

ALAMANCE COUNTY PLANNING BOARD
REGULAR MEETING MINUTES
Monday, January 13, 2020
7:00 p.m., Board of County Commissioners Room

Members Present

Rodney Cheek
Lee Isley
Bill Poe
Ray Cobb
Edgar Pritchett
Ashley Harris
Vaughn Willoughby
David Spruill
David Wyatt
Dennis Arthur Hall
Debra Hyder

Members Absent

Amy Galey
Danielle Walker

Staff Present

Tonya Caddle, *Planning Director*

I. CALL TO ORDER

Ms. Caddle called the meeting to order at 7:00 pm.

II. ROLL CALL

Ms. Caddle took roll.

III. ELECTION OF OFFICERS

Chair Nominations

Ray Cobb was nominated

Motion: Mr. Poe

2nd :Mr. Willoughby

Vote: Unanimous

Vice Chair

This agenda item was requested to move later in the agenda after Planning Board Appointments.

Motion: Ms. Harris

2nd :Mr. Poe

Vote: Unanimous

IV. Approval of Planning Board Minutes

January 13, 2020: Board voted to approve September 12, 2019 minutes.

Motion: Mr. Isley

Vision: The Planning Board works to provide prudent guidance in land planning issues to reflect the values of the community.

Mission: The Mission of the Alamance County Planning Board is to respond to needs of its citizens by providing leadership and guidance for the comprehensive, thoughtful, and orderly growth and development of our land based upon respect for our rich history, culture, and fairness to our citizens.

2nd: Mr. Spruill
Vote: Unanimous

V. PUBLIC COMMENTS*

Mr. Christopher Jones representing Carolina solar energy spoke to the Board regarding the update to the HIDO. He thanked the Board for working on the ordinance. He wanted to make two requests:

- 1) To pull Solar farms from a class II to a Class I use in the HIDO and 2) to change setback requirement to 100' from any road and 50' setback along all other property lines. He recommended adding language to the fencing and landscaping portions of the ordinance to help with any neighbor concerns.

VI. BOARD/COMMISSIONER RESPONSES

The Board responded with comments about how different solar farms are from the rest of the uses in the Heavy Industrial Development Ordinance. They discussed how the use would be better addressed in its' own ordinance.

VII. NEW BUSINESS

1. PB Calendar 2020
Motion: Mr. Willoughby
2nd :Mr. Spruill
Vote: Unanimous
2. Planning Board Reappointment:
Planning Board has one member for reappointment
 - a) Gene Brooks – Faucette Township
Motion: Mr. Isley
2nd :Mr. Poe
Vote: Unanimous
3. Vice Chair
Vice Chair Nominations
Gene Brooks was nominated
Motion: Mr. Isley
2nd :Mr. Spruill
Vote: Unanimous
4. Planning Board Membership Applications:
Planning Board has two vacant seats – The board was informed that Mr. McPherson and Mr. Sydnor were both in the Patterson Township, that Township only has one available seat since each township can only have a maximum of three people representing it. Mr. Sydnor was not in attendance, Mr. Deaton decided to remove his application for consideration and Mr. Bare was unable to come due to a prior commitment.
Board seat Nominations
Eric McPherson was nominated
Motion: Mr. Willoughby
2nd :Mr. Isley
Vote: Unanimous

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Andrea Cheek was nominated
Motion: Ms. Harris
2nd :Mr. Spruill
Vote: Unanimous

5. Review Renewable Energy Generating Facilities – Heavy Industrial Development Ordinance

The Board discussed that the Renewable energy generating facilities were originally recommended to be a class I use in the Heavy Industrial Development Ordinance by the Planning Board. The Board discussed how the main goal of the County plans are to protect citizens and homeowners but to balance that with the development of the County. The Board reviewed what setbacks and land spacing would look like to make the move to a class I use from the class II category and how it fit in the overall plans for the County. The Board discussed that

Motion: A motion was made to move Renewable Energy Generating Facilities to Class I in the Heavy Industrial Development Ordinance and for the Planning Board to write a stand-alone ordinance during the calendar year.

Motion to approve the additional language.
Motion: Mr. Isley
2nd :Mr. Poe
Vote: Unanimous

VIII. OLD BUSINESS

1. Review of Planning Board Bylaws and Ordinance

The Board reviewed the bylaws and meeting procedures and make recommendations for changes to include:

a) Additional language in Article IV Section 4.1 to include:

The membership of the Planning Board shall be composed of thirteen (13) citizens of Alamance County and a member of the Board of Commissioners shall be named as an ex officio (without vote) member of the Board in order to provide liaison between the Planning Board and the Board of Commissioners.

Motion to approve the additional language.
Motion: Mr. Willoughby
Second: Mr. Isley
Vote: Unanimous

b) Additional section to be added as a new Section 4.4 Reappointments. The language includes:

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Section 4.4 Applications for Reappointment

Applications for Planning Board members wishing to be reappointed will be reviewed by the Planning Director to verify basic eligibility based on Township and residency. After eligible members have been determined by the Planning Director, member applications will be given to the Planning Board for consideration prior to their term ending at the Board's regularly scheduled November meeting. The Planning Board will then make a formal recommendation of reappointment to the Board of Commissioners.

Motion to approve the additional language.

Motion: Mr. Willoughby

Second: Mr. Spruill

Vote: Unanimous

IX. ANNOUNCEMENTS/DISCUSSION

Mr. Cobb did discuss the leadership that Mr. Isley brought to the sub-committee and with Mr. Poe's expertise they worked many hours and he hoped everyone was good with the outcome of the HIDO.

X. ADJOURNMENT

Motion to adjourn at 7:55.

Motion: Mr. Isley

Second: Mr. Willoughby

Vote: Unanimous

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