

**Chair**  
Ray Cobb

**Planning Director**  
Tonya Caddle



Commissioners' Meeting Room  
124 W Elm Street  
Graham, NC 27253  
May 9, 2023 at 7:00 PM

# ALAMANCE COUNTY PLANNING BOARD

## AGENDA

Virtual-

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

### **Members Present**

Ray Cobb, *Chair*  
Rodney Cheek  
Vaughn Willoughby  
Anthony Pierce  
Stephen Dodson  
Bill Poe  
Sandy Ellington-Graves  
Amie Perkins  
Julian Doby  
John Paisley, *Commissioner liaison*

### **Members Absent**

Blake Cobb  
Arthur Hall  
Eric McPherson  
Ernest Bare

### **Staff Present**

Tonya Caddle, *Planning Director*  
Ian Shannon, *Planner I*  
Rik Stevens, *County Attorney*  
Brian Baker, *Assistant County Manager*  
Rob Snow, *Environmental Health Program Specialist*

## **I. CALL TO ORDER**

Called to order at 7:01PM

## **II. ROLL CALL**

Staff handled roll call through in-person roster.

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

1. October 13, 2023
2. January 12, 2023

Motion to accept: Sandy Ellington-Graves

Second: Rodney Cheek

Vote: Unanimous

### **\*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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- IV. PUBLIC COMMENTS\***
- V. BOARD/COMMISSIONER RESPONSES**
- VI. NEW BUSINESS**

- 1. UDO Temporary Residences Text Amendment

Tonya Caddle gave an overview of the proposed amendment change, which would allow for the application of a temporary residence permit for a landowner to place a travel trailer or RV on their land for a period of time. She emphasized the growing need for this kind of residence option in the county. The Planning Board started their discussion on potential options for the length of the permit and potential renewal options. Under the proposed amendment language, the permit would last for 12 months or within 30 days of the receipt of a certificate of occupancy for a primary residence under construction, whichever comes first.

The Planning Board discussed ideas for extending the permit and/or allowing for renewal options tied to the construction of a primary residence. Rik Oakley, the county attorney, clarified with Tonya that the intent was to limit the amount of time RV's could be on a lot to prevent RV's from becoming permanent residences and aligning the permit with construction was part of the intent of the amendment.

The Planning Board also discussed the idea of adding a clause for emergency or disaster-related situations for temporary residences. The discussion moved back to the time limit on the permit, with the idea of requiring inspections being raised as well. Rik informed the board that no action was required at this moment and the board decided to let staff work on a few different options for the amendment language to present at the next meeting.

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Motion for staff to work on revisions and present options for the Planning Board to consider at the next meeting: Vaughn Willoughby

Second: Rodney Cheek

Vote: Unanimous

Brian Baker introduced himself to the board as the new Assistant County Manager over Planning and mentioned that there was enforcement from the state and that would give some time for the county to work on this amendment.

### **VII. OLD BUSINESS**

#### **1. Minimum Lot Sizes**

The Planning Board continued their discussion on changes to the county's minimum lot sizes. The general consensus of these proposed changes is to preserve the rural integrity and character of the county, protect resources such as farmland and water, and have better control over growing residential development in the county. A few options were discussed, revolving around the idea of a progressive lot size system. This progressive system proposed by Rodney Cheek would also be tied to the parent tract of land, which would limit the overall number of lots/subdivisions that a parent tract could create. John Paisley was asked what the Commissioners' opinion on this was, and John told the board that he was in favor of having larger lots like the Planning Board. It was brought up that tracking and limiting subdivisions based on the parent tract of land would change how the sale of land occurs in the county.

Ray Cobb reiterated on the necessity of a change like this, how the current minimum lot size of 30,000 square feet was not adequate for septic systems. He stated that the Planning Board was not trying to prevent people from living in the county but needed to be practical about the lot size minimums since it is incredibly difficult to repair septic systems on smaller lots. Questions were raised by Vaughn Willoughby and Sandy

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Ellington-Graves over how this would impact pricing on land and if that would limit affordable land/housing in the county. Anthony Pierce raised concerns over environmental protection and ensuring that citizens have access to reliable water resources and Vaughn Willoughby stressed the importance of farmland preservation since North Carolina is currently 2<sup>nd</sup> in the country for farmland loss.

Discussion continued over these proposed changes and how best the county could balance protecting the land and resources while also making sure landowners still had property rights to divide or develop their land as they see fit. A few proposed and current subdivisions were brought up to talk about density and lot sizes. A few members of the board agreed that increasing the minimum lot size to 1 acre seemed reasonable to help accomplish this. Tonya asked what provisions should be included for community well or septic and there was some discussion on off-site septic as well. The Planning Board decided to table the discussion until the next month's meeting so that some other options could be proposed and discussed. A question was raised on cluster development and Tonya explained that cluster developments that allowed for smaller and closer lots in exchange for preserved open space were currently only possible in Balance of Watershed areas under current ordinance.

### **VIII. ANNOUNCEMENTS/DISCUSSION**

### **IX. ADJOURNMENT**

Motion: Vaughn Willoughby  
Second: Rodney Cheek  
Vote: Unanimous  
Adjourned at 9:07 pm

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