

Chairman

Planning Manager
Jason S. Martin



Commissioner's Meeting Room
124 W. Elm Street
Graham, NC 27253
February 20, 2014 7:00 PM
(Rescheduled from 2/13/14)

ALAMANCE COUNTY PLANNING BOARD

AGENDA

- I. CALL MEETING TO ORDER**
- II. ELECTION OF CHAIR: *JASON MARTIN, PLANNING MANAGER***
- III. ELECTION OF VICE-CHAIR: *CHAIR***
- IV. APPROVAL OF 2014 MEETING SCHEDULE**
- V. APPROVAL OF PLANNING BOARD MINUTES**
 1. June 2013
 2. November 2013
- VI. PUBLIC COMMENTS**
- VII. NEW BUSINESS**
 1. Planning Board Vacancy/Review of Applicants
 2. Discussion of Planning Board Goals for 2014
- VIII. ANNOUNCEMENTS**
- IX. ADJOURNMENT**

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*

Minutes of the Alamance County Planning Board

November 14, 2013

7:00 p.m., Board of County Commissioners Room

Board Members Present:

Jimmy Ray Cobb, Jr. (Vice-Chair)
Bryan Foushee
Albert Freeman
Jane Iseley
Don Jennings
Todd Lambert (Chair)
Steve Love
Robert Osborne

Randall Smith
Eric Richardson
David Smith

Staff Present:

Jason Martin, Planning Manager
Aspen Price, Planner

Public Present:

Rodney Cheek

Board Members Absent:

Rob Countiss
Monte Holland

Call to Order

Chair Todd Lambert called the meeting to order at approximately 7:03 p.m.

Approval of Minutes

Mr. Lambert asked if there were any changes to the minutes. None were suggested.

Motion: Mr. Love made a motion to approve the October 10, 2013 minutes; it was seconded by Mr. Cobb.

Vote: Unanimously approved.

Public Comments

Mr. Lambert asked if there were any public comments. Hearing none, he moved to the next agenda item.

New Business

Mr. Martin apologized to the board that the June meeting minutes were not in this packet and stated that they would be included in the next meeting packet.

Review of Planning Board Applications:

Mr. Martin stated that there are two vacancies on the board, as both Mr. Love and Ms. Iseley are finishing their second terms at the end of this year and coming off of the board. He added that there would be one more vacancy to consider at the next meeting, as Mr. Richardson has stepped off of the board for personal reasons. Mr. Martin noted that the three townships with vacancies are Burlington, Newlin, and Morton. Mr. Martin stated that tonight the board has two applications to consider, one from Mr. Cheek, a former Planning Board member from Newlin Township, and one from Mr. Pritchett from Morton Township. Mr. Martin asked if Mr. Pritchett was present; Mr. Love responded that he was not,

but he was highly recommended. Mr. Cobb stated that he has known Mr. Pritchett for a little while and he is first class. Mr. Love added that Mr. Pritchett farms tobacco, has a greenhouse, and is an active member of the Farm Bureau.

Motion: Mr. Cobb made a motion to recommend appointment of Mr. Cheek and Mr. Pritchett to the Planning Board; it was seconded by Mr. Freeman.

Vote: Unanimously approved.

Old Business

Set Date for Planning Board Christmas Dinner:

Mr. Martin stated that Mr. Cobb had spoken with Grill 584 and any Thursday in December was fine with them. He stated that the evening of the 12th was the Planning Board meeting, and on the 19th the Planning Department was hosting a joint community meeting with other jurisdictions to go over the preliminary flood maps. Mr. Cobb asked if the 5th was satisfactory with everybody. The board confirmed it was. Mr. Martin asked what time would work; Mr. Lambert suggested 7:00 p.m. Mr. Cobb asked Mr. Martin to collect RSVPs so they could give the restaurant a headcount.

Announcements

Mr. Lambert asked where the flood map community meeting would be held. Mr. Martin stated it would be at the Kernodle Senior Center in Burlington, and that Stacy Bobbit, the flood mapping planner, and an engineer from the state office would be there. Mr. Martin stated that the last maps were released in 2006, and when these preliminary maps were approved, they would have to adopt the maps and adopt a new ordinance. Mr. Freeman asked how it would get out to the public. Mr. Martin stated that they would run an advertisement in the paper and would probably do a press release. The board discussed increased flood insurance rates and the effect of these new maps. Mr. Osborne asked if the flood plain shown on GIS was the old maps. Mr. Martin stated that yes, the County's GIS showed the 2006 data. Mr. Osborne asked if it would be difficult to update the website with the preliminary data so people could go and look at it. Mr. Martin responded that that was very simple and there was little cost involved.

Mr. Martin announced that in the Planning Department they were getting ready to wrap up the mobile home recycling program. He stated that they have been able to do 29, and possibly 30 mobile homes under the current grant, so it has been a very successful program. Mr. Martin added that this grant will wrap up in December and he will reapply for additional funding for next year.

Adjournment

With no other business to be discussed the Planning Board was adjourned at approximately 7:23 p.m.

Respectfully Submitted

Jason S. Martin
Planning Manager

Minutes of the Alamance County Planning Board

June 13, 2013

7:00 p.m., Board of County Commissioners Room

Board Members Present:

Todd Lamber (Chairman)

Rob Countiss

Bryan Foushee

Monte Holland

Don Jennings

Steve Love

Robert Osborne

Randall Smith

Board Members Absent:

Jimmy Ray Cobb, Jr. (Vice-Chair)

Albert Freeman

Jane Iseley

Eric Richardson

David Smith

Staff Present:

Jason Martin, Planning Manager

Jessica Hill, Planner

Public Present:

Carolyn Graves

Tom Johnson

Scott Brantley

Call to Order

Chairman Lambert called the meeting to order at approximately 7:00 pm.

New Business

Wireless Communications Facility Request: Mr. Martin presented a permit application for a new 150' monopole cellular tower. Mr. Martin noted that because the request is for a tower over 150' in height it has to be reviewed by the Planning Board and approved by the Board of County Commissioners. The tower is located off of Cooke Street on GPIN 9823136518, the property is not located in a watershed or floodprone area. Mr. Martin stated that staff recommends approval of this request with the following conditions:

1. Certification from the Federal Aviation Administration (FAA) that the proposed tower would not pose a hazard to air navigation.
2. Certification of approval of the proposed plan by the NCDOT District Engineer's Office.

Mr. Martin informed the Board that he had received the Certification from the FAA after the Board packets had been sent out leaving the only condition being the NCDOT certification and approval.

Following a brief discussion of the site plan, a motion was made and seconded to recommend approval of the request with Staff's recommended conditions. The motion carried unanimously.

BAR-2013-02 (Race Tracks): Chairman Lambert explained to the Board that no action would be taken in the form of a recommended change or amendment. He further explained that the Board could choose

to request additional information from Staff, request Staff to prepare an amendment or to not take any additional action. Chairman Lambert introduced Ms. Carolyn Graves and asked her to explain her request to the Board. Ms. Graves requested that the Planning Board consider implementing a tiered acreage requirement for racetracks in the Heavy Industrial Development Ordinance based on the types of vehicles being used. Additionally, Ms. Graves requested that the Board considered changing the spacing waiver requirement from an easement to a petition of owners. Mr. Lambert suggested that each request be looked at individually and opened the floor for discussion regarding the waiver requirements.

Mr. Lambert explained to the Board the when the Heavy Industrial Development Ordinance was written, an easement was required for the spacing waiver because it was searchable for potential new property owners whereas a petition would not. The intent was to provide additional protection for the property owners. Mr. Osborne asked a question regarding whether it was common for utility easements to be utilized on properties. Mr. Martin clarified to the Board that even under the prior ordinance easements were required however that they were granted by the protected facility to the industry. Under the current ordinance, the industry grants a negative easement to the protected facility.

After further discussion, a motion was made and seconded to take no additional action with regards to the spacing waiver requirements. The motion carried unanimously.

Chairman Lambert asked for clarification regarding what types of vehicles the applicant was wanting to race. Ms. Graves explained that they wanted to race four-wheelers and motorcycles. Mr. Lambert then opened the floor for discussion regarding the request to change or tier acreage requirements for racetracks based on vehicle type. A discussion regarding the history of various racetracks and the development of the Heavy Industrial Development Ordinance ensued. After additional discussion, a motion was made and seconded for Staff to research the matter further and report back to the Board. The motion carried unanimously.

Other Business

Senate Bill 515, Jordan Lake Rules: Mr. Martin explained to the Board that there has been a bill introduced to completely repeal the Jordan Lake Rules. Mr. Martin briefly summarized the procedures that the bill must go through to become law and that it is possible that a compromise may be reached to replace the bill. Mr. Martin explained to the Board that, as it stands, the County will not have to implement the New Development rules until August of 2014.

Adjournment

With no other business to be discussed the Planning Board was adjourned at approximately 7:40 pm.

Respectfully Submitted

Jason S. Martin
Planning Manager

Alamance County

PLANNING DEPARTMENT
217 College Street, Suite C
Graham, North Carolina 27253
Tel. (336) 228-1312

JASON S. MARTIN
Planning Manager

2014 ALAMANCE COUNTY PLANNING BOARD MEETING SCHEDULE

Listed below is the 2014 meeting schedule of the Alamance County Planning Board. The Planning Board meets on the 2nd Thursday of the month at 7:00 PM. All meetings, unless otherwise noted, are held in the County Commissioners Room of the Alamance County Office Building at 124 W. Elm in Graham.

2010 Meeting Schedule:

February 20, 2014	August 14, 2014
March 13, 2014	September 11, 2014
April 10, 2014	October 9, 2014
May 8, 2014	November 13, 2014
June 12, 2014	December 11, 2014
July 10, 2014	January 8, 2015

If there are any changes to this meeting schedule, notice shall be provided in accordance to N.C.G.S. 143-318.12(b) (2), which states:

“For any other meeting, except an emergency meeting, the public body shall cause written notice of the meeting stating its purpose (i) to be posted on the principal bulletin board of the public body or, if the public body has no such bulletin board, at the door of its usual meeting room, and (ii) to be mailed or delivered to each newspaper, wire service, radio station, and television station, which has filed a written request for notice with the clerk or secretary of the public body or with some other person designated by the public body. The public body shall also cause notice to be mailed or delivered to any person, in addition to the representatives of the media listed above, who has filed a written request with the clerk, secretary, or other person designated by the public body. This notice shall be posted and mailed or delivered at least 48 hours before the time of the meeting. The public body may require each newspaper, wire service, radio station, and television station submitting a written request for notice to renew the request annually. The public body shall charge a fee to persons other than the media, who request notice, of ten dollars (\$10.00) per calendar year, and may require them to renew their requests quarterly.”

Chairman

Date

Planning Manager

Date

APPLICATION FORM FOR COMMITTEE MEMBERSHIP

Date of Application	11/09/2013		
Applicant Name	Ravi Balan		
Mailing Address	4535 White Level Rd. Mebane, NC 27302		
Home Address	4535 White Level Rd. Mebane, NC 27302		
Home Phone Number	(919)-304-0999		
Employer and Address	Naviyon Financial Group, 1009 Slater Rd. Durham, NC 27702		
Work Phone Number	919-941-6235 x 224		
E-Mail Address	FAX Number	Race	Sex
rbalan@navfin.com	919 941 6263	Asian	M
Number of Years as Alamance County Resident	4 MONTHS		
Residence Located in Which Section of Alamance County (Township/City/Area of County)	Mebane / MELVILLE		
<p>Very interested to help make a positive impact on the community.</p>			
<p>Alamance County Planning Board Historic Properties Commission</p>			

Jason Martin

From: David Michael Spruill <noreply@jotform.com>
Sent: Thursday, November 14, 2013 10:15 PM
To: Jason Martin
Subject: New submission: Application for Committee Membership

Application to Serve on Board

Date of Application:	11/14/2013		
Name of Applicant:	David Michael Spruill		
18 Years or Older?	Yes		
Mailing Address:	1809 Hilton Rd		
Home Address:	1809 Hilton Rd		
City:	Burlington		
ZIP Code:	27217		
Home Phone:	336-2220-8016		
Employer:	Rite Stop Market Store		
Employer Address:	507 N. Graham-Hopedale Rd		
Work Phone:	336-221-9311		
E-mail:	Fax:	Race:	Gender:
sprudav@yahoo.com	336-222-8016		Male
Ever Been Convicted of a Felony:	No		
Are you a registered voter?	Yes		
Educational Background:	Graham High School, Alamance Community College		
Currently Serving on Other Boards?	Yes		
<u>If Yes, Please List</u>			
Social Service Board, Planning Committee for services to the Elderly, Nursing Home Community Advisory Committee, Adult Care Home Community Advisory Committee			
<u>Please List Qualifications</u>			
<u>Volunteer or Civic Activities</u>			
<u>Impact</u>			
Number of Years as an Alamance County resident:	45		
Residence located in which area of county (Township / City / Area):	Burlington		
<u>Additional Comments:</u>			
<u>Board(s) Applied For</u>			

Alamance County Planning Board