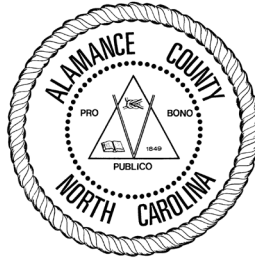
Staff initiated amendment to the UDO. Many requests for subdivisions without requiring a soil evaluation. This is permissible under state law. Agencies like Environmental Health have an opportunity to make recommendations but are not outright required to.

Motion to recommend this amendment to the Board of Commissioners along with a consistency statement: Ernest Bare

Second: Stephen Dodson

Vote: Unanimous

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### **4. Planning Board Applicants Review and Recommendations**

Henry Chandler told the board that he has been a lifelong resident of the county and a previous applicant. He said that he wanted to serve the county and make a difference and thinks that this board is a way to do that.

Tom King told the board that he was born and raised in the county, went to Eastern High School, and currently lives in the area. He has 27 years in local government and planning and wants to serve the county using that experience. He told the board that he has gained a lot from living here and wants to give back.

Rodney Cheek mentioned that these two applicants were also appointed as alternates to the Board of Adjustment.

Motion to reappoint Anthony Pierce, Ernest Bare, and Stephen Dodson: Vaughn Willoughby  
Second: Lee Isley  
Unanimous

Motion to appoint Henry Chandler: Lee Isley  
Second: Anthony Pierce  
Vote: Unanimous

Motion to appoint Tom King: Bill Poe  
Second: Henry Vines  
Vote: Unanimous

## **VIII. ANNOUNCEMENTS/DISCUSSION**

### **1. Staff Presentation: Land Use Policy Proposal**

Matthew outlined a rough draft proposal that staff had been working on and wanted Planning Board impact on. Brian Baker added that they were looking at getting a draft in front of the Commissioners for guidance soon. Matthew told the board that this was currently just a general concept. This would eventually take the form of an official ordinance amendment and a corresponding zoning map. Vaughn noted that to some extent this was similar to the farmland protection plan the Commissioners adopted in 2009. Bill also pointed out that this was consistent with the county's land use plan as well. The next steps would be to refine the proposed map while staff continues to work on draft ordinance to bring back to the board.

Motion for staff to refine the proposed draft and bring it back to the board for further discussion: Amie Perkins  
Second: Vaughn  
Vote: Unanimous

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### **IX. ADJOURNMENT**

Rodney told the board that the joint Planning Board and HPC Christmas party would be at at Eastside Baptist Church in Mebane on December 12<sup>th</sup> at 6:00.

Stephen raised a question on 4-way stop locations and why DOT determines some areas. He mentioned Jeffries Cross and Union Ridge as a particularly bad intersection that they have not added a stop to yet.

Lee brought up that this was Vaughn and Bill's last meeting on the Planning Board. He thanked them a lot for their years of commitment to the county.

Motion to adjourn: Ernest Bare

Second: Anthony Pierce

Vote: Unanimous

Adjourned at 8:33 PM